

Exeter Fringes Landscape Sensitivity and Capacity Study



Final Report
to
Exeter City Council

February 2007

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PART 1

1.0 INTRODUCTION

- 1.1 Diacono Associates and White Consultants were appointed by Exeter City Council in June 2006 to undertake a landscape sensitivity and capacity assessment for the greenfield areas of the city. The objective of the study is:

'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.'

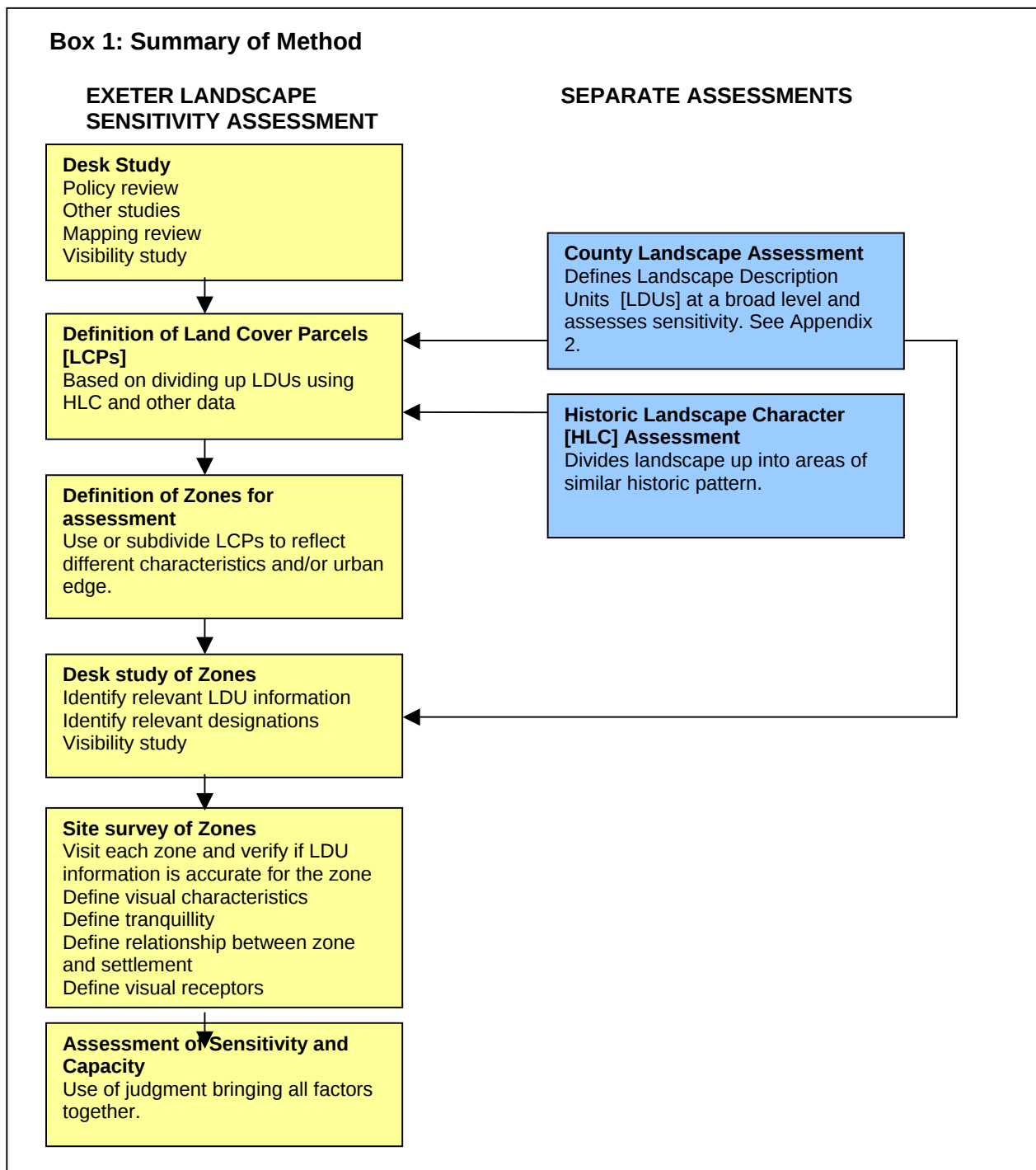
- 1.2 The emerging South West Regional Spatial Strategy proposes significant housing and employment development for Exeter up to 2021. It states that an average of about 525 dwellings per annum should be catered in the city area over the plan period and beyond. A total of around 120 ha of employment land should be accommodated adjacent to Exeter within the city and East Devon district administrative areas.
- 1.3 Exeter is therefore under significant pressure from development but there is limited capacity to accommodate this on previously developed land in the city. There is therefore a need to provide a sound landscape basis to determine which greenfield areas are appropriate for development and those which do not have capacity for development. The study looks at both capacity for housing and employment uses and will form a part of the evidence base which will inform the core strategy.
- 1.3 The report is divided into two parts. In Part 1 we discuss the method [2.0], an overview [3.0] and briefly set out a summary of findings [4.0]. The sensitivity and capacity assessments for each identified zone are set out in Part 2.

2.0 METHOD

- 2.1 This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions on sensitivity and capacity. These terms are defined in the Glossary in **Appendix 1**. We have taken into consideration Countryside Agency 'Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity [2004]'. **Sensitivity** is taken to mean the sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource [including its historical and ecological features and elements] and the visual sensitivity of the landscape [such as views and visibility]. For the purposes of this study it also includes landscape value [including designations]. **Capacity** is taken to mean the ability of a landscape to accommodate different amounts of change for a development of a specific type.
- 2.2 A landscape assessment has been carried out for Devon commissioned by Devon County Council and includes the city council area. The assessment is at a broad scale identifying

landscape description units [LDUs]. For each of these units there has been an assessment of intrinsic sensitivity. These are divided into ecological sensitivity (see **Figure A1**), cultural sensitivity [see **Figure A2**] and visual sensitivity. The latter is not attached because a more detailed visibility assessment related to each specific area is presented in this study. The County landscape assessment provides the background to the detailed analysis of sensitivity and capacity that is the subject of this City Council study. Box 1 shows a summary of the process undertaken which is then further explained in the text.

Box 1: Summary of Method



2.3 Key tasks are explained in more detail:

Defining zones for assessment:

- 2.4 Land cover parcels (LCPs) are derived from LDUs, Historic Landscape Character [HLC], previous studies, aerial photos and mapping [see **Figure A3**]. Zones are defined by subdividing LCPs if necessary to reflect different landscape and visual characteristics and urban edges with client agreement. 44 areas were identified [see **Figure 1**].

Desk study of zones:

- 2.5 LDU information is abstracted from the county assessment [see **Appendix 2**] including landform, landcover, woodland cover, scale, sense of enclosure, cultural and ecological and visual sensitivity. Ecological and historic designations are identified which further refine each area's sensitivity. Other planning designations such as valley parks are also identified. The functional relationship of the area with the adjoining settlement is assessed including its role as a green wedge into the city centre or for recreation/access etc. A computer based visibility analysis of each zone is carried out based on a virtual grid of points 8 m high within the zone to simulate new development. The calculation defines the number of points that would be visible from a grid of viewing locations outside the zone within 2 km and adds these together to provide an overall performance score [**Figure A4**]. This analysis does not take into account landcover [ie buildings and vegetation] but gives an indication of relative visibility of the zone which in turn informs judgment on visual sensitivity.

Site Survey of zones:

- 2.6 The LDU characteristics are verified for each zone. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its characteristics and sensitivities do correspond to the broader level assessment. It is worth noting that at the county scale of the assessment many of the LDUs were classified as urban and were not, therefore, attributed a sensitivity value.
- 2.7 Other relevant factors are then recorded including:
- Function of area
 - Presence of water
 - Visual characteristics
 - Tranquillity
 - Functional and visual relationship of the zone with its surroundings and the city.
 - Description of settlement edge- is it a positive or negative edge to the city?
 - Definition of sensitive receptors within and outside the area.
 - Potential for improvement of the settlement edge and for overall mitigation.
- These are further explained in **Part 2**.

2.8 Bringing all the information together, an overall analysis of each zone's sensitivity is made. Judgments are not based on a mathematical adding up of factors, positive or negative. Some factors will be more important than others in different zones. For instance, the function of an area in separating settlements may be considered very important and make it sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity. The calibration of the sensitivity is as follows:

- Low- key characteristics of landscape are robust and/or are of relatively low intrinsic value as a landscape resource. [Note that there are no examples of this sensitivity level in the sites considered].
- Medium-low- key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource.
- Medium- key characteristics of landscape are susceptible to change and have value as a landscape resource.
- High-Medium- key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource.
- High- key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

2.9 A capacity rating is then defined for both housing and employment uses. This is based on the sensitivity of a zone and the likely magnitude of effect and character of proposed development. This will be different for both housing and employment. Housing is taken to be around 8 m high ranging from individual houses through to larger estate developments. Employment is taken to mean offices or commercial premises of a similar grain and character to that which has recently been developed in Exeter around Ambassador Drive just north of the A30 Honiton Road and west of the M5. Capacity for housing and employment will differ. For instance, because of the smaller individual unit size of houses these can be put on steeper slopes and in finer grain landscapes than employment. The calibration of the capacity is as follows:

- High- thresholds for significant change are very high and much of the area can be developed. [Note that there are no examples of this capacity level in the sites considered].
- High-medium- thresholds for significant change are high and the area is able to accommodate a significant proportion for development.
- Medium- thresholds for change are intermediate with some ability to accommodate development in some parts.
- Medium-low- thresholds for change are low and development can be accommodated only in limited situations.
- Low- thresholds for change are very low and the area is unable to accommodate development without significant adverse effects.

3.0 OVERVIEW

- 3.1 Exeter lies within the Devon Redlands joint character area although it's north west fringe's border the Culm. The geology is sandstone and the landscape is hilly, cut through by steep sided valleys with wide flood plains. Large woodlands are confined to steep valley sides. The open flood meadows have little tree cover in the lower valleys extending to open saltmarsh on the coast.
- 3.2 Exeter focuses on the Exe valley and has spread predominantly to the east on undulating land where parts border the low lying Clyst valley. This meets the River Exe just south of Topsham. Rounded hills and ridges border the city to the north reaching 150m AOD and to the west reaching 130m AOD. The hills to the north form a strong natural barrier shielding the valley to the north from the city. The River Exe is a broad river of rural character to the north dividing into several channels as it progresses south for flood management purposes. The Exe floodplain broadens out below the city centre to form a strong green wedge dividing the eastern and western parts of the city.
- 3.3 The city centre is focused to the east of the river on rising land with prominent landmark buildings such as the cathedral and churches. Development west of the river rises up the northern and western slopes visible from the lower parts of the city and is beginning to spill over the western ridge into the Nadder Brook valley. The M5 skirts the city to the south and east providing a significant man-made barrier to the city as well as acting as its administrative boundary to the east. Topsham is separated from the city by the motorway and by green fields and open space used for recreation. There are various green spaces which still penetrate into the city including small river valleys.
- 3.4 Development runs close to the city boundary on all sides apart from the northern rural hills where the boundary runs over and into the Exe valley to the north. There is therefore only limited greenfield land left. The quality and value of this landscape resource has been established by previous studies which have informed local designations. The backcloth of hills and the river corridors are identified as being of particular importance. The gap between Exeter and Topsham is also regarded as highly desirable to retain. The relationship between visual, ecological and historical aspects and their respective values and functions is also emphasised.
- 3.5 The Devon County Council landscape character assessment [see 2.2] has identified 8 rural LDUs and 7 urban LDUs in the council area. These range from flat valley floor to steep valley sides. Their ecological sensitivities range from low to very high **[Figure A1]**. Their cultural sensitivities range from low to high **[Figure A2]** and their visual sensitivities from low to moderate. These sensitivities act as a context for the more detailed assessment for each zone.

4.0 SUMMARY OF FINDINGS AND CONCLUSIONS

- 4.1 Overall, the study has found that there is only limited landscape capacity for additional housing and employment areas in and around Exeter. There is a need to protect in particular the sensitive landscapes of the valley bottoms and the hillsides and maintain green fingers of open space penetrating into the city to maintain the quality of life for residents. Many of the zones assessed form an important visual setting to parts of the city and act as recreational and wildlife corridors and reservoirs.
- 4.2 The sensitivities and capacities of each zone are summarised in Table 1 and are shown on **Figures 2, 3 and 4**. In summary:
- There is very little capacity for housing in all but zones 11, 17, 18 and 25 which have high-medium capacity although there is some capacity potentially in 10, 15, 16, 27, 28 and 44 which have medium capacity. Areas of particular constraint are the hills to the north and north west and the valley parks with other areas of constraint to the west and around Topsham.
 - There is very little capacity for employment in all but Zones 17 and 25 which have high-medium capacity, and possibly 10, 11 and 18 on the southern and eastern fringes of the city which have medium capacity. Areas of particular constraint are the hills to the north and west, the valley parks and around Topsham.
- 4.3 Even in areas of higher capacity for development there is a need for careful design and consideration of how a site can contribute to the open space and wildlife network of the city. This is best achieved by a design or development brief including landscape, nature conservation and urban design/settlement edge objectives.
- 4.4 With regard to local designations PPS7 states the following:
- '24. The Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. The Government believes that **carefully drafted, criteria-based policies** in LDDs, utilising tools such as landscape character assessment, should provide sufficient protection for these areas, **without the need for rigid local designations** that may unduly restrict acceptable, sustainable development and the economic activity that underpins the vitality of rural areas.*
- 25. Local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection.** LDDs should state what it is that requires extra protection, and why. When reviewing their local area-wide development plans and LDDs, planning authorities should rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned.'* [my emphasis]

- 4.5 PPS7 therefore gives a reasonably strong steer away from the use of local designations. This study provides the evidence base on landscape character sensitivity and capacity and can be used in conjunction with criteria based policies in accordance with PPS7. There is no reason why Valley Parks cannot be retained as they apply primarily to the use of green space and the urban fringe, have been justified through assessment and, in any case, could be considered within the remit of PPS17 and related guidance.
- 4.6 It is recommended that these findings are taken into consideration in the preparation of the Local Development Plan and that a similar exercise is carried out in adjacent authorities so that the growth of Exeter in the medium and longer term can be considered in a broader landscape context and evidence base. Overall, there is a need for a strong vision on what Exeter should be in the future incorporating quality of life, landscape and urban design objectives.

Table 1 Zone Landscape sensitivity and capacity

<i>Zone no.</i>	<i>Sensitivity [see Figure 2]</i>	<i>Capacity for Housing [see Figure 3]</i>	<i>Capacity for Employment [see Figure 4]</i>
1	H	L	L
2	H	L	L
3	H	L	L
4	H	L	L
5	H	L	L
6	H	ML	L
7	H	L	L
8	H	ML	L
9	HM	ML	L
10	M	M	M
11	M	HM	M
12	HM	L	L
13	HM	L	L
14	HM	ML	ML
15	M	M	ML
16	M	M	ML
17	ML	HM	HM
18	ML	HM	M
19	HM	ML	L
20	H	L	L
21	M	ML	L
22	M	ML	L
23	H	ML	L
24	H	L	L
25	ML	HM	HM
26	H	L	L
27	M	M	L
28	M	M	L
29	HM	L	L
30	HM	ML	L
31	HM	ML	L
32	H	ML	L
33	H	ML	L
34	H	L	L
35	H	L	L
36	H	L	L
37	H	L	L
38	H	L	L
39	HM	ML	L
40	HM	ML	L
41	HM	L	L
42	H	L	L
43	HM	ML	ML
44	M	M	ML

H- High HM- High- Medium M- Medium ML- Medium-Low L- Low

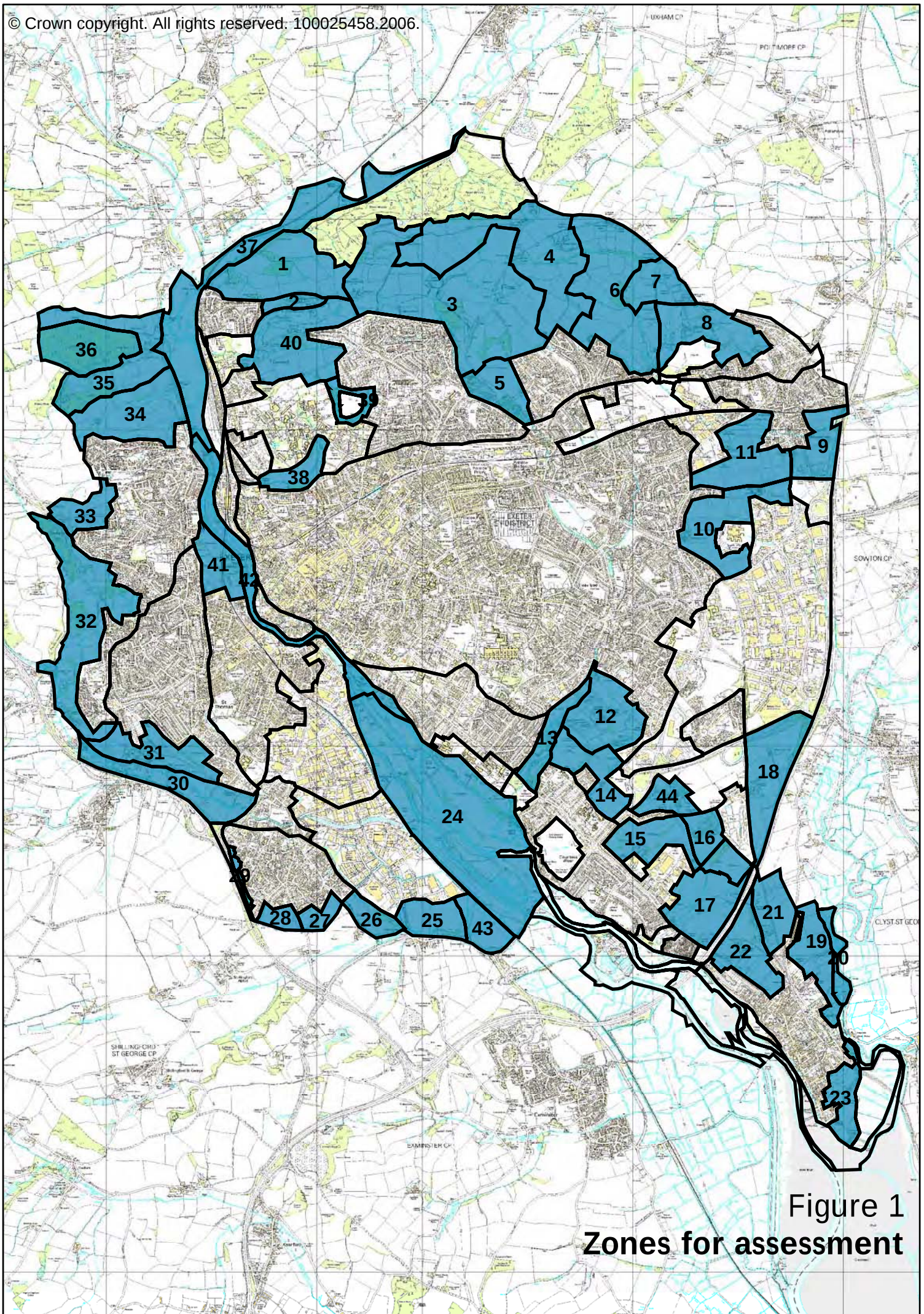
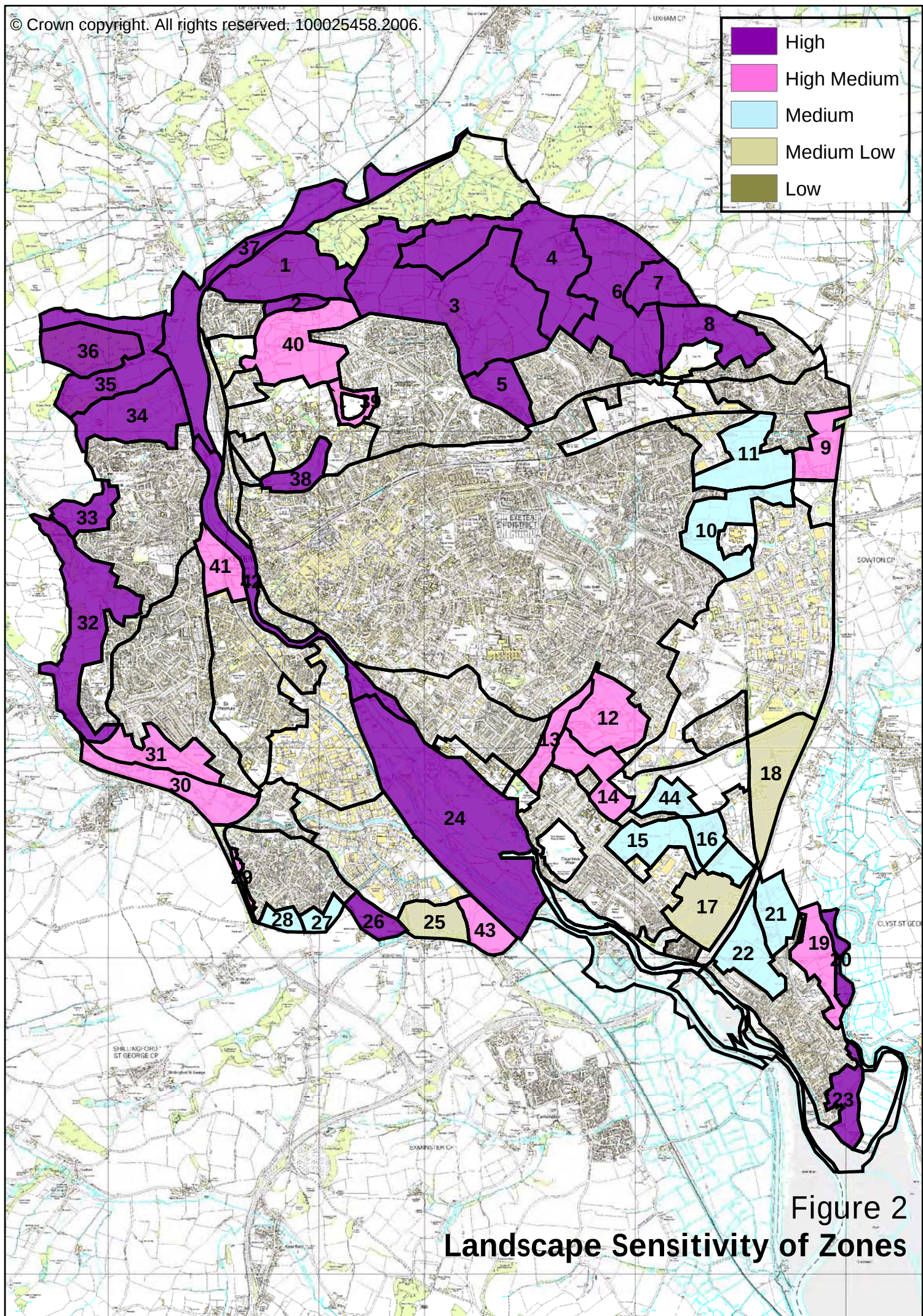


Figure 1
Zones for assessment



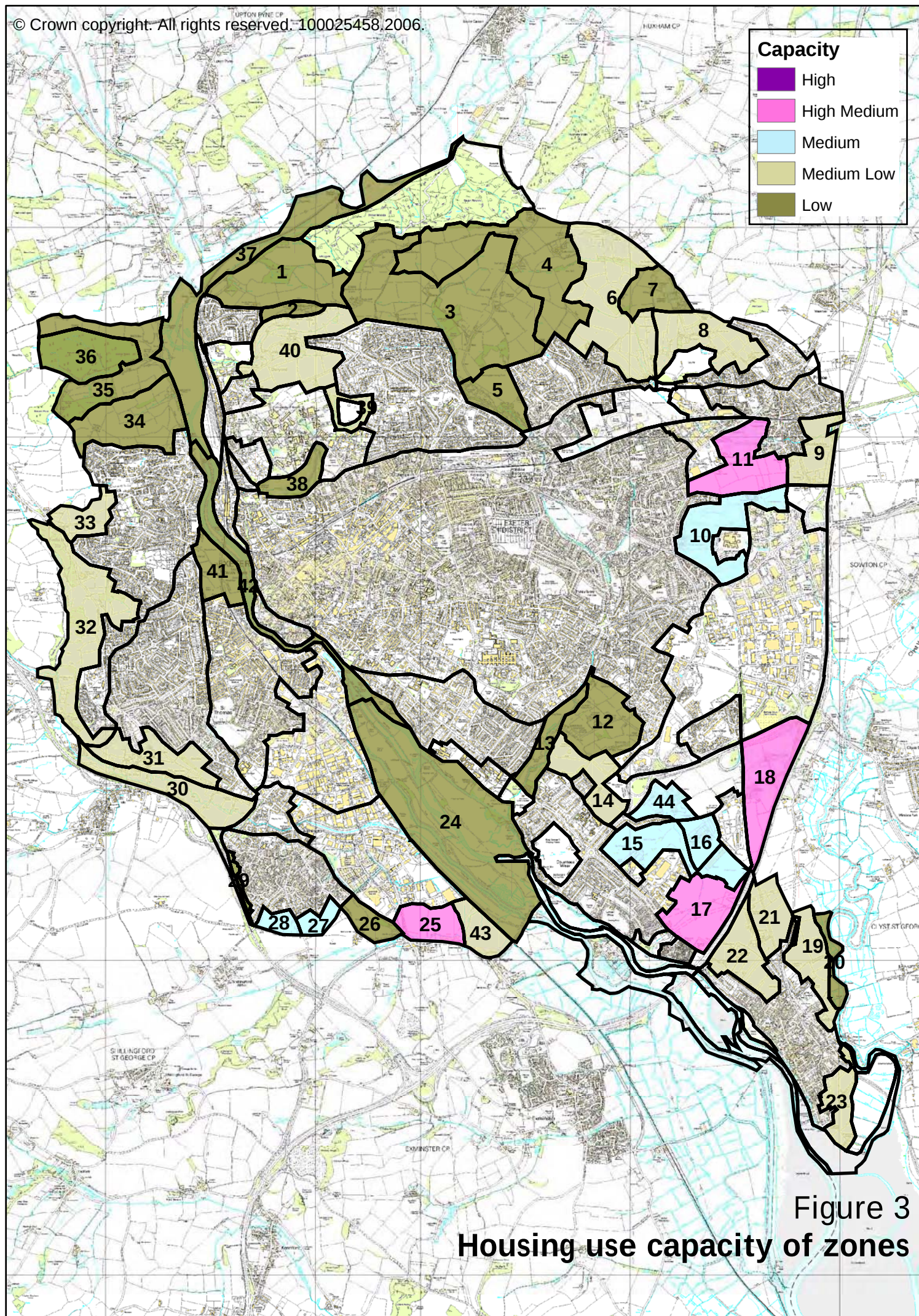


Figure 3
Housing use capacity of zones

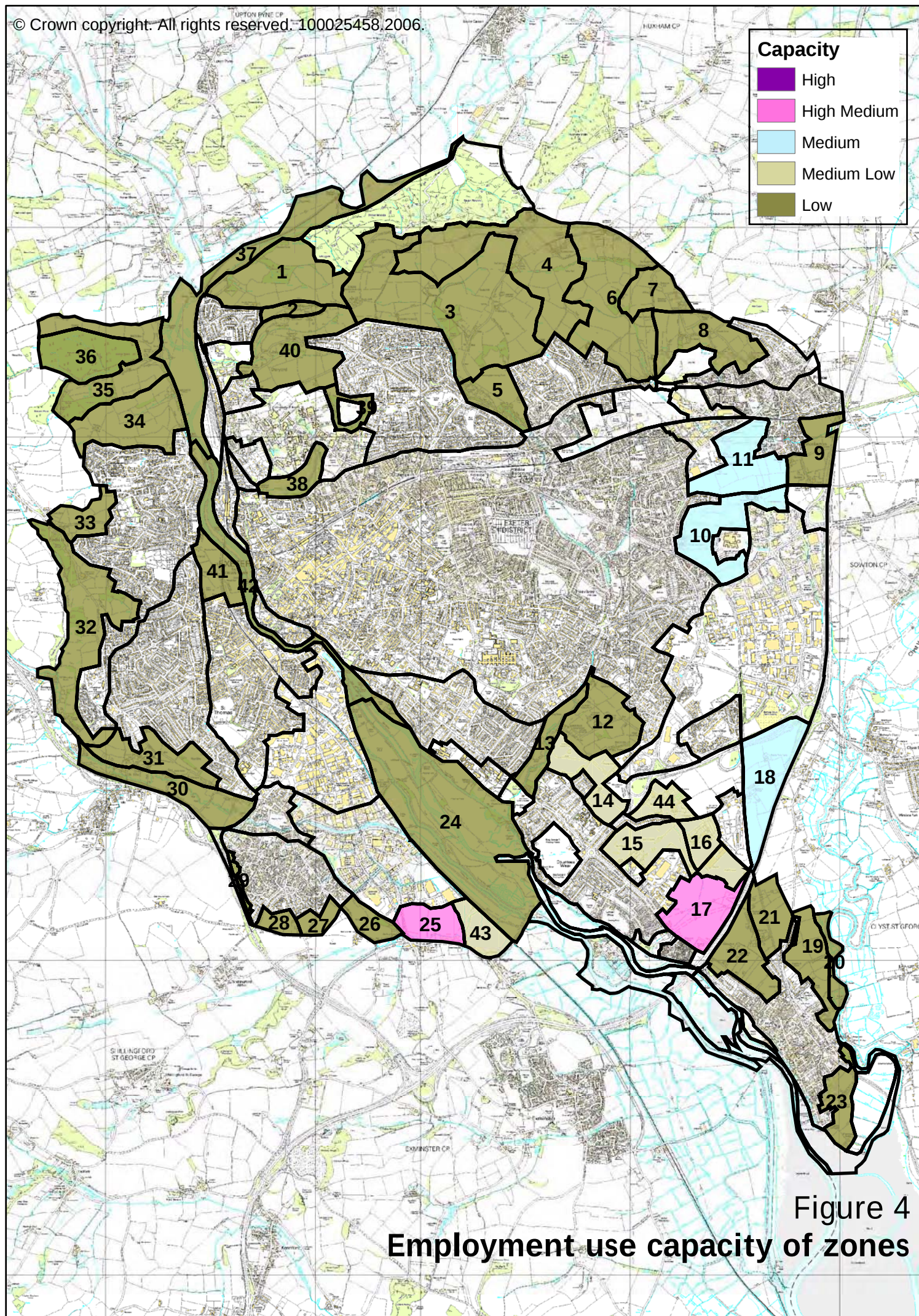


Figure 4
Employment use capacity of zones

PART 2

1.0 ZONE SENSITIVITIES AND CAPACITIES

- 5.1 The sensitivity and capacity of each zone is set out on the following pages. Before this, an explanation of the purpose of each section is described. The definition of specific terms can be found in the Glossary in **Appendix 1**.

Zone Sensitivity and Capacity Summary

- 5.2 This section summarises the overall landscape sensitivity and the capacity of the zone for housing or employment uses.

LDU context

- 5.3 The LDU (landscape description unit) is the broad area of landscape with common characteristics in which the zone is located. This has been defined as part of the Devon landscape assessment and more information is available in the appendix. The LDU is described in terms of landform and land cover amongst other factors and these are set out on the form. The cultural, ecological and visual sensitivity are also defined. Because of the size of the LDUs there will often be variations in both characteristics and sensitivity within them. In terms of this more detailed study, each zone is assessed to check whether its characteristics and sensitivities do correspond to the broader level assessment. If there are differences this does not mean to say that the overall LDU judgment is incorrect as it applies to a much broader area and defines the dominant characteristics of that area. It still acts as a relevant context to the zone.

Biodiversity

- 5.4 Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

Historic

- 5.5 Historic conservation designations are listed in this section and comments made as to the specific features. . Designations can indicate that the area is sensitive.

Function of area

- 5.6 The main functions and land uses of the zone are listed with any additional comments necessary. The diversity, or variety, of uses is commented on ie are the uses generally few and simple or many and diverse. Simple land use can indicate strong consistency of character of either positive or negative nature. Diversity can indicate a rich, varied landscape which might be affected adversely by large-scale development but in which sensitive small-scale development may be able to be accommodated.

Water

- 5.7 The presence of water is noted and commented upon. Water bodies such as streams or ponds can be sensitive and valuable features.

Skyline

- 5.8 The prominence and importance of any skyline in the zone is noted and its complexity described. Skylines are sensitive features as they are generally widely visible and any feature on them is brought out in relief against a light sky. Varied skylines can be more attractive and valued although they may be able to accommodate small-scale change. Simple skylines may be less attractive although maybe the more sensitive to any change as it may be more noticeable. As a general rule, all development should avoid breaking the skyline.

Key views

- 5.9 Key views are those views from publicly accessible places [which are used regularly or to enjoy scenic quality] towards features of interest. Generally, these are sensitive to change and development. Any landmarks in the zone or visible from the zone are noted. Any detractors, or unsightly features, are also noted.

Intervisibility

- 5.10 The degree to which the zone is visible to the surrounding area is noted through site observation i.e. a visit to the zone. Any views of key features visible or key places within the zone are also recorded. Computer based calculations of the degree of visibility of the zone are also made which inform the overall judgment (this is explained in the method). If the area has high intervisibility it is likely to be more sensitive to development than if it is hidden.

Tranquillity

- 5.11 Tranquillity is broken down into the noise sources within an area, the number of views of development and the presence of people. Views of development are defined by the amount that can be seen using, where appropriate the arc of view of development possible ie 180, 270 or 360 degrees. The more and louder the noise sources, the less the tranquillity. The more the views of development or the number of people, also the less the tranquillity. Tranquillity is a valuable commodity, particularly in areas accessible to larger settlements, and contributes to sensitivity.

Functional relationship of area

- 5.12 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of function is recorded. The function can range from land use such as agriculture through to the nature conservation function e.g. as a wildlife corridor. Some zones may be interdependent with others and change in one may affect all adversely.

Visual relationship of area

- 5.13 The relationship of the zone with the adjacent settlement, if relevant, with the wider landscape and with an adjacent assessed zone in terms of visual connection is recorded. Some areas can be important to the settlement in terms of providing a setting. Other areas can provide a visual link out into the wider landscape. These links can be important and make an area more sensitive to change.

Are adjacent assessed areas mutually reliant?

- 5.14 Some zones may be interdependent with others and change in one may affect all adversely.

Settlement edge

- 5.15 The age of the settlement edge is defined as either being pre- 20th-century or more recent 20 to 21st century. Often, where the older core of a settlement meets an open area it is likely to be more sensitive than a later development. The nature of the edge is recorded i.e. whether it is positive or negative and its form noted i.e. whether it is smooth, linear or indented. The latter tends to be more attractive and is often symptomatic of an older edge. It can be more sensitive towards proposed development than a linear, bland edge or an edge with detractors.

Receptors and sensitivity

- 5.16 Receptors are people in a variety of different situations who can experience views within an area and who may be affected by change

or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways. Some are more sensitive than others. The same person driving a delivery van for work may be less sensitive to a view than when he or she is looking out of their living-room window or taking a walk in the countryside. The more the number of sensitive receptors in an area, the more sensitive the area will be to change or development.

Potential for improvement of settlement edge and overall mitigation

- 5.17 If an existing settlement edge has a number of detractors or a poor relationship with the adjacent landscape there may be opportunity for improvement. This improvement can either take the form of mitigation such as woodland planting or screening. It could also mean that further development may be desirable provided it was carried out in a sensitive manner and provided a positive edge itself. Where such opportunities exist a comment is made. If no such opportunity exists, this is stated as a 'no'.

LDU 82 Zone code 01

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area consists of prominent north-west facing slopes with a strong unspoilt rural character and high intrinsic sensitivity. The area acts as a setting to the Exe valley and the approaches to the city from the North visible from both the A road and mainline railway.
Housing capacity	low	There is virtually no capacity for housing in this area due to its prominence and unspoilt rural character.
Employment capacity	low	There is no capacity for employment due to slope, the character of the area and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☐	steeply sloping valley side
Landcover	farmland with woods	☐	farmland with woods
Woodland cover	discrete mixed woods	☐	mixed woodland in valley
Scale	large	☐	medium-large scale
Sense of Enclosure	open	☐	open hillside
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☐	Farming practices reduce the ecological sensitivity although the woods and streams make the area high sensitivity
Visual sensitivity	Low	☐	Due to the open nature of the area the sensitivity should be high

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments woodland SLINC

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments none known

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ **Comments** small stream

Skyline

Prominence/ importance prominent **Complexity** simple

Comments skyline prominent to the West and to the North

Key views

To city ☐ no

From city ☐ no

Landmarks no

Detractors no

Intervisibility

high **...to key features** ☐ **...from key places** ☐

Comments The area is intervisible with the valley to the North and railway- a widely visible zone.

Tranquility

Noise sources roads other

Views of development some **Presence of people** infrequent

Tranquility summary medium

Comments Roads and railway reduce tranquillity and the outskirts of Exeter are visible.

Functional relationship of area...

...with settlement limited **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☐

Comments Forms part of the rural hinterland of the city only abutting a minor suburb. The area could be managed or owned by the same people as Zone 3.

Visual relationship of area...

...with settlement limited **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☐

Comments Important to setting and northern approach to city from the railway and A road.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments Skyline/Ridgetop mutually important to South and east

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments settlement edge is straight adjacent to the road to the South

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments -

Potential for improvement of settlement edge and overall mitigation

no

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is an exposed rural ridgetop with high visibility to the North, South and West and high intrinsic sensitivity. It accommodates only very limited rural settlement amongst trees.
Housing capacity	medium/low	The capacity is severely limited by the area's exposed position and rural character so opportunities are very limited.
Employment capacity	low	The area has no capacity for employment uses due to its exposed position, fine-grained rural character and adjacent residential uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	small scale ridgetop enclave
Sense of Enclosure	open	☒	
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a ridgetop exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☐

Comments none

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments none

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ Comments none

Skyline

Prominence/ importance prominent Complexity simple

Comments locally prominent skyline

Key views

To city ☐ -

From city ☐ -

Landmarks none

Detractors none

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments Views from hills and valleys to west and north. A small but exposed zone.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people frequent

Tranquility summary medium

Comments Adjacent road is busy at rush hour. The area is exposed to views to the western edge of the city.

Functional relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? significant Corridor? ☐

Comments The area forms part of the rural hinterland of the city.

Visual relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments Acts as part of the North Western setting for Exeter.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments Separates areas 1 and 40.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments Edge lies to the West with only a limited effect on the area.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents high
roads/rail/cycleways

Comments -

Potential for improvement of settlement edge and overall mitigation

Settlement edge lies further down the hill and should not be extended to achieve improvement. Tree planting may be desirable.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Prominent hill and valley sides with high intrinsic sensitivity form strong positive rural backcloth to the city with an important hill fort and Roman station.
Housing capacity	low	The area has no capacity for housing because of its prominence, rural character and intrinsic sensitivity.
Employment capacity	low	The area has no capacity for employment due to its rural character, slope, prominence and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	the area is a medium scale landscape
Sense of Enclosure	open	☒	
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a ridgetop exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments Mincinglake SNCI lies to the south of the area. Riparian vegetation is of interest and also the fields around by Roman signal station.

Historic

SAM ☒ SMR features ☒ Conservation Area ☒ Grade 1/2* Listing ☒ Setting issues ☒

Comments The setting of the Roman signal station is important.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments There is a PROW through the area and the Country Park in the valley bottom.

Diversity diverse

Water

Presence of Water ☒ **Comments** Mincinglake stream

Skyline

Prominence/ importance very prominent **Complexity** simple

Comments Skyline forms a strong backcloth to the city.

Key views

To city ☐ Views are possible from higher points to the South

From city ☒ as above

Landmarks Roman signal station?

Detractors settlement edge to south

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments Ridge top highly prominent to south, west and north west. A highly visible zone.

Tranquility

Noise sources people

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium

Comments There are minor roads passing through the area and the edges are used for informal recreation to the South e.g. motor cross. Some parts are tranquil away from city.

Functional relationship of area...

...with settlement some **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☐

Comments The area may be managed by landowners who also manage adjacent zones and there are PROWs leading from the settlement edge.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☒

Comments The area forms a strong setting and backcloth to the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments The area forms part of the northern hillside setting of the city.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments Development forms a straight strong edge which is prominent.

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

Comments -

Potential for improvement of settlement edge and overall mitigation

Settlement edge may benefit from additional native tree planting.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Prominent hill and valley sides with high intrinsic sensitivity form strong positive rural backcloth to the city.
Housing capacity	low	The area has no capacity for housing because of its prominence, rural character and intrinsic sensitivity.
Employment capacity	low	The area has no capacity for employment due to its rural character, slope, prominence and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	medium scale landscape
Sense of Enclosure	open	☒	
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a ridgetop exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments Pasture SNCI and SLINC stream corridor

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments -

Diversity simple

Water

Presence of Water ☒ Comments Limited to the South in the flood basin.

Skyline

Prominence/ importance very prominent Complexity simple

Comments Skyline forms a strong backcloth to the city.

Key views

To city ☐

From city ☒ Views to the area from the city

Landmarks no
no
no

Detractors no, except settlement edge to south

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments Though a valley the area is set within the hills above Exeter and its sides are exposed to the south. A widely visible zone.

Tranquility

Noise sources people

Views of development some **Presence of people** infrequent

Tranquility summary high/medium

Comments Fairly inaccessible rural area with two minor roads and one footpath. Some views of the city to the South.

Functional relationship of area...

...with settlement limited **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☐

Comments Part of the northern rural hinterland of the city poorly connected to the settlement.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☒

Comments The area forms part of a strong setting and backcloth to the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** moderately indented

Comments Housing intrudes on to the hillside although bounded by trees.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
rural residents	high
long distance/public footpaths	high

Comments -

Potential for improvement of settlement edge and overall mitigation

No, already bounded by trees.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is a country park with ecological value as well as forming part of the green backcloth to the city.
Housing capacity	low	The area's use make it inappropriate for any housing.
Employment capacity	low	The area's use make it inappropriate for any employment.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	medium scale
Sense of Enclosure	open	☐	framed valley
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high/medium visual sensitivity as it is a valley side exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SSCI ☒ SLINC ☐

Comments All SSCI

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments none

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☒ Recreation ☒ Other ☐

Comments country park and allotments

Diversity diverse

Water

Presence of Water ☒ Comments Mincinglake Stream

Skyline

Prominence/ importance not applicable Complexity

Comments

Key views

To city ☐ Views across open space to city.

From city ☐ Forms part of lower hillside backcloth to northern edge of city.

Landmarks -

Detractors Area management is low key which makes it appear unkempt in parts.

Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments A small area and lower valley side with some visibility to the south.

Tranquility

Noise sources roads people

Views of development many 270 **Presence of people** frequent

Tranquility summary medium/low

Comments The area is used as a Country Park and is surrounded by housing on three sides.

Functional relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☒

Comments Important green wedge penetrating into the city from the wider landscape and functioning as a Country Park.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☐

Comments The area is overlooked by housing and forms part of the lower slopes of the northern hill backcloth to the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments Unsightly estates surround the area on minor ridge lines.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium

high/medium

Comments -

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Prominent hill and valley sides with high intrinsic sensitivity form strong positive rural backcloth to the city.
Housing capacity	low	The area has very limited capacity for housing because of its prominence, rural character and intrinsic sensitivity.
Employment capacity	low	The area has no capacity for employment due to its rural character, slope, prominence and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	medium scale
Sense of Enclosure	open	☒	
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a ridgetop exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments Pin Brook and tributaries

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☒ Setting issues ☐

Comments At southern end of area by Pin Brook Grade 2* listed building with other grade 2 listed buildings around -sensitive area.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments public footpath on the edge of area.

Diversity simple

Water

Presence of Water ☒ Comments Pin Brook

Skyline

Prominence/ importance prominent Complexity simple

Comments Skyline forms part of strong backcloth to the city.

Key views

To city ☐ Views across city from various points

From city ☐ Area forms part of the backcloth to the city

Landmarks -

Detractors Settlement edge lacks established vegetation and forms an abrupt edge in places.

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments A prominent hillside with wide visibility.

Tranquility

Noise sources roads people

Views of development one side 180 **Presence of people** infrequent

Tranquility summary high/medium

Comments Noise is limited to the southern part of the area being very quiet in the middle away from the city edge and with fairly poor access. There are views of the development to the South.

Functional relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? significant Corridor? ☐

Comments Part of the rural hinterland to the city with some footpath linkage.

Visual relationship of area...

...with settlement some ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments Important setting to the city even though the area consists of valley sides.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge negative **Form of edge** moderately indented

Comments New estate housing with red brick prominent on hillside.

Receptors and sensitivity

Receptors **Sensitivity**

rural residents	high
urban residents	high
long distance/public footpaths	high

Comments Most sensitive receptors will be scattered rural houses.

Potential for improvement of settlement edge and overall mitigation

Additional native tree planting could be desirable on existing settlement edge.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Prominent hilltop forms strong positive rural backcloth to the city.
Housing capacity	low	The area has no capacity for housing because of its prominence, rural character and intrinsic sensitivity.
Employment capacity	low	The area has no capacity for employment due to its rural character, slope and prominence..

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☒	
Sense of Enclosure	open	☒	hilltop is very exposed to views.
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a ridgetop exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments SNCI to west.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments reservoir

Diversity simple

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance very prominent Complexity simple

Comments Hilltop prominent to the North, East and South.

Key views

To city ☐ Glimpse views across city

From city ☐ Area forms part of the backcloth to the city

Landmarks -

Detractors -

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments Hilltop both visible to the city and the rural landscape to the north east.

Tranquility

Noise sources roads people

Views of development some **Presence of people** infrequent

Tranquility summary high/medium

Comments The M5 lies at some distance from the area although is visible. There are glimpsed views of the city to the South and two minor roads pass through the area.

Functional relationship of area...

...with settlement none ...with wider landscape significant

...with adjacent assessed area? significant Corridor? ☐

Comments The area forms part of a wider countryside separated from the city.

Visual relationship of area...

...with settlement some ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments The area forms the skyline which acts as a backcloth to the city separating it from the wider landscape to the North.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge **Form of edge**

Comments n/a

Receptors and sensitivity

Receptors **Sensitivity**

rural residents high

long distance/public footpaths high

Comments limited rural settlement.

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Prominent hill side with high intrinsic sensitivity forms a strong positive rural backcloth to the city with focal point of church and visible from the M4.
Housing capacity	medium/low	The area has very limited capacity for housing because of its prominence, rural character and intrinsic sensitivity except single properties in very carefully located positions avoiding wider visibility.
Employment capacity	low	The area has no capacity for employment due to its rural character, slope, prominence and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☒	
Scale	large	☐	medium scale landscape
Sense of Enclosure	open	☒	
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☐	The area has a high visual sensitivity as it lies on a hillside exposed to views.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments SNCI fields and valley bottom to west

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☒ Setting issues ☒

Comments St Michael's Church and Beacon House are an important focal point. Home Farm is also listed.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☒

Comments Some public footpaths through the area. There are isolated dwellings scattered in the rural landscape.

Diversity simple

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance very prominent **Complexity** simple

Comments Trees and landform on the northern edge are particularly prominent.

Key views

To city ☒ Clear views across the city to the sea.

From city ☒ The area is prominent from the north eastern part of the city.

Landmarks churches St Michael's Church and Beacon House

Detractors industry quarry and industry to the South

Intervisibility

high ...to key features ☒ ...from key places ☐

Comments Locally prominent hillside visible from the South.

Tranquility

Noise sources roads

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium

Comments The area does have a minor road and footpath running through it and has clear views of the city to the south with noise rising from the M5.

Functional relationship of area...

...with settlement some **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☒

Comments Area forms part of rural hinterland with associated land use. Footpaths link into the wider countryside.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☒

Comments Area acts as prominent backcloth and setting to the city linking to other areas to the west.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** moderately indented

Comments Housing is prominent on the ridge to the east whilst sitting into the hillside to the South. The quarry is a detractor to the south.

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

Comments

Potential for improvement of settlement edge and overall mitigation

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The area is a pleasant valley and ridge forming a green wedge into the city focused on the ecological corridor of the stream. The area is highly visible from the M5, in particular the ridge to the South.
Housing capacity	medium/low	The area's capacity for housing is very limited due to its local prominence and positive character.
Employment capacity	low	The area has a very limited capacity for employment uses due to the fine grain of the landscape, local prominence and slopes.

LDU context

LDU level	Agree?	Comments
Landform Urban	☐	steeply sloping valley side
Landcover Urban	☐	farmland
Woodland cover Urban	☐	limited
Scale Urban	☐	small
Sense of Enclosure Urban	☐	framed/confined
Cultural sensitivity Urban	☐	n/a
Ecological sensitivity Urban	☐	n/a
Visual sensitivity Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments hedgerows and small areas

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ **Comments** Pin Brook

Skyline

Prominence/ importance apparent **Complexity** simple

Comments small scale ridge to south adjacent to the M5

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors M5

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments Though a valley and small ridge, the area is highly visible from M5 with numerous receptors.

Tranquility

Noise sources roads

Views of development many 270 **Presence of people** frequent

Tranquility summary low

Comments Area bounded by the M5 and crossed by a railway with development on two sides.

Functional relationship of area...

...with settlement limited **...with wider landscape** some

...with adjacent assessed area? some **Corridor?** ☒

Comments The stream corridor continues into the wider landscape and the Valley corridor provides a positive wedge into the city.

Visual relationship of area...

...with settlement significant **...with wider landscape** some

...with adjacent assessed area? some **Setting?** ☒

Comments Adjacent housing looks over the valley to the North with pleasant views out to the countryside.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☒

Comments Areas 10 and 11 continue the green corridor into the city.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** moderately indented

Comments

Receptors and sensitivity

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments Large number of receptors on the M5 with significant number of residents viewing area from North.

Potential for improvement of settlement edge and overall mitigation

Possible opportunities for native tree planting.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The area forms an enclosed bowl with some recreational value and as part of a green corridor penetrating into the city. The change in level allows views for housing from the West and contains the offices to the east.
Housing capacity	medium	The area does have some capacity for housing but it is essential that the function of a substantial green corridor/swathe linking into zones 9 and 11 and a recreational space is retained.
Employment capacity	medium	The area does have some capacity to the east, dependent on landform, but it is important that the rising land to the west is avoided due to its local prominence, open space function and adjacent housing. Also the function of a substantial green corridor/swathe linking into zones 9 and 11 and a recreational space should be retained.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	strongly undulating valley side
Landcover	Urban	☐	parkland and pasture
Woodland cover	Urban	☐	limited
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	n/a
Ecological sensitivity	Urban	☐	n/a
Visual sensitivity	Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments hedgerow to northern boundary

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments -

Diversity

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments An east facing hillside falling to a bowl with local visibility.

Tranquility

Noise sources roads people

Views of development many 270 **Presence of people** frequent

Tranquility summary low

Comments The area is surrounded by development with traffic visible on adjacent roads and people using the open space with the noise of the M5 in the background.

Functional relationship of area...

...with settlement significant **...with wider landscape** none

...with adjacent assessed area? some **Corridor?** ☒

Comments The area links in with zones 11 and 9 to the north and east and is used partly for recreation by adjacent residents.

Visual relationship of area...

...with settlement some **...with wider landscape** none

...with adjacent assessed area? some **Setting?** ☐

Comments Housing has views across the area and there are glimpses into it from adjacent roads both of which benefit from its green setting.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments Links with zone 11 to the North.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments -

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments -

Potential for improvement of settlement edge and overall mitigation

Housing has established vegetation and the new offices has a new landscape scheme so opportunities are limited.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium/low	The river valley to the north is the most sensitive part of the area due to its ecological potential although the low lying ridge is locally visible with hedgerows and a public footpath.
Housing capacity	high/medium	The area has some capacity for housing but it is important to keep significant corridors and swathes of land free for recreation and to ensure a green/ recreational corridor linking into zones 9 and 10.
Employment capacity	medium	The area has some capacity for employment to the north east below the skyline, it is important to keep significant corridors and swathes of land free for recreation and to ensure a green/ recreational corridor linking into zones 9 and 10.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	valley side
Landcover	Urban	☐	gently rolling
Woodland cover	Urban	☐	discrete blocks
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	n/a
Ecological sensitivity	Urban	☐	n/a
Visual sensitivity	Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments Lane hedgerows only

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☒ Other ☒

Comments area partly farmed at present, the rest fallow. Public footpath/lane through middle.

Diversity simple

Water

Presence of Water ☒ **Comments** Pin Brook to north

Skyline

Prominence/ importance apparent

Complexity simple

Comments only locally visible

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors industry industry to the North

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments An area locally visible from surrounding development.

Tranquility

Noise sources roads

Views of development many 270

Presence of people frequent

Tranquility summary low

Comments The area is surrounded by development with traffic visible on adjacent roads and people using the lane/footpath with the noise of the M5 in the background.

Functional relationship of area...

...with settlement some **...with wider landscape** none

...with adjacent assessed area? some **Corridor?** ☒

Comments The area is a continuation of the valley side from Zone 9 with the stream in the valley bottom although connection along the watercourse corridor is limited.

Visual relationship of area...

...with settlement limited **...with wider landscape** none

...with adjacent assessed area? some **Setting?** ☐

Comments The area forms a continuation of zones 9 and 10.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments Though the areas are not visually and functionally reliant they do have links.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge moderately indented

Comments Industry to the North West is negative while housing to the east is neutral.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	medium
long distance/public footpaths	medium

Comments -

Potential for improvement of settlement edge and overall mitigation

There is a need to improve the northern/northeastern edge.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The steep hills and valley are a valuable recreational resource which has nature conservation value and act as an attractive and valuable setting to nearby housing. The landform and tree cover form an enclosed feel in parts with other areas very exposed to view.
Housing capacity	low	The area has very low capacity due to its function and character.
Employment capacity	low	The area has very low capacity due to its slopes, function and character.

LDU context

LDU level	Agree?	Comments
Landform Urban	☐	steeply sloping hill and valley side
Landcover Urban	☐	farmland and Valley Park
Woodland cover Urban	☐	visually interlocking
Scale Urban	☐	small
Sense of Enclosure Urban	☐	framed
Cultural sensitivity Urban	☐	n/a
Ecological sensitivity Urban	☐	n/a
Visual sensitivity Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments The majority of the area is SLINC with SNCI to the east at Pynes Hill.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments pasture and valley park used for informal recreation

Diversity diverse

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance prominent Complexity simple

Comments Locally prominent rounded hills reaching 60 m AOD.

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments A locally prominent hill with views to the city centre and out to the hills to the west.

Tranquility

Noise sources people

Views of development many 270 **Presence of people** frequent

Tranquility summary medium/low

Comments The buzz of the city is apparent around the area and people use the area for recreation.

Functional relationship of area...

...with settlement significant **...with wider landscape** none

...with adjacent assessed area? significant **Corridor?** ☒

Comments Residents use the area for recreation and it complements zones 13 and 14 functionally for recreation and nature conservation value.

Visual relationship of area...

...with settlement significant **...with wider landscape** some

...with adjacent assessed area? significant **Setting?** ☒

Comments The hill acts as a setting to the eastern suburbs of the city and to the valley floor and lower land to the South. There are visual links to the hills to the West.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** moderately indented

Comments The urban edge is not widely apparent.

Receptors and sensitivity

Receptors

urban residents

long distance/public footpaths

Sensitivity

high/medium

high/medium

Comments The area is overlooked by housing.**Potential for improvement of settlement edge and overall mitigation**

none

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The flat valley floor is a valuable recreational resource used for informal and formal recreation overlooked by adjacent housing offering visual amenity. The stream and the area to the West has nature conservation value.
Housing capacity	low	The area has no capacity for housing as it would impinge on the above characteristics.
Employment capacity	low	The area has no capacity for housing as it would impinge on the above characteristics.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	flat valley floor
Landcover	Urban	☐	parkland
Woodland cover	Urban	☐	discrete blocks of woodland
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	n/a
Ecological sensitivity	Urban	☐	n/a
Visual sensitivity	Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC west of stream

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments ValleyPark

Diversity simple

Water

Presence of Water ☒ **Comments** stream

Skyline

Prominence/ importance not applicable **Complexity**

Comments

Key views

To city ☐ -

From city ☐ Adjacent housing overlooks area.

Landmarks -

Detractors Adjacent housing has hard edge in places.

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments An enclosed valley bottom with views limited to adjacent valley sides.

Tranquility

Noise sources people

Views of development many 270 Presence of people frequent

Tranquility summary medium/low

Comments There is a constant presence of people using this popular space and the housing to the north west is very visible though there is a limited car noise.

Functional relationship of area...

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? significant Corridor? ☒

Comments Residents use the area for recreation and it complements zones 12 and 14 functionally for recreation and nature conservation value. The stream links into the River Exe to the South West.

Visual relationship of area...

...with settlement significant ...with wider landscape none

...with adjacent assessed area? significant Setting? ☐

Comments The area acts as a setting to housing and links into the hill to the west mutually acting as a landscape setting. The area is not very visible in the wider landscape.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments With the adjacent areas, the zone acts as an informal recreation resource/Valley Park.

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative Form of edge smooth/linear

Comments Housing forms a hard linear edge in parts.

Receptors and sensitivity

Receptors

urban residents

long distance/public footpaths

Sensitivity

high/medium

high/medium

Comments -**Potential for improvement of settlement edge and overall mitigation**

There may be opportunities to soften the urban edge with native planting.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The area is rising land which is a recreational resource to the West and which has nature conservation value as an SNCI to the east. It compliments and forms part of the Valley Park along with the zones 12 and 13. The area is visually simpler and less prominent to the east.
Housing capacity	medium/low	The area has very limited capacity due to its function as Valley Park, the local prominence of the ridge to the North East and its SNCI status.
Employment capacity	medium/low	The area has very limited capacity due to its function as Valley Park, the local prominence of the ridge to the North East and its SNCI status.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	strongly undulating Valley side
Landcover	Urban	☐	farmland and parkland
Woodland cover	Urban	☐	limited and discrete woodland
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	open/ framed
Cultural sensitivity	Urban	☐	n/a
Ecological sensitivity	Urban	☐	n/a
Visual sensitivity	Urban	☐	n/a

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments SNCI to East (pasture) and SLINC to the West

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments -

Diversity simple

Water

Presence of Water ☐ Comments

Skyline

Prominence/ importance apparent

Complexity simple

Comments Lower slopes rising to zone 12 form local skyline when viewed from A3015

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors A3105 a minor detractor to the West

Intervisibility

medium

...to key features ☐ **...from key places** ☐

Comments Rising valley sides visible from the south west.

Tranquility

Noise sources roads people

Views of development many 270

Presence of people frequent

Tranquility summary medium/low

Comments The area is used by people as part of the Valley Park, with development especially to the South. The A3015 acts as a noise source affecting the western end of the area.

Functional relationship of area...

...with settlement significant **...with wider landscape** some

...with adjacent assessed area? significant **Corridor?** ☒

Comments Residents use the area for recreation and it complements zones 12 and 13 functionally for recreation and nature conservation value.

Visual relationship of area...

...with settlement significant **...with wider landscape** some

...with adjacent assessed area? significant **Setting?** ☒

Comments The area acts as setting of the eastern suburbs of the city into the valley floor to the east with visual links to hills to the West.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments Part of the area acts as part of an informal Valley Park.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments The settlement edge is bland and a minor detractor to the South.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments The area is overlooked by housing and the A3105 to the West.

Potential for improvement of settlement edge and overall mitigation

The residential edge could be improved.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The well vegetated boundaries with trees and other vegetation are of some intrinsic value and provide a positive setting to adjacent areas. However the area is not generally visible and has a low intrinsic sensitivity although has value as a green corridor.
Housing capacity	medium	The area is low lying and relatively well hidden by vegetation and could accommodate some housing whilst retaining its function as a green corridor.
Employment capacity	medium/low	The area is low lying and relatively well hidden by vegetation and could accommodate some small scale employment possibly in the longer term but only adjacent to the existing employment area whilst retaining its function as a green corridor.

LDU context

	LDU level	Agree?	Comments
Landform	gently rolling valley side	☒	
Landcover	farmland with trees	☐	the zone is a golf course.
Woodland cover	none	☒	
Scale	small	☒	
Sense of Enclosure	confined by field boundarie	☒	
Cultural sensitivity	Moderate	☐	The cultural sensitivity should probably be low as a golf course.
Ecological sensitivity	Low	☒	
Visual sensitivity	Low	☒	

Biodiversity

SAC ☐ SSSI ☐ SSCI ☐ SLINC ☐

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☒ Setting issues ☐

Comments The Golf clubhouse is a Grade 2* building in the southwest corner.

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments Relatively low lying zone generally enclosed by trees.

Tranquility

Noise sources roads people

Views of development many 270 Presence of people frequent

Tranquility summary medium/low

Comments Though surrounded by development the boundaries are well vegetated. The M5 can be heard to the east in parts. The presence of golfers reduces tranquillity.

Functional relationship of area...

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☒

Comments The golf course excludes other uses and links to adjacent areas. The area acts as part of a green corridor of land linking to the wider landscape to the east.

Visual relationship of area...

...with settlement some ...with wider landscape none

...with adjacent assessed area? limited Setting? ☐

Comments The area acts as a setting and visual amenity for adjacent residents only.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments The area is linked visually to zones 16 and 17.

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments Well vegetated linear housing.

Receptors and sensitivity

Receptors

rural residents

Sensitivity

high/medium

high/medium

Comments Adjacent residents are the main receptors although the South Western corner is visible from the M5.

Potential for improvement of settlement edge and overall mitigation

Limited.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	Attractive area and house although well screened from adjacent uses with no wider public functional use. The zone forms part of a green corridor into the city.
Housing capacity	medium	The area may have some capacity due to its generally well screened character although the setting of the house is a consideration and its role as a green corridor should be retained.
Employment capacity	medium/low	The area has limited capacity due to the setting of the house.

LDU context

LDU level		Agree?	Comments
Landform	gently rolling valley side	☒	
Landcover	farmland with trees	☐	parkland/garden in parts.
Woodland cover	none	☒	
Scale	small	☒	
Sense of Enclosure	confined by field boundaries	☒	
Cultural sensitivity	Moderate	☒	The sensitivity is moderate because the area encompasses remnant parkland/garden elements.
Ecological sensitivity	Low	☒	
Visual sensitivity	Low	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☐

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☒

Comments Newcourt House is Grade 2 listed.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments

Diversity diverse

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments A small enclosed low-lying zone.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people infrequent

Tranquility summary medium/low

Comments Though close to the urban area, adjacent uses currently semi -- rural although this is likely to change over time. The restricted use of the area minimises the intrusion of people. The M5 can be heard depending on wind direction.

Functional relationship of area...

...with settlement none **...with wider landscape** none

...with adjacent assessed area? limited **Corridor?** ☒

Comments The area is part of a green corridor but has no functional or access links.

Visual relationship of area...

...with settlement limited **...with wider landscape** none

...with adjacent assessed area? limited **Setting?** ☐

Comments The area is generally well contained by vegetated boundaries.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge **Form of edge**

Comments n/a

Receptors and sensitivity

Receptors

roads/rail/cycleways

Sensitivity

medium

medium

Comments A minor road runs adjacent to the zone.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium/low	The area is low-lying fallow arable land with a few field boundaries and a small watercourse with some riparian vegetation. A football ground lies in the southern corner which is a minor detractor. The watercourse and the millennium garden/park are the most sensitive features. The area is dominated by the adjacent M5 which is mainly on embankment and overlooks the area and pylons cross the area acting as detractors. The area therefore lacks tranquillity. Intrinsically the area has limited sensitivity but acts as a green wedge separating Exeter from Topsham, maintaining the latter's identity and integrity.
Housing capacity	high/medium	The area has some capacity for housing preferably providing it does not appear to diminish the gap between Exeter and Topsham ie only north of the pylons.
Employment capacity	high/medium	The area has some capacity for employment preferably providing it does not appear to diminish the gap between Exeter and Topsham ie only north of the pylons.

LDU context

LDU level		Agree?	Comments
Landform	gently rolling valley side	☒	relatively flat landform
Landcover	farmland with trees	☒	
Woodland cover	none	☒	
Scale	small	☐	large scale field pattern
Sense of Enclosure	confined by field boundarie	☐	open
Cultural sensitivity	Moderate	☐	The cultural sensitivity evaluation of medium is likely to be a function of the potential of the area rather than its current condition which is of low value.
Ecological sensitivity	Low	☒	
Visual sensitivity	Low	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC along stream course and north east corner.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☒

Comments Fallow and Millennium garden/park

Diversity diverse

Water

Presence of Water ☒ Comments stream

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors major roads Detractors include pylons across the area and the M5 adjacent

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments A low-lying zone enclosed by land cover.

Tranquility

Noise sources roads

Views of development many 270 Presence of people infrequent

Tranquility summary low

Comments The site is dominated by the M5 on embankment adjacent which is the main noise source and visually significant. Development lies on two other sides, albeit partially screened by hedgerows and other vegetation.

Functional relationship of area...

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☒

Comments The area includes a millennium garden/park which is used for recreation by residents accessing from the East. The area is part of a green corridor that links across to the wider landscape to the east although the M5 acts as a barrier.

Visual relationship of area...

...with settlement limited ...with wider landscape none

...with adjacent assessed area? limited Setting? ☐

Comments The area can be viewed/glimpsed from the M5 and the road to the South and

visually links into the golf course (zone 15).

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments The area acts as a setting to the golf course and forms part of what is a green corridor into the city.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments The adjacent depot to the west is unsightly .

Receptors and sensitivity

Receptors

roads/rail/cycleways

Sensitivity

medium

medium

Comments The area can be viewed/glimpsed from the M5 and the road to the South.

Potential for improvement of settlement edge and overall mitigation

The edge to the Royal Mail Stores depot to the West could be improved through planting or appropriate development.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium/low	The area has medium low sensitivity intrinsically as it is arable with poor hedgerows and a poor settlement edge with detractors and low tranquillity. It does form part of the setting of the Clyst Valley and Exeter when viewed from the M5.
Housing capacity	high/medium	The area has capacity for housing. The area to the north of the road has higher capacity as it is less visible from the M5 and it is partially screened by the sports pitches. The area to the South, though intrinsically the same, is more visible from the M5 and forms a more obvious and visible part of the valley side.
Employment capacity	medium	The area has some capacity for employment dependent on location. The proximity of existing semi-rural housing may make part of the area unsuitable for employment use. The area to the north may be more appropriate if at all.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	gently rolling valley floor
Landcover	Urban	☐	farmland and recreation
Woodland cover	Urban	☐	hedges
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SSCI ☐ SLINC ☒

Comments SLINC on road embankments to the north and east

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☒ Horticulture ☐ Recreation ☒ Other ☐

Comments Formal pitches with floodlights and stand to the North-East

Diversity simple

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors sports pitch the lighting and M5 adjacent

Intervisibility

medium **...to key features** ☐ **...from key places** ☐

Comments A gently sloping valley side visible from the east [hence high visibility rating] and highly visible from M5.

Tranquility

Noise sources roads aircraft people

Views of development many 270 **Presence of people** frequent

Tranquility summary medium/low

Comments The area feels surrounded by transport corridors with the M5 to the east and railway to the West. The sports pitches are also highly visible with floodlighting.

Functional relationship of area...

...with settlement limited **...with wider landscape** limited

...with adjacent assessed area? none **Corridor?** ☒

Comments The area forms part of a green wedge linking the city with the Clyst Valley. There is some pedestrian/vehicle access across the area and there may be ecological corridors value.

Visual relationship of area...

...with settlement limited **...with wider landscape** limited

...with adjacent assessed area? none **Setting?** ☐

Comments The area forms the gentle sides to the Clyst Valley with limited views across the valley in parts although it is separated by the M5 from the wider countryside. The railway separates the area from the city.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge☒

Nature of edge neutral Form of edge moderately indented

Comments Semi-rural housing with small-scale linear development.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
long distance/public footpaths	high
roads/rail/cycleways	medium

Comments The area can be viewed from the M5 as part of Exeter's setting.

Potential for improvement of settlement edge and overall mitigation

Screening of the sports pitch facility with native species.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	Medium grain pastoral landscape with trees and hedges which, as a slight slope, forms the western edge of the Clyst Valley enclosing the valley floor and acting as a setting for this and a buffer from the settlement.
Housing capacity	medium/low	The zone has limited capacity because of its essentially rural character and role as setting for the Clyst valley although there may be limited opportunities for single house infill.
Employment capacity	low	The area has no capacity for employment as it is adjacent to the residential edge of a rural settlement on a slope facing the wider countryside.

LDU context

	LDU level	Agree?	Comments
Landform	gently rolling valley side	☒	
Landcover	farmland with trees	☒	
Woodland cover	none	☐	woodland copses
Scale	small	☐	medium
Sense of Enclosure	confined by field boundaries	☐	framed
Cultural sensitivity	Moderate	☒	
Ecological sensitivity	Low	☒	
Visual sensitivity	Low	☐	The visual sensitivity is considered moderate.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC small area of fields located centrally

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☒

Comments Grove Hill is grade 2 listed building to the South.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ **Comments**

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium

...to key features ☐ **...from key places** ☐

Comments A gently sloping valley side visible from the east with some views across the valley.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people infrequent

Tranquility summary medium

Comments The M5 to the north west affects the northern part of the area which is otherwise fairly tranquil sloping down to the valley floor. Some use by adjacent residents of areas e.g. the allotments.

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? significant

Corridor? ☐

Comments Access to the area by residents via tracks to the valley floor and to allotments.

Visual relationship of area...

...with settlement significant

...with wider landscape significant

...with adjacent assessed area? significant

Setting? ☒

Comments The area forms a buffer between settlement and the valley floor and act as setting to the settlement and the valley floor, particularly to the South.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments

Receptors and sensitivity

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments Views from Blue Ball Road and adjacent residents.

Potential for improvement of settlement edge and overall mitigation

There is little opportunity. There may be potential for planting to strengthen field boundaries in parts.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The valley floor forms part of the Clyst Valley floor with an open character with views down the valley and overlooked by the countryside to the West. Intrinsically the area has nature conservation value as a floodplain and is highly sensitive.
Housing capacity	low	The area has no capacity due to its sensitivity above.
Employment capacity	low	The area has no capacity due to its sensitivity above.

LDU context

LDU level		Agree?	Comments
Landform	flat valley floor	☒	
Landcover	farmland with no trees	☒	
Woodland cover	none	☒	
Scale	small	☒	
Sense of Enclosure	framed by landform	☒	
Cultural sensitivity	Low	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments All valley floor is SNCI

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ Comments River adjacent and ditches run through the area.

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments A low lying valley floor enclosed by topography.

Tranquility

Noise sources roads

Views of development some

Presence of people occasional

Tranquility summary high/medium

Comments The M5 to the north is a background noise source but otherwise the area is tranquil forming part of a quiet rural valley.

Functional relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? significant Corridor? ☒

Comments The area forms part of the river valley floor corridor and likely to be farmed by the same land owners as the Zone 19.

Visual relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments The area contributes to the setting of Topsham.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments The area has a strong relationship with the Zone 19 to the east.

Settlement edge

Pre C20 edge ☐ C20-21 edge ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

Comments There are limited views of the area from East and West and up the valley from the South.

Potential for improvement of settlement edge and overall mitigation

n/a

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The area forms a rural buffer between Topsham and the M5 and links into the wider landscape to the North and zone 22 to the South West. Whilst being low-key pastoral land use and low intrinsic value, the hedgerows form a valuable matrix.
Housing capacity	medium/low	The area has limited capacity due to its buffer function. Additional houses only on existing plots may be acceptable. More than this would reduce the openness and rural character of the area.
Employment capacity	low	The area has no capacity for employment as it abuts the residential edge of the village, is visible over a wider landscape and for the reasons stated for housing.

LDU context

	LDU level	Agree?	Comments
Landform	gently rolling valley side	☒	
Landcover	farmland with trees	☒	
Woodland cover	none	☒	
Scale	small	☒	
Sense of Enclosure	confined by field boundarie	☒	
Cultural sensitivity	Moderate	☒	
Ecological sensitivity	Low	☒	
Visual sensitivity	Low	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC in north-west corner field and hedgerows of lane into the West.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance apparent **Complexity** simple

Comments Part of the low ridge separating the Clyst and Exe valleys.

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors Railway

Intervisibility

low **...to key features** ☐ **...from key places** ☐

Comments A low-lying minor ridge with some intervisibility with adjacent valleys and higher ground to the west.

Tranquility

Noise sources roads other

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium/low

Comments The M5 is an ever present noise source and development is visible on two sides.

Functional relationship of area...

...with settlement limited **...with wider landscape** significant

...with adjacent assessed area? some **Corridor?** ☒

Comments The area acts as a corridor between Topsham and the M5.

Visual relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? some **Setting?** ☒

Comments The area acts as eastern setting of Topsham separating it from the M5 and Exeter.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** smooth/linear

Comments Linear/ribbon housing development with established gardens.

Receptors and sensitivity

Receptors

urban residents

Sensitivity

high/medium

high/medium

Comments Glimpses from the M5 and views from adjacent residents.**Potential for improvement of settlement edge and overall mitigation**

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The area is gently sloping ground which help separate the Clyst and Exe valleys and has a definite cut hedgerow pattern compartmentalising the recreational uses which are not unattractive. It is highly visible from surrounding housing and from the M5 and separates Topsham from Exeter making the area valuable and sensitive. The area to the south of the Exeter Road is less critical to this separation function in visual terms.
Housing capacity	medium/low	The area has very limited capacity to the north of Exeter Road which should remain open. The area south of Exeter Road may have some capacity for housing.
Employment capacity	low	The area has no capacity for employment uses as it is surrounded by residential uses and acts as a setting and introduction to Topsham.

LDU context

		LDU level	Agree?	Comments
Landform	gently rolling valley side	☒		
Landcover	farmland with trees	☒		also parkland and sports pitches
Woodland cover	none	☒		
Scale	small	☐		medium
Sense of Enclosure	confined by field boundarie	☐		open/ framed
Cultural sensitivity	Moderate	☒		
Ecological sensitivity	Low	☒		
Visual sensitivity	Low	☒		

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC hedgerows on lane to the east.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☒ Recreation ☒ Other ☐

Comments Pasture, nursery, parkland and sports pitches

Diversity diverse

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance apparent

Complexity

Comments Gentle skyline separating the Exe and Clyst valleys and apparent from Exeter Road.

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors M5 to the north/west.

Intervisibility

medium

...to key features ☐ **...from key places** ☐

Comments Gentle sloping ground with limited intervisibility. On higher slopes, the high ground to the west is visible.

Tranquility

Noise sources roads people

Views of development many 270

Presence of people frequent

Tranquility summary low

Comments The M5 is the major noise source with the Exeter Road. People use the area for recreation and Topsham is highly visible. The area is therefore lacking in tranquillity.

Functional relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☒

Comments The area is well used by the public for recreation, formal and informal, and is possibly farmed by the same farmer as Zone21 to the north.

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Setting? ☒

Comments The area acts as an important setting and introduction to Topsham from the North west, separating it from the M5 and Exeter.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** smooth/linear

Comments Linear housing development along roads.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments The area is visible from the M5 [coaches/lorries only] and surrounding residents who benefit from its visual amenity.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is a raised low hill acting as the southern setting for Topsham in defining the confluence of the Exe and Clyst valleys. The southern slopes are particularly sensitive and are visible widely especially from the estuary. The area is enjoyed as a setting for recreation including walks.
Housing capacity	medium/low	The area has a very limited capacity of single houses if any to improve the village edge and to increase the indented feel but as part of the conservation area the zone is essential to Topsham's setting.
Employment capacity	low	The area has no capacity for employment as it is fundamental to Topsham's setting and adjacent land uses are residential.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	gently rolling valley side
Landcover	Urban	☐	farmland
Woodland cover	Urban	☐	visually interlocking woodland
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments all the area is SNCI and around half is SLINC.

Historic

SAM ☐ SMR features ☐ Conservation Area ☒ Grade 1/2* Listing ☐ Setting issues ☒

Comments Conservation area and Grade 2 houses at Mount Howe and Riversmeet House. The area is important to the setting of the village.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity diverse

Water

Presence of Water ☒ **Comments** Estuary adjacent.

Skyline

Prominence/ importance prominent **Complexity** simple

Comments Important skyline on edge of the village.

Key views

To city ☐ -

From city ☐ -

Landmarks buildings Mount Howe

Detractors -

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments The area is a local highpoint with views on three sides across estuary and surrounding valley bottoms.

Tranquility

Noise sources people

Views of development one side 180 **Presence of people** occasional

Tranquility summary high/medium

Comments People use the area for recreation and access to the RSPB reserve and walks, but this is the tranquil side of the village.

Functional relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? none **Corridor?** ☒

Comments Part of the Clyst valley corridor. Paths adjacent allow access to the estuary and nature reserve and into the settlement.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? none **Setting?** ☒

Comments The area is important as the southern setting to the village containing the Exe estuary the Clyst River Valley.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge positive **Form of edge** highly indented

Comments Some 20th-century houses are minor detractors but overall there is a positive settlement edge.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
viewpoints	high

Comments The area is visible from various sensitive receptors especially walkers and sailors.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area has an intrinsically high ecological sensitivity and is a very important valley floor corridor with floodplain, marshland, river course and pasture with cycle and pedestrian access. The area is a focus and corridor for views into the city, essential to its character and is very attractive in parts.
Housing capacity	low	There is no capacity in this area for housing due to its sensitivity described above and its openness.
Employment capacity	low	There is no capacity in this area for employment due to its sensitivity described above and its openness.

LDU context

	LDU level	Agree?	Comments
Landform	flat valley floor	☒	
Landcover	farmland with no trees	☒	
Woodland cover	only ditchside willow	☒	
Scale	large	☒	
Sense of Enclosure	open	☒	the area is generally open.
Cultural sensitivity	Low	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments Almost all the area is SNCI except the crematorium and fields to the east.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☒

Comments There are various grade 2 listed buildings and structures adjacent eg Higher Wear, the 'public house', the bridge at the Countess Wear.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments There are numerous footpaths in the area is a Valley Park.

Diversity simple

Water

Presence of Water ☒ Comments River Exe and various channels.

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☒ key views up the Valley to the cathedral and city centre.

From city ☒ -

Landmarks cathedral views

Detractors major roads A379

Intervisibility

medium

...to key features ☒ **...from key places** ☒

Comments A large low-lying open valley bottom with key views up the valley to the cathedral and city centre and visible from adjacent higher land.

Tranquility

Noise sources roads people

Views of development many 270 **Presence of people** infrequent

Tranquility summary medium/low

Comments The A379 to the South is the main source of noise and there are views of the city on all sides. The area is used for recreation. However there is potential for tranquillity in the core of the area especially close to water.

Functional relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☒

Comments The area is a very important green corridor with nature conservation and recreational value and use.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? limited **Setting?** ☐

Comments The area acts as a very important setting to the city contributing to its character and acting as a view corridor.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** moderately indented

Comments There is a mix of development alongside the area. Generally it is a negative edge to the South West where there is industry and generally positive to the North East which is residential with other uses.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium
roads/rail/cycleways	medium
viewpoints	high

Comments -

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium/low	The fields are fairly enclosed and appear of limited intrinsic value with a highly visible commercial area to the North.
Housing capacity	high/medium	The area would be able to accommodate some housing if considered as appropriate close to the commercial area.
Employment capacity	high/medium	The area does have capacity due to the enclosed nature of the site.

LDU context

	LDU level	Agree?	Comments
Landform	flat valley floor	☒	
Landcover	farmland with no trees	☒	
Woodland cover	only ditchside willow	☒	
Scale	large	☐	medium
Sense of Enclosure	open	☒	
Cultural sensitivity	Low	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☐	The area has a low visual sensitivity as it is enclosed.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments The eastern half of the area is SLINC

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments There are Grade 2 buildings at Matfield and Cotfield but these are hidden by trees up the slope.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments A cycle path runs through part of the area.

Diversity diverse

Water

Presence of Water ☒ **Comments** Matford Brook lies to the south

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☒ Views across land to the east towards the city from roads/roundabout.

From city ☐ -

Landmarks -

Detractors Adjacent busy roads and commercial area to the North.

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments Area is enclosed by landform to the south and west and by development to the north and hedgerows to the east.

Tranquility

Noise sources roads industry people

Views of development many 270 **Presence of people** frequent

Tranquility summary medium/low

Comments The area has roads and buildings on three sides which reduces tranquility. Development is also highly visible to the north.

Functional relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? significant **Corridor?** ☒

Comments The area has a new cycle path which will be a useful link into the valley floor. The area may have a functional and management link with the adjacent Zone 43 to the east.

Visual relationship of area...

...with settlement some **...with wider landscape** limited

...with adjacent assessed area? some **Setting?** ☐

Comments The two fields are fairly enclosed.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments There is some screening between this area and Zone 43.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments The commercial estate to the north is prominent and a detractor.

Receptors and sensitivity

Receptors

roads/rail/cycleways

Sensitivity

medium

medium

Comments The adjacent roads overlook the area as does the Devonshire hotel.

Potential for improvement of settlement edge and overall mitigation

The commercial estate would benefit from better screening to the West.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The hill is locally prominent with the steep slopes and strong links to the countryside to the South West and acting as a backcloth to development on lower land and to the Exe Valley.
Housing capacity	low	The area has no capacity for housing due to its prominence and character.
Employment capacity	low	The area has no capacity for employment due to its prominence and character.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	steeply sloping hill
Landcover	Urban	☐	farmland and woodland
Woodland cover	Urban	☐	woodland to the North east
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	exposed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SSCI ☐ SLINC ☒**Comments** SLINC woodland on the eastern slopes.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐**Comments** -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒**Comments** Pasture and woodland.**Diversity** diverse

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance prominent **Complexity** simple**Comments** Locally prominent hill above the Exe valley.

Key views

To city ☐ Area not publicly accesible

From city ☒ views from north east.

Landmarks -

Detractors -

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments A locally prominent hill with views from the Exe valley floor.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people infrequent

Tranquility summary medium

Comments The area is exposed to road noise and views of development so the area is likely to be of limited tranquillity.

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments The area may be managed by the same farm as countryside to the South West.

Visual relationship of area...

...with settlement significant

...with wider landscape significant

...with adjacent assessed area? significant

Setting? ☒

Comments The hill dominates the adjacent settlement and development acting as a strong backcloth.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative

Form of edge smooth/linear

Comments -

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments The main views are from residents adjacent and roads.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The area lies on rising land acting as the setting to Alphington and preventing overspill over the minor ridge. While only moderately intrinsically sensitive, the area as part of a low ridge is important in containing the city from views from the south.
Housing capacity	medium	The area has some capacity for housing but this is limited to the north, retaining the southern area as a buffer to ensure development does not break the skyline when viewed from the south.
Employment capacity	low	There is no employment capacity as the area is bounded by residential suburbs and is on rising land.

LDU context

	LDU level	Agree?	Comments
Landform	gently rolling lowland	☐	gently rolling valley side
Landcover	farmland wwith woods	☒	
Woodland cover	discrete deciduous woods	☒	
Scale	medium	☒	
Sense of Enclosure	framed by landform and fiel	☒	
Cultural sensitivity	Moderate	☒	
Ecological sensitivity	High	☐	The area appears to have moderate ecological sensitivity.
Visual sensitivity	Moderate	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☐

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance	apparent	Complexity	simple
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Comments Slopes rise above and contain settlement.

Key views

To city ☒ Views across city to the North.

From city -

Landmarks -

Detractors	-
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Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments Sloping north-east facing valley sides locally visible with some views to and from city on higher slopes.

Tranquility

Noise sources roads

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium/low

Comments The A30's noise is in the background especially to the West with views of housing to the North.

Functional relationship of area...

...with settlement limited ...with wider landscape significant

...with adjacent assessed area? limited Corridor? ☐

Comments The area forms part of farming hinterland.

Visual relationship of area...

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☒

Comments The area acts as setting and backcloth to the Alphington suburbs.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral **Form of edge** moderately indented

Comments Modern estates border the area and these are indented with some vegetation.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
rural residents	high/medium

Comments The area gives amenity to adjacent residents.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	The area lies on rising land acting as the setting to Alphington and preventing overspill over the minor ridge. While only moderately intrinsically sensitive, the area is important in containing the city.
Housing capacity	medium	The area has some capacity for housing but this is limited to the north, retaining the southern area as a buffer to ensure development does not break the skyline when viewed from the south.
Employment capacity	low	There is no employment capacity as the area is bounded by residential suburbs and is on rising land.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	gently rolling valley side
Landcover	Urban	☒	
Woodland cover	Urban	☒	
Scale	Urban	☒	
Sense of Enclosure	Urban	☒	
Cultural sensitivity	Urban	☒	
Ecological sensitivity	Urban	☐	The area appears to have moderate ecological sensitivity.
Visual sensitivity	Urban	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments Hedgerow on lane to south.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments Grade 2 listed dwelling on the corner of Chudleigh Road in Markham Lane lies on the edge- minor consideration.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance apparent

Complexity simple

Comments Slopes rise above and contain settlement.

Key views

To city ☒ Views across city to the North.

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium

...to key features ☐ **...from key places** ☐

Comments Sloping north-east facing valley sides locally visible with views to and from city.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people infrequent

Tranquility summary medium/low

Comments The A30's noise is in the background especially to the West with views of housing to the North.

Functional relationship of area...

...with settlement limited

...with wider landscape significant

...with adjacent assessed area? limited

Corridor? ☐

Comments The area forms part of farming hinterland.

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Setting? ☒

Comments The area acts as setting and backcloth to the Alphington suburbs.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments Modern estates border the area and these are indented with some vegetation.

Receptors and sensitivity

Receptors

urban residents

rural residents

Sensitivity

high/medium

high/medium

Comments The area gives amenity to adjacent residents.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The area is a valuable parkland on settlement edge is serving a useful function for recreation and acting as a buffer between housing and the A30.
Housing capacity	low	The area has no capacity for housing due to the above qualities and function.
Employment capacity	low	The area has no capacity for employment due to the above qualities and function.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	gently rolling valley side
Landcover	Urban	☐	parkland
Woodland cover	Urban	☐	limited
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments Open space.

Diversity simple

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance apparent Complexity simple

Comments Local skyline.

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments Small area only locally visible including from A30.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people frequent

Tranquility summary low

Comments The area lies directly adjacent at A30 with housing the other side.

Functional relationship of area...

...with settlement significant ...with wider landscape limited

...with adjacent assessed area? none Corridor? ☒

Comments The area is used as open space by the adjacent residents but is cut off from the wider landscape by the A30.

Visual relationship of area...

...with settlement significant ...with wider landscape some

...with adjacent assessed area? none Setting? ☒

Comments The area acts as a local setting and backcloth to the housing.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments Parkland trees soften the settlement edge.

Receptors and sensitivity

Receptors

urban residents

roads/rail/cycleways

Sensitivity

high/medium

high/medium

Comments A30 road users would be aware of this green edge to the road at the top of the embankment. The area provides visual amenity to residents.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	A rural enclosed and attractive valley with strong tree cover and scattered settlement although bounded by the A30 which is partly screened. Its intrinsic sensitivity is high and is a conservation area.
Housing capacity	medium/low	The area has very limited capacity for housing due to its conservation area status, sensitive river corridor and its attractive rural character. Any development would be limited to single houses in well screened locations.
Employment capacity	low	The area has no capacity for employment due to its conservation area status, and its rural and partly residential character.

LDU context

LDU level	Agree?	Comments
Landform Urban	☐	the valley floor and lower valley sides
Landcover Urban	☐	farmland
Woodland cover Urban	☐	visually interlocking woodland
Scale Urban	☐	small
Sense of Enclosure Urban	☐	confined
Cultural sensitivity Urban	☒	
Ecological sensitivity Urban	☐	The area has a high ecological sensitivity partly due to the river corridor.
Visual sensitivity Urban	☐	Though the area is contained it is overlooked by the A30.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments All the area is SNCI

Historic

SAM ☐ SMR features ☐ Conservation Area ☒ Grade 1/2* Listing ☐ Setting issues ☐

Comments All the area is conservation area with Grade 2 listed building at Holmbush.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity diverse

Water

Presence of Water ☒ **Comments**

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks buildings

Various fine farmhouses and views to Alphington church to the South West.

Detractors

A30

Intervisibility

low

...to key features ☐

...from key places ☐

Comments An enclosed valley bottom with limited intervisibility.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people infrequent

Tranquility summary medium/low

Comments The A30 dominates the area in terms of noise and occasional views of moving traffic although tree cover is helpful in screening some of the area.

Functional relationship of area...

...with settlement some

...with wider landscape limited

...with adjacent assessed area? some

Corridor? ☒

Comments The area is fairly well contained by valley sides to the north and has some footpaths. It is cut off from the wider countryside by the A30.

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? significant

Setting? ☒

Comments The area acts as the setting to the south west of Exeter and is overlooked by suburbs and isolated dwellings.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments The area is bounded by suburban dwellings with straight edges in parts but otherwise there are rural dwellings.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium
roads/rail/cycleways	medium

Comments The area is overlooked by rural dwellings and houses to the north east as well as the A30.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	Prominent Valley side and ridge with fine-grained pastoral character forming a positive South Western edge to the city visible from the A30 and the wider countryside.
Housing capacity	medium/low	The area has limited capacity for housing due to the prominence of the valley sides and the area's conservation area status- small-scale single houses on existing sites.
Employment capacity	low	The area has no capacity for employment due to the prominence of the valley sides and the area's conservation area status.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	steeply sloping valley side
Landcover	Urban	☐	farmland
Woodland cover	Urban	☐	visually interlocking woodland
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments SNCI lies on lower slopes to the North and around half the area is SLINC

Historic

SAM ☐ SMR features ☐ Conservation Area ☒ Grade 1/2* Listing ☐ Setting issues ☐

Comments A conservation area covers part of the area and Ide House and Underwood are grade 2 listed buildings.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☒ Recreation ☐ Other ☐

Comments The area is pastoral with allotments to the east.

Diversity diverse

Water

Presence of Water ☐ **Comments** -

Skyline

Prominence/ importance prominent

Complexity complex

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium

...to key features ☐ **...from key places** ☐

Comments A steep valley side exposed to views from the south.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people frequent

Tranquility summary medium/low

Comments The noisy A30 dominates the area and housing is visually apparent.

Functional relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☒

Comments The area relates to the valley floor uses and allotments are used by residents to the east.

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? significant

Setting? ☒

Comments The area acts as a strong setting to the settlement in views from the A30 and the wider landscape and from the valley floor.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge moderately indented

Comments -

Receptors and sensitivity

Receptors

rural residents

urban residents

roads/rail/cycleways

Sensitivity

high

high

medium

Comments The area is overlooked by residents, A30 and the wider landscape.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is a prominent ridge enclosing the Exe Valley and the city with only minimum intrusions such as the wireless mast and caravan site at Exonia park. Its wooded skyline is very important and both of this and the pastures below are highly sensitive.
Housing capacity	medium/low	The area has only very limited capacity due to its prominence and a rural character.
Employment capacity	low	The area has no capacity for employment due to its prominence, steep slopes and adjacent land uses.

LDU context

	LDU level	Agree?	Comments
Landform	flat valley bottom	☐	steeply sloping valley side/ridge
Landcover	farmland with trees	☒	
Woodland cover	discrete deciduous woods	☒	
Scale	medium	☒	
Sense of Enclosure	confined by landform and fi	☐	exposed
Cultural sensitivity	High	☒	
Ecological sensitivity	Low	☐	The woods, streams and strong field structure might suggest a medium to high sensitivity.
Visual sensitivity	Low	☐	As a ridge the area has a very high visual sensitivity.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments Over half the area is SNCI consisting of woodlands and stream valleys. SLINC is a small part.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments PROW in area.

Diversity diverse

Water

Presence of Water ☒ **Comments** streams to east.

Skyline

Prominence/ importance very prominent **Complexity** complex

Comments Significant skyline enclosing city and Nadder Brook to the West.

Key views

To city ☒ Long views overlooking the city.

From city ☒ Views of ridge from valley floor.

Landmarks structures wireless mast

Detractors other wireless mast

Intervisibility

high

...to key features ☒

...from key places ☒

Comments A prominent ridgetop enclosing the city with wide intervisibility and views to and from the city centre.

Tranquility

Noise sources roads

Views of development one side 180

Presence of people occasional

Tranquility summary medium

Comments The A30 can be heard in the distance and views of the city to the east make the area feel on the city edge although there is a sense of separation because of the elevation of the area.

Functional relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

Comments A bridleway links the area to the city to the east.

Visual relationship of area...

...with settlement significant

...with wider landscape some

...with adjacent assessed area? some

Setting? ☒

Comments The area acts as a setting to the city and a buffer between it and the countryside to the West.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** moderately indented

Nature of edge neutral **Form of edge** moderately indented

Comments The caravan park is a minor detractor but with only limited parts visible.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
long distance/public footpaths	high/medium

Comments The area is a highly visible backcloth.

Potential for improvement of settlement edge and overall mitigation

■

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	A steep sloping ridge with strong tree cover which acts as a setting and backcloth to the settlement.
Housing capacity	medium/low	The area has a very limited capacity, limited to the northern lowest slopes as it is too prominent in all other areas.
Employment capacity	low	The area has no capacity for employment due to its steep slopes, prominence and adjacent residential areas.

LDU context

	LDU level	Agree?	Comments
Landform	flat valley bottom	☐	steeply sloping valley side
Landcover	farmland with trees	☒	
Woodland cover	discrete deciduous woods	☒	
Scale	medium	☐	small-scale
Sense of Enclosure	confined by landform and fi	☐	exposed
Cultural sensitivity	High	☒	
Ecological sensitivity	Low	☐	Part of the area is a SLINC.
Visual sensitivity	Low	☐	The area has a very high visual sensitivity as a ridge.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments The northern tip of the area is SNCI and the woodland is SLINC.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments -

Diversity simple

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance prominent Complexity simple

Comments Prominent minor ridge.

Key views

To city ☒ The ridge encloses the city and allows views over it.

From city ☒ The ridge acts as a backcloth to the city.

Landmarks -

Detractors industry car breakers are a minor detractor

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments A small part of the prominent ridge enclosing the city open to wide views.

Tranquility

Noise sources people

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium

Comments The area is traversed only by minor roads but views of settlement are possible to the north and south.

Functional relationship of area...

...with settlement limited **...with wider landscape** some

...with adjacent assessed area? limited **Corridor?** ☐

Comments The area is rural fringe relating to the surrounding countryside uses with a PROW passing through it.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? limited **Setting?** ☒

Comments The area forms an important rural backcloth to the settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** moderately indented

Comments Housings sits into the hillside but has reached too high an elevation for it not to be intrusive.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium

long distance/public footpaths

high/medium

Comments The areas is used for walking and provides a visual amenity for residents.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is a prominent ridge and valley side which acts as a strong rural backcloth of pasture and woodland to the Exe Valley.
Housing capacity	low	The area has virtually no capacity for housing due to its prominence and high intrinsic sensitivity.
Employment capacity	low	The area has no capacity for employment due to its prominence, steep slopes and high intrinsic sensitivity.

LDU context

	LDU level	Agree?	Comments
Landform	strongly undulating slopes	☒	steeply sloping valley side
Landcover	farmland with woods	☒	
Woodland cover	extensive coniferous	☐	discrete woodland blocks
Scale	medium	☒	
Sense of Enclosure	confined by landform	☐	open and framed
Cultural sensitivity	High	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☐	The area has a very high sensitivity as a ridge and valley side.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☒

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ Comments stream

Skyline

Prominence/ importance prominent Complexity simple

Comments Prominent ridge and valley side

Key views

To city ☒ The ridge encloses the city and allows views over it.

From city ☒ The ridge acts as a backcloth to the city.

Landmarks -

Detractors other adjacent housing

Intervisibility

high ...to key features ☐ ...from key places ☐

Comments Part of the prominent ridge and valley sides enclosing the Exe valley the area is visible from the countryside to the west and from Exe Valley and the northern edge of the city to the east.

Tranquility

Noise sources roads

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium

Comments The settlement and city are visible to the South.

Functional relationship of area...

...with settlement limited **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☐

Comments The area links into the countryside to the North and west with some public access.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☐

Comments The area acts as important rural setting for the settlement.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments Both form part of valley side backcloth to Exe valley.

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments Residential area intrudes too high up the slope from the South.

Receptors and sensitivity

Receptors **Sensitivity**

rural residents high

urban residents	high
roads/rail/cycleways	medium

Comments The area is visible from the Exe valley to the East.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area forms as strongly sloping tributary valley to the Exe rising to former the skyline in ridges containing views from the city to the North West. The area is pastoral and rural in character and has no connection with the city.
Housing capacity	low	The area at a low capacity because it is divorced from the city and is rural in character.
Employment capacity	low	The area has no employment capacity because it is steeply sloping, divorced from the city and is rural in character.

LDU context

	LDU level	Agree?	Comments
Landform	strongly undulating slopes	☐	steeply sloping valley side
Landcover	farmland with woods	☒	farmland
Woodland cover	extensive coniferous	☐	discrete wooden blocks
Scale	medium	☒	
Sense of Enclosure	confined by landform	☐	framed
Cultural sensitivity	High	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☐	The area should have very high visual sensitivity because of the prominence of the slopes.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments SLINC in the upper valley and woods and pastures at lower levels.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ **Comments** stream

Skyline

Prominence/ importance prominent

Complexity simple

Comments The ridge and upper slopes form the skyline to the Exe Valley visible from the city's northern approaches.

Key views

To city ☐ The area is generally not accessible.

From city ☒ The area acts as a backcloth to the city.

Landmarks -

Detractors -

Intervisibility

high

...to key features ☐ **...from key places** ☐

Comments Part of the prominent ridge and valley sides enclosing the Exe valley the area is visible from approaches to Exeter along the road and rail corridors.

Tranquility

Noise sources roads

Views of development some

Presence of people occasional

Tranquility summary medium

Comments The area is bounded by a minor road in the valley bottom but otherwise has limited access. Potentially there are views of the northern outskirts of Exeter. The valley accommodates pylons.

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

Comments The area relates to the wider landscape and forms a continuation of the zones 34 and 36.

Visual relationship of area...

...with settlement some

...with wider landscape significant

...with adjacent assessed area? significant

Setting? ☒

Comments The area acts as part of the North Western rural setting of the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge

Form of edge

Comments n/a

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments -

Potential for improvement of settlement edge and overall mitigation

n/a

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area forms part of a strongly sloping tributary valley to the Exe containing views from the city to the North West. The area is coniferous woodland and has no connection with the city.
Housing capacity	low	The area has no capacity to housing due to its isolated yet prominent rural location.
Employment capacity	low	The area has no capacity for employment due to the steep slopes and its isolated yet prominent rural location.

LDU context

	LDU level	Agree?	Comments
Landform	strongly undulating slopes	☐	steeply sloping valley side
Landcover	farmland with woods	☒	
Woodland cover	extensive coniferous	☒	
Scale	medium	☒	
Sense of Enclosure	confined by landform	☐	framed
Cultural sensitivity	High	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☐	The area should have high visual sensitivity because of its position on prominent valley slopes.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☐

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☐ Other ☒

Comments Coniferous Plantation

Diversity uniform

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To city ☐ -

From city ☐ The area acts as a backcloth to the city.

Landmarks -

Detractors -

Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments Part of the prominent ridge and valley sides enclosing the Exe valley the area is visible from approaches to Exeter along the road and rail corridors.

Tranquility

Noise sources

Views of development some **Presence of people** rare

Tranquility summary high/medium

Comments The area is an isolated coniferous plantation and tranquillity within the area is probably high albeit close to pylons in the valley bottom.

Functional relationship of area...

...with settlement none ...with wider landscape limited

...with adjacent assessed area? limited Corridor? ☐

Comments The area is a self-contained coniferous plantation with no public access links.

Visual relationship of area...

...with settlement some ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

Comments The area acts as part of the North Western rural setting of the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☐

Nature of edge **Form of edge**

Comments n/a

Receptors and sensitivity

Receptors **Sensitivity**

rural residents high

urban residents	high
roads/rail/cycleways	medium

Comments -

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	Open flat valley floor with long views north and south with the river as the focus. Views are also possible across the valley and the area's openness and unspoilt character are important to the northern approaches to Exeter. The area has intrinsic nature conservation and amenity value.
Housing capacity	low	The area has no capacity for housing due to the qualities explained above and because the area is likely to be substantially flood plain.
Employment capacity	low	The area has no capacity for employment due to the qualities explained above and because the area is likely to be substantially flood plain.

LDU context

	LDU level	Agree?	Comments
Landform	flat valley floor	☒	
Landcover	farmland with trees	☒	
Woodland cover	none	☒	
Scale	medium	☒	
Sense of Enclosure	framed by landform and field	☒	
Cultural sensitivity	Low	☐	no comment.
Ecological sensitivity	High	☒	
Visual sensitivity	Low	☐	In this area visual sensitivity is high as key views are possible down and across the valley.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments SNCI throughout.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☒ Setting issues ☒

Comments Exwick conservation area lies to the South West. The A377 Bridge to the North is Grade 2*.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ **Comments** River Exe and channels.

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☒ The area acts as a key view corridor into the city.

From city ☐ The area acts as a key view corridor out of the city.

Landmarks churches Churches are visible from Cowley down the valley.

Detractors pylons Small pylons cross the valley and are minor detractors.
Industry to the east is a detractor.

Intervisibility

medium ...to key features ☒ ...from key places ☒

Comments The valley floor acts as an open view corridor and is overlooked by the adjacent valley sides.

Tranquility

Noise sources roads industry

Views of development one side 180 **Presence of people** infrequent

Tranquility summary medium

Comments Views of the city to the east and the south and some road noise, railway and pylons.

Functional relationship of area...

...with settlement some **...with wider landscape** significant

...with adjacent assessed area? significant **Corridor?** ☒

Comments Key river corridor linking into the city from the countryside to the north. The area is a Valley Park.

Visual relationship of area...

...with settlement significant **...with wider landscape** significant

...with adjacent assessed area? significant **Setting?** ☒

Comments The area acts as a key visual setting to the northern approach to the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments The eastern edge is linear industry and housing which is detractive. The western edge is more attractive and indented with individual properties.

Receptors and sensitivity

Receptors	Sensitivity
rural residents	high
urban residents	high
roads/rail/cycleways	medium

Comments Area is visible to transport corridors and residents.

Potential for improvement of settlement edge and overall mitigation

The industry and development to the East could be improved but not within this area.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is an important well vegetated Valley corridor acting as an informal Valley Park.
Housing capacity	low	The area has no capacity for housing due to its function as an informal park.
Employment capacity	low	The area has no capacity for employment due to its function as an informal park.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	steeply sloping valley
Landcover	Urban	☐	farmland and parkland
Woodland cover	Urban	☐	visually interlocking woodland
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	confined
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments The whole area is SNCI.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☒

Comments The university building to the North is Grade 2 and the area complements this building's setting.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments

Diversity simple

Water

Presence of Water ☒ **Comments** Brook

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors -

Intervisibility

low ...to key features ☐ ...from key places ☐

Comments This small valley is enclosed with little intervisibility and is only overlooked by adjacent development.

Tranquility

Noise sources roads

Views of development many all sides 360 **Presence of people** frequent

Tranquility summary medium/low

Comments Though the area is surrounded by the city with roads adjacent the strong tree cover and steep valley sides means that in places the area feels relatively tranquil.

Functional relationship of area...

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Corridor? ☒

Comments Important recreational valley corridor- valley park.

Visual relationship of area...

...with settlement significant ...with wider landscape none

...with adjacent assessed area? none Setting? ☒

Comments The area provides a strong green corridor within the city.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive **Form of edge** moderately indented

Comments University provides a positive edge to the north while housing is detractive to the South.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
roads/rail/cycleways	high/medium

Comments The area is well used by people for informal recreation.

Potential for improvement of settlement edge and overall mitigation

-

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The enclosed valley has very high sensitivity because of its use as a park, its steep slopes, aesthetic qualities, water features and vegetation. The Northern small plateau has less sensitivity as horse pasture although it is exposed to views and is locally prominent.
Housing capacity	medium/low	There is no capacity in the valley bottoms and on the steep slopes. There may be potential for very carefully located and well-designed houses to the North.
Employment capacity	low	There is no capacity for employment due to the parkland use, character, steep slopes and fine grain of the area.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	steeply sloping valley side
Landcover	Urban	☐	parkland, pasture and woodland
Woodland cover	Urban	☐	extensive woodland
Scale	Urban	☐	Intimate
Sense of Enclosure	Urban	☐	confined
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☒

Comments Grade 2 listed buildings lie to the east and southeast.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments Valley is decorative parkland and woodland and horse pasture lies to the North.

Diversity complex

Water

Presence of Water ☒ Comments streams and ponds.

Skyline

Prominence/ importance apparent **Complexity** simple

Comments The land to the North forms a local skyline.

Key views

To city ☒ Attractive views to the church and Cathedral from the higher land to the North.

From city ☐

Landmarks -

Detractors Structures associated with 'horsiculture' are a minor detractor.

Intervisibility

low **...to key features** ☐ **...from key places** ☐

Comments The valley component of this zone is highly enclosed with little intervisibility while the small raised area to the north does have some degree of intervisibility with areas to the south.

Tranquility

Noise sources people

Views of development many all sides 360 **Presence of people** infrequent

Tranquility summary medium/low

Comments Though it is possible to hear the buzz of the city in the upper area and development is visible through trees on all sides the area does have some tranquillity particularly in the valley bottom by the ponds.

Functional relationship of area...

...with settlement significant **...with wider landscape** limited

...with adjacent assessed area? limited **Corridor?** ☒

Comments Stream corridor has accessible footpath from surrounding housing and university and appears well used.

Visual relationship of area...

...with settlement significant **...with wider landscape** limited

...with adjacent assessed area? limited **Setting?** ☐

Comments The area acts as a green setting to the University and surrounding residential areas.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge moderately indented

Comments The settlement edge is visible amongst trees.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments -

Potential for improvement of settlement edge and overall mitigation

—

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	Steep sided valleys with intimate field patterns and strong tree cover which have high ecological and cultural value and also used for recreation.
Housing capacity	medium/low	The area has a limited capacity the housing due to its steep slopes, skylines and intimate character. There may be very limited opportunity for single houses.
Employment capacity	low	There is no capacity for employment uses due to the steeply sloping and fine-grained character of the area and adjacent residential uses.

LDU context

	LDU level	Agree?	Comments
Landform	steeply sloping valley side	☒	
Landcover	farmland with woods	☒	
Woodland cover	discrete mixed woods	☐	visually interlocking woodland
Scale	large	☐	small-scale
Sense of Enclosure	open	☐	framed
Cultural sensitivity	High	☒	
Ecological sensitivity	Very high	☒	
Visual sensitivity	Low	☒	visual sensitivity is higher on higher slopes and skyline.

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments SNCI and Belvedere Meadow nature reserve in the area.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments Valley Park.

Diversity diverse

Water

Presence of Water ☒ **Comments** stream

Skyline

Prominence/ importance apparent **Complexity** simple

Comments The skyline is apparent to the south as a setting to the university.

Key views

To city ☐ Views are limited by tree cover.

From city ☐ -

Landmarks -

Detractors -

Intervisibility

medium **...to key features** ☐ **...from key places** ☐

Comments This valley and ridge does have some intervisibility with countryside to the west.

Tranquility

Noise sources people

Views of development many 270

Presence of people infrequent

Tranquility summary medium

Comments Though housing development is visible it is set within well vegetated and mature gardens for the most part. There are occasional users of the park and overall the area feels like a backwater with no through access.

Functional relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? some **Corridor?** ☒

Comments Footpaths and the park link the settlement to the countryside.

Visual relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? some **Setting?** ☒

Comments The area forms part of the hillside setting to the River Exe valley and there are views out to the hills beyond. The area forms part of the setting of the University to the South and West.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge neutral

Form of edge highly indented

Comments New houses integrate better into the landscape and are a higher standard of design than older housing stock[apart from one example].

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments -

Potential for improvement of settlement edge and overall mitigation

Additional trees would help integrate existing settlement.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The area has a strong recreational function forming part of the green valley floor corridor.
Housing capacity	low	The area has no capacity for housing due to its recreational value.
Employment capacity	low	The area has no capacity for employment due to its recreational value.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	Flat valley floor
Landcover	Urban	☐	parkland
Woodland cover	Urban	☐	limited
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	open/framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐

Comments A small part of the area is SNCI.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments Parkland and allotments.

Diversity diverse

Water

Presence of Water ☒ **Comments** River adjacent.

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☒ Key landmarks in the city are visible from the area.

From city ☒ The city looks down onto the valley floor.

Landmarks -

Detractors Railway dissects area and commercial areas lie adjacent.

Intervisibility

medium **...to key features** ☒ **...from key places** ☐

Comments This open valley floor is intervisible with the valley sides including parts of the city centre.

Tranquility

Noise sources people other

Views of development many all sides 360 **Presence of people** frequent

Tranquility summary low

Comments The area is well used as a park, is surrounded by development on the valley bottom and valley sides and the railway passes through.

Functional relationship of area...

...with settlement significant **...with wider landscape** some

...with adjacent assessed area? some **Corridor?** ☒

Comments The area forms part of the valley recreation corridor accessible from surrounding housing.

Visual relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? some **Setting?** ☒

Comments The area acts as part of the valley floor visual corridor and act as a setting for the city.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments Commercial areas adjacent are unsightly.

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

roads/rail/cycleways

medium

Comments The area is well overlooked.

Potential for improvement of settlement edge and overall mitigation

Improve industry boundary.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high	The area is a highly sensitive river corridor which is strong visual focus for the city with a high historic, nature conservation and recreational value as a Valley Park.
Housing capacity	low	The area has no capacity for housing due to its sensitivity.
Employment capacity	low	The area has no capacity for employment due to its sensitivity.

LDU context

	LDU level	Agree?	Comments
Landform	Urban	☐	River corridor
Landcover	Urban	☐	River corridor
Woodland cover	Urban	☐	none
Scale	Urban	☐	medium
Sense of Enclosure	Urban	☐	framed
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☒ SLINC ☐**Comments** River is SNCI.

Historic

SAM ☐ SMR features ☐ Conservation Area ☒ Grade 1/2* Listing ☒ Setting issues ☒**Comments** Various listed buildings including Grade 2* and Grade 2 lie on the banks to the east and west. Conservation areas lie at the centre of the city, Exwick and elsewhere.

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☐ Recreation ☒ Other ☒**Comments** River corridor- drainage and recreation function.**Diversity** simple

Water

Presence of Water ☒ **Comments**

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☒ Key corridor through the city.

From city ☒ Key corridor through the city.

Landmarks cathedral views to Cathedral and other key buildings.

Detractors Industrial structures and buildings to the South West and some engineered river structures.

Intervisibility

medium ...to key features ☒ ...from key places ☒

Comments This river corridor is overlooked by the adjacent valley sides including parts of the city centre.

Tranquility

Noise sources roads people

Views of development many all sides 360 **Presence of people** constant

Tranquility summary low

Comments The area is surrounded by the city and is well used.

Functional relationship of area...

...with settlement significant ...with wider landscape significant

...with adjacent assessed area? significant Corridor? ☒

Comments The area provides a recreational corridor for the city and drains the valley.

Visual relationship of area...

...with settlement significant ...with wider landscape significant

...with adjacent assessed area? significant Setting? ☒

Comments The area acts as a key visual corridor through the city linking through to the valley floors to the north and south.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☒ **C20-21 edge** ☒

Nature of edge neutral **Form of edge** highly indented

Comments The settlement edge varies considerably from positive buildings and frontages, mainly to the North East and some detractors to the South West such as the gas holders and roads.

Receptors and sensitivity

Receptors

urban residents

roads/rail/cycleways

long distance/public footpaths

Sensitivity

high/medium

high/medium

high/medium

Comments The area is well used the river is a natural focus.

Potential for improvement of settlement edge and overall mitigation

Improve the building frontages particular to the South West but not within the area.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	high/medium	The area is sensitive with drainage ditches with visual links to the Exe valley bottom to the North and is exposed to view from adjacent roads.
Housing capacity	medium/low	The area has very low if any capacity for housing due to its characteristics which visually link it with the valley floodplain to the north and the fact that it is overlooked as a gateway to the city from roads to the south.
Employment capacity	medium/low	The area has very low if any capacity for employment due to its characteristics which visually link it with the valley floodplain to the north and the fact that it is overlooked as a gateway to the city from roads to the south.

LDU context

LDU level		Agree?	Comments
Landform	flat valley floor	☒	
Landcover	farmland with no trees	☒	
Woodland cover	only ditchside willow	☒	
Scale	large	☐	medium
Sense of Enclosure	open	☒	
Cultural sensitivity	Low	☒	
Ecological sensitivity	High	☒	
Visual sensitivity	Moderate	☒	

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☒

Comments All the area is covered by SLINC.

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments There is Grade 2 building at Cotfield to the west up the slope.

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☒ Other ☐

Comments A cycle path runs through part of the area.

Diversity diverse

Water

Presence of Water ☒ **Comments** Matford Brook crosses the area and there are some drainage ditches.

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ Views across land towards the city from roads/roundabout.

From city ☐ -

Landmarks -

Detractors Adjacent busy roads and commercial area to the north west.

Intervisibility

medium ...to key features ☐ ...from key places ☐

Comments The area is part of valley floodplain with few screening boundaries.

Tranquility

Noise sources roads industry people

Views of development many 270 **Presence of people** frequent

Tranquility summary medium/low

Comments The area has roads on one side, buildings on another side and a railway on a third. These elements reduce tranquillity.

Functional relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? significant **Corridor?** ☒

Comments The area has a new cycle path which will be a useful link into the valley floor. The area may have a functional and management link with the valley floor to the North.

Visual relationship of area...

...with settlement limited **...with wider landscape** some

...with adjacent assessed area? significant **Setting?** ☐

Comments The area has significant similarities and links with the valley floor to the north - Zone 24.

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Nature of edge negative **Form of edge** smooth/linear

Comments The commercial estate to the north is prominent and a detractor.

Receptors and sensitivity

Receptors	Sensitivity
roads/rail/cycleways	medium
	medium

Comments The adjacent roads overlook the area.

Potential for improvement of settlement edge and overall mitigation

The commercial estate would benefit from better screening to the West.

Zone sensitivity and capacity summary

		Justification
Landscape sensitivity	medium	A pleasant plant nursery, which though built up in parts has attractive fields interspersing structures. The area is generally well screened from adjacent uses with no wider public functional use. The zone forms part of a green corridor into the city.
Housing capacity	medium	The area may have some capacity due to its generally well screened character. Its role contributing to a green corridor should be retained.
Employment capacity	medium/low	The area has very limited capacity due to its small scale grain particularly to the west. Small scale commercial may be possible but only in the main nursery glass house area.

LDU context

LDU level		Agree?	Comments
Landform	Urban	☐	valley side gently sloping to the south east
Landcover	Urban	☐	plant nursery and improved grassland
Woodland cover	Urban	☐	trees on boundaries with some ornamental trees
Scale	Urban	☐	small
Sense of Enclosure	Urban	☐	confined
Cultural sensitivity	Urban	☐	-
Ecological sensitivity	Urban	☐	-
Visual sensitivity	Urban	☐	-

Biodiversity

SAC ☐ SSSI ☐ SNCI ☐ SLINC ☐

Comments -

Historic

SAM ☐ SMR features ☐ Conservation Area ☐ Grade 1/2* Listing ☐ Setting issues ☐

Comments -

Function of Area

Pastoral ☐ Arable ☐ Horticulture ☒ Recreation ☐ Other ☐

Comments Plant nursery with small scale improved grass fields

Diversity diverse

Water

Presence of Water ☐ Comments -

Skyline

Prominence/ importance not applicable **Complexity**

Comments -

Key views

To city ☐ -

From city ☐ -

Landmarks -

Detractors Adjacent A roads

Intervisibility

low **...to key features** ☐ **...from key places** ☐

Comments The area is well screened from adjacent areas and roads with relatively limited intervisibility.

Tranquility

Noise sources roads aircraft

Views of development some **Presence of people** frequent

Tranquility summary medium/low

Comments The area has development on several sides including busy roads to the north but is generally well screened except to east. Visitors reduce tranquillity but there are some pockets of relative tranquillity in the centre of the site.

Functional relationship of area...

...with settlement some **...with wider landscape** some

...with adjacent assessed area? none **Corridor?** ☐

Comments The nursery excludes other uses and links to adjacent areas. The area acts as part of a green corridor of land linking to the wider landscape to the east and south.

Visual relationship of area...

...with settlement some **...with wider landscape** none

...with adjacent assessed area? limited **Setting?** ☐

Comments The area provides a pleasant edge to A379 to the north and to the lane to the south with associated housing.

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ **C20-21 edge** ☒

Comments Ribbon development of detached houses.

Receptors

high / medium

high/medium

roads/rail/cycleways

Potential for improvement of settlement edge and overall mitigation

—

APPENDIX 1

Glossary of Terms

GLOSSARY OF TERMS

Note: This glossary is not a complete coverage of all words or terms used in the study. For instance it does not cover technical geological, ecological or historical landscape terms. Rather, it addresses those terms used as part of this method or in the descriptions, where meanings diverge from common parlance or are not explained in the method statement.

Amenity (Planting)-	planting to provide environmental benefit such as decorative or screen planting.
Analysis-	the process of dividing up the landscape into its component parts to gain a better understanding of it.
Ancient Woodland-	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent-	object visible in the landscape.
Approach-	the step-by-step process by which landscape assessment is undertaken.
Arable-	land used for growing crops other than grass or woody species.
Assessment-	term to describe all the various ways of looking at, analysing, evaluating and describing the landscape.
Biodiversity-	the variety of life including all the different habitats and species in the world.
Conservation-	the protection and careful management of natural and built resources and the environment.
Carr-	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
Character-	see Landscape Character.
Characteristics-	elements, features and qualities which make a particular contribution to distinctive character.
Character Area [CA]-	see landscape character area
Characterisation-	the process of identifying areas of similar character, classifying and mapping them and describing their character.
Complexity-	[in the context of describing a skyline]how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Condition-	the degree to which a landscape is soundly managed, is fit for purpose or achieves optimum biodiversity.
Coppicing-	the traditional method of woodland management in which trees are

	cut down near to the ground to encourage the production of long, straight shoots that can be harvested.
Consistent-	relatively unchanging element or pattern across a given area of landscape.
Cultural pattern-	expression of the historic pattern of enclosure and rural settlement.
Cultural sensitivity-	reflects the relative time depth (or continuity) of a landscape through history, and the degree to which its characteristics [such as hedgerows and settlements] are exhibited in the landscape (consistency).
Diversity-	[in terms of the function of an area] the variety of different functions of an area.
Dominant-	main defining feature or pattern.
Ecological sensitivity-	reflects the extent of survival and intactness of semi-natural habitats or patches [areas].
Element-	individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures and rock outcrops.
Feature-	prominent eye catching elements e.g. wooded hill top or chapel.
Field Boundary-	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size -	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology-	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type-	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge-	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank-	earth bank or mound relating to a hedge.
Horticulture-	intensive form of cropping, such as vegetables or fruit.
Improved [in relation to soils or pasture]-	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.
Inherent	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.

Joint Character Area-	area of land [one of 159] based on broad landscape character defined by a national landscape character assessment in 1990s for the Countryside Agency corresponding with nationally derived Natural Areas defined by English Nature eg Bodmin Moor.
Landcover-	combinations of natural and man-made elements including vegetation that cover the land surface.
Land cover parcel-[LCP]	Land Cover Parcels are discrete areas of land nested within a larger LDU reflecting variations in the physical character of the land. Bounded by roads, railways, water courses and parish boundaries, these units define areas with similar patterns of land use, field pattern and tree cover.
Landscape-	primarily the visual appearance of the land including its shape, form and colours. However, landscape is not purely a visual phenomena. The landscape relies on a range of other aspects including geology, landform, soils, ecology, archaeology, landscape history, land use, settlement character and pattern and cultural associations.
Landscape Capacity-	the degree to which a landscape/seascape is able to accept change without significant effects on its overall character, or overall change of landscape/seascape character type.
Landscape Description Unit [LDU]-	distinct and relatively homogenous unit of land, each defined by four attributes- physiography and ground type, landcover and cultural pattern.
Landform-	combinations of slope and elevation which combine to give shape and form to the land.
Landscape Character-	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area [CA]-	area with common characteristics- in this study it is made up of a number of adjacent landscape description units with common perceptual and other characteristics.
Landscape Resource-	The overall stock of the landscape and its component parts. [The landscape considered as a measurable finite resource like any other eg minerals, land, water].
Landscape Sensitivity-	the inherent sensitivity of the landscape itself, irrespective of the type of change which may be under consideration. It is a combination of the sensitivity of the landscape resource and the visual sensitivity of the landscape.
Landscape value-	the relative value that is attached to different landscapes. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of

	conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value.
Mixed Farmland-	a combination of arable and pastoral farmland.
Mosaic-	mix of different landcovers at a fine grain such as woodland, pasture and heath.
Objective-	method of assessment in which personal feelings and opinions do not influence characterisation.
Outcrop-	the area where a particular rock appears at the surface.
Pastoral-	land down to grass either grazed by animals or for cutting.
Physiography-	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon-	discrete digitised area in a geographic information system[GIS].
Prominent-	noticeable feature or pattern in the landscape.
Protect-	to keep from harm.
Qualities-	aesthetic [objective visible patterns]or perceptual [subjective responses by the landscape assessor] attributes of the landscape such as those relating to scale or tranquillity respectively.
Regional Character Areas-	see Joint Character Areas
Receptor-	receptors [in this report] are defined as people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include urban or rural residents, users of public footpaths, roads, rail or cycleways.
Resource-	see landscape resource.
Restore-	repair or renew.
Riparian-	vegetation associated with the water body, usually a river or stream.
Semi-natural vegetation-	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
Sense Of Place-	the character of a place that makes it locally distinctive ie different from other places.
Sensory-	that which is received through the senses ie sight, hearing, smell, touch.

Settlement-	all dwellings/habitations, whether single or clustered in cities, towns and villages.
Settlement Pattern-	the predominant pattern of settlement in an area.
Subjective-	method of assessment in which personal views and reaction are used in the characterisation process.
Topography-	term used to describe the features of the Earth's surface.
Value-	see landscape value
Vernacular-	built in the local style, from local materials.
Visual Impacts-	the likely visual effects that would result from a development proposal or change in land management.
Visual sensitivity-	visual sensitivity or 'visibility' is the third component of landscape sensitivity, and is a measure of the degree to which change is likely to cause a visual impact within a particular landscape.

Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CA	Character area
C20	20 th century
SAC	Special Area of Conservation
GIS	Geographic information system
JCA	Joint character area
LBAP	Local Biodiversity Action Plan
LCA	Landscape character assessment
LDU	Landscape description unit
PSAC	Provisional Special Area of Conservation
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SLINC	Site of Local Interest for Nature Conservation
SMR	Scheduled Monument Record
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

APPENDIX 2

County Landscape Assessment Method for Landscape Description Units

THE LIVING LANDSCAPES METHOD

DEFINITIVE AND DESCRIPTIVE STEPS

September 2006

The importance of the spatial framework

A key component of the character-based approach to rural decision making that has been developed as The Living Landscapes Method is the use of Geographical Information System (GIS) technology, which is now widely available. GIS allows datasets to be displayed showing the relationship between an entity (eg a polygon or line), and its attributes (eg length, height, condition). Any GIS software can be used to perform these tasks, including ArcGIS and MapInfo.

This technology greatly facilitates the storage, analysis and presentation of spatial (map based) data, allowing environmental and other information to be compared **across both space and time**, thus enabling the user to ask questions of the data and to generate hypotheses. The use of GIS also necessitates a rigorous approach to data storage and manipulation, and hence provides the opportunity for establishing a structured database of archival quality.

For GIS to be used effectively as a decision support tool it is essential to create a structured, spatial framework for describing and evaluating the countryside. This framework operates at different spatial levels, ranging from the national/regional (1:250,000), through the county/ district (1:50,000), down to the individual farm/site (1:10,000).

Figure 1: Assessment hierarchy at different levels of spatial resolution

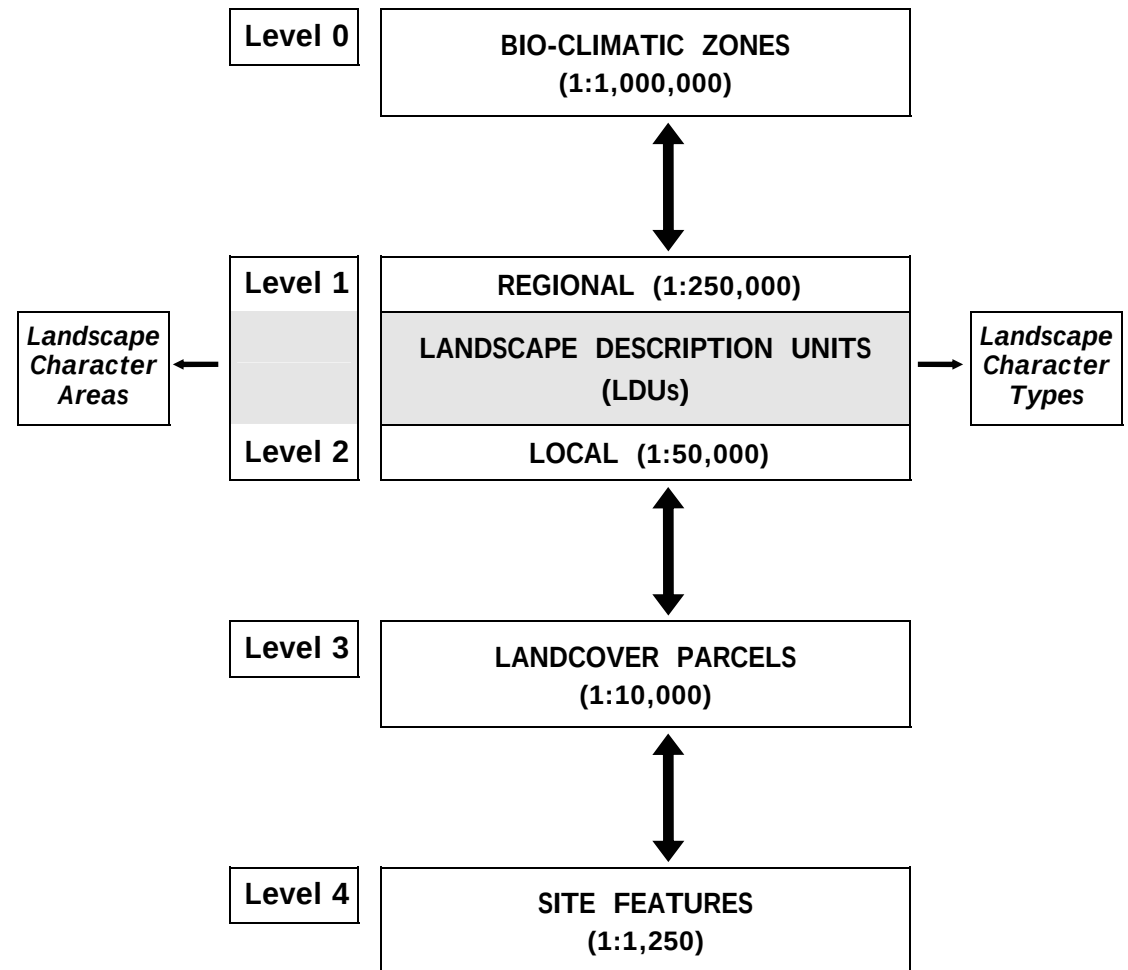


Figure 1 illustrates the relationship between the different levels of assessment. The *landscape scale*, which sits in the middle of the diagram, can be defined as a scale of assessment that is smaller than the global environment, but larger than the individual site. It is the integrating scale, providing a landscape context for farm and site based (Level 3) decision making, whilst linking with and (providing the focus for) national/regional policy objectives.

Landscape Description Units

The fundamental building block of the hierarchy at the landscape level is the **Landscape Description Unit** (LDU). LDUs are distinct and relatively homogenous units of land, each defined by a series of **definitive** attributes, so called because they define the extent of each spatial unit.

There are **four** attributes used to define LDUs at Level 2

- *physiography* and *ground type*, which together encapsulate the underlying natural dimension of the landscape
- *landcover*, reflecting surface vegetation; and *cultural pattern*, which describes the structural component of the cultural landscape.

The natural dimension of the landscape (physiography and ground type) is mapped first, not only because it provides a context for analysing the historical evolution of the landscape, but also because the baseline attributes of relief, geology and soils have 'real' boundaries which can be readily defined. In practice this entails firstly defining the more immediately distinct areas, where the pattern of topography relates clearly to changes in geology and soil.

Cultural attributes do not usually have such clearly defined boundaries, but because of the constraints that have historically been imposed on land utilisation by slope, soil fertility and drainage it is often possible to map cultural patterns at the landscape scale using the emerging LDU framework.

It is an iterative process requiring comparison of all the data to help define the less immediately visible distinctions in the landscape. For example, a break in slope which coincides with a change in soil type and tree cover to the plateau above will be easily identifiable as a sharp boundary, where a few steps takes you into a clearly different landscape, whereas the transition between a dispersed and a nucleated settlement pattern in a rolling landscape maybe several kilometres wide and is likely to require examination of HLC and other information to help map a line to its best location.

Definitive attributes are derived through a process of overlay mapping which is described in more detail below. This process was traditionally achieved by physically overlaying a number of acetate sheets one on top of the other. Carrying out the same process on GIS not only overcomes the problems associated with enlarging/reducing source maps at different scales, but it also allows far greater scope in the actual analysis of the data. The digital datasets used in defining LDUs vary with availability from the client but typically include: geology, 10m contours, soils, farm census data, settlements, woodland, ancient woodland, HLC, moorland, OS 1:50k, and the National Typology. Other datasets may be referred to where available.

Each aspect of the analysis, and the attributes defined is outlined below.

Physiographic analysis

Physiography is an expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of subsequent geomorphological processes. Two definitive attributes are used at Level 2, one defining the geological structure (and relative relief) of the unit and the other to describe the form (and relative relief) of the land surface. This is derived from interpretation of the relationship between geological and contour data. Physiographic boundaries should ideally follow clear 'breaks in slope' that are related to geological boundaries. Where there is no obvious break in slope (eg. the transition between the dip slope of an escarpment and an adjoining vale) a 'best fit' line (ie. a line that has been adjusted to match the surface landform) should be defined that reflects the geological boundary. The physiographic character is denoted in the GIS in the Phys_D column.

Coastal dunes - low hills/ridges of sand piled up by the wind along sandy coasts

Marine levels - extensive areas of flat land formed by the recent deposition of waterbourne drift, mainly of marine origin, in low-lying coastal areas - land usually at or below sea level and may include intertidal flats covered by water at high tide.

River valleys - flat, low-lying land formed by the recent deposition of waterbourne drift in larger river valleys, but also including other low-lying areas formed from lacustrine (lake) drift.

Glacial vales & valleys - low-lying land, generally below 90 metres (300 feet) - associated with drift laid down by ice sheets in clay vales, coastal plains and broad valley bottoms.

Glacial lowlands - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography - associated with drift laid down by ice sheets.

Periglacial plateau - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

Periglacial uplands - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, associated with dissected areas of glacial drift.

Soft rock vales & valleys - low-lying land, generally below 90 metres (300 feet) - associated with clay vales and broad valley bottoms.

Soft rock lowlands - areas of intermediate relief, generally below 90 metres (300 feet), with an apparent rolling, in places undulating topography.

Soft rock plateau - uniformly elevated tracts of gently rolling relief, usually bounded on one or more sides by steeper ground which drops to lower land - often dissected by narrow, steep sided valleys at a greater level of detail.

Soft rock uplands - elevated tracts of land with a pronounced undulating, in places steeply sloping relief, comprising hilltops, ridges and narrow, often steep sided valleys.

Scarp slopes & ridges - distinct, often steep sided tracts of elevated/undulating relief, generally well defined by clear breaks in slope - may be in the form of discrete hills/ridges, valley sides, or as rising ground (eg. scarp slopes) on the edge of higher land.

Ground type analysis

Ground type is an expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use. Two definitive attributes are used at Level 2, one describing the nature of the underlying bedrock/drift, the other to reflect variations in the process of soil formation related to drainage and soil fertility. This is derived from interpretation of geological (rock type), soils and land use data. The ground type is denoted in the GIS in the Phys_D column

Saltmarsh - uncultivated tracts of coastal marshland developed directly on unconsolidated mud/silt and covered by the sea at high tide - also includes slightly elevated areas with muddy channels.

Fenland - marginal land associated with organic soils derived from partially decomposed plant remains - perennially wet where undrained, but in many places (eg. The Fens) groundwater controlled by ditches and pumps.

Wet meadowland - slowly permeable mineral soils developed on alluvial drift and supporting wetland, or relic wetland (lines of willow, reeds in ditches) vegetation. Seasonal, or perennial waterlogging is the main constraint to agricultural production.

Dry meadowland - free-draining mineral soils developed on alluvial drift. Seasonal waterlogging may be a constraint to agricultural production but in most places groundwater is controlled by ditches and pumps.

Wet claylands - slowly permeable soils, typically developed on soft clays and glacial tills. Seasonal waterlogging is the main constraint to agricultural production and in central and

western areas this ground type is mainly under permanent grassland.

Claylands - slowly permeable soils, typically developed on soft clays and glacial tills. Although at risk in wetter areas to seasonal waterlogging, this ground type is utilised extensively for cereal growing in Eastern England.

Heavy Brown soils - slowly permeable, often base poor fine loamy and clayey soils developed on plateau drift and clay-with-flints, typically overlying chalk bedrock.

Loamy Brown soils - reddish/brown, free-draining mineral soils developed on mudstone, siltstone, or drift at elevations below about 180m (600ft).

Sandy Brown soils - light, free-draining sandy and coarse loamy soils developed on soft sandstones and sandy drift. In places can include localised patches of wetland (denoted by Bw), or nutrient poor/podzolic (denoted by Bd) soils.

Sandlands - nutrient poor (podzolic) sandy or coarse loamy soils, some with a humic topsoil, supporting dwarf shrub heath, acidic grassland, or relic heathy vegetation (bracken, gorse, etc.) - associated normally with sandstone, or sandy drift.

Dunes sands - low hills/ridges of unconsolidated sands piled up by the wind along sandy coasts. Also includes gravel ridges formed by wave action.

Intertidal sands - uncultivated tracts of coastal sand covered by the sea at high tide.

Calcareous Brown soils - free draining base rich loamy soils developed on soft limestone and chalky drift at elevations below about 180m (600ft). Often includes localised patches of shallow (denoted by Br) soils.

Shallow soils - free draining loamy soils developed directly over chalk or limestone at elevations below about 300m (1000ft) - frequently distinguished by stony soils and/or rock outcrops with relic calcareous grassland on steeper slopes.

Loamy gleys - heavy land with slowly permeable base poor loamy and clayey soils. The land is mainly under permanent grassland due to seasonal waterlogging, with patches of wet heath grading into wet moorland at higher elevations in the north and west.

Dry heath/moor - uncultivated tracts of 'open' land (excluding bog) dominated by heather and other dwarf shrub vegetation

Rough pasture - other uncultivated tracts/patches of 'open' land dominated by grassland species, often in association with bracken and/or gorse - usually developed on shallow mineral soils in both hard and soft rock areas

Blanket/raised bog - uncultivated tracts of semi-natural vegetation (raised, valley and blanket bog) associated with wet humic soils which are more or less permanently waterlogged - often covered in dwarf shrub vegetation

Landcover analysis

Landcover is an expression of the type of vegetation (natural and man made) covering the land surface. Two definitive attributes are used at Level 2, one describing the predominant land use/type of farming, the other reflecting the contribution that trees and woodlands make to the character of the landscape. The broad pattern of primary land use and associated tree cover at the farm type level as related to the inherent physical (slope, drainage, fertility) and economic constraints within a particular area. The

pattern of land cover is denoted by 2-digit 'Land_D' code within the GIS database.

Ancient wooded farmlands/Ancient wooded - landscapes characterised by extensive areas of broadleaved woodlands, mainly of ancient origin (as defined on the ancient woodland inventory), which pre-date the surrounding enclosure pattern. This pattern typically displays clear signs of piecemeal woodland clearance, including irregular woodland outlines and frequent woodland place names ending in terms such as 'ley' and 'hurst'.

Secondary wooded - landscapes with a dynamic tree cover pattern, characterised by extensive patches of recent (in historical terms) secondary and/or plantation woodlands which are often superimposed unconformably on a pre-existing unwooded landscape.

Ancient farmlands - arable landscapes characterised by individual blocks, or clusters of ancient woods which are often significantly larger than the surrounding enclosure pattern.

Estate farmlands - arable landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

Settled farmlands - arable landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of arable field, or former 'waste'.

Open farmlands - treeless tracts of cultivated land where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

Ancient pastoral farmlands - pastoral landscapes characterised by a mixture of scattered, often dense, hedgerow trees (typically oak) and small irregularly shaped woods, mostly of ancient origin.

Estate pastures - pastoral landscapes characterised by an ordered pattern of discrete field sized, or larger, estate plantations/coverts which were planted at the same time, or which post date the surrounding enclosure pattern.

Settled pastures - pastoral landscapes characterised by small coverts and/or thinly scattered, or small groups of trees, often associated with farmsteads, in an otherwise 'open' setting, typically created by Parliamentary type enclosure of former 'waste'.

Open pastures - treeless tracts of pastoral farmland where natural constraints, or traditional management practices, generally preclude the establishment of tree cover.

Secondary wooded wildland - uncultivated, tracts of predominantly semi-natural vegetation characterised by recent (in historical terms) tracts of naturally regenerated woodland/secondary tree cover.

Open wildland - treeless, usually uncultivated, tracts of open land where natural constraints (climate and/or soils), or traditional management practices, generally preclude the establishment of tree cover.

Wooded disturbed land - tracts of disturbed land where naturally regenerated woodland/secondary tree cover have been allowed to develop.

Open disturbed land - treeless tracts of disturbed land where the existing land use (eg mineral extraction, etc.) generally precludes the establishment of tree cover.

Arable farmlands - unwooded arable landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

Pastoral farmlands - unwooded pastoral landscapes characterised by scattered trees (usually in hedgerows and/or along ditches) and small patches of scrub

Cultural pattern analysis

Cultural pattern is an expression of the structural component of the cultural landscape as reflected in the historic pattern of enclosure and rural settlement. Two definitive attributes are derived, one describing the broad pattern of village formation and settlement dispersion, the other reflecting the structure (size/tenure) of agricultural holdings. The cultural pattern is denoted in the 'Sett_D' code within the GIS database.

Villages and estate farms - rural landscapes characterised by discrete, usually large villages and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

Villages and large farms - rural landscapes characterised by discrete, usually large villages and medium sized (<95 ha), often tenanted farms.

Villages and small farms - rural landscapes characterised by discrete villages and small to medium sized (<65 ha), mainly owner occupied farms.

Clustered with estate farms - settled rural landscapes characterised by multiple settlement clusters and large (>65 ha) estate farms

(defined as those areas where >50% of the land is managed by tenant farmers).

Clustered with large farms -settled rural landscapes characterised by multiple settlement clusters and medium sized (<95 ha), often tenanted farms.

Clustered with small farms - settled rural landscapes characterised by clusters of wayside dwellings and small (<65 ha), mainly owner occupied farms.

Dispersed with large estates - estate landscapes characterised by loose clusters of dwellings and large (>65 ha) estate farms (defined as those areas where >50% of the land is managed by tenant farmers).

Dispersed with small farms - rural landscapes characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms.

Enclosed fenland/Enclosed waste - a sparsely settled rural landscape of large (>65 ha) estate farms, characterised by a surveyor enclosed pattern of large rectilinear fields and isolated farmsteads.

Settled fenland/Settled common - an often densely settled rural landscape characterised by loose clusters of dwellings and small (<65 ha), mainly owner occupied farms within a surveyor enclosed pattern of small-medium sized rectilinear fields.

Meadow and marsh - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh.

Meadowland - large farms - largely unsettled agricultural landscapes associated with medium sized, often tenanted farms on river floodplains.

Meadowland - small sized farms - largely unsettled agricultural landscapes associated with small, mainly owner occupied farms on river floodplains.

Meadowland - meadowland on large estates - largely unsettled agricultural landscapes often characterised by a surveyor enclosed pattern of large rectilinear fields on river floodplains and coastal grazing marsh

Unsettled wildland - extensive areas of uncultivated, mainly unenclosed land (including moor, heath, coastal dunes and salt marsh) characterised by the virtual absence of human habitation.

Definitive and descriptive information

The definition of discrete LDUs provides units which are the building blocks of the landscape. The four definitive attributes (physiography, ground type, land cover and cultural pattern) tell us much about each LDU, but not the complete picture. Descriptive information, such as the visual and perceptual aspects of landscape, must also be collected and this coverage of LDUs provides the meaningful and structured spatial framework for gathering this descriptive information about the landscape. **Descriptive** attributes include both character-based information (eg species associations, building styles, etc.), as well as qualitative information relating to the significance of particular attributes, their condition and their vulnerability to change. All of this information is held on a GIS database linked to the LDU polygons.

The process of LDU mapping and subsequent characterisation with other descriptive data also enables broad patterns to be

distinguished, which in turn makes it possible to begin to understand the relationship between the many factors that contribute to landscape character. The iterative nature of this process greatly assists in the understanding of how a particular landscape has developed and is the key to assessing the character of that landscape.

Once the inherent character of the land has been described it is then much easier to understand and describe the more intangible aesthetic aspects of the landscape, such as scale, form and enclosure. Although these are the qualities which are most apparent to viewers on the ground, the fact that they are almost invariably controlled by either relief, or the surface pattern of vegetation and land use, explains why the LDUs defined by the process of overlay mapping can be used as a basis for defining Landscape Character Types and/or Character Areas.

Similarly, it is much easier to evaluate the condition of a particular landscape, or its capacity to accept change, where this is underpinned by a working knowledge of how that landscape has evolved.

Field survey

The field survey provides the opportunity to undertake a number of key tasks, including:

- incorporating the visual/aesthetic/perceptual dimension
- recording the condition of the landscape, including both the ecological and cultural aspects

- verifying LDUs and identifying any refinements to LDU and Character Areas boundaries
- assessing any particular qualities, and/or problems in areas of particular pressure or sensitivity, including seascapes.

It also provides the basis for deriving or reviewing Character Area or Type boundaries and associated descriptions.

The survey form

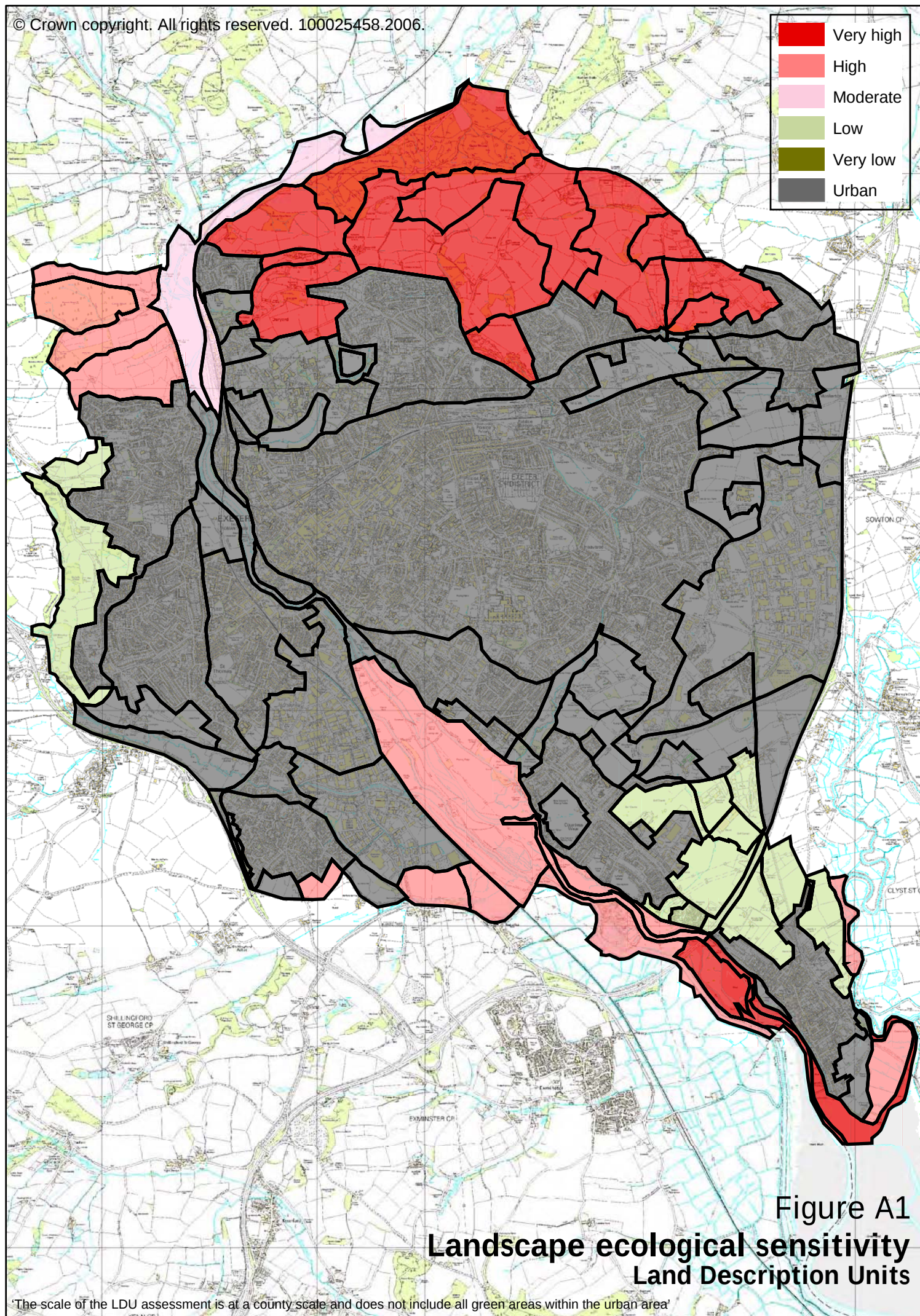
The survey form was developed in partnership with the Steering Group, and was designed to ensure that a structured, consistent recording of information was possible. Character and condition information is collected in distinct sections, in a mixture of guided responses (ie selection from a list of alternatives) with associated descriptive sections. This provides the consistency of responses in the guided responses which allows these responses to be mapped (eg field size), as well as greater descriptive colour.

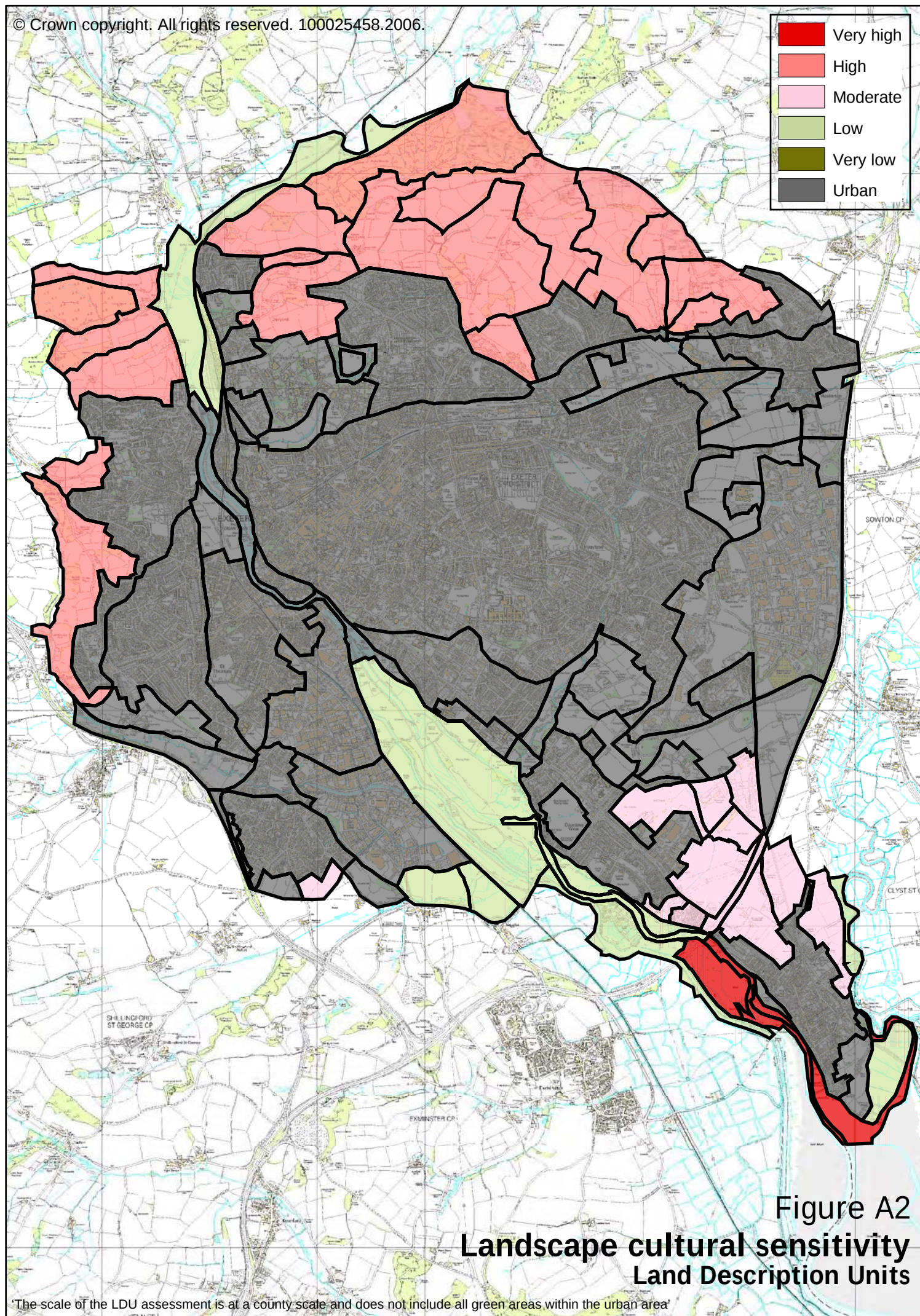
The overall character and overall condition statements give the surveyor the opportunity to draw together the more structured responses recorded on the form: the importance of these descriptive statements in informing both LDU and Character Area level work was emphasised to all surveyors.

Some aspects of the study were considered to require additional survey, and as such the field survey included extra sections for

APPENDIX 3

Appendix Figures





Colours are used only to indicate the coverage of each LCP

