

Exeter
Landscape Sensitivity Assessment

Task A Land Parcel Review and Method Report

for
Exeter City Council

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Tel: 029 2236 2416
Email: sw@whiteconsultants.co.uk
Web: www.whiteconsultants.co.uk



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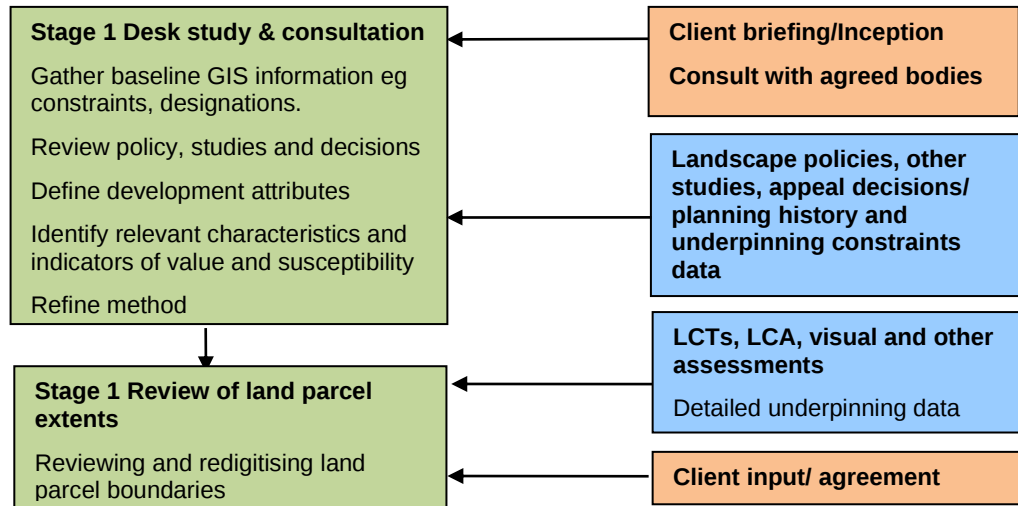
1. Introduction

- 1.1. White Consultants were appointed by Exeter City Council (ECC) in April 2022 to undertake an assessment of landscape sensitivity of the environs of Exeter to inform the site allocation through the emerging Exeter Local Plan process.
- 1.2. This report addresses Task A of the brief which includes a refinement of the method and a review of land parcels derived from the Exeter landscape sensitivity and capacity study, White Consultants, 2007. A desk study has been carried out which has informed the initial findings.
- 1.3. The criteria and indicators for judging sensitivity are set out in **Appendix A**. The land parcel assessment proforma is included in **Appendix B**. The review of land parcels for assessment is set out and mapped in **Appendix C**. The study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in **Appendix D**.

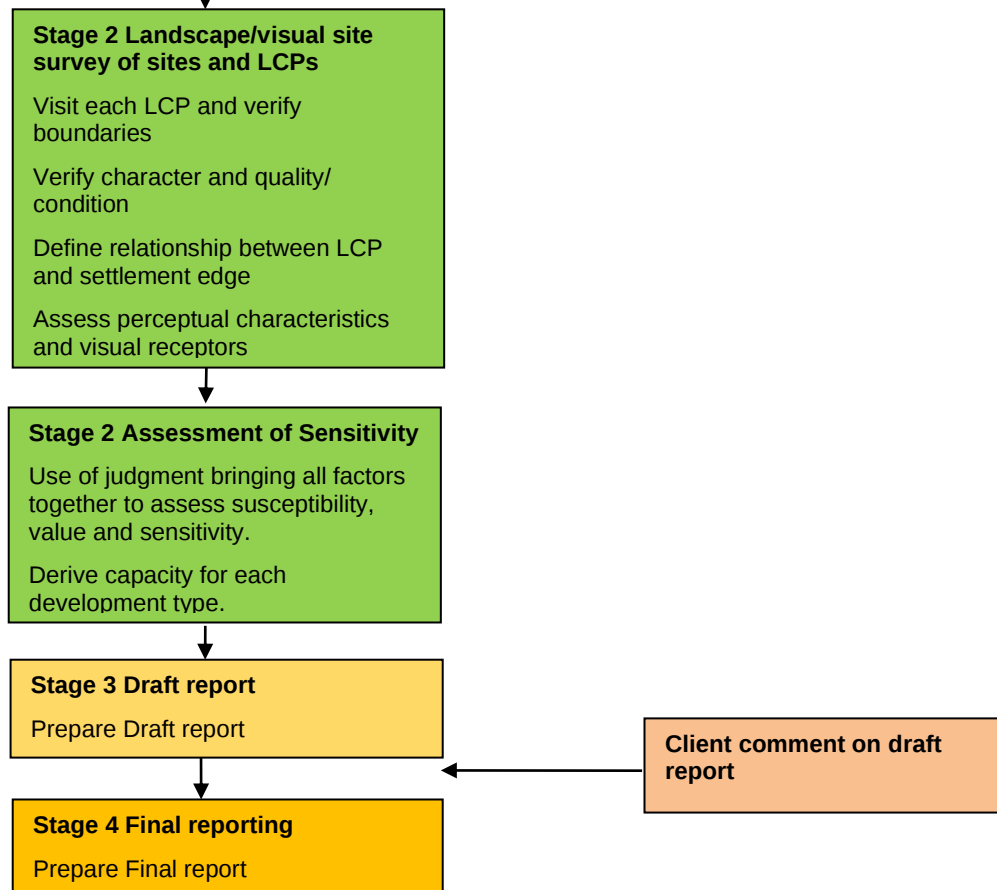
2. Method for deriving landscape sensitivity

- 2.1. The tasks undertaken to date include the following:
 - Consultation with officers and other local planning authorities.
 - Undertaking a desk study of underpinning information including landscape character assessments and constraints information.
 - Refinement of landscape sensitivity method to take on board the client group's comments
 - Review and refinement of land parcels for assessment.
- 2.2. The study process we follow is summarised overleaf:

TASK A



TASK B



TASK A:

STAGE 1 INCEPTION AND DESK STUDY- METHOD REPORT

Inception, gathering data, consultation, desk study and method refinement

- 2.3. We have met with the client to fully understand their requirements, set out communication procedures and receive relevant data. We have consulted with the relevant stakeholders identified by the client at the inception meeting as necessary to ensure we understand all issues. This includes Devon County Council landscape section and adjacent LPAs.
- 2.4. We have carried out a desk study of the relevant policies, studies and documents set out in the brief and suggested by the client/stakeholders. Based on the information available and client feedback we have refined our proposed method for undertaking the detailed assessment and refining the land parcels. This is discussed in more detail below.

Method and definitions

- 2.5. Key terms are defined as follows with all other terms set out in **Appendix D**.
- 2.6. **Landscape value** is the relative value that is attached to different landscapes by society. Landscape may be valued by different stakeholders for a whole variety of reasons. The factors and indicators which guide the assessment are set out in **Appendix E**.
- 2.7. **Landscape susceptibility** is the degree to which a defined landscape and its associated visual qualities, attributes and receptors might respond to a specific development type without undue negative consequences on landscape character and visual resource. The factors and indicators which guide the assessment are set out in **Appendix E**.
- 2.8. **Landscape sensitivity** is the term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to a specific development type and considered together with the (intrinsic) value related to the landscape and visual resource.
- 2.9. The thresholds and levels of sensitivity definitions are as follows:

Definitions for levels of landscape and visual sensitivity

Level	Definition
Low	Landscape and/or visual characteristics of the land parcel are robust or degraded and/or its values are low and it can accommodate the relevant type of development without significant change to character, special qualities and features or adverse effects. Thresholds for significant change are very high.
Medium/ low	Landscape and/or visual characteristics of the land parcel are resilient to change and/or its values are medium/low or low and it can accommodate the relevant type of development in many situations without significant change to character, special qualities and features or adverse effects. Thresholds for significant change are high.
Medium	Landscape and/or visual characteristics of the land parcel are susceptible to change and/or its values are medium/low through to high/medium and/or it <i>may</i> have some potential to accommodate the relevant type of development in some <i>defined</i> situations without significant change to character, special qualities and features or

	adverse effects. Thresholds for significant change are intermediate.
High/ medium	Landscape and/or visual characteristics of the land parcel are vulnerable to change and/or its values are medium through to high (although this is not essential where landscape or visual susceptibility is a key issue). It may be able accommodate the relevant type of development but only in limited situations without significant change to character, special qualities and features or adverse effects <u>if</u> defined in the relevant land parcel summary. Thresholds for significant change are low.
High	Landscape and/or visual characteristics of the land parcel are very vulnerable to change and/or its values are high or high/medium and it is unable to accommodate the relevant type of development without significant change to character, special qualities and features or adverse effects. Thresholds for significant change are very low.

- 2.10. As noted in the Natural England, 2019 guidance we define the development types and their attributes and then consider which landscape or visual characteristics may be susceptible to this development. For each of these characteristics we set out a table of indicators of what would make a receptor more or less susceptible (see **Appendix A**).

Defining development types

- 2.11. The study requires residential and employment uses to be assessed. We have defined a typical scale, footprint and maximum height of development to give a firm measure against which to judge sensitivity.
- 2.12. Housing is taken as 2/2.5 storeys high 8-9m high with keynote buildings upto 3 storeys high at around 10m high at low or medium densities 25-35 dwellings/Ha ranging and is focussed on the size of developments suitable for site allocation.
- 2.13. Employment/commercial uses generally are taken to mean medium scale business, commercial or hotel development. The depth of office buildings would typically be expected to be around 15-20m and industrial uses a maximum of around 35m. Heights may exceed 10m with office blocks upto 3 storeys high and industrial units upto 12m to ridge. A typical example of the scale of building and associated infrastructure expected is at Exeter Business Park.
- 2.14. We assume that all development will be designed to a high standard in line with current guidelines including the Residential Design Guide SPD, Liveable Exeter and other emerging documents. If the site has potential for development we will define a range of measures which would optimise the design in relation to landscape features and which may reduce impact. Mitigation measures will also be explored to include the type, extent and location of screen planting; buffers to sensitive features such as watercourses or along public rights of way; GI/green corridors or patches to link adjacent habitats; key frontages or settlement edges to address; and possibly the need for advance planting in more sensitive sites.

Proformas for detailed landscape assessment

- 2.15. Sensitivity findings are underpinned by detailed assessment. We use proformas to record information collected by data analysis of the landscape context and constraints, site visit findings and subsequent judgement/ assessment.
- 2.16. The proforma is based on the criteria, factors and indicators set out in Natural England's guidance on sensitivity, the previous assessment and Devon County

Council's input to ensure consistency with the information available in the County. **Appendix A** sets these out and forms the basis for the proforma in **Appendix B**. It is important to note that sensitivity is not based on a mathematical addition of factors but a reasoned judgement. Some factors may be more important than others and may be given more weight.

Review of land parcels

- 2.17. We have reviewed the following in order to determine the updated boundaries for land parcels:
- Exeter landscape sensitivity and capacity study, White Consultants, 2007- this established the original zones.
 - Visual land parcel evaluation for potential residential sites in Exeter, CEC, 2013
 - Devon assessment of Landscape Character Areas and Types (LCTs) and other information on Devon County Council Environment Viewer.
 - Constraints
 - Site allocations and planning history of sites in the study area.
 - Mapping and aerial photography to establish development boundaries, any changes on the ground and if any other amendments are justified.
 - Other relevant reports.
- 2.18. The relevant changes and rationales are set out in **Appendix C**. These are shown in **Figure 1** overleaf. Once these are approved, maps of each land parcel will be prepared showing constraints.
- 2.19. We will have a video conference meeting to discuss and agree the method and land parcels.

TASK B:

STAGE 2 DETAILED ASSESSMENT

Landscape fieldwork and sensitivity assessment

- 2.20. The site assessment will verify desk study information and land parcel boundaries, assess quality/condition and fully explore the visual issues and relationship between the land parcels, settlements and their surrounding landscapes.
- 2.21. Two senior assessors **will** evaluate each land parcel together. This is in line with best practice Natural England landscape character assessment guidance. The team will assess the field data alongside the desk study data to derive an overall sensitivity for each site to the different land uses.

STAGE 3 and 4 REPORTING

Draft and final reports and outputs

- 2.22. We will review and summarise the findings. This will include a main report with the method and summary findings. Landscape and visual criteria against which proposals for development should be assessed will also be set out to support policy. Figures will include landscape character context mapping, constraints and summary maps showing sensitivity for each development type.

- 2.23. Technical appendices will include the detailed sensitivity assessment findings with a proforma assessment for each land parcel with associated constraints map and photo/s.
- 2.24. We will submit a draft report for consideration by the client. We will then finalise the report taking on board any relevant comments made and prepare an executive summary (also for comment).
- 2.25. We will submit the final A4 report in MSWord and pdf form and a new land parcel GIS layer (to the client's preferred format- ArcGIS).

APPENDICES

Appendix A: Draft indicators of sensitivity

Landscape value criteria			
Main criteria	Specific criteria/factors	Indicators of value: lower value	Indicators of value: higher value
Landscape			
	Landscape designations	Lack of designations.	Presence of landscape designations-national, regional or local.
	Natural heritage	Lack of designations or natural assets.	Presence of nature designations, presence of wildlife and habitat, distinctive geological features, natural capital assets such as ecological corridors.
	Cultural heritage	Lack of designations or features and not contributing to setting all views from heritage assets.	Presence of historic designations, historic landmarks, features and elements, contribution to the landscape setting or views from assets, time depth.
	Distinctiveness	Very limited sense of place and no distinctive features.	A sense of place, presence of distinctive or rare features, important contribution to the identity or character of a settlement.
Perceptual			
	Scenic qualities	Lack of scenic and aesthetic qualities and no views or landmarks.	Distinctive or harmonious landform or landcover, strong aesthetic qualities, presence of natural lines in the landscape, visual diversity or contrasts, memorable views or landmarks.
	Tranquillity	No or very limited tranquillity due to the presence of substantial noise and built form and presence of people.	High levels of tranquillity or perceived tranquillity, links to nature, dark skies, presence of wildlife in relative peace and quiet, lack of modern artefacts or development.
Recreational and functional			
	Recreational	No or very limited open access land, common land, public rights of way, village greens.	Presence of open access land, common land, public rights of way, village greens.
	Functional	No or very limited functions contributing to green infrastructure.	Landscapes that contribute to the healthy functioning of the earth e.g. hydrological systems, floodplains, carbon sinks, pollinator rich habitats, contribution to green infrastructure network, linkage to designated landscape.
Condition		Poor physical condition and presence of detractive features.	Good physical condition and intactness of elements, absence of detractive or incongruous features.
Associations		No cultural associations.	Well-known literature, poetry arts TV/film or music related to the perception of the landscape, or with notable historic events or people.

Landscape and visual susceptibility criteria			
Main criteria	Specific criteria/factors	Indicators of susceptibility: lower susceptibility	Indicators of susceptibility: higher susceptibility
Natural factors			
Landform	Topographic form	Plateaux, flat or gently undulating landform may be able to accommodate larger developments without major change to character.	Landforms with well-defined changes in level including undulating landscapes, rounded landform, narrow ridges, steep sloping valley sides and hillsides and narrow valley floors as development may not be able to be accommodated without major change to character.
	Presence of water	Lack of water bodies in or adjacent to the area.	Presence of watercourses or other water bodies, seasonally flooded or waterlogged land.
Cultural factors			
	Historic field/land use pattern	Forestry plantations, large scale simple agriculture with rectilinear field patterns. Areas of poorer condition such as high % loss of historic field boundaries and orchards where these cannot be improved by management. More recent landscapes such as reclaimed land, late enclosure land where developments may cause less disruption.	Irregular or complex pattern, often pastoral farmland with hedgerows and trees or semi-natural land where the scale and rectilinear character of larger developments may dominate or conflict with the pattern. Areas of better condition. Older landscapes with significant time depth and associated features where developments may be seen as additional intrusive elements eg ancient woodland, historic parkland, orchards, scheduled monuments and their setting.
	Settlement pattern	Large scale modern urban areas where larger developments may be seen in scale and character	Undeveloped areas or rural villages and other clustered settlements especially with historic cores where development may compete with the traditional character and pattern.
Land use factors			
	Function	Brownfield land or land with limited actual or potential productivity, no or very limited contribution to GI corridors or patches or amenity or recreational corridors.	Productive agricultural land or land with an important function for recreation, recreational movement, flood management/flood plain, biodiversity corridor/patch or other purpose (GI).
	Functional relationship	Where there is limited functional connection between the area with the surrounding area or settlement.	Where there is a strong functional connection between the area and its surroundings such as a recreational or biodiversity corridor.
Perceptual factors			
	Scale of landform	Larger scale landforms which may be more able to accommodate larger developments	Smaller scale well defined landforms which may be disrupted by larger development which may need cut and fill on slopes. Smaller developments may be able to be accommodated better.
	Scale of landcover	Larger scale landcover /field pattern which is	Smaller scale landcover/field pattern which is less able to accommodate

		more able to accommodate larger developments	developments if spread over several fields
Main criteria	Specific criteria/factors	Indicators of susceptibility: lower susceptibility	Indicators of susceptibility: higher susceptibility
	Sense of enclosure	Where tree or hedge enclosure limits views of developments in winter as well as summer.	Open, unenclosed landscapes where developments may be highly visible.
	Relationship with surrounding landscapes	Self-contained landscape with low intervisibility of area with its surroundings.	High intervisibility and strong backdrop provided by this or adjacent area where the effects of development would be noticeable from or emphasised by adjacent landform eg scarp slopes, steep valley sides, hills adjacent to lowlands or water.
	Skyline	Areas/sites without skyline.	Skylines which are an important and noticeable component in the landscape.
	Landmark features/foci	Landscapes with no sensitive features where developments might detract from landscape settings	Landscapes with landmarks and features such as church spires and towers, castles, follies, parks and gardens, prominent listed buildings and ancient monuments where developments might compete as landscape foci and detract from landscape settings.
	Detractors	Presence of large-scale detractors.	Absence of detractors or presence of only very small scale or screened detractors.
	Settlement edge character	Modern, straight and noticeable settlement edge with limited mitigation.	Traditional settlement edge, often associated with the core of the settlement, with indented form and/or vernacular buildings with functional relationship with the landscape e.g. farms, and/or integrated by trees and other mature vegetation.
	Visual relationship of the area with settlement	Limited relationship of the area with the settlement or forming a detractive presence.	Strong positive relationship of the area with the settlement, potentially providing a setting to it, potentially providing a connection, backcloth or view corridor.
Tranquillity	Tranquillity	Area of lower tranquillity such as near busy roads with many views of development and a strong presence of people.	Area of higher tranquillity away from busy roads, with limited views of development and limited number of people.
Visual Susceptibility			
Intervisibility		Self-contained landscape with low intervisibility.	High intervisibility of area with its surroundings.
Key views		Presence of detractive views with no attractive views.	Presence of attractive views with no detractive views where developments may detract from, or interrupt, key views from viewpoints or recreational routes.
Visual receptors		There are a few sensitive visual receptors would be affected by development within the area.	There are numerous sensitive visual receptors would be affected by development within the area.

Appendix B: Draft landscape sensitivity and capacity assessment proforma

Land parcel number	
ASSESSED SENSITIVITY EVALUATION	
Housing	Score- <i>high, high/medium, medium, medium/low, low</i>
Employment	Score- <i>high, high/medium, medium, medium/low, low</i>
Sensitivity justification/summary	
Text- value, susceptibility, conclusion for housing and employment.	
Potential for development in landscape and visual terms	
Text- if potential, what, where and how.	
LANDSCAPE CHARACTER CONTEXT	
National character area	
Devon landscape character area (where relevant)	
Devon landscape character type (where relevant)	
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	
Natural heritage	
Cultural heritage	
Distinctiveness	
Perceptual	
Scenic qualities	
Tranquillity	
Recreational and functional	
Recreational	
Functional	
Other	
Condition	
Cultural associations	
Evaluation of overall value	Score- <i>high, high/medium, medium, medium/low, low</i>
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	
Presence of water	
Cultural factors	

Historic field/land use pattern	
Settlement pattern	
Land use factors	
Function of area	
Amenity	
Functional relationship between the area and the settlement/key features	
Perceptual factors	
Scale of landform	
Scale of landcover	
Sense of enclosure	
Relationship with surrounding landscapes	
Skyline	
Landmark features/foci	
Detractors	
Settlement edge character	
Visual relationship of the area with the settlement	
<i>Evaluation of susceptibility to housing</i>	<i>Score- high, high/medium, medium, medium/low, low</i>
<i>Evaluation of susceptibility to employment use</i>	<i>Score- high, high/medium, medium, medium/low, low</i>
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	
Key views	
Key visual receptors	
Residents	
Promoted trails	
PROWs	
Access/common land	
Cycleways	
Roads	
<i>Evaluation of visual susceptibility to housing</i>	<i>Score- high, high/medium, medium, medium/low, low</i>
<i>Evaluation of susceptibility to employment use</i>	<i>Score- high, high/medium, medium, medium/low, low</i>

DESIGN	Comments
Development location, layout and design recommendations where appropriate	
Opportunities and potential for landscape mitigation where appropriate	

KEY: L- low, M/L- medium/low, M- Medium, H/M- high/medium, H- high.

Appendix C: Review of land parcels

Review of zones defined in Exeter Landscape sensitivity and capacity study, 2007.

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
1	LP01	-	-	-	No	Consistent character-north west facing hillside
2	LP02	-	-	-	No	Consistent character-ridge top
3	LP05, LP08	21/1291/OUT- application withdrawn	LVIA does not address or challenge LSCA. LVIA not carried out to good practice method with incorrect statements such as 'adjacent to existing development ...' (4.5). The site is divorced from the existing settlement at higher levels on the hill slopes.	-	Yes	Smaller parcel to address characteristics.
3	LP07	21/0020/OUT- decision refused- note LVA page/link not working 22/0511/OUT- note LVA page not working, same as above application.	Short reference to LVA in Planning Statement but no reference to LSCA. On a small lower ridge adjacent to existing housing at a lower level to the south	-	Yes	Smaller parcel to address characteristics.
3	LP03	20/0596/OUT- appeal dismissed	Small site to the west- Inspector supports LCA boundary saying site reflects wider character and is elevated. No change necessitated by this application/appeal.	-	Yes	Site forms part of ridge landscape.
3	LP03, LP04, LP05, LP06, LP07, LP39					Broken up to reflect elevations, aspects and characteristics in more detail.
4	LP08	20/0538/OUT- permission refused	Officers recommended approval partly due to potential contribution to valley Park on slopes above the site. Members refused. LVIA argues that zone is large, emphasises ridge top and skyline sensitivity, and the site is at lower levels, is at similar level to existing housing and is well screened. The independent LVIA review agreed.	Site 99- sensitivity from medium in lower slopes 120m AOD highest to very high at higher level. 120-140m AOD.	Yes	Smaller parcel to address characteristics.
4	LP03, LP08, LP09, LP10	-	-	-	Yes	Broken up to reflect elevations, aspects and characteristics in more detail.

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
5	LP39	-	-	-	Yes	Extend as park extends to the north.
6	LP08	20/0538/OUT-permission refused	Officers recommended approval partly due to potential contribution to Valley Park on slopes above the site. Members refused. LVIA argues that zone is large, emphasises ridge top and skyline sensitivity, and the site is at lower levels, is at similar level to existing housing and is well screened. The independent LVIA review agreed.	Site 99- sensitivity from medium in lower slopes - here upto 110m AOD.	Yes	Smaller parcels to address characteristics.
6	LP03,LP08, LP09, LP10					Broken up to reflect elevations, aspects and characteristics in more detail.
7	LP03, LP10	-	-	-	Yes	Join with ridge top to the north and exclude steeper valley sides to the west.
8	LP11	13/0126/OUT-withdrawn by applicant Nov 2013	Former quarry site- now developed for housing.	-	Yes	Remove housing in former quarry floor but include grassed slopes as they form part of wider slopes.
8	-	15/1176/VOC-permitted	Land at Home Farm- approval of reissue of planning permission based on an appeal decision below (29/10/14). Planning applications included 13/4802/01 and (14/0789/01). In relation to Home Farm (APP/Y1110/A/14/2215771) Inspector stated LS1 is not a criteria-based policy and is therefore not in accordance with NPPF. Also considered out of date.	-	Yes	Will necessitate removal from land parcel.
8	-	19/0962/FUL-permission granted	Pulling Road, Pinhoe. Housing at lower levels on slope adjacent to quarry development to west.	-	Yes	Will necessitate removal from land parcel.
8	LP11	21/0223/OUT-permission refused	Justification for site development is largely houses along Park Lane on ridgeline to north of site. The proposals state maximum height of 8m dwellings at higher level, 9m at lower level and inclusion of proposed open green space to north of site with trees.	Site 100- medium sensitivity- part of Beacon Hill ridge and partial exposure to wider area.	No. Keep in revised 8 ie LP11.	The contours of the ridge run across the site and the slopes are noticeable/prominent from lower levels running up to the ridge skyline. The site is apparent from the south

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
			Officer report notes adjacent site LVA (for site 13/4802/01) which states that this site should remain undeveloped as part of the rural backdrop to the city and that the ridge line formed by Stoke Hill and Beacon Hill to the NW of the site makes a strong contribution to the landscape setting and distinctive character of the city.			Trees at 10m after 15 years growth (slightly optimistic- 400mm/year plus 4m). Previous application approved with open space at higher level which is now surrounded at a higher level by this site.
8	LP12	-	-	Site 32- low to medium visual sensitivity due to previous uses and hedge enclosure although upper parts more visible.	Yes	CEC study findings indicate that consideration of this site on its own may be appropriate due to its different character.
12	LP15	-	-	-	No	Consistent character hill fieldscape.
13	LP13	-	-	-	No	Consistent character valley parkland.
14	LP14, LP16	15/0436/OUT- permission refused	Proposal for housing in part of Ludwell Valley Park. LVA suggests that site has a different, less marked landform and a managed farmland character compared to rest of the park, with more connection to built form, is well enclosed and is not accessible unlike the areas to the north. Officer's recommendation- to approve on balance. Cirl bunting previously used as reason for refusal no longer apparently use the site.	-	Yes- split 14 in two- remove south eastern part of area to create new parcel.	Topography and landscape character differ to an extent from the rest of the zone.
19	LP20, LP21	-	-	-	Yes	Fairly consistent character but area to the east is flatter so may merit separate consideration to valley slopes.
20	LP19	-	-	-	No	Consistent character
21	-	20/0849/RES following on from successful appeal relating to 17/1148/OUT	Land west of Clyst Road. This area is almost fully developed/ consented without landscape considered as a major issue.	-	Yes	Will necessitate removal from land parcel.
21	LP17	21/0894/OUT	Neither applications have LVAs. 100 dwellings. First refused, appeal pending.	-	No	Include in parcel as unresolved.

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
		(22/0142/OUT-resubmission of above?)	Planning statement cites that appeal site to south (20/0894/RES) was not considered by Inspector to create material coalescence (Policy CP16), just eroding gap. Though this development further erodes the gap the above is still used as an argument. In relation to Home Farm (APP/Y1110/A/14/2215771) Inspector stated LS1 is not a criteria-based policy and is therefore not in accordance with NPPF. Also considered out of date.			
21	LP17	21/1940/OUT	No LVA. 30 dwellings-pending consideration	-	No	Include in parcel as unresolved.
21	-	20/0437/FUL permission granted	No LVA. 27 dwellings under construction.	-	Yes	Will necessitate removal from land parcel.
21	LP17	22/0269/FUL	16 dwellings-pending consideration	-	No	Include in parcel as unresolved.
21	LP17	-	-	Sites 67, 68 and 107- now developed. Site 86- low to very low sensitivity as simple and small with no wider views	No	CEC findings do not change extent of area.
22	-	15/0222/OUT-extension to existing housing- withdrawn 20/0321/FUL-permission granted	161 units- 54 dwellings, 60 bed care home, 47 assisted living.	-	Yes	Will necessitate removal from land parcel.
22	-	19/1465/OUT 21/1435/RES permission granted	24 dwellings	-	Yes	Will necessitate removal from land parcel.
22	-	14/1605/OUT	23 dwellings- constructed.	-	Yes	Will necessitate removal from land parcel.
22	LP18A and LP18B	-	-	Site 69- now developed. Site 85- medium sensitivity contributing to amenity of area and visible from M5 and playing fields and footpath. Site 106- very low sensitivity around car	No	CEC findings do not change extent of area. Area split into two by developments.

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
				park and buildings and medium sensitivity for green areas to the north and east close to footpath.		
23	LP22	-	-		No	Consistent character lower valley sides.
24	LP23	-	-	-	Yes	Exclude Isca Academy and grounds, housing to south east and crematorium consistent with Valley Parks boundary.
26	LP27	-	-	-	No	Consistent character- small hill
29	-	-	-	-	No	Consistent valley bottom character
30	LP29	-	-	Site 13-very low sensitivity to east and around riding stables and medium sensitivity closer to Alphin Brook.	No	Consistent character generally- does not justify removing from overall area.
31	LP30	-	-	Site 11- high sensitivity to the north and south and high sensitivity in the middle.	Yes	Extended to include SW facing hillside to the west as all within same field and within Conservation Area, the single field to the north west used as pasture and forming part of upper ridge slopes and rest of The Briars garden to south east. Ridge and slopes face development in Exeter whilst slopes on the south west face Alphin Brook valley. All part of same green ridge.
31	LP30	-	-	Site 93- high to very high sensitivity due to exposed location on a key ridge	Yes	Consistent character should also include area within Conservation Area

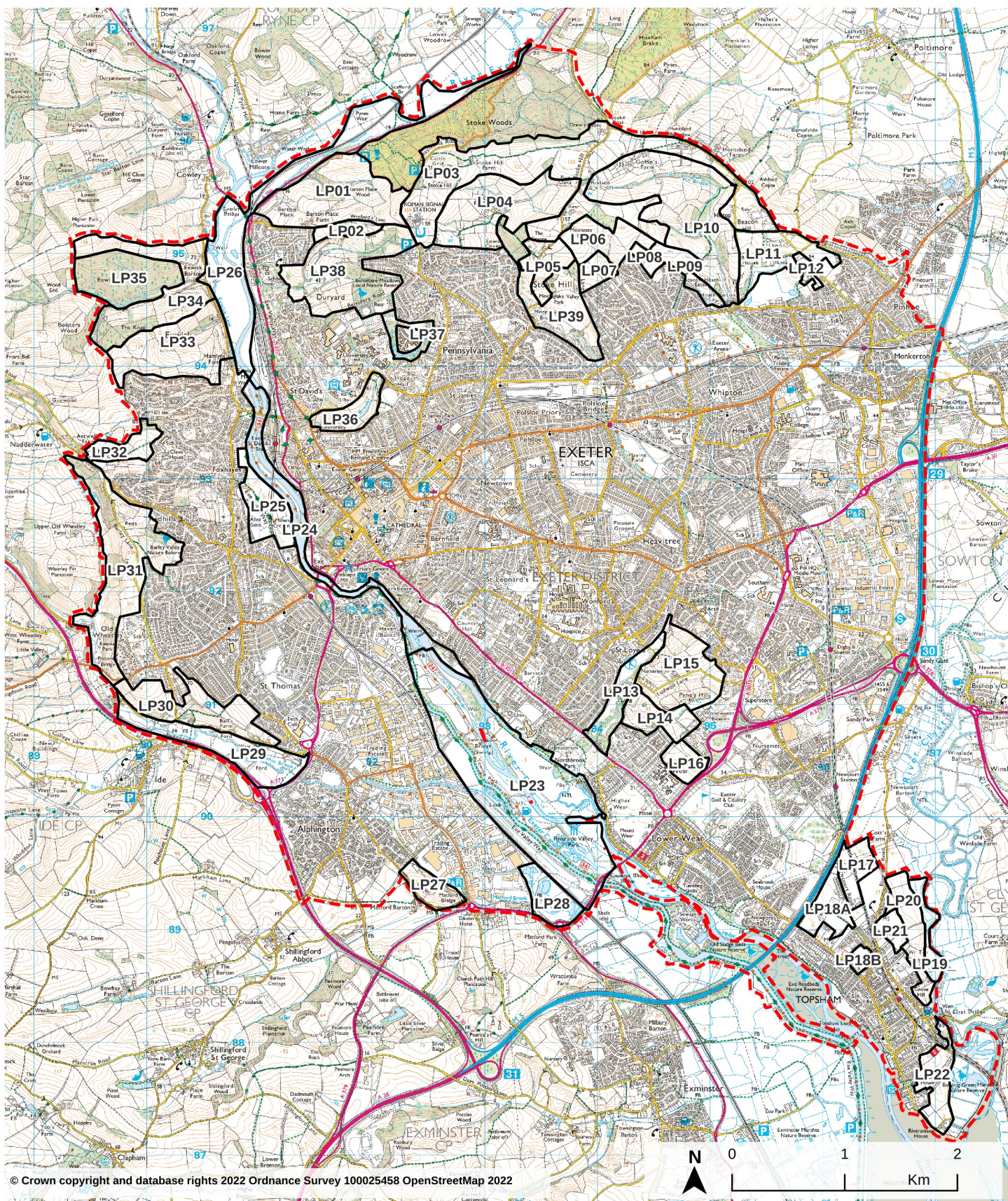
2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
				defining the edge of Exeter.		to the west also including Site 93.
32	LP30	-	-	Site 93- high to very high sensitivity due to prominence of ridgetop to views from east and west.	Yes	Part of high sensitivity area but better associated with Alphin Brook valley sides to the south- 31.
32	LP31	-	-	Site 92- high to very high sensitivity due to exposed location on a key ridge defining the edge of Exeter.	No	Central part of ridgetop- no need to change.
32	LP31	21/1822/OUT	The LVA does not adequately address the dramatic steep slopes on the site, the effect on skyline or its intrinsic character, seeking to minimise the level of effects to local. Review of LVA by Anne Priscott came to the conclusion the proposals would be damaging to the setting of the city and adversely affect the skyline.	-	No	Retain as part of wider area to the south and north. The overall parcel forms part of a single ridge with steep slopes to east and west with open pasture and wooded landcover- sufficiently coherent.
33	LP32	21/1088/OUT- decision- refused. Won on appeal. (Resubmission of 20/1380/OUT.)	Redhills, Exwick Lane. Linear site on local ridgetop bounded by lane and hedge to the north and housing at lower levels to the south east and east separated by hedges.	-	Yes	Will necessitate removal from land parcel. Woodland and site to the south east should be included in the land parcel to the west.
33	LP32	-	-	Site 90- medium to high sensitivity as on upper slopes of ridge and open transitional landscape. Eastern part less sensitive as lower and nearer to settlement edge.	No	Same character as rest of area to the north and west.
34	LP33	-	-	-	No	Coherent character- Western hills and valley slopes.
35	LP34	-	-	-	No	Coherent character- Western hills and valley slopes.

2007 study* zone no.	This study land parcel no.	Relevant major applications	Application notes	Visual land parcel evaluation, 2013, CEC ** findings	Change?	Rationale
36	LP35	-	-	-	No	Coherent character- Western hills and valley slopes- plantation on ancient woodland.
37	LP26	-	-	-	No	Consistent character- valley bottom.
38	LP36	-	-	-	No	Consistent character- small valley
39	LP37	-	-	-	No	Consistent character and role as setting to University and associated historic park and garden.
40	LP38	-	-	-	Yes	Consistent character but add small area to the west which contributes to character.
41	LP25	-	-	-	Yes	Extend to include playing fields to the north as similar character open space.
42	LP23	-	-	-	No	Consistent character river corridor.
43	LP28	-	-	-	No	Consistent character wetland.

Note- other 2007 zones within range of 1-44 have been removed due to development or site allocation.

*Exeter landscape sensitivity and capacity study, White Consultants, 2007

**Visual land parcel evaluation for potential residential sites in Exeter, CEC, 2013.



KEY

- Draft updated land parcels
- Exeter District boundary

Appendix D: Glossary of terms

Glossary of landscape and visual terms

Term	Definition
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 or assessing impacts on landscape and visual receptors.
Biodiversity	the variety of life including all the different habitats and species in the world.
Character	see landscape character.
Characteristics	elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	concerned with dividing the landscape into areas of distinct, recognisable and consistent common character in grouping areas of similar character together. It requires the identification of patterns in the landscape, created by the way the natural and human influences interact and are perceived and experienced to create character in the landscape.*
Compensation	the measures taken to offset or compensate for adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Combined visibility and effects	the observer is able to see two or more developments from one viewpoint. This divided into ' <i>in combination</i> '- several wind turbine developments are within the observer's arc of vision at the same time OR ' <i>in succession</i> ', where the observer has to turn to see various wind turbine developments.
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.
Conservation	the protection and careful management of natural and built resources and the environment.
Consistent	relatively unchanging element or pattern across a given area of landscape.
Cumulative Impacts	the changes caused by a proposed development in <i>addition</i> to other similar developments or as the <i>combined</i> effect of a set of developments, taken together. This may be an on-going process as new applications are made. The assessment of these impacts (a CLVIA) is normally carried out as part of an environmental impact assessment.
Cumulative landscape effects	cumulative effects as defined above on landscape can impact on either the physical fabric, or character of the landscape.

Term	Definition
Cumulative visual effects	cumulative effects as defined above on people who have differing sensitivity depending on what they are doing and where they are located.
Description	capturing the overall essence of the character of the landscape with reference to geology, landform, landscape pattern, vegetation, settlement, historical and cultural associations etc, drawing out the ways in which these factors interact together and are perceived and experienced and are associated with events and people.
Distinctiveness	see sense of place
Diversity	(in terms of the function of an area) the variety of different functions of an area.
Dominant	main defining feature or pattern.
Effects, direct	where development lies within a landscape and physically removes or affects an element or feature e.g. rocks, cliff, coastal vegetation, watercourses, drainage
Effects, indirect	non-physical effects such as perceived change of character or from associated development such as transport infrastructure
Elements	individual component parts of the landscape such as hedges, walls, trees, fields.
Environmental Impact Assessment	the process used for describing, analysing and evaluating the range of environmental effects that are caused by a wind energy proposal.
Environmental Statement	the document supporting a planning application that sets out the findings of the environmental impact assessment
Features	particularly prominent or eye-catching elements such as churches, castles, rock outcrops.
Field Boundary	the defined edge of a field eg 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.
Impact	used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects. See effects.
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.
Integrity	unspoilt by large-scale, visually intrusive or other inharmonious development
Key characteristics	those combination of elements which help give an area its distinct sense of place.
Landcover	combinations of natural and man-made elements including vegetation that cover the land surface.
Landform	combinations of slope and elevation which combine to give shape and form to the land.
Perception	perception combines the sensory (that which we receive through our senses) with the cognitive (knowledge and understanding gained from many sources and experiences).

Term	Definition
Landscape	an area of land, as perceived by people, whose character results from the actions and interactions of land with natural and/or human factors.
Landscape/Visual Capacity	how much development a particular area is able to accommodate without significant effect on the wider character of the area.
Landscape Capacity Assessment/study	The process of evaluating the landscape capacity of an area for a specific type and scale of development. This is normally carried out as a strategic baseline study for a local authority area.
Landscape character	landscape character is a distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape character assessment (LCA)	LCA is the process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make seascape distinctive. *
Landscape character areas	these are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity.
Landscape character types	these are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different locations but wherever they occur they share broadly similar combinations of geology, topography and landcover characteristics.
Landscape guidelines	actions required to ensure that distinctive landscape character is maintained, enhanced or if appropriate, changed through the creation of new character.
Landscape quality	the physical state of the landscape. It includes the extent to which typical character is represented in individual areas, sometimes referred to as strength of character, the intactness of the landscape from visual, functional and ecological perspectives and the condition or state of repair of individual elements of the landscape.
Landscape Resource	the overall stock of the landscape and its component parts. (the landscape considered as a measurable finite resource like any other e.g. minerals, land, water).
Landscape and visual sensitivity	the term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to a specific development type and considered together with the (intrinsic) value related to the landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development without undue negative effect on the landscape and visual baseline and associated value.
Landscape sensitivity assessment/study	the process of describing, analysing and evaluating the landscape sensitivity of an area. This is normally carried out as a strategic baseline study for a local authority area.
Landscape/visual susceptibility	the degree to which a defined landscape and its associated visual qualities, attributes and receptors might respond to a specific development type without undue negative consequences on landscape character and visual resource.
Landscape value	the relative value that is attached to different landscapes by society. Landscape may be valued by different stakeholders for a whole variety of 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

Term	Definition
	locally. Some areas will be designated to express their value. An indication of how an area is valued may also be gained from observation of how it is used- e.g. a popular path to a hilltop viewpoint.
Landscape and Visual Impact Assessment (LVIA)	is an established methodology which is used to assess the impact of the development or other use change on seascape, landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses.
Magnitude of effect	degree of change
Mitigation	measures including any process, activity or design to avoid, reduce or remedy adverse effects of a development proposal. It does not include compensation.
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 or judgements.
Perceived effects	The perceptions of the impact on the landscape by people who <i>know</i> of other developments even when they cannot <i>see</i> them.
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.
Receptor, visual	people in different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public rights of way, open access land, people in and around their own homes and tourists.
Receptor, landscape	landscape character areas, parcels, designations, elements or features which may be affected by development.
Remoteness	physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement and noise.
Resource	see landscape resource.
Sensory	that which is received through the senses i.e. sight, hearing, smell, touch.
Scenic quality	landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition (<i>derived from LANDMAP visual and sensory aspect</i>).
Semi-natural vegetation	theoretically any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to uncultivated areas managed at a low intensity such as heathland, herb and fern, rough grassland, wetland/mire, scrub and woodland.
Sense of Place	the character of a place that makes it locally identifiable or distinctive

Term	Definition
	i.e. different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
Sequential cumulative visual effects	where the observer has to move to a series of viewpoints to see different developments. This can be <i>frequently sequential</i> where features appear with short time lapses in between to <i>occasionally sequential</i> where there are long time lapses between locations where wind turbines are visible.
Setting, of a heritage asset	the surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
Significance/significant effect	in environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making.
Subjective	method of assessment in which personal views and reaction are used in the characterisation process.
Topography	term used to describe the shape of geological features of the Earth's surface e.g. mountains, hills, valleys, plains.
Unity	consistency of pattern over a wide area i.e. the repetition of similar elements, balance and proportion, scale and enclosure.
Value	see landscape value
Viewing distance	The distance between the eye and an image/visualisation of a development.
Visibility in succession	Where the observer at a static viewpoint has to turn to see various wind turbine developments.
Visual Effects	the likely visual effects undergone by people that would result from a development proposal or change in land management.
ZTV	ZTV or ZVI (Zone of Visual Influence) analysis is the process of determining the visibility of an object in the surrounding landscape. The process is objective in which areas of visibility or non-visibility are determined by computer software using a digital elevation dataset. The output from the analysis is used to create a map of visibility.

* An Approach to Landscape Character Assessment, Natural England, (2014).