

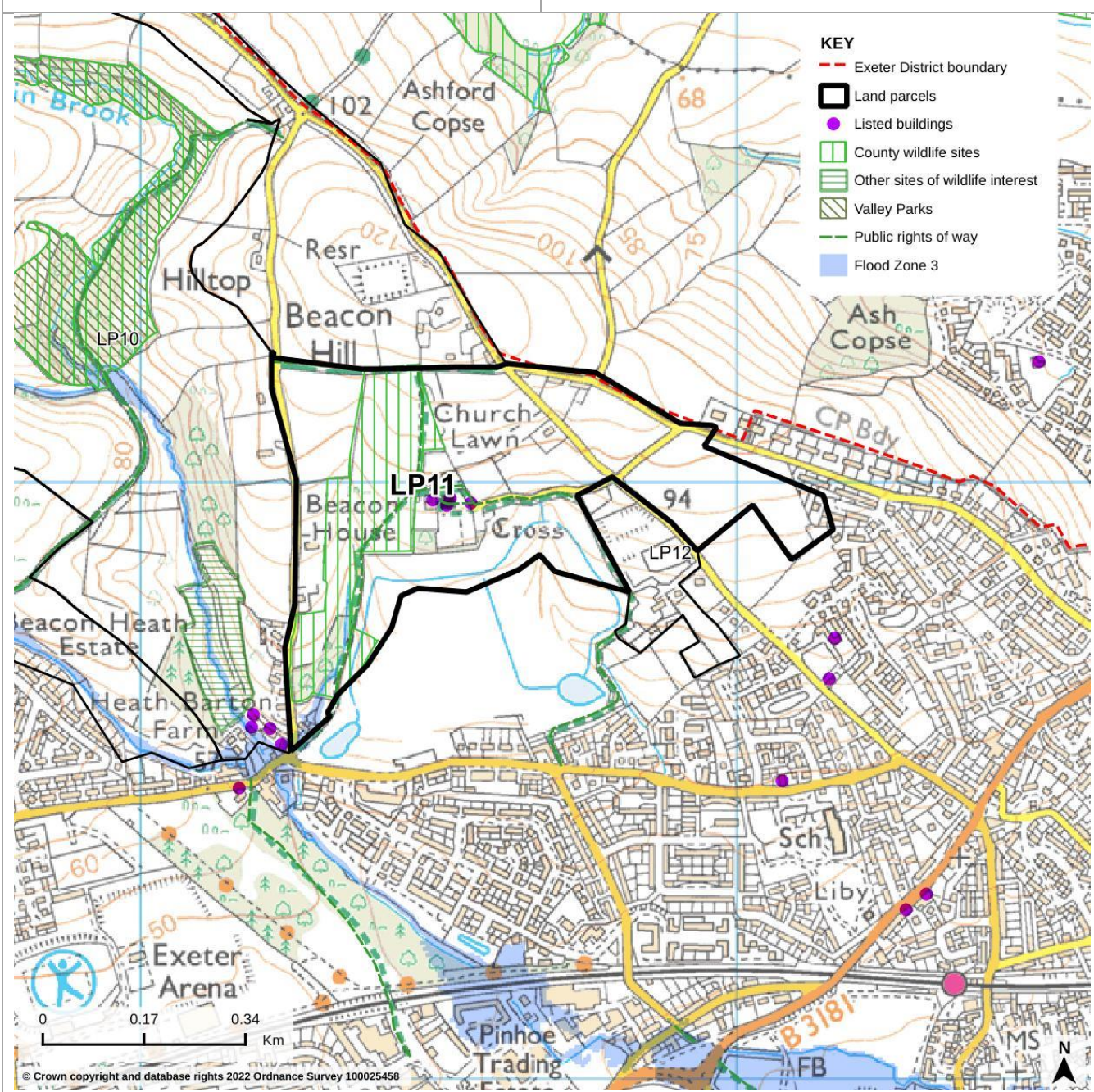
Land parcel number	LP11
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View south across western field towards city with church tower



View south across easternmost field towards city from skyline.



Land parcel number	LP11
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in Beacon Hill County Wildlife Site and semi-improved grassland to the west, attractive pastoral slopes framed by mixed woodland and strong hedgerows with mature oaks and the listed St Michael's and All Angels church and Beacon House all forming part of the rural setting and hill backcloth to Exeter, the tranquillity around the church, the PROWs linking the settlement with the ridge and generally good condition of field boundaries. Landscape susceptibility to housing lies in the prominent skyline and hill sides which form a strong positive rural backcloth to the city and which are particularly vulnerable to the east due to the narrowness of the parcel and ridgetop here, the important focal points of the church and Beacon House in mixed tree cover and the steepness of some of the slopes. Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes visible to south, and open rural skyline visible to the south and north east. Close visibility from the church, Beacon House and PROWs and distant views from Politimore House and wider countryside to the north east. The land parcel is therefore highly sensitive to housing. Further housing to the east would significantly compromise the open ridge skyline and backcloth of green rural slopes enclosing the city which are an important part of its character. The landscape and visual susceptibility to employment is similar to housing but greater due to the skyline and slopes which would make the built form more prominent as well as being constrained by woodland, the relationship with the listed buildings and rural and urban housing. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded slopes
LANDSCAPE VALUE FACTORS	Comments
Landscape	-
Landscape designations	-
Natural heritage	Beacon Hill County Wildlife Site to the west is a herb-rich semi-improved neutral grassland. Strong hedgerows with mature oaks in places.
Cultural heritage	Grade 2* listed Church of St Michael's and All Angels and Grade 2 listed Beacon House are important focal points set within graveyard and garden. Post-medieval regular enclosures.

Distinctiveness	Distinctive hillsides rising above the northern edge of Exeter to the skyline with listed buildings set within mixed woodland/planting.
Perceptual	
Scenic qualities	Attractive pastoral slopes (especially to the west) framed by mixed woodland and field boundaries with oaks and the focus of the church and Beacon House all forming part of the rural setting and hill backcloth to Exeter.
Tranquillity	The area does have a minor road and footpaths running through it and has clear views of the city to the south and housing to the east with associated noise, also rising from the M5 on the eastern edge.
Recreational and functional	
Recreational	PROWs link the church with the valley to the south west and south east with the ridge to the north and east (via lanes). A PROW also runs east-west just south of the reservoir on Beacon Hill.
Functional	Pastoral/improved and semi-improved grassland and rural dwellings.
Other	
Condition	23% field boundary gain between 1890 and 2000. Two lost orchards. Generally good condition.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Sloping hillsides rising towards a ridge top to the north and to a ridgetop to the north east, with a minor valley to the south west.
Presence of water	Minor watercourse to the south west.
Cultural factors	
Historic field/land use pattern	Post-medieval regular enclosures around pasture/improved and semi-improved grassland.
Settlement pattern	Individual rural dwellings at Beacon House and around Church Lawn.
Land use factors	
Function of area	Pasture/improved and unimproved grassland with some private dwellings.
Amenity	PROWs link the church with the valley to the south west and south east with the ridge to the north and east (via lanes). A

	PROW also runs east-west just south of the reservoir on Beacon Hill.
Functional relationship between the area and the settlement/key features	Area forms part of rural hinterland with associated land use. Footpaths link settlement into the wider ridge countryside.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium to small scale.
Sense of enclosure	Mixture of open pastoral/grass slopes and enclosed lanes and curtilages.
Relationship with surrounding landscapes	The area forms part of the northern hillside and green ridgeline setting of the city.
Skyline	Prominent skyline visible from the south and from the wider countryside to the east and north east.
Landmark features/foci	Church of St Michael's All Angels and Beacon House are important focal points.
Detractors	Ribbon ridgetop housing to the east but linear in character with fields below. New housing being constructed to the south east at a lower level but on high terracing. Reclaimed clay pit slopes to the south where vegetation requires further establishment.
Settlement edge character	Housing is prominent on the ridge top to the east and new housing development is rising up the slope to the south east. Further major development sits below the hillside to the south west in the former clay pit.
Visual relationship of the area with the settlement	Area acts as prominent backcloth and setting to the city linking to other green areas on the upper slopes to the west.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Locally prominent hillside visible from the south.
Key views	Clear views across the city to the sea from field to the west and from through field gates. The area is prominent from the north eastern part of the city.
Key visual receptors	
Residents	Rural residents to the north and west and urban residents to the south.
Promoted trails	-
PROWs	PROWs link the church with the valley to the south west and the rich to the north and east. A PROW also runs east-west just south of the reservoir on Beacon Hill.

Access/common land	-
Cycleways	-
Roads	Minor lanes with hedges.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High



Land parcel number	LP12
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in its role forming part of the rural setting and hill backcloth to Exeter, strong hedgerows with mature oaks in places and the PROW which runs along western boundary. Landscape susceptibility to housing lies in its location on hill sides which form a strong positive green rural backcloth to the city and which continue to the east and west with upper levels of the parcel being the same as the church, small scale field pattern, the loose established settlement edge and the current vegetation which gives the appearance of a recessive green hillside. Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes visible to south and close visibility and PROWs. The land parcel is therefore very sensitive to housing particularly at the upper levels as it would intrude up the hillside. The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent as well as being constrained by the size of fields and adjacent housing. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded slopes
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Strong hedgerows with mature oaks in places.
Cultural heritage	Post-medieval regular enclosures.
Distinctiveness	Part of distinctive hillsides rising above the northern edge of Exeter.
Perceptual	
Scenic qualities	Largely pastoral/improved grassland slopes framed by field boundaries with some oaks forming part of the rural setting and hill backcloth to Exeter.
Tranquillity	The area abuts Church Hill and Church Lane with adjacent settlement edge housing to the south but with no public access.

Recreational and functional	
Recreational	No public access although a PROW runs along western boundary.
Functional	Grassland/horse pasture with rough land.
Other	
Condition	No field boundary loss between 1890 and 2000. Rough land in part.
Cultural associations	-
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Sloping hillside rising towards the ridge top to the north.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Post-medieval regular enclosures with apparent terracing in enclosures which are now rough land.
Settlement pattern	Incremental settlement edge dwellings and small sheds.
Land use factors	
Function of area	Grassland/horse pasture with rough land/scrub.
Amenity	No public access although a PROW runs along western boundary.
Functional relationship between the area and the settlement/key features	Area forms part of rural hinterland with associated land uses.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Small.
Sense of enclosure	Enclosed but with some open views over the city.
Relationship with surrounding landscapes	The area forms part of the green northern hillside setting of the city.
Skyline	Just below skyline.
Landmark features/foci	-
Detractors	Sheds but minor and not publicly visible.
Settlement edge character	Incremental settlement edge dwellings are apparent on the lower hillside forming a loose edge with green space with new housing development is rising up the slope to the south and south east.
Visual relationship of the area with the settlement	Upper slopes act as part of the prominent backcloth and setting to the city linking to other areas to the east and west though they appear recessive at present due to the scrub cover. The lower slopes below existing housing are less widely apparent.

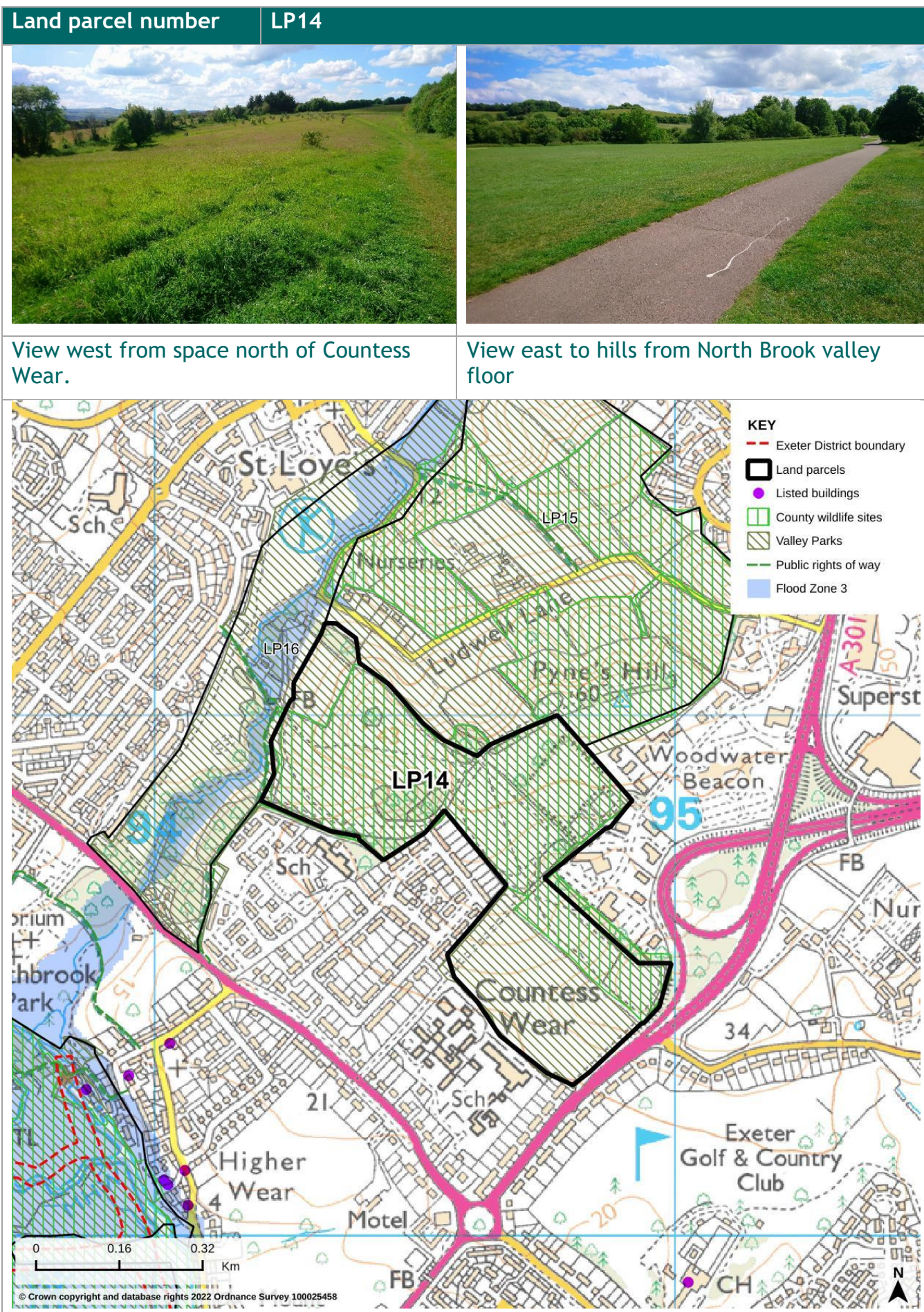
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of locally prominent hillside visible from the south.
Key views	Clear views across the city to the sea through field gates. The area is prominent from the north eastern part of the city.
Key visual receptors	
Residents	Rural residents to the north and west and urban edge residents to the south.
Promoted trails	-
PROWs	No public access although a PROW runs along western boundary.
Access/common land	-
Cycleways	-
Roads	Minor lanes with hedges.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High



Land parcel number	LP13
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in the presence of Lower Covert County Wildlife Site covers the woodlands to the north and west and Mincinglake Plantation featuring unimproved neutral grassland and scrub, strong hedges with oaks, other extensive areas of scrub and rough grasses, strong riparian vegetation, distinctive valley park green wedge with strong recreational use including Exeter Green Circle and allotments. Landscape susceptibility to housing lies in its strong and prominent woodland cover, semi-natural character, watercourse and extensive use for recreation. Visual susceptibility to housing lies in views from the Exeter Green Circle and other footpaths throughout the parcel, Mile Lane, residents especially to the west. The land parcel is therefore highly sensitive to housing. The landscape and visual susceptibility to employment is similar to housing but greater due to the hill sides and slopes which would make the built form more prominent and difficult to accommodate to the north and west, as well as being constrained by the tree cover and the relationship with the urban edge dwellings. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded slopes
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Lower Covert County Wildlife Site covers the woodlands to the north and west and Mincinglake Plantation (unimproved neutral grassland and scrub) lies to the north-east. Elsewhere, there is rough grassland and regenerating scrub and trees as well as strong riparian vegetation.
Cultural heritage	Valley associated with former nunnery with associated features such as a dam for a former millpond along the watercourse. Originally medieval enclosures but these are hardly apparent except in one or two places.
Distinctiveness	Distinctive valley park green wedge with extensive semi-natural regenerating habitats and prominent hillside woodlands.

Perceptual	
Scenic qualities	Woodland contributes as strong natural elements to the scenic quality of the hillside to the north west and there are framed views in the semi-natural valley park to the south.
Tranquillity	The area is used as a Country/Valley Park and is surrounded by housing on three sides.
Recreational and functional	
Recreational	Main southern part is a Valley Park which is publicly accessible as a Country Park, part of which is managed by the Devon Wildlife Trust. Exeter Green Circle runs along the valley linking to Valley Parks to the north west and south.
Functional	Important green wedge penetrating into the city from the wider landscape and functioning as a Country Park. Allotments lie on the southern edge.
Other	
Condition	50% field boundary gain between 1890 and 2000. One lost orchard. Managed in large part for biodiversity and recreation. Area management is low key which makes it appear unkempt in parts (outside Devon Wildlife Trust managed area).
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Lower ridge and valley sides.
Presence of water	Mincinglake Stream/North Brook on the south western edge.
Cultural factors	
Historic field/land use pattern	Remnant field boundaries with woodland.
Settlement pattern	None within parcel.
Land use factors	
Function of area	Valley/country park and woodland.
Amenity	Paths link through to wider countryside to the north and towards Duryard Park to the west as well as into housing on three sides.
Functional relationship between the area and the settlement/key features	Well used by residents as a valley/country park.
Perceptual factors	
Scale of landform	Medium
Scale of landcover	Medium to small scale
Sense of enclosure	Open in parts and highly enclosed in woodland and scrub.

Relationship with surrounding landscapes	Forms the lower slopes of the ridge and valley landscape which extends along the northern edge of Exeter.
Skyline	Forms distinct local skyline to the north, usually through hedgerow tree or woodland cover.
Landmark features/foci	-
Detractors	-
Settlement edge character	Unsightly estates surround the area on minor ridge lines but these are bounded in part by hedgerows/trees.
Visual relationship of the area with the settlement	The area is overlooked in part by housing and partly frames and screens it (to the east in summer) and forms part of the lower slopes of the northern hill backcloth to the city.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Hill and valley sides with intervisibility to the south but mainly to the west (the woodland).
Key views	Views across open space to city and framed views along valley bottom. Forms part of lower hillside backcloth to northern edge of city.
Key visual receptors	
Residents	Urban residents
Promoted trails	Trails within country park link into wider PROW network to the north and south- the Exeter Green Circle.
PROWs	PROW through woodland to the north, Mile Lane to the east.
Access/common land	All the land parcel apart from woodland to the north is publicly accessible.
Cycleways	-
Roads	Stoke Hill minor road splits area.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High



Land parcel number	LP14
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in the presence of Ludwell Valley Park County Wildlife Site covering the majority of the area featuring with semi-improved and unimproved neutral grassland, species rich arable fields (seeded) and young woodland, pleasing rounded hill and valley above North Brook valley and undulating landscape to the south east with sweeping meadows and copses and framed longer views and extensive strong recreational use as part of the Valley Park. Landscape susceptibility to housing lies in the distinct hill to the north west with sweeping undulating slopes falling to the south east, the woodland and scrub and semi-improved neutral grassland and hedgerows, the extensive use for recreation and open rural skylines formed by the hill and valley sides. Visual susceptibility to housing lies in views from North Brook valley to the west (Exeter Green Circle) towards the parcel, from the top of hills and higher ground within the area, and views towards the area in more distant views from the north and west. The land parcel is therefore very sensitive to housing. The landscape and visual susceptibility to employment is similar to housing but greater due to the hilltop and slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the relationship with the urban edge dwellings to the south west. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	The majority of the parcel is covered by Ludwell Valley Park County Wildlife Site with traditional orchard, semi-improved and unimproved neutral grassland, species rich arable fields (seeded) and young woodland.
Cultural heritage	Large regular enclosures- 15-18c.
Distinctiveness	Part of extensive and distinctive green hills and elevated land above North Brook valley and within urban area with enclosed meadows and copses.

Perceptual	
Scenic qualities	Part of pleasing rounded hill and valley landscape above North Brook valley with sweeping meadows and copses and framed longer views to surrounding rural hills beyond city.
Tranquillity	The area is used by people as part of the Valley Park, with development to the north and south. The A3015 acts as a noise source affecting the western end of the parcel although the road is well screened.
Recreational and functional	
Recreational	Valley Park largely managed by Devon Wildlife Trust with access to most parts.
Functional	Residents use the area for recreation and it complements parcels LP15 and LP16 functionally for recreation and nature conservation value.
Other	
Condition	Most of the area is actively managed for biodiversity accommodating recreation and so is in good condition although some hedgerows are elm and affected by disease.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Distinct hill to the north west with sweeping undulating slopes falling to the south east.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Large regular enclosures- 15-18c, including parish boundary to south east.
Settlement pattern	None in parcel.
Land use factors	
Function of area	Valley/Country Park and improved grassland.
Amenity	Valley Park with access to most parts.
Functional relationship between the area and the settlement/key features	Footpaths and grassland accessed and well used by surrounding residents.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Open/framed

Relationship with surrounding landscapes	Set above but physically linked via North Brook valley to River Exe valley.
Skyline	Locally prominent rounded hills. Part of strong skyline when viewed from the north and north west in close views in the valley and from further afield such as Mincinglake Valley. When viewed from A3015 the boundary vegetation forms skyline in summer and beyond the lower slopes rise to form the local skyline.
Landmark features/foci	-
Detractors	A3105 is a detractor to the south west but well screened from parcel.
Settlement edge character	The settlement housing edge to the west is linear and apparent and commercial development and school buildings are apparent to the east and south respectively. The former is largely filtered and screened by tree planting and the latter is set down in the landscape and therefore is relatively discreet.
Visual relationship of the area with the settlement	The area acts as an important setting to the eastern parts of the city into the valley floor to the east with visual links to rural hills outside the city to the north and west.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Locally prominent hills intervisible with the city to the north and west in particular.
Key views	Key views from hills to the Exe valley corridor and across the city.
Key visual receptors	
Residents	Urban residents
Promoted trails	Part of setting of Exeter Green Circle (in LP16).
PROWs	Series of very well used paths within Country Park.
Access/common land	Country Park covers the majority of parcel.
Cycleways	-
Roads	A3105 users only see boundary planting on embankment.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

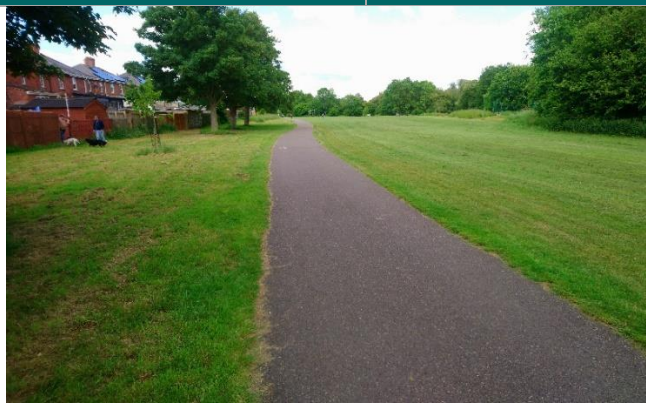


Land parcel number	LP15
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in the presence of Ludwell Valley Park County Wildlife Site covering the majority of the area featuring orchards, with semi-improved and unimproved neutral grassland, species rich arable fields (seeded) and young woodland, pleasing rounded hill and valley landscape above North Brook valley with intimate valleys and framed longer views to surrounding rural hills beyond city, tranquillity in the enclosed areas and valley bottom and extensive strong recreational use as part of the Valley Park. Landscape susceptibility to housing lies in the steeply sloping hills and valleys, the orchard, woodland and scrub and semi-improved neutral grassland and hedgerows, the extensive use for recreation and open rural skylines formed by the hill and valley sides. Visual susceptibility to housing lies in views from North Brook valley to the west (Exeter Green Circle) towards the parcel, from the top of hills and higher ground within the area, and views towards the area in more distant views from the north and west. The land parcel is therefore highly sensitive to housing. The landscape and visual susceptibility to employment is similar to housing but greater due to the hilltop and slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the relationship with the urban edge dwellings to the north east. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	The majority of the parcel is covered by Ludwell Valley Park County Wildlife Site with traditional orchard, semi-improved and unimproved neutral grassland, species rich arable fields (seeded) and young woodland, and strong hedges with oaks.
Cultural heritage	Large regular enclosures- 15-18c, small to medium sized fields most bounded by strong hedgerows with mature oaks, some semi-rural houses with associated large plots.

Distinctiveness	Part of extensive and distinctive green hills and valleys above North Brook valley and within urban area with both open and highly enclosed meadows, orchards and copses.
Perceptual	
Scenic qualities	Part of pleasing rounded hill and valley landscape above North Brook valley with intimate valleys and framed longer views to surrounding rural hills beyond city.
Tranquillity	The area is used by people as part of the Valley Park, with development to the north and south. However, there is very limited vehicular access and no through route. Tranquillity is apparent in the enclosed valley.
Recreational and functional	
Recreational	Valley Park largely managed by Devon Wildlife Trust with access to large parts of the parcel.
Functional	Pasture, orchards, smallholdings and limited semi-rural dwellings and valley park used for informal recreation by residents along with parcels LP14 and LP16.
Other	
Condition	Most of the area is actively managed for biodiversity accommodating recreation and so is in good condition although former nursery and adjacent use around Ludwell Farm appear to be in poor condition.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping hills and valleys.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Large regular enclosures- 15-18c, small to medium sized fields.
Settlement pattern	Semi-rural houses with associated large plots on Ludwell Lane.
Land use factors	
Function of area	Valley/Country Park, orchard and pasture/improved and semi-improved grassland.
Amenity	Valley Park with access to many parts.
Functional relationship between the area and the settlement/key features	Footpaths and grassland accessed and well used by surrounding residents.
Perceptual factors	
Scale of landform	Medium/small.

Scale of landcover	Small.
Sense of enclosure	Open on hilltops and framed and highly enclosed elsewhere.
Relationship with surrounding landscapes	Set above but physically linked via North Brook valley to River Exe valley.
Skyline	Locally prominent rounded hills. Part of strong skyline when viewed from the north and north west in close views in the valley and from further afield such as Mincinglake Valley.
Landmark features/foci	-
Detractors	Former nursery and adjacent uses around Ludwell Farm are detractors but not widely visible.
Settlement edge character	The urban edge is moderately indented and not widely apparent due to landform and screening within the parcel.
Visual relationship of the area with the settlement	The area acts as an important setting to the eastern parts of the city into the valley floor to the east with visual links to rural hills outside the city to the north and west.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Locally prominent hills intervisible with the city to the north and west in particular.
Key views	Key views from hills across the city especially to the north and west.
Key visual receptors	
Residents	Urban residents benefit from views across the parcel.
Promoted trails	Part of setting of Exeter Green Circle (in LP16).
PROWs	Series of very well used paths within Country Park.
Access/common land	Country Park covers the majority of parcel.
Cycleways	-
Roads	-
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

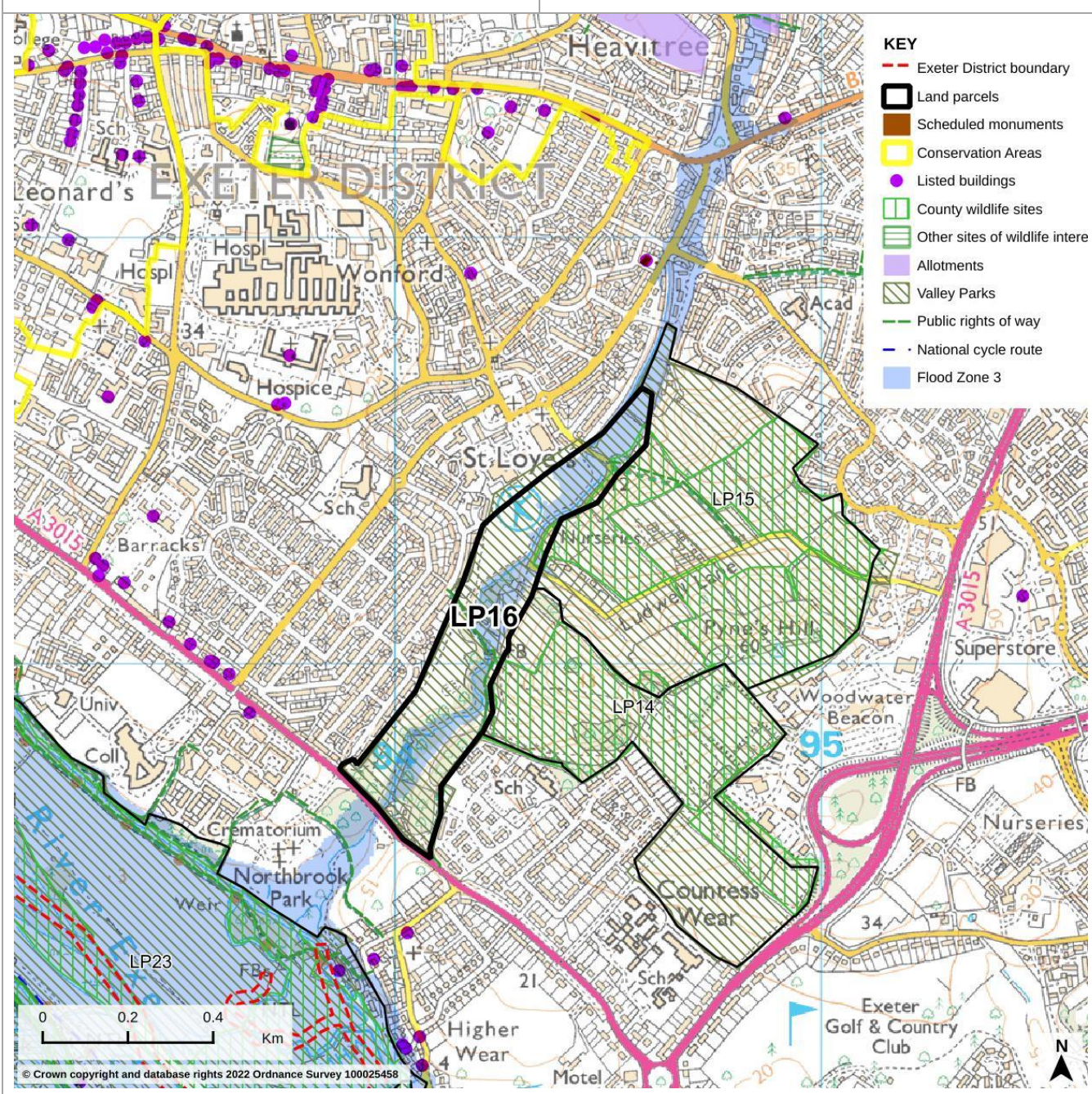
Land parcel number	LP16
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View looking north east up the valley floor from near A3015.



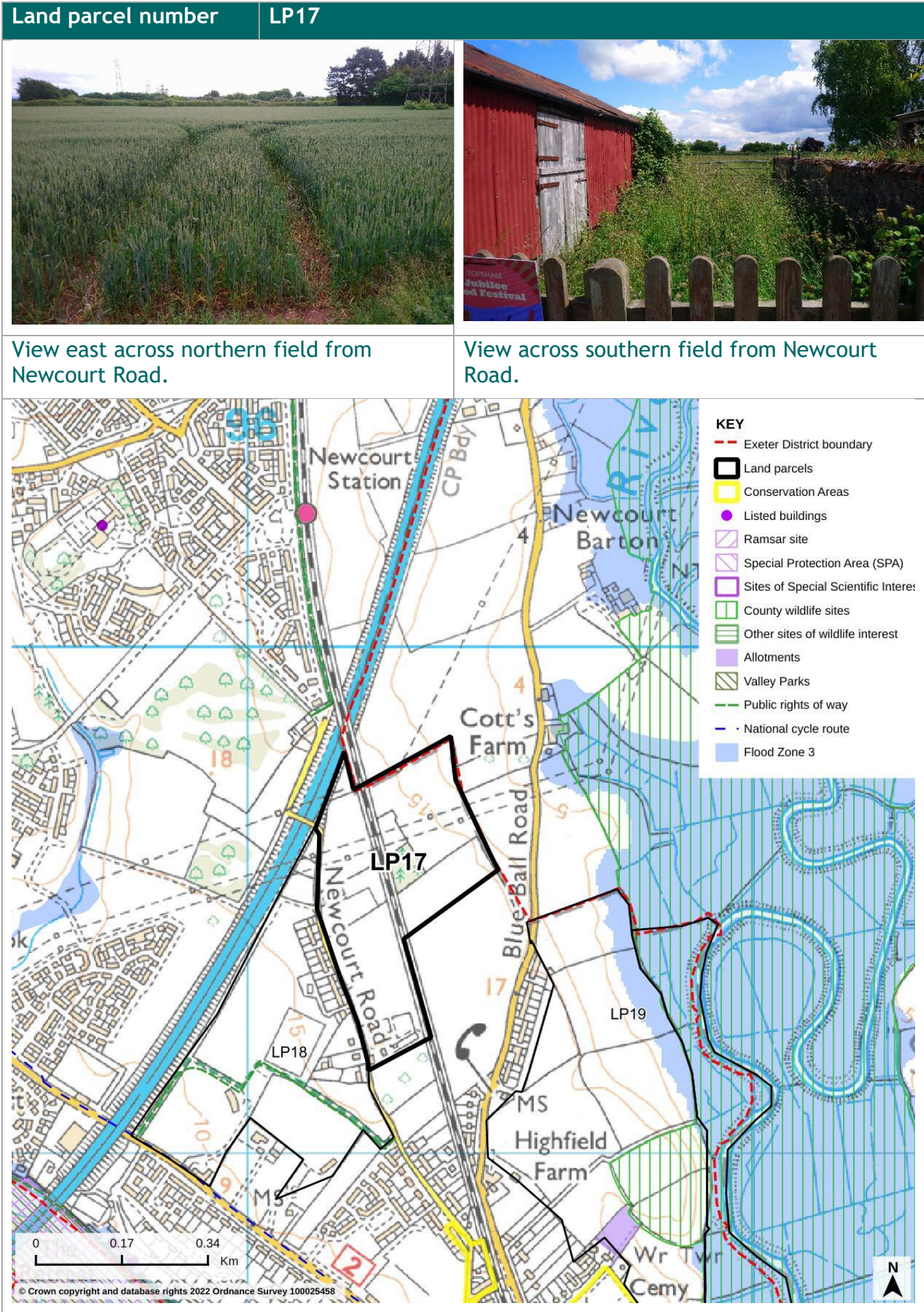
View looking south west down the valley floor from Ludwell Lane.



Land parcel number	LP16
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in the biodiversity value of North Brook with associated riparian vegetation abutting and connecting to Ludwell Valley Park County Wildlife Site adjacent, its function as floodplain, pleasant views along and across the valley to the watercourse and adjacent hills to the south east and intensive use as public parkland. Landscape susceptibility to housing lies in its use for public recreation, the watercourse and associated floodplain and role as strong GI/biodiversity corridor. Visual susceptibility to housing lies in views from the Exeter Green Circle and open space areas along and across the valley. The land parcel is therefore highly sensitive to housing. The landscape and visual susceptibility to employment is similar to housing but greater due to the narrow width of the valley and the presence of the floodplain which would make the built form more difficult to accommodate, as well as being constrained by woodland and the relationship with housing and recreational uses. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	
Natural heritage	Ludwell Valley Park County Wildlife Site to the south east on the fringes of the parcel. North Brook with associated riparian vegetation including woodland runs down the valley flanked by amenity grassland to the north west.
Cultural heritage	Public parkland
Distinctiveness	Distinctive linear park with watercourse flanked by hills to the south east.
Perceptual	
Scenic qualities	Pleasant views along and across the valley to the watercourse and adjacent hills to the south east.

Tranquillity	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 except at the very southern point adjacent to the A3015. Medium low.
Recreational and functional	
Recreational	Part of Ludwell Valley Park.
Functional	Part of Ludwell Valley Park.
Other	
Condition	Managed as a well used park- good condition.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor and partly floodplain.
Presence of water	North Brook is a sinuous watercourse in the valley bottom.
Cultural factors	
Historic field/land use pattern	Public parkland.
Settlement pattern	None in parcel.
Land use factors	
Function of area	Public parkland, floodplain and GI biodiversity corridor.
Amenity	Public parkland.
Functional relationship between the area and the settlement/key features	Residents use the area for recreation and it complements parcels LP14 and LP15 functionally for recreation and nature conservation value. The brook links into the River Exe to the south west.
Perceptual factors	
Scale of landform	Small/medium.
Scale of landcover	Small.
Sense of enclosure	Enclosed with framed views opening out in places but still enclosed by hills to south east.
Relationship with surrounding landscapes	Relationship with River Exe valley as a tributary valley and a strong visual relationship and physical connection with the adjacent hills to the south east.
Skyline	-
Landmark features/foci	-
Detractors	Adjacent housing has hard edges in places although softened by trees to the south.

Settlement edge character	Housing forms a hard linear edge in parts but softened by trees in places.
Visual relationship of the area with the settlement	The area acts as a setting to housing and links into the hills to the south east mutually acting as a landscape setting. The area is not very visible in the wider landscape.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	An enclosed valley bottom with views limited to adjacent valley sides.
Key views	Along the valley and across the valley up to the hills to the south east from Exeter Green Circle. Adjacent housing overlooks area.
Key visual receptors	
Residents	Urban residents benefit from views across the parcel.
Promoted trails	The Exeter Green Circle runs down the valley.
PROWs	Series of very well used paths within Country Park.
Access/common land	Country Park covers the entire parcel.
Cycleways	Cycling down the valley.
Roads	A3015 has glimpse views in winter and Ludwell Lane looks down the valley from the north.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium



Land parcel number	LP17
ASSESSED SENSITIVITY EVALUATION	
Housing	Medium
Employment	High/medium
Sensitivity justification/summary	
The landscape value of the land parcel lies in the strong hedgerow pattern with some tree cover around lowland farmland in good/fair condition. Landscape susceptibility to housing lies in its function as a green wedge separating Topsham from the city, its hedgerows and trees and its role as the local skyline and gentle upper valley sides when viewed from the Clyst valley. Visual susceptibility to housing lies in its intervisibility with the Clyst valley and views from Clyst Road, Cott's Farm and users of Newcourt Road including cyclists and residents. The land parcel is sensitive and vulnerable to housing development due to expansion from Topsham although these sites have been largely bordered by existing housing. It would be desirable to maintain some green space to separate the settlements and avoid urban sprawl east of the M5 impinging on the character of the Clyst valley. The northern and eastern parts are most sensitive. The landscape and visual susceptibility to employment is similar to housing but greater due to the highly adverse effect on the green wedge character, the greater prominence on the low ridge and slopes, the effect on field boundaries and the relationship with housing. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Clyst Valley Farmlands adjacent to the east.
Devon landscape character type	Lower rolling farmed and settled valley slopes adjacent to the east.
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Strong hedgerows some with trees and field pattern and mature garden with trees including many conifers.
Cultural heritage	Small to medium regular enclosures with small plantation cut through by a railway.
Distinctiveness	Lowland farmland on a low rise.
Perceptual	
Scenic qualities	Lowland farmland on a low rise.
Tranquillity	The M5 is an ever present noise source, the railway passes through and development is visible on two sides. No public access.

Recreational and functional	
Recreational	No public access.
Functional	Arable and improved grassland.
Other	
Condition	Some field boundary loss between 1890 and 2000.
Cultural associations	-
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Gently rolling low ridge upper valley side.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Small to medium regular enclosures with former nursery.
Settlement pattern	Sporadic roadside dwellings.
Land use factors	
Function of area	Arable and improved grassland.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	The area acts as a green wedge between Topsham and the M5 and the expanding city beyond.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Moderately enclosed by field boundaries and built form. Mix of outgrown hedges and trimmed hedges.
Relationship with surrounding landscapes	On a very gentle rise above the Clyst valley to the east with similar farmland to the north. Limited connection to LP17 to the west.
Skyline	Part of the low ridge separating the Clyst and Exe valleys where hedgerows act as local skylines. More likelihood of visibility to the east (Clyst valley).
Landmark features/foci	-
Detractors	M5 to the north/west. Three lines of power lines and pylons to the north and railway.
Settlement edge character	Original linear/ribbon housing development with established gardens now being infilled with individual housing estate blocks encroaching from the south.
Visual relationship of the area with the settlement	The area acts as eastern setting of Topsham separating it from the M5 and Exeter.

<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A low-lying minor ridge with intervisibility with Clyst valley valley.
Key views	From Clyst Road around Cott's Farm across open fields. Parcel visible on rising land over trimmed hedges.
Key visual receptors	
Residents	Semi-rural residents on Newcourt Road and rural residents around Cott's Farm.
Promoted trails	-
PROWs	-
Access/common land	-
Cycleways	Apparent local cycle route along part of Newcourt Road.
Roads	Clyst Road, Newcourt Road, M5 (though in cutting).
<i>Evaluation of visual susceptibility to housing</i>	Medium
<i>Evaluation of susceptibility to employment use</i>	Medium

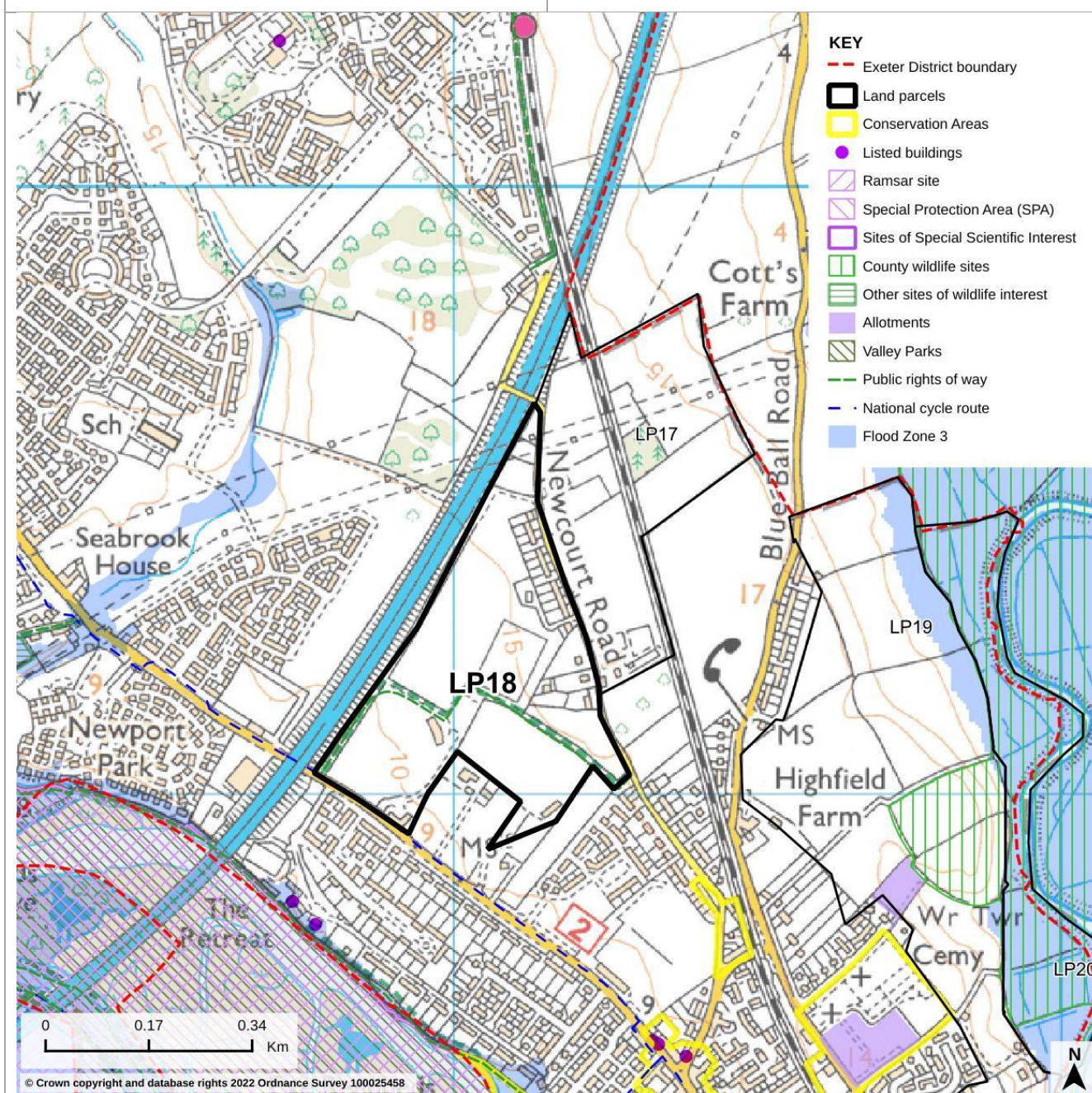
Land parcel number	LP18
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View across sports fields north east from PROW.



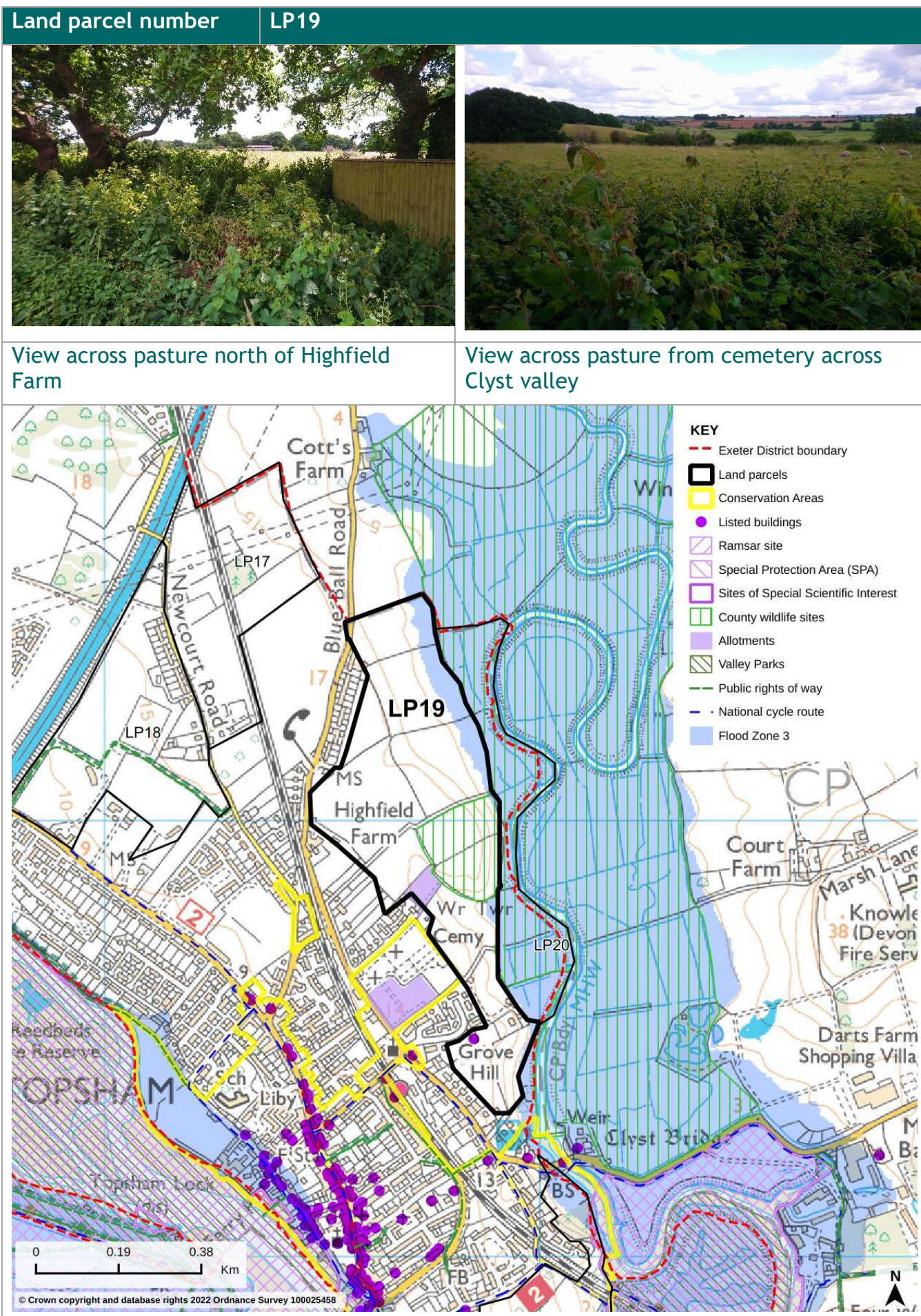
View north west across pasture towards tree clump from PROW.



Land parcel number	LP18
ASSESSED SENSITIVITY EVALUATION	
Housing	Medium
Employment	High/medium
Sensitivity justification/summary	
The landscape value of the land parcel lies in residual hedgerows and some tree cover, a community orchard to the north, a small improved pasture to the west and PROW and footpath/cycleway linkage and its pleasant well maintained character. Landscape susceptibility to housing lies primarily in its function as a green wedge separating Topsham from the city, its use as a pedestrian and cycle link and use for sports. Visual susceptibility to housing lies in views from the PROW, footpath/cycleway, Exeter Road and residents in Newcourt Road. The land parcel is therefore sensitive to housing. It would be desirable to maintain some green space to separate the settlements and to provide a buffer to housing from the motorway, as well as maintaining and enhancing the community orchard and landscape elements such as trees and hedges. The landscape and visual susceptibility to employment is similar to housing but greater due to the highly adverse effect on the green wedge character, the narrow width to the north and east which make the built form more difficult to accommodate and the relationship with housing and any remaining sports uses. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Close mown grass for the most part with some residual hedgerows and some tree cover, a community orchard to the north and a small improved pasture to the west.
Cultural heritage	Regular enclosures- 15-18c largely replaced by sports fields/uses.
Distinctiveness	The small improved pasture to the west with a small group of mature trees and the community orchard to the north are distinctive features.
Perceptual	

Scenic qualities	The small improved pasture to the west with a small group of mature trees and the community orchard to the north are pleasing features.
Tranquillity	The M5 is the major noise source along with the Exeter Road to the south. People use the area for recreation and the edge of Topsham is visible.
Recreational and functional	
Recreational	The majority of the area comprises of the University sports ground with a variety of pitches a golf academy/driving range.
Functional	Sports, improved grassland/pasture, community orchard and a small urban fringe storage use to the north and PROW and footpath/cycleway.
Other	
Condition	69% field boundary loss between 1890 and 2000, but generally maintained to high and intensive standard.
Cultural associations	Potentially with Exeter University.
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Gently sloping and terraced valley side
Presence of water	-
Cultural factors	
Historic field/land use pattern	Regular enclosures of 15-18c largely replaced by sports fields/uses.
Settlement pattern	Old housing ribbon development along Newcourt Road.
Land use factors	
Function of area	University sports pitches, golf driving range, community orchard, PROW, private curtilages.
Amenity	Private sports provision with PROW and footpath/cycleway.
Functional relationship between the area and the settlement/key features	A key function is separating Topsham from the city. The footpath and cycleway provide a link to the north, south and west connecting to roads which link into the city to the east. Otherwise, the area is not available for residents.
Perceptual factors	
Scale of landform	Small.
Scale of landcover	Medium to small.
Sense of enclosure	Open across pitches but enclosed by M5 embankment and confined by field boundaries and built form to the east.
Relationship with surrounding landscapes	Limited connection to LP17 to the north.

Skyline	Gentle skyline separating the Exe and Clyst valleys and apparent from Exeter Road.
Landmark features/foci	-
Detractors	M5 to the north/west and power lines and pylons to the north.
Settlement edge character	Linear housing development along roads.
Visual relationship of the area with the settlement	The area acts as an important setting and introduction to Topsham from the north west, separating it from the M5 and Exeter.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Gentle sloping ground with limited intervisibility.
Key views	From PROW and footpath cycleway. The area is also visible from the M5 [coaches/lorries only].
Key visual receptors	
Residents	Semi-rural residents on Newcourt Road.
Promoted trails	-
PROWs	PROW through area.
Access/common land	Community Orchard
Cycleways	Local cycle path on western edge linking to National Cycle Route 2 to the south.
Roads	
<i>Evaluation of visual susceptibility to housing</i>	Medium
<i>Evaluation of susceptibility to employment use</i>	High/medium



Land parcel number	LP19
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in the Clyst Marshes County Wildlife Site, strongly treed field boundaries, mainly semi-improved pastures/grassland bounded by outgrown hedges with some trees and semi-natural regeneration, Grove Hill is Grade 2 listed building, allotments and the distinctive scenic value of the valley sides which form a harmonious, vegetated and varied edge and setting to the valley floor and tranquillity towards the valley floor. Landscape susceptibility to housing lies in the varied undulating and indented low valley sides with a strong connection to the River Clyst valley floor to the east, the semi-regular small to medium size field pattern with allotments, the parcel's role as skyline above the valley, the prominent hillock above valley floor, the indented and varied settlement edge broken up by farmland and cemetery and the role of parcel as buffer between settlement and the highly rural valley floor. Visual susceptibility to housing lies intervisibility to the rural Clyst valley landscape to the east and publicly accessible views across and up the valley from Clyst Bridge and Topsham Road and from Darts Farm. The land parcel is therefore very sensitive to housing. Though the land is flat around Highfield Farm any development here would substantially change the character of the indented settlement edge and impinge on the setting and tranquillity of the Clyst valley floor. The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent, as well as being constrained by the relatively small size of the fields, woodland and the relationship with housing. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Clyst Lowland Farmlands to the north.
Devon landscape character type	Lower rolling farmed and settled valley slopes to the north.
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	There is potential for the Clyst Valley Regional Park to the north to extend south along the valley to join with the Exe estuary in future, subject to consultation and agreement.
Natural heritage	Clyst Marshes County Wildlife Site includes fields within the parcel on rising ground with strongly treed field boundaries. Elsewhere there are mainly semi-improved pastures/grassland

	bounded by outgrown hedges with some trees and semi-natural regeneration on slopes to the south.
Cultural heritage	Grove Hill is Grade 2 listed building with a large garden to the south. Semi-regular small to medium size field pattern with allotments.
Distinctiveness	Distinctive valley sides to the adjacent highly distinctive flat valley floor of the River Clyst.
Perceptual	
Scenic qualities	Valley sides with distinctive treed rise providing a harmonious, vegetated and varied edge and setting to the valley floor.
Tranquillity	The M5 to the north west affects the northern part of the area which is otherwise fairly tranquil sloping down to the valley floor which has no structures or public access. Some use by of areas ie the allotments with cemetery adjacent to the south.
Recreational and functional	
Recreational	No public access. Allotments.
Functional	Grassland/sheep grazing (currently organic certified farm). Allotments. Three dwellings to the south. Former small caravan site associated with farm.
Other	
Condition	8% field boundary loss between 1890 and 2000. Moderate condition in places with abandoned fields to north west and south east although generally field boundaries largely intact with strong tree cover.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Varied undulating and indented low valley sides to the east with flatter land to the west.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Semi-regular small to medium size field pattern with allotments.
Settlement pattern	Three dwellings to the south.
Land use factors	
Function of area	Grassland/sheep grazing. Allotments.
Amenity	No public access. Allotments.
Functional relationship between the area and the settlement/key features	The majority of the parcel is part of Highfield Farm which is set within the settlement edge.

Perceptual factors	
Scale of landform	Medium/small.
Scale of landcover	Mainly small with medium.
Sense of enclosure	Framed, confined by field boundaries and built form with some openness on slopes to the east.
Relationship with surrounding landscapes	Strong relationship between the area and the open River Clyst valley floor.
Skyline	Forms relatively unspoilt skyline when viewed across and along the Clyst valley- mainly trees with very intermittent dwellings.
Landmark features/foci	Trees on small but prominent hillock above valley floor.
Detractors	Highfield Farm outbuildings and storage/rural dereliction, watertower.
Settlement edge character	Indented and varied settlement edge to the west with a mix of ribbon development to the north, old farm complex and small estates and larger houses to the south.
Visual relationship of the area with the settlement	The area forms a buffer between settlement and the valley floor and acts as setting to the settlement and the highly rural valley floor.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The valley side is mainly visible from the east and south east.
Key views	Publicly accessible views across and up the valley from Clyst Bridge and Topsham Road and from Darts Farm.
Key visual receptors	
Residents	Urban edge and semi-rural residents to the west.
Promoted trails	-
PROWs	-
Access/common land	-
Cycleways	-
Roads	
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High

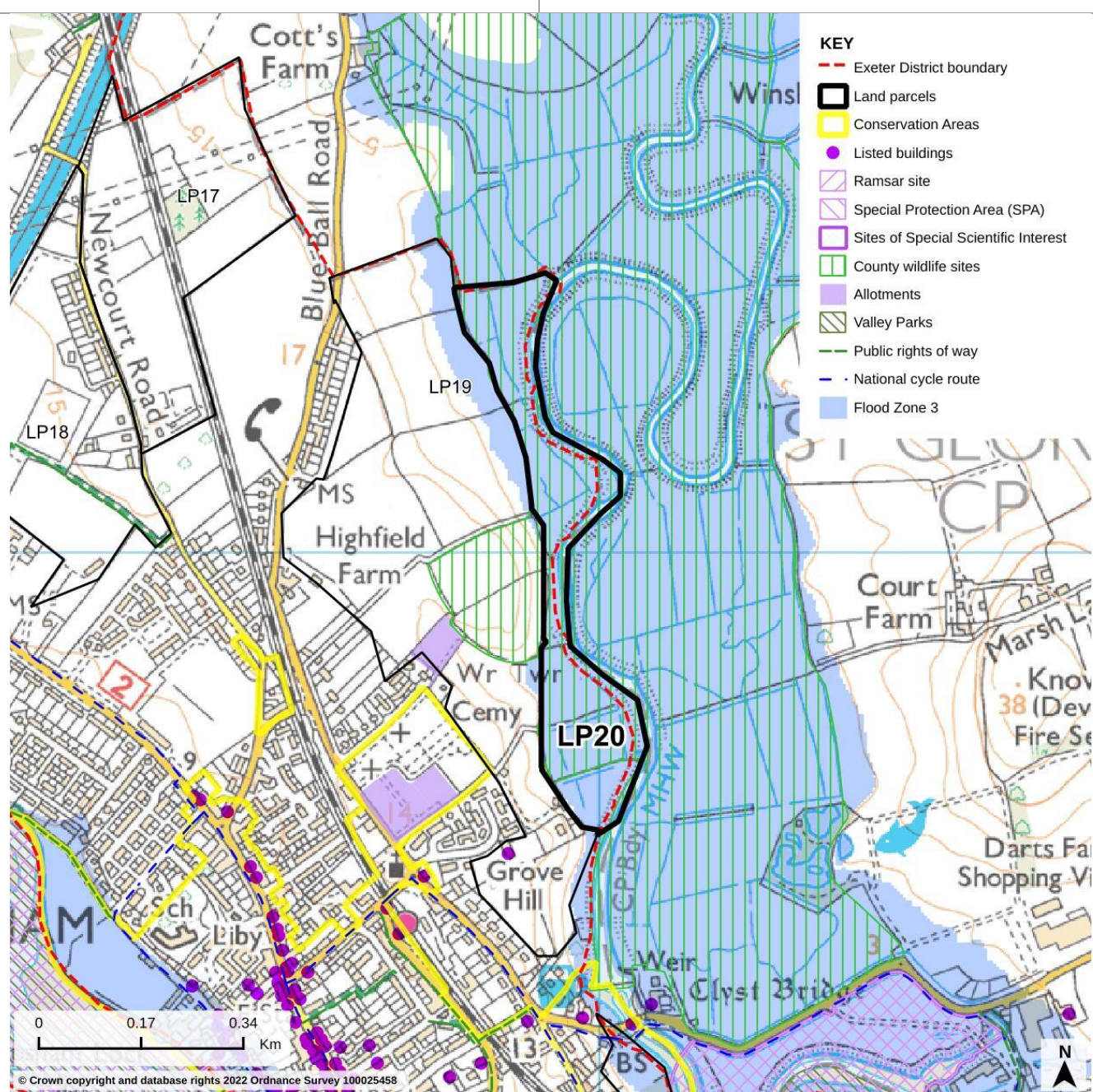
Land parcel number	LP20
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View up Clyst valley from Topsham Road (east).



View up Cyst valley from Topsham Road near Cyst Bridge.



Land parcel number	LP20
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
The landscape value of the land parcel lies in Clyst Marshes County Wildlife Site semi-improved marshy grassland, saltmarsh, riverside vegetation and species-rich ditches, the scenic quality and distinctiveness of the River Clyst adjacent which forms a sinuous line in the landscape and the mix of marshy and semi-natural vegetation which provide interest and texture along the valley floor which is an unspoilt view corridor and tranquillity to the south. Landscape susceptibility to housing lies in the flat, open valley floor and floodplain, its semi-natural marshy character, its separation from the settlement and its highly rural character. Visual susceptibility to housing lies in its intervisibility as part of a very open valley floor with key views from Topsham Road and Clyst bridge to the south. The land parcel is therefore highly sensitive to housing. The landscape and visual susceptibility to employment is similar to housing but greater as it would be more prominent and difficult to accommodate, as well as being constrained by the relatively small size of the fields. The land parcel is therefore more sensitive to employment.	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Clyst Valley Farmlands adjacent to the east
Devon landscape character type	Sparsely settled farmed valley floor to the east
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	There is potential for the Clyst Valley Regional Park and associated trails to the north to extend south along the valley to join with the Exe estuary in future, subject to consultation and agreement.
Natural heritage	Clyst Marshes County Wildlife Site semi-improved marshy grassland, saltmarsh, riverside vegetation and species-rich ditches covers the whole parcel.
Cultural heritage	Remnant small scale field boundaries and ditches adjacent to river and bank.
Distinctiveness	Highly distinctive semi-natural flat valley floor defined by the sinuous River Clyst.

Perceptual	
Scenic qualities	The River Clyst adjacent forms a sinuous line in the landscape and the mix of marshy and semi-natural vegetation provide interest and texture along the valley floor which is an unspoilt view corridor.
Tranquillity	The M5 to the north is a background noise source to the north but otherwise the area is tranquil forming part of a quiet rural valley with no public access.
Recreational and functional	
Recreational	No public access.
Functional	Mainly biodiversity corridor with potential for seasonal grazing depending on management.
Other	
Condition	No field boundary loss between 1890 and 2000. Fields appear to have reverted to semi-natural vegetation.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor within floodplain.
Presence of water	River Clyst adjacent with drainage ditches on relict field boundaries within parcel.
Cultural factors	
Historic field/land use pattern	Remnant small scale field boundaries and ditches.
Settlement pattern	None.
Land use factors	
Function of area	Former pasture which appears to have reverted to semi-natural vegetation including reedbeds.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	Located away from the settlement edge with no clear connection.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Small.
Sense of enclosure	Open.
Relationship with surrounding landscapes	The area has a strong relationship with the LP19 on valley sides to the east and highly rural valley corridor to the north and south.

Skyline	-
Landmark features/foci	River course.
Detractors	-
Settlement edge character	Located away from the settlement.
Visual relationship of the area with the settlement	The area contributes to the unspoilt setting of Topsham.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of very open valley floor enclosed by slopes intervisible at a distance from slopes to the south east and around Clyst Bridge to the south.
Key views	There are limited views of the area from east and west and up the valley from the south- but the latter is important in terms of the unspoilt open character of the valley floor.
Key visual receptors	
Residents	Settlement edge residents to the west and rural residents from the east.
Promoted trails	-
PROWs	-
Access/common land	-
Cycleways	-
Roads	Topsham Road from the south.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High