

Land parcel number

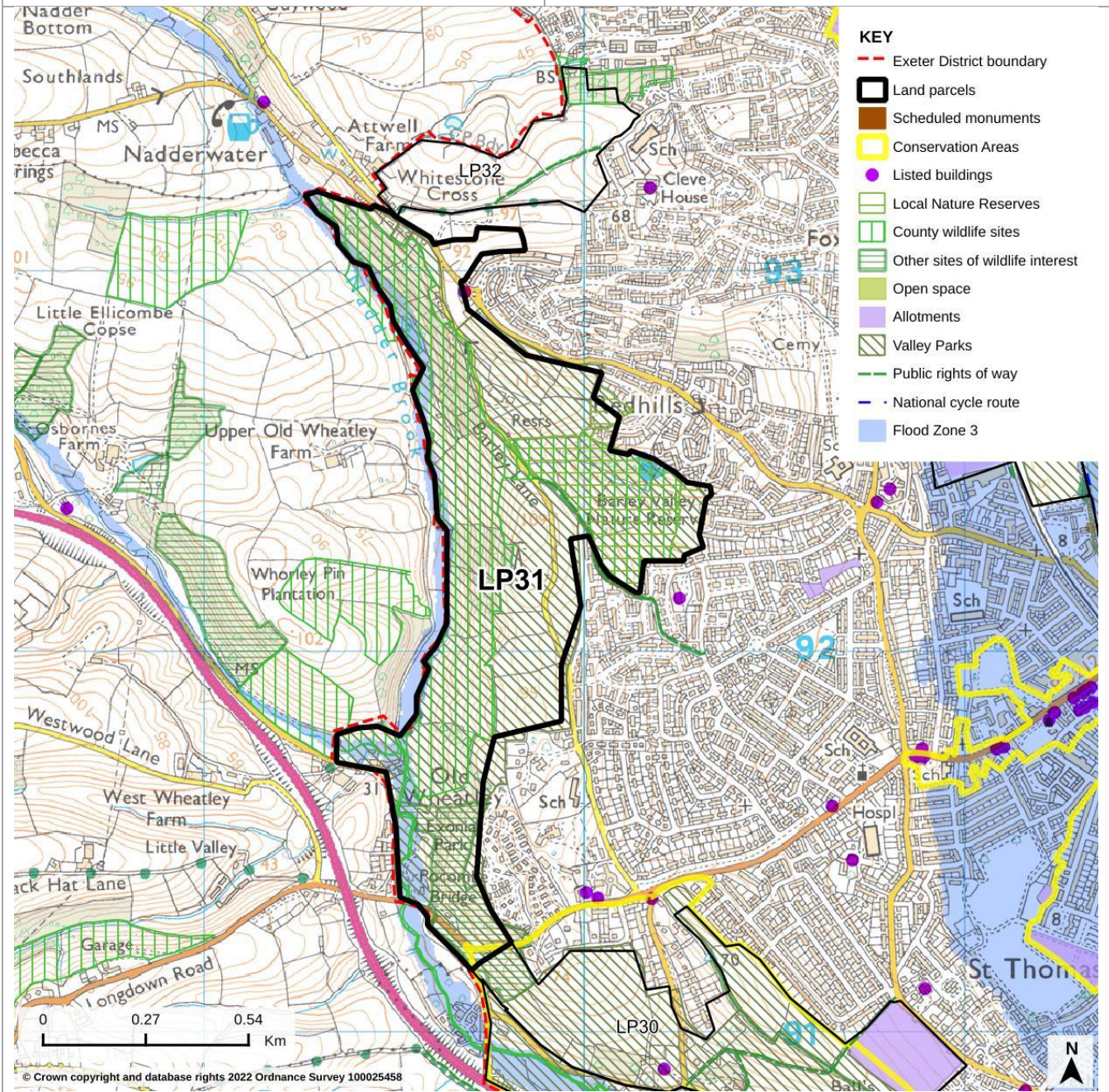
LP31



View from Barley Lane east over Nadder Park Road housing and the city beyond.



View of particularly steep slopes and tree skyline along Redhills.

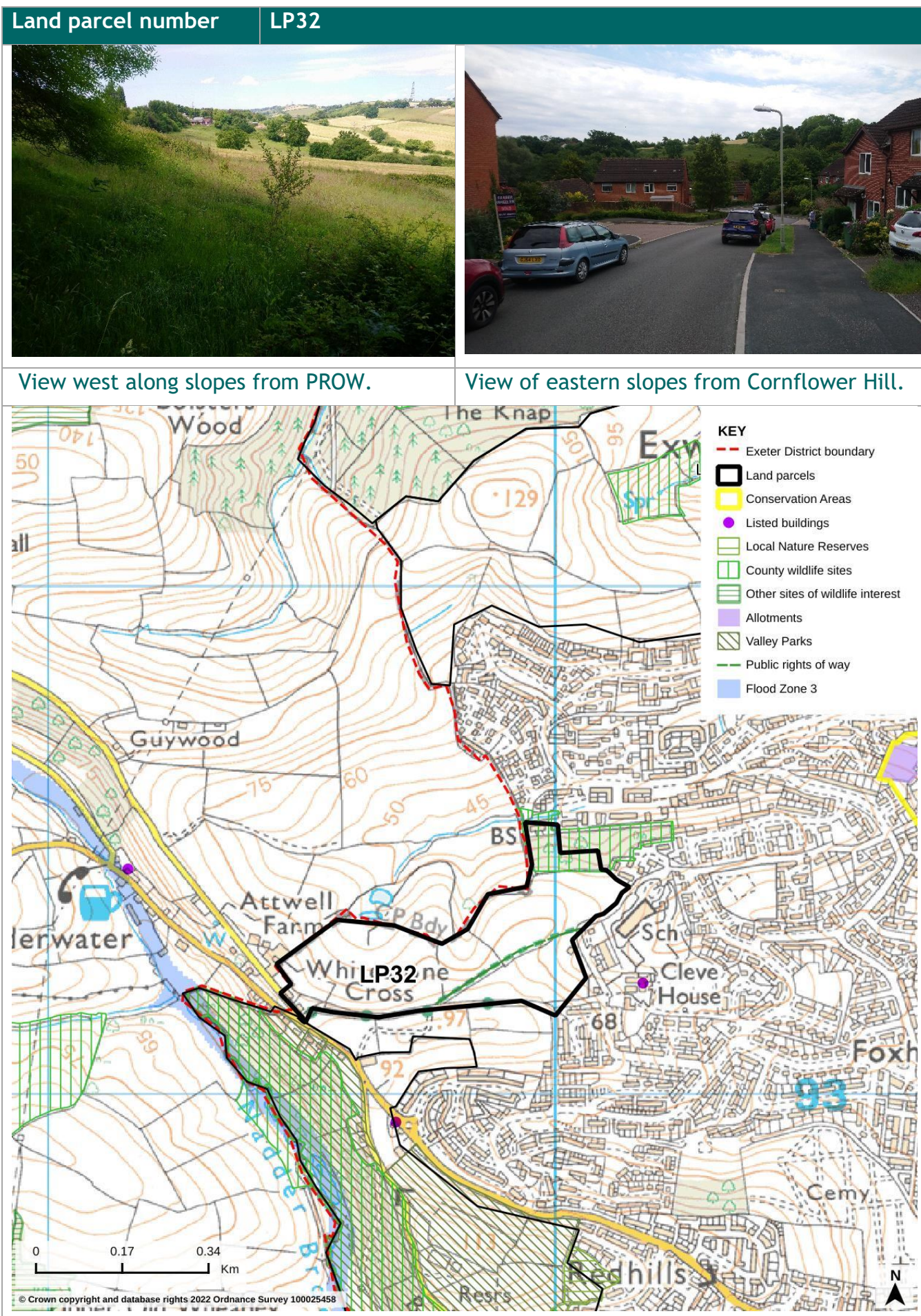


| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LP31                                                                                                                                                                                                                                                                                                           |
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| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | High                                                                                                                                                                                                                                                                                                           |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | High                                                                                                                                                                                                                                                                                                           |
| Sensitivity justification/summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                |
| <p>The landscape value of the land parcel lies in Alphington-Whitestone Valley Park County Wildlife Site comprising of woodland and unimproved grassland, Barley Valley Local Nature Reserve, Pocombe Bridge other site of wildlife interest including semi-improved neutral grassland, secondary broadleaf woodland and scrub, strong tree cover, mainly oaks along hedgerows, the recreation value of Barley Valley Park and a PROW and the area's attractive character as a rural ridge and slopes landscape with a combination of woodland, trees and open semi-regular field patterns allowing filtered views to the city and within the area.</p> <p>Landscape susceptibility to housing lies in its character as a ridge with steeply sloping sides, a prominent skyline and upper slopes visible from the east such as from the Exe river corridor forming a strong setting and green backcloth to the city, its role as setting to the west for a rural valley floor, the function as an accessible valley park serving the local community and the small scale semi-regular field pattern.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the city to the east with key views from the River Exe corridor, the ridge and slopes being visible as part of the green backcloth to the city. Other key views are from Barley Valley Park and Barley Lane (Exeter Green Circle) east over the city and from local roads such as Redhills.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>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 and difficult to accommodate, as well as being constrained by the relatively small size of the fields, woodland and the relationship with housing and recreational uses. The land parcel is therefore more sensitive to employment.</p> |                                                                                                                                                                                                                                                                                                                |
| LANDSCAPE CHARACTER CONTEXT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The Culm (west); Devon Redlands (east)                                                                                                                                                                                                                                                                         |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Exeter Slopes and Hills                                                                                                                                                                                                                                                                                        |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Upper farmed and wooded valley slopes                                                                                                                                                                                                                                                                          |
| LANDSCAPE VALUE FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comments                                                                                                                                                                                                                                                                                                       |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | -                                                                                                                                                                                                                                                                                                              |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Alphington-Whitestone Valley Park County Wildlife Site comprising of woodland and unimproved grassland cover large parts of the parcel including Barley Valley Local Nature Reserve. Pocombe Bridge other site of wildlife interest to the south includes semi-improved neutral grassland, secondary broadleaf |

|                                         |                                                                                                                                                                                                                                                                                                                                   |
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|                                         | woodland and scrub. There is strong tree cover, mainly oaks, along hedgerows to the north and fewer along trimmed hedgerows to the south.                                                                                                                                                                                         |
| Cultural heritage                       | Semi-regular medieval enclosures (based on strip fields) to the east although this appears to be modified and woodland to the west.                                                                                                                                                                                               |
| Distinctiveness                         | Distinctive ridge with very steep slopes in parts to the east and west, clothed with broadleaved woodland to the west and a mix of semi-improved and improved grassland hedged fields with trees and regenerating scrub to the east enclosing and separating the rural Nadder Brook valley to the west from the city to the east. |
| <b>Perceptual</b>                       |                                                                                                                                                                                                                                                                                                                                   |
| Scenic qualities                        | Attractive rural ridge and slopes landscape with a combination of woodland, trees and open semi-regular field patterns allowing filtered views to the city and within the area.                                                                                                                                                   |
| Tranquillity                            | The A30 can be heard in the distance from the south western slopes and views of the city to the east make the area feel on the city edge although there is a sense of separation because of the elevation of the area and enclosure on the ridgetop.                                                                              |
| <b>Recreational and functional</b>      |                                                                                                                                                                                                                                                                                                                                   |
| Recreational                            | Barley Valley Park and PROW running to the south of it linking into the housing estates at a lower level.                                                                                                                                                                                                                         |
| Functional                              | Pasture/improved and semi-improved grassland, extensive woodland, Valley Park and PROW and tree and hedge cover all contribute to the GI network.                                                                                                                                                                                 |
| <b>Other</b>                            |                                                                                                                                                                                                                                                                                                                                   |
| Condition                               | Mix of field boundary loss between 1890 and 2000 ranging from upto 50% in places through to a 50% gain. All orchards on the western side of the parcel appear to be lost.                                                                                                                                                         |
| Cultural associations                   | -                                                                                                                                                                                                                                                                                                                                 |
| <b>Evaluation of overall value</b>      | High                                                                                                                                                                                                                                                                                                                              |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b> | Comments                                                                                                                                                                                                                                                                                                                          |
| <b>Natural factors</b>                  |                                                                                                                                                                                                                                                                                                                                   |
| Landform                                | Ridge with steeply sloping sides.                                                                                                                                                                                                                                                                                                 |
| Presence of water                       | Nadder Brook on boundary to the west.                                                                                                                                                                                                                                                                                             |
| <b>Cultural factors</b>                 |                                                                                                                                                                                                                                                                                                                                   |
| Historic field/land use pattern         | Semi-regular medieval enclosures (based on strip fields) to the east although this appears to be modified and woodland to the west.                                                                                                                                                                                               |
| Settlement pattern                      | Discontinuous linear small rural dwellings to the north.                                                                                                                                                                                                                                                                          |
| <b>Land use factors</b>                 |                                                                                                                                                                                                                                                                                                                                   |

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|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Function of area                                                         | Pasture/improved and semi-improved grassland, extensive woodland, Valley Park and PROW and tree and hedge cover all contribute to the GI network.                                                                                                                                     |
| Amenity                                                                  | Barley Valley Park and PROW running to the south of it linking into the housing estates at a lower level.                                                                                                                                                                             |
| Functional relationship between the area and the settlement/key features | Barley Valley Park provides semi-natural open space and a useable flat open grass space for residents linking into the housing estates to the east alongside a PROW.                                                                                                                  |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                                                                                                                                       |
| Scale of landform                                                        | Large to medium.                                                                                                                                                                                                                                                                      |
| Scale of landcover                                                       | Medium to small.                                                                                                                                                                                                                                                                      |
| Sense of enclosure                                                       | Open in fields to the east due to slopes but enclosed to the west in woodland and in lowest slopes around Barley Valley Nature Reserve.                                                                                                                                               |
| Relationship with surrounding landscapes                                 | Ridge encloses and separates the rural Nadder Brook valley to the west and the countryside beyond from the city to the east.                                                                                                                                                          |
| Skyline                                                                  | Prominent skyline visible from the city such as from the Exe river corridor and from Nadder Brook valley to the west.                                                                                                                                                                 |
| Landmark features/foci                                                   | -                                                                                                                                                                                                                                                                                     |
| Detractors                                                               | Large wireless mast.                                                                                                                                                                                                                                                                  |
| Settlement edge character                                                | Overall, modern housing development is creeping up the slopes but have not reached higher levels within the parcel. Though some are visible they sit just below the skyline and upper slopes. The caravan park to the south is a minor detractor but with only limited parts visible. |
| Visual relationship of the area with the settlement                      | The area acts as a setting to the city and a buffer between it and the countryside to the west.                                                                                                                                                                                       |
| <i>Evaluation of susceptibility to housing</i>                           | High                                                                                                                                                                                                                                                                                  |
| <i>Evaluation of susceptibility to employment use</i>                    | High                                                                                                                                                                                                                                                                                  |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                                     | Comments                                                                                                                                                                                                                                                                              |
| Intervisibility                                                          | A prominent ridgetop enclosing the city with wide intervisibility and views to and from the city centre.                                                                                                                                                                              |
| Key views                                                                | From Barley Valley Park and Barley Lane (Exeter Green Circle) east over the city, from Exe river corridor towards the ridge slopes and skyline, from local roads such as Redhills.                                                                                                    |
| <b>Key visual receptors</b>                                              |                                                                                                                                                                                                                                                                                       |
| Residents                                                                | Urban residents to the east and limited scattered rural residents to the west.                                                                                                                                                                                                        |
| Promoted trails                                                          | Exeter Green Circle walking route along Barley Lane.                                                                                                                                                                                                                                  |
| PROWs                                                                    | PROW to east.                                                                                                                                                                                                                                                                         |

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|-------------------------------------------------------|----------------------------------------------|
| Access/common land                                    | Barley Valley Park                           |
| Cycleways                                             | -                                            |
| Roads                                                 | Barley Lane, Redhills, A30 and Tedburn Road. |
| <i>Evaluation of visual susceptibility to housing</i> | High                                         |
| <i>Evaluation of susceptibility to employment use</i> | High                                         |



| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LP32                                                                                                                                                       |
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| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                            |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | High/medium                                                                                                                                                |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | High                                                                                                                                                       |
| Sensitivity justification/summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                            |
| <p>The landscape value of the land parcel lies in some strong treed boundaries with woodland/scrub, the PROW, its pleasing qualities as rural undulating upper valley pastoral sides and minor ridge with views to open higher ground to the north and a degree of tranquillity.</p> <p>Landscape susceptibility to housing lies in the minor ridge top and sides (some steep) falling to the east which enclose the lower lying built form, the currently rural open character of the slopes and upper valley to the north, the tree cover, semi-natural slopes with woodland/scrub and the PROW.</p> <p>Visual susceptibility to housing lies in intervisibility with land to the north and east, views from the PROW, Exwick Lane, Rowhorne Road to the north west, Cornflower Hill to the north.</p> <p>The land parcel is very sensitive to housing particularly to the east including the steep triangular field, the minor ridgetop and the semi-natural slopes. The area to the west is essentially part of, and relates to, the rural landscape to the north.</p> <p>The landscape and visual susceptibility to employment is substantially greater than housing due to the slopes and ridge form which would make the built form more prominent and difficult to accommodate and the relationship with housing. The land parcel is therefore more sensitive to employment.</p> |                                                                                                                                                            |
| LANDSCAPE CHARACTER CONTEXT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                            |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The Culm (west); Devon Redlands (east)                                                                                                                     |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Exeter Slopes and Hills                                                                                                                                    |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Upper farmed and wooded valley slopes                                                                                                                      |
| LANDSCAPE VALUE FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comments                                                                                                                                                   |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                            |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | -                                                                                                                                                          |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Some strong treed boundaries with woodland/scrub to the north east and west enclosing improved grassland/pasture.                                          |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Semi-regular medieval enclosures (based on strip fields) but these appear to have been modified with fenced boundaries in parts.                           |
| Distinctiveness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Valley slopes forming part of the wider open undulating valley landscape to the west and minor ridge and slopes extending into the built form to the east. |
| Perceptual                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                            |

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| Scenic qualities                                                         | The parcel has pleasing qualities of rural upper valley sides and a minor ridge with views to open higher ground to the north.                                                                                                                                                                             |
| Tranquillity                                                             | The parcel is rural and inherently tranquil with its connection to the wider rural landscape to the north is bounded by minor roads but views of urban settlement are possible to the north east and east. Housing development on the ridgetop to the south will reduce tranquillity especially in winter. |
| <b>Recreational and functional</b>                                       |                                                                                                                                                                                                                                                                                                            |
| Recreational                                                             | PROW linking into settlement from Exwick Lane.                                                                                                                                                                                                                                                             |
| Functional                                                               | Pasture/improved grassland.                                                                                                                                                                                                                                                                                |
| <b>Other</b>                                                             |                                                                                                                                                                                                                                                                                                            |
| Condition                                                                | 13% field boundary loss between 1890 and 2000. One lost orchard (to south east). The condition is moderate/poor with several hedgerows replaced with fences.                                                                                                                                               |
| Cultural associations                                                    | -                                                                                                                                                                                                                                                                                                          |
| <b>Evaluation of overall value</b>                                       | Medium                                                                                                                                                                                                                                                                                                     |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | Comments                                                                                                                                                                                                                                                                                                   |
| <b>Natural factors</b>                                                   |                                                                                                                                                                                                                                                                                                            |
| Landform                                                                 | Undulating ridge and valley sides with minor ridge falling to the north east.                                                                                                                                                                                                                              |
| Presence of water                                                        | -                                                                                                                                                                                                                                                                                                          |
| <b>Cultural factors</b>                                                  |                                                                                                                                                                                                                                                                                                            |
| Historic field/land use pattern                                          | Medieval enclosures (based on strip fields) around pasture/improved grassland now modified.                                                                                                                                                                                                                |
| Settlement pattern                                                       | Small rural dwellings on lanes to the west.                                                                                                                                                                                                                                                                |
| <b>Land use factors</b>                                                  |                                                                                                                                                                                                                                                                                                            |
| Function of area                                                         | Pasture/improved grassland, scrub/woodland.                                                                                                                                                                                                                                                                |
| Amenity                                                                  | PROW linking into settlement from Exwick Lane.                                                                                                                                                                                                                                                             |
| Functional relationship between the area and the settlement/key features | PROW linking into settlement from Exwick Lane.                                                                                                                                                                                                                                                             |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                                                                                                                                                            |
| Scale of landform                                                        | Medium                                                                                                                                                                                                                                                                                                     |
| Scale of landcover                                                       | Medium to small.                                                                                                                                                                                                                                                                                           |
| Sense of enclosure                                                       | Largely open.                                                                                                                                                                                                                                                                                              |
| Relationship with surrounding landscapes                                 | Valley slopes forming part of the wider open undulating valley landscape to the west and minor ridge and slopes extending into the built form to the east.                                                                                                                                                 |
| Skyline                                                                  | Noticeable minor ridge top to the south, with housing development consented at appeal.                                                                                                                                                                                                                     |

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| Landmark features/foci                                | -                                                                                                                                                                                                                           |
| Detractors                                            | Housing to the north is intrusive but sits below ridge top. Consented housing on ridgetop to south will likely be a detractor.                                                                                              |
| Settlement edge character                             | Housing sits into the hillside but has reached too high an elevation for it not to be intrusive.                                                                                                                            |
| Visual relationship of the area with the settlement   | The eastern part of the area, including minor ridgeline and slopes, forms an important rural backcloth to the settlement.                                                                                                   |
| <i>Evaluation of susceptibility to housing</i>        | High/medium                                                                                                                                                                                                                 |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                                                        |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                  | Comments                                                                                                                                                                                                                    |
| Intervisibility                                       | The eastern part is part of the green ridge enclosing the city to the east and the western and northern parts are open to views from the open countryside at the head of the valley around Guywood to the north/north west. |
| Key views                                             | From PROW within parcel, Exwick Lane, Rowhorne Road to the north west, Cornflower Hill to the north.                                                                                                                        |
| <b>Key visual receptors</b>                           |                                                                                                                                                                                                                             |
| Residents                                             | Urban residents to the north and east and rural residents to the west.                                                                                                                                                      |
| Promoted trails                                       | -                                                                                                                                                                                                                           |
| PROWs                                                 | PROW running down slope.                                                                                                                                                                                                    |
| Access/common land                                    | -                                                                                                                                                                                                                           |
| Cycleways                                             | -                                                                                                                                                                                                                           |
| Roads                                                 | Exwick Lane, Rowhorne Road, Cornflower Hill.                                                                                                                                                                                |
| <i>Evaluation of visual susceptibility to housing</i> | High/medium                                                                                                                                                                                                                 |
| <i>Evaluation of susceptibility to employment use</i> | High/medium                                                                                                                                                                                                                 |

Land parcel number

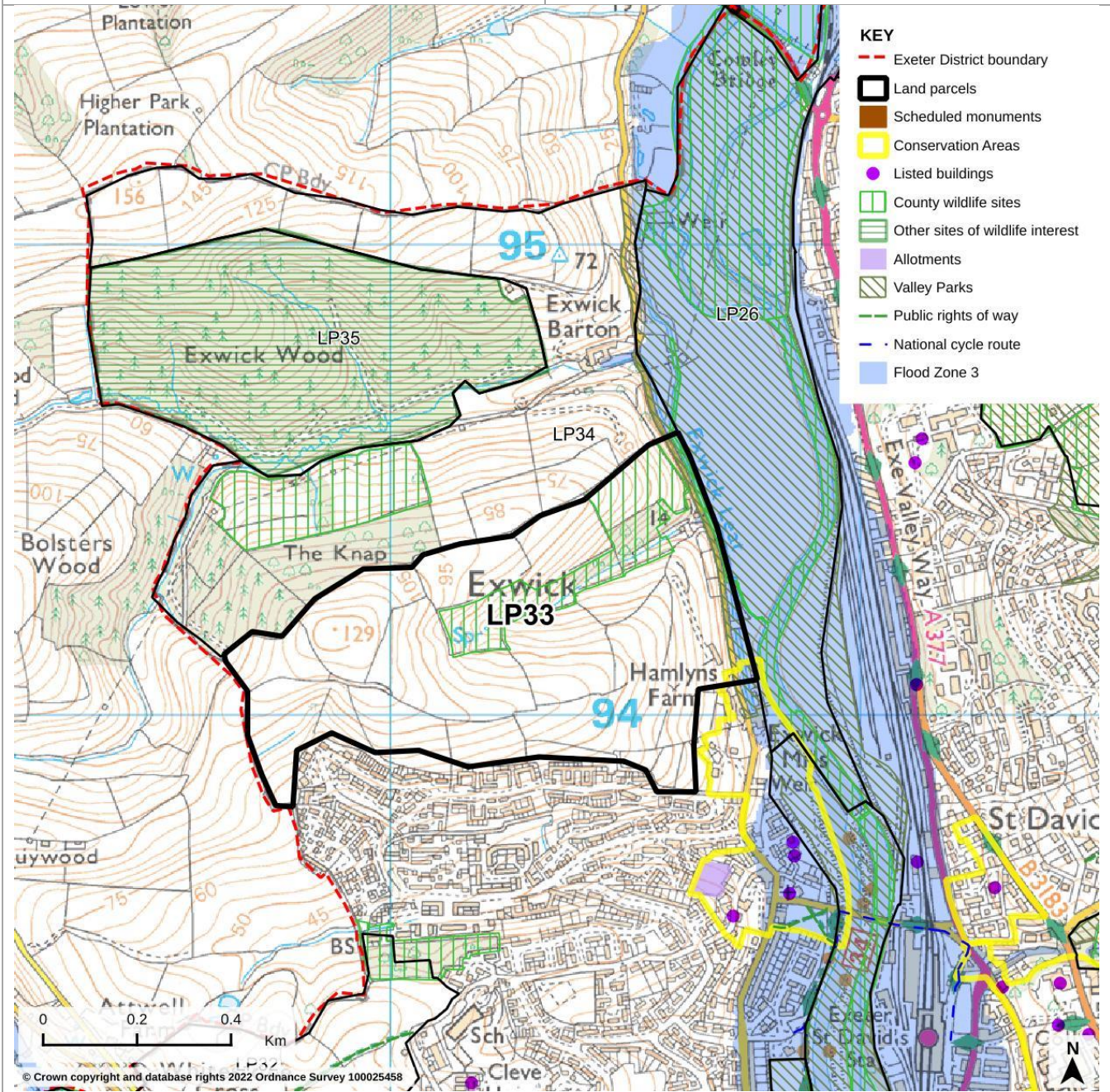
LP33



View from PROW to the south west looking towards hill backcloth and skyline.



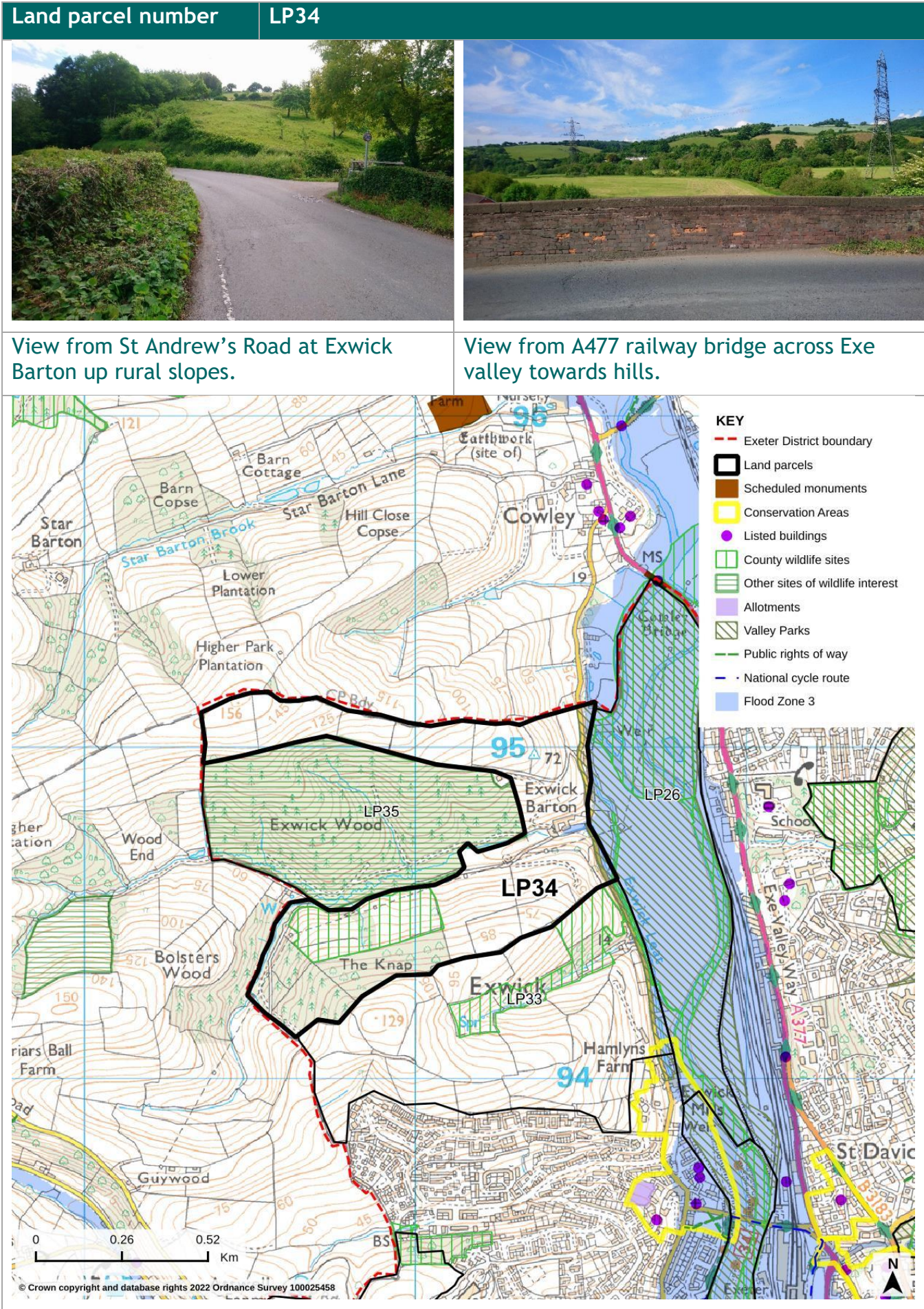
View from Exe valley corridor towards parcels slopes and skyline.



| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LP33                                                                                                                                                                                                                                                                     |
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| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                          |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | High                                                                                                                                                                                                                                                                     |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | High                                                                                                                                                                                                                                                                     |
| Sensitivity justification/summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                          |
| <p>The landscape value of the land parcel lies in Exwick Barton Cottages County Wildlife Site including scrub, woodland, semi-improved neutral grassland, marshy grassland and water bodies set within the attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular medieval field patterns rising above the Exe valley, with tranquillity in the valley bottom and to the north and west.</p> <p>Landscape susceptibility to housing lies in its character as a rural farmed ridge with steeply sloping sides, a prominent unspoilt skyline and upper slopes visible from the south and east such as from the Exe river corridor forming a strong setting and green backcloth to the city, and function GI corridor linking into the Exe with woodland, scrub and a semi-regular field pattern.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the city to the Exe river corridor and the northern edge of the city to the east and countryside to the south west with key views from the Exe valley to the south east, east and north east, from PROW to the south west and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is greater due to the slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the irregular shape of the fields and the relationship with housing.</p> |                                                                                                                                                                                                                                                                          |
| LANDSCAPE CHARACTER CONTEXT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                          |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Culm (west); Devon Redlands (east)                                                                                                                                                                                                                                   |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Exeter Slopes and Hills                                                                                                                                                                                                                                                  |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Wooded ridges and hilltops                                                                                                                                                                                                                                               |
| LANDSCAPE VALUE FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                                                                                                                                 |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                          |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | -                                                                                                                                                                                                                                                                        |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Exwick Barton Cottages County Wildlife Site comprising of scrub, improved and semi-improved neutral grassland, marshy grassland, spring, water bodies and woodland set within pasture/improved grassland bounded by hedgerows with extensive hedgerow trees, mainly oak. |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Semi-regular medieval enclosures (based on strip fields).                                                                                                                                                                                                                |
| Distinctiveness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Distinctive high pastoral ridge and tributary valley with steep slopes forming part of Exe valley sides and rural setting to the city.                                                                                                                                   |

|                                                                          |                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Perceptual</b>                                                        |                                                                                                                                                                                                                                                          |
| Scenic qualities                                                         | Attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular field patterns rising above the Exe and enclosing an intimate wooded valley.                                                                            |
| Tranquillity                                                             | The settlement and city are visible to the south and east from the ridges and upper slopes but they are separated by elevation. Tranquillity significantly increases in the tributary valley bottom and to the north and west. The area is inaccessible. |
| <b>Recreational and functional</b>                                       |                                                                                                                                                                                                                                                          |
| Recreational                                                             | No public access.                                                                                                                                                                                                                                        |
| Functional                                                               | Pasture/improved grassland with watercourse, valley bottom vegetation and hedgerows forming a GI corridor network linking into the Exe valley.                                                                                                           |
| <b>Other</b>                                                             |                                                                                                                                                                                                                                                          |
| Condition                                                                | 12% field boundary loss between 1890 and 2000. Two lost orchards. The area is in good condition managed for biodiversity in the valley bottom and as farmland with strong hedgerows elsewhere.                                                           |
| Cultural associations                                                    | -                                                                                                                                                                                                                                                        |
| <b>Evaluation of overall value</b>                                       | High                                                                                                                                                                                                                                                     |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | Comments                                                                                                                                                                                                                                                 |
| <b>Natural factors</b>                                                   |                                                                                                                                                                                                                                                          |
| Landform                                                                 | Ridge tops and steeply sloping valley sides and bottom.                                                                                                                                                                                                  |
| Presence of water                                                        | Minor watercourse and spring.                                                                                                                                                                                                                            |
| <b>Cultural factors</b>                                                  |                                                                                                                                                                                                                                                          |
| Historic field/land use pattern                                          | Medieval enclosures (based on strip fields).                                                                                                                                                                                                             |
| Settlement pattern                                                       | Small valley bottom former farmstead and dwelling.                                                                                                                                                                                                       |
| <b>Land use factors</b>                                                  |                                                                                                                                                                                                                                                          |
| Function of area                                                         | Pasture/improved grassland with the valley bottom hedgerows forming a GI corridor network linking into the Exe valley.                                                                                                                                   |
| Amenity                                                                  | No public access.                                                                                                                                                                                                                                        |
| Functional relationship between the area and the settlement/key features | No public access.                                                                                                                                                                                                                                        |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                                                                                                          |
| Scale of landform                                                        | Large/medium ridge and small valley.                                                                                                                                                                                                                     |
| Scale of landcover                                                       | Medium and small.                                                                                                                                                                                                                                        |
| Sense of enclosure                                                       | Open on the ridge top and upper valley sides and framed and enclosed within the valley.                                                                                                                                                                  |

|                                                       |                                                                                                                                                                                                 |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relationship with surrounding landscapes              | Forms the rural setting and sides of the Exe valley to the east and linking into the rural ridge and valley landscape to the north and west.                                                    |
| Skyline                                               | Prominent ridge top visible from city including River Exe corridor.                                                                                                                             |
| Landmark features/foci                                | -                                                                                                                                                                                               |
| Detractors                                            | Adjacent housing to the south.                                                                                                                                                                  |
| Settlement edge character                             | Residential area intrudes too high up the slope from the south.                                                                                                                                 |
| Visual relationship of the area with the settlement   | The area acts as important rural setting and backcloth to the settlement.                                                                                                                       |
| <i>Evaluation of susceptibility to housing</i>        | High                                                                                                                                                                                            |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                            |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                  | Comments                                                                                                                                                                                        |
| Intervisibility                                       | Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the south west. |
| Key views                                             | From the Exe valley to the south east, east and north east, from PROW to the south west and Duryard Valley to the east.                                                                         |
| Key visual receptors                                  |                                                                                                                                                                                                 |
| Residents                                             | Urban residents mainly with a few rural residents in the valley floor.                                                                                                                          |
| Promoted trails                                       | Exe Valley Way along the river corridor has direct views of this land parcel.                                                                                                                   |
| PROWs                                                 | -                                                                                                                                                                                               |
| Access/common land                                    | -                                                                                                                                                                                               |
| Cycleways                                             | National Cycle Route 34 along the river corridor has direct views of this land parcel.                                                                                                          |
| Roads                                                 | St Andrew's Road.                                                                                                                                                                               |
| <i>Evaluation of visual susceptibility to housing</i> | High                                                                                                                                                                                            |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land parcel number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>LP34</b>                                                                                                                                                                                                                                                                 |
| <b>ASSESSED SENSITIVITY EVALUATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | High                                                                                                                                                                                                                                                                        |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | High                                                                                                                                                                                                                                                                        |
| <b>Sensitivity justification/summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                             |
| <p>The landscape value of the land parcel lies in The Knap County Wildlife Site comprising semi-improved grassland, woodland, green lane with invertebrate interest set within the attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular medieval field patterns with oaks in hedgerows rising above the Exe valley with tranquillity in the valley bottom and to the north and west.</p> <p>Landscape susceptibility to housing lies in its character as a rural farmed ridge tops with steeply sloping sides, a prominent unspoilt skyline and upper slopes visible from the north and east such as from the Exe river corridor forming part of a wider strong setting and green backcloth to the city, its separation from the settlement edge and function as a GI corridor linking into the Exe with watercourse, mixed plantation and hedgerows.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the with the Exe river corridor and the northern edge of the city to the east and countryside to the north with key views from the Exe valley to the south east, east and north east and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>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 and difficult to accommodate, as well as being constrained by the irregular shape of the fields and the relationship with the rural farmstead.</p> |                                                                                                                                                                                                                                                                             |
| <b>LANDSCAPE CHARACTER CONTEXT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                             |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The Culm (west); Devon Redlands (east)                                                                                                                                                                                                                                      |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Exeter Slopes and Hills                                                                                                                                                                                                                                                     |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Wooded ridges and hilltops                                                                                                                                                                                                                                                  |
| <b>LANDSCAPE VALUE FACTORS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                                                                                                                                    |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                             |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | -                                                                                                                                                                                                                                                                           |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The Knap County Wildlife Site comprising semi-improved grassland, woodland, green lane with invertebrate interest, pasture/improved grassland enclosed by a mix of trimmed and outgrown hedges with occasional hedgerow trees mainly oaks and mixed plantation at The Knap. |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Semi-regular post medieval enclosure with parish boundary to the north and modified to the south replaced by fences in parts.                                                                                                                                               |

|                                                                          |                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distinctiveness                                                          | Distinctive high pastoral ridge and tributary valley with steep slopes forming part of Exe valley sides and rural setting to the city.                                                                                                                                                                                           |
| <b>Perceptual</b>                                                        |                                                                                                                                                                                                                                                                                                                                  |
| Scenic qualities                                                         | Attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular field patterns rising above the Exe and enclosing an intimate wooded valley with conifer plantations emphasising enclosure.                                                                                                     |
| Tranquillity                                                             | The settlement and city are visible to the south and east from the ridges and upper slopes but they are separated by elevation. Tranquillity significantly increases in the tributary valley bottom and to the north and west. The valley accommodates powerlines/pylons. The area is not publicly accessible but has farmstead. |
| <b>Recreational and functional</b>                                       |                                                                                                                                                                                                                                                                                                                                  |
| Recreational                                                             | No public access.                                                                                                                                                                                                                                                                                                                |
| Functional                                                               | Pasture/improved grassland with watercourse, mixed plantation and hedgerows forming a GI corridor network linking into the Exe valley.                                                                                                                                                                                           |
| <b>Other</b>                                                             |                                                                                                                                                                                                                                                                                                                                  |
| Condition                                                                | Some field boundary loss between 1890 and 2000 on the upper southern slopes but intact to the north. One lost orchard and one surviving remnant orchard.                                                                                                                                                                         |
| Cultural associations                                                    | -                                                                                                                                                                                                                                                                                                                                |
| Evaluation of overall value                                              | High                                                                                                                                                                                                                                                                                                                             |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | Comments                                                                                                                                                                                                                                                                                                                         |
| <b>Natural factors</b>                                                   |                                                                                                                                                                                                                                                                                                                                  |
| Landform                                                                 | Ridge tops and steeply sloping valley sides and bottom.                                                                                                                                                                                                                                                                          |
| Presence of water                                                        | Minor watercourse.                                                                                                                                                                                                                                                                                                               |
| <b>Cultural factors</b>                                                  |                                                                                                                                                                                                                                                                                                                                  |
| Historic field/land use pattern                                          | Semi-regular post medieval enclosure with parish boundary to the north and modified to the south replaced by fences in parts.                                                                                                                                                                                                    |
| Settlement pattern                                                       | Farmstead at Exwick Barton.                                                                                                                                                                                                                                                                                                      |
| <b>Land use factors</b>                                                  |                                                                                                                                                                                                                                                                                                                                  |
| Function of area                                                         | Pasture/improved grassland with watercourse and hedgerows forming a GI corridor network linking into the Exe valley.                                                                                                                                                                                                             |
| Amenity                                                                  | No public access.                                                                                                                                                                                                                                                                                                                |
| Functional relationship between the area and the settlement/key features | The area relates to the wider landscape and forms a continuation of the zones LP33 and LP35.                                                                                                                                                                                                                                     |

|                                                       |                                                                                                                                                                                            |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Perceptual factors</b>                             |                                                                                                                                                                                            |
| Scale of landform                                     | Large/medium ridge and small valley.                                                                                                                                                       |
| Scale of landcover                                    | Medium to small.                                                                                                                                                                           |
| Sense of enclosure                                    | Open on the ridge tops and upper valley sides and framed/enclosed within the valley.                                                                                                       |
| Relationship with surrounding landscapes              | Forms the rural setting and sides of the Exe valley to the east and linking into the rural ridge and valley landscape to the north and west.                                               |
| Skyline                                               | Prominent ridge top visible from northern part of the city and its approaches including River Exe corridor to the east.                                                                    |
| Landmark features/foci                                | Exwick Barton is an attractive cluster of rural buildings in the valley floor.                                                                                                             |
| Detractors                                            | Power lines and associated pylons.                                                                                                                                                         |
| Settlement edge character                             | Away from settlement edge.                                                                                                                                                                 |
| Visual relationship of the area with the settlement   | The area acts as part of the wider north western rural setting of the city.                                                                                                                |
| <i>Evaluation of susceptibility to housing</i>        | High                                                                                                                                                                                       |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                       |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                  | Comments                                                                                                                                                                                   |
| Intervisibility                                       | Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the north. |
| Key views                                             | From the Exe valley to the south east, east and north east and Duryard Valley to the east.                                                                                                 |
| <b>Key visual receptors</b>                           |                                                                                                                                                                                            |
| Residents                                             | Urban residents to the east at a distance and very few rural residents.                                                                                                                    |
| Promoted trails                                       | Exe Valley Way along the valley has direct views of this land parcel.                                                                                                                      |
| PROWs                                                 | -                                                                                                                                                                                          |
| Access/common land                                    | -                                                                                                                                                                                          |
| Cycleways                                             | National Cycle Route 34 along the river corridor has oblique views of this land parcel.                                                                                                    |
| Roads                                                 | St Andrew's Road.                                                                                                                                                                          |
| <i>Evaluation of visual susceptibility to housing</i> | High                                                                                                                                                                                       |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                       |

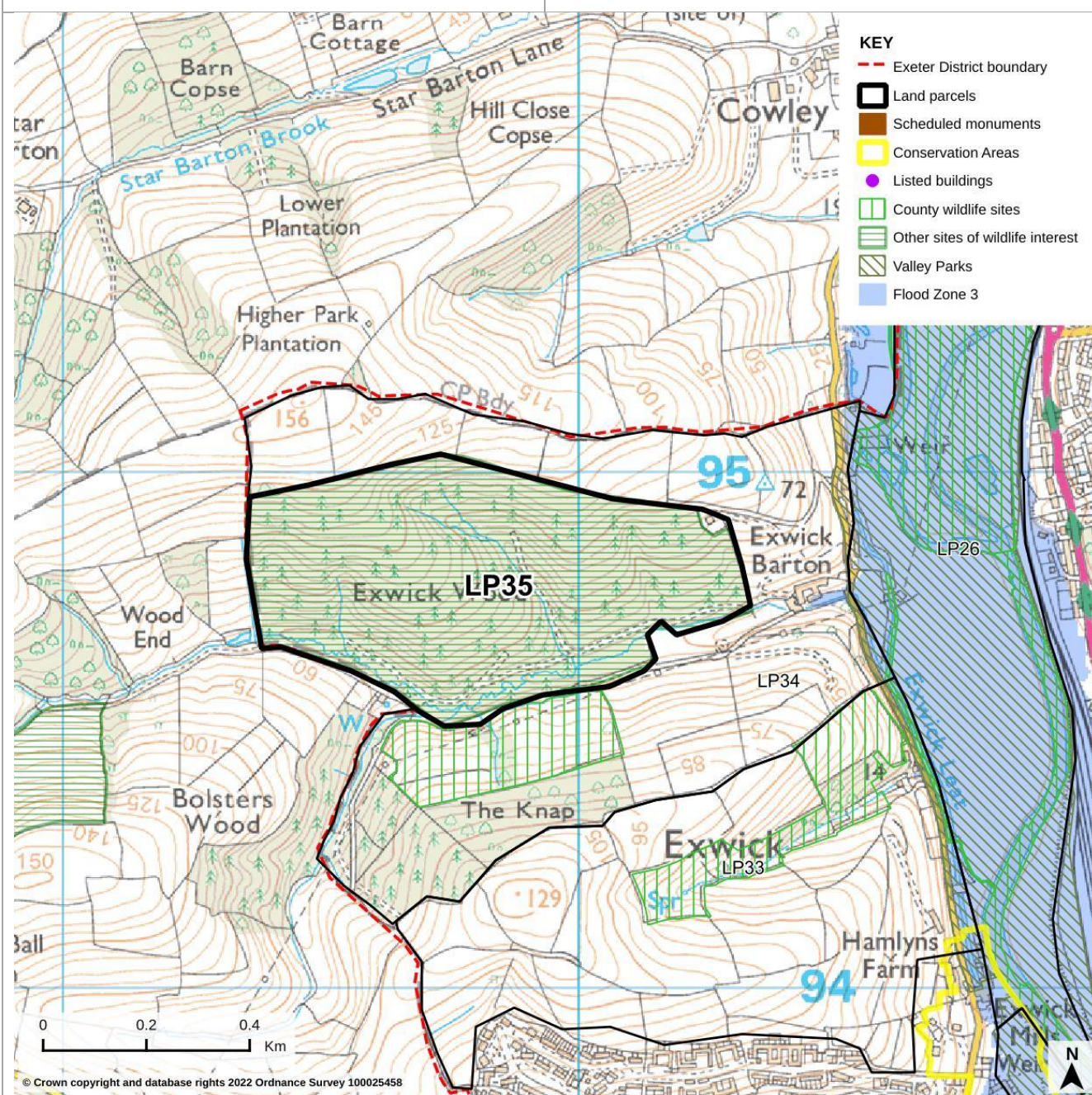
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| Land parcel number | LP35 |
|--------------------|------|



View from A477 railway bridge showing conifers on the skyline.



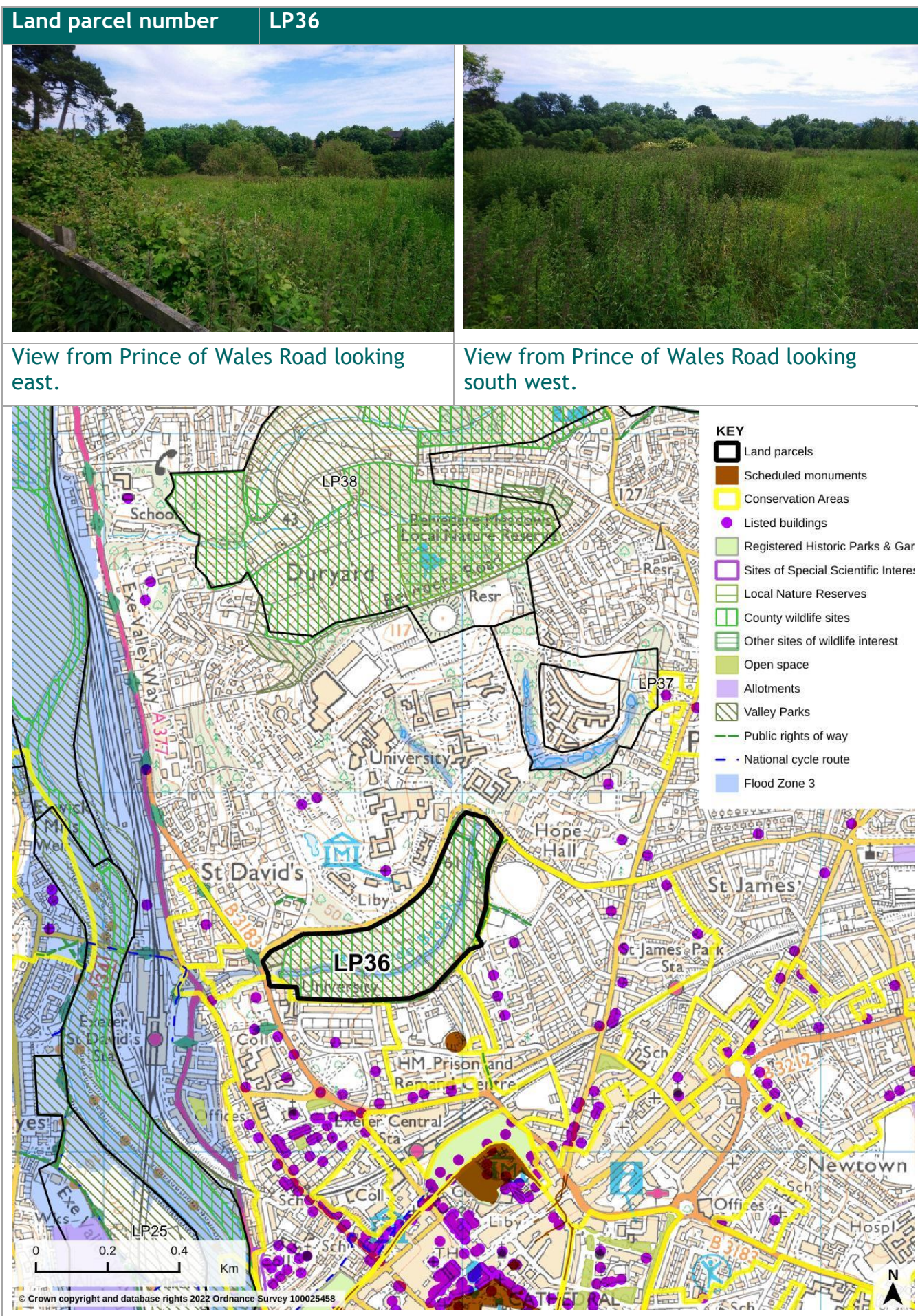
View of conifer plantation from Belvedere Meadows across the Exe valley.



| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LP35                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                          |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | High                                                                                                                                                                     |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | High                                                                                                                                                                     |
| <b>Sensitivity justification/summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                          |
| <p>The landscape value of the land parcel lies in Exwick Wood other site of wildlife interest comprising of a conifer plantation on an ancient woodland site with broadleaf edges in part adding drama to the rural ridge and valley slopes and with a sense of tranquillity.</p> <p>Landscape susceptibility to housing lies in its character as conifer plantation on steeply sloping valley sides visible from the east such as from the Exe river corridor forming part of a wider strong setting and green backcloth to the city, its separation from the settlement edge and function as a GI corridor linking into the Exe with watercourse.</p> <p>Visual susceptibility to housing lies in its intervisibility with the Exe river corridor and the northern edge of the city to the east and countryside to the north with key views from the Exe valley to the south east, east and north east and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>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 and difficult to accommodate.</p> |                                                                                                                                                                          |
| LANDSCAPE CHARACTER CONTEXT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                          |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The Culm (west); Devon Redlands (east)                                                                                                                                   |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Exeter Slopes and Hills                                                                                                                                                  |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Wooded ridges and hilltops                                                                                                                                               |
| LANDSCAPE VALUE FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                                                                                                                                 |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                          |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                          |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Exwick Wood other site of wildlife interest comprising of a conifer plantation on an ancient woodland site with broadleaf edges in part.                                 |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Replanted (conifer) ancient woodland.                                                                                                                                    |
| Distinctiveness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Conifer plantation on steep valley sides.                                                                                                                                |
| Perceptual                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                          |
| Scenic qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Conifer plantation on steep valley sides adds drama to the valley landscape.                                                                                             |
| Tranquillity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The area is an isolated coniferous plantation and tranquillity within the area is probably high (there is no public access) albeit close to pylons in the valley bottom. |

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|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Recreational and functional</b>                                       |                                                                                                          |
| Recreational                                                             | No public access.                                                                                        |
| Functional                                                               | Conifer plantation.                                                                                      |
| <b>Other</b>                                                             |                                                                                                          |
| Condition                                                                | Not known.                                                                                               |
| Cultural associations                                                    | -                                                                                                        |
| <b>Evaluation of overall value</b>                                       | High/medium                                                                                              |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | Comments                                                                                                 |
| <b>Natural factors</b>                                                   |                                                                                                          |
| Landform                                                                 | Steeply sloping valley sides and floor.                                                                  |
| Presence of water                                                        | Watercourses along narrow valley floors.                                                                 |
| <b>Cultural factors</b>                                                  |                                                                                                          |
| Historic field/land use pattern                                          | Replanted (conifer) ancient woodland.                                                                    |
| Settlement pattern                                                       | None.                                                                                                    |
| <b>Land use factors</b>                                                  |                                                                                                          |
| Function of area                                                         | Conifer plantation, trees assist in attenuation of run off.                                              |
| Amenity                                                                  | No public access.                                                                                        |
| Functional relationship between the area and the settlement/key features |                                                                                                          |
| <b>Perceptual factors</b>                                                |                                                                                                          |
| Scale of landform                                                        | Medium.                                                                                                  |
| Scale of landcover                                                       | Medium.                                                                                                  |
| Sense of enclosure                                                       | Enclosed within plantation and overall framing valley views.                                             |
| Relationship with surrounding landscapes                                 | Forms part of intimate valley landscape west of Exe valley.                                              |
| Skyline                                                                  | Conifers form part of skyline of the ridge when viewed from the valley floor to the east and north east. |
| Landmark features/foci                                                   | -                                                                                                        |
| Detractors                                                               | Powerlines/pylons nearby.                                                                                |
| Settlement edge character                                                | Away from settlement edge.                                                                               |
| Visual relationship of the area with the settlement                      | The area acts as part of the north western rural setting of the city.                                    |
| <i>Evaluation of susceptibility to housing</i>                           | High                                                                                                     |
| <i>Evaluation of susceptibility to employment use</i>                    | High                                                                                                     |

| VISUAL SUSCEPTIBILITY FACTORS                         | Comments                                                                                                                                                                                   |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Intervisibility                                       | Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the north. |
| Key views                                             | From the Exe valley to the south east, east and north east and Duryard Valley to the east.                                                                                                 |
| <b>Key visual receptors</b>                           |                                                                                                                                                                                            |
| Residents                                             | Urban residents to the east at a distance and very few rural residents.                                                                                                                    |
| Promoted trails                                       | Exe Valley Way along the valley has glimpse views of this land parcel.                                                                                                                     |
| PROWs                                                 | -                                                                                                                                                                                          |
| Access/common land                                    | -                                                                                                                                                                                          |
| Cycleways                                             | -                                                                                                                                                                                          |
| Roads                                                 | St Andrew's Road.                                                                                                                                                                          |
| <i>Evaluation of visual susceptibility to housing</i> | High                                                                                                                                                                                       |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                       |



| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LP36                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                   |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | High                                                                                                                                                                                                                                              |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | High                                                                                                                                                                                                                                              |
| Sensitivity justification/summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                   |
| <p>The landscape value of the land parcel lies in Taddiforde Brook County Wildlife Site which covers the large majority of the area comprising semi-improved neutral grassland, broadleaved woodland, marsh, ponds, flush and stream, the listed building within the fine University complex to the north to the north to which this valley contributes as setting, attractive views within the valley, and function as an accessible space for informal recreation, PROW, Exeter Green Circle, GI corridor for biodiversity linking to the north and floodplain.</p> <p>Landscape susceptibility to housing lies in its character as a steeply sloping 'v' shaped valley with narrow floodplain, semi-natural vegetation, recreational and biodiversity GI corridor functions, its small scale and relationship to the University as setting.</p> <p>Visual susceptibility to housing lies in overlooking by the University main buildings with key views from Memorial Chapel approach across the valley to the cathedral towers, with general views from the University campus main accesses and frontages and users of the valley including the Exeter Green Circle and PROW.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>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 and difficult to accommodate, as well as being constrained by the small scale landscape pattern, woodland and the relationship with housing and recreational uses. The land parcel is therefore more sensitive to employment.</p> |                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Taddiforde Brook County Wildlife Site covers the large majority of the area comprising semi-improved neutral grassland, broadleaved woodland, marsh, ponds, flush and stream, with further woodland to the west.                                  |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Mary Harris Memorial Chapel university building to the north is Grade 2 and the parcel complements this building's setting. The remnants of medieval enclosure boundaries are apparent in places in the form of outgrown hedgerows and trees. |

|                                                                          |                                                                                                                                                                        |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distinctiveness                                                          | The valley is a distinctive 'v' shaped undeveloped valley with steep sides, watercourse and semi-natural vegetation.                                                   |
| <b>Perceptual</b>                                                        |                                                                                                                                                                        |
| Scenic qualities                                                         | The valley forms part of the open setting to the fine main university buildings with attractive framed views within.                                                   |
| Tranquillity                                                             | Though the area is surrounded by buildings with roads adjacent the strong tree cover and steep valley sides means that in places the parcel feels relatively tranquil. |
| <b>Recreational and functional</b>                                       |                                                                                                                                                                        |
| Recreational                                                             | Part of the Valley Parks and publicly accessible with a PROW running through the parcel linking north to south.                                                        |
| Functional                                                               | Informal recreation, PROW, GI corridor for biodiversity linking to the north, floodplain.                                                                              |
| <b>Other</b>                                                             |                                                                                                                                                                        |
| Condition                                                                | 22% field boundary loss between 1890 and 2000. All semi-natural vegetation managed for biodiversity and low-key recreation.                                            |
| Cultural associations                                                    | -                                                                                                                                                                      |
| <b>Evaluation of overall value</b>                                       | High                                                                                                                                                                   |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | <b>Comments</b>                                                                                                                                                        |
| <b>Natural factors</b>                                                   |                                                                                                                                                                        |
| Landform                                                                 | Steeply sloping 'v' shaped valley with narrow floodplain.                                                                                                              |
| Presence of water                                                        | Taddiforde Brook                                                                                                                                                       |
| <b>Cultural factors</b>                                                  |                                                                                                                                                                        |
| Historic field/land use pattern                                          | The remnants of medieval enclosure boundaries are apparent in places in the form of outgrown hedgerows and trees.                                                      |
| Settlement pattern                                                       | None.                                                                                                                                                                  |
| <b>Land use factors</b>                                                  |                                                                                                                                                                        |
| Function of area                                                         | Informal recreation, PROW, GI corridor for biodiversity linking to the north, floodplain.                                                                              |
| Amenity                                                                  | Part of the Valley Parks and publicly accessible with a PROW running through the parcel linking north to south.                                                        |
| Functional relationship between the area and the settlement/key features | Provides informal recreational area for students and staff of the university as well as residents.                                                                     |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                        |
| Scale of landform                                                        | Small.                                                                                                                                                                 |
| Scale of landcover                                                       | Small.                                                                                                                                                                 |
| Sense of enclosure                                                       | Confined and intimate.                                                                                                                                                 |

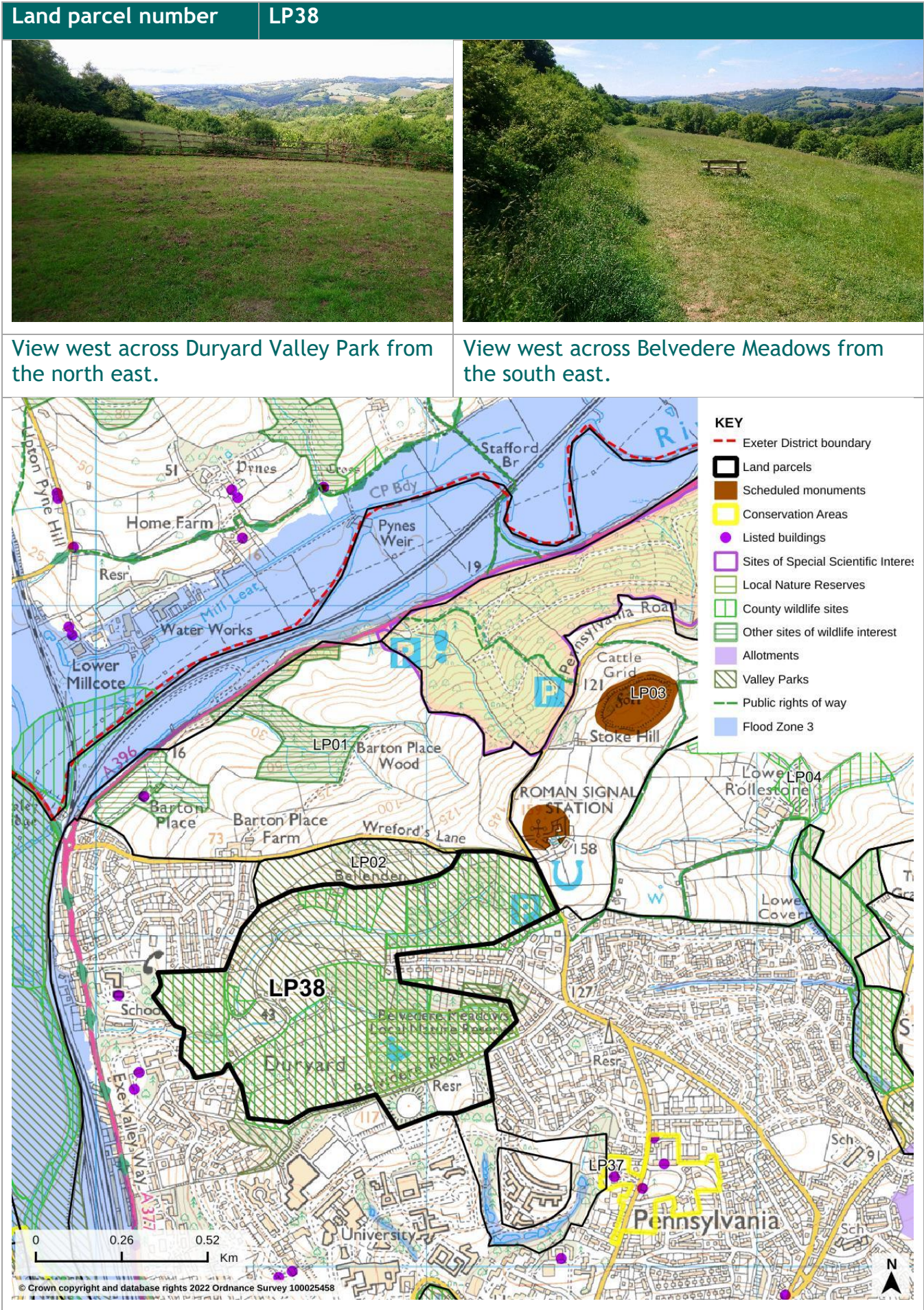
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|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Relationship with surrounding landscapes              | Surrounded by built form although open space/vegetation links to the north.                                                                                                                             |
| Skyline                                               | The valley sides act as the skyline when viewed from the valley bottom.                                                                                                                                 |
| Landmark features/foci                                | University buildings to the north.                                                                                                                                                                      |
| Detractors                                            | -                                                                                                                                                                                                       |
| Settlement edge character                             | University provides a positive edge to the north while some housing is too close to the edge of the valley to the south east.                                                                           |
| Visual relationship of the area with the settlement   | The area provides a strong green corridor within the city.                                                                                                                                              |
| <i>Evaluation of susceptibility to housing</i>        | High                                                                                                                                                                                                    |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                                    |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                  | Comments                                                                                                                                                                                                |
| Intervisibility                                       | This small valley is enclosed with little intervisibility and is only overlooked by the University and adjacent development.                                                                            |
| Key views                                             | From Memorial Chapel approach across the valley to the cathedral towers in particular, with general views from the University campus main accesses and frontages and along the valley itself for users. |
| <b>Key visual receptors</b>                           |                                                                                                                                                                                                         |
| Residents                                             | Urban residents to the south.                                                                                                                                                                           |
| Promoted trails                                       | The Exeter Green Circle passes along the valley.                                                                                                                                                        |
| PROWs                                                 | PROW crosses and runs along southern edge of the valley.                                                                                                                                                |
| Access/common land                                    | Valley Park well-used as an informal park/open space.                                                                                                                                                   |
| Cycleways                                             | -                                                                                                                                                                                                       |
| Roads                                                 | Prince of Wales Road to the north.                                                                                                                                                                      |
| <i>Evaluation of visual susceptibility to housing</i> | High                                                                                                                                                                                                    |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                                    |



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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land parcel number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>LP37</b>                                                                                                                                                                                |
| <b>ASSESSED SENSITIVITY EVALUATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                            |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | High/medium                                                                                                                                                                                |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | High                                                                                                                                                                                       |
| <b>Sensitivity justification/summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                            |
| <p>The landscape value of the land parcel lies in the parkland including stream corridors, ponds, woodland and amenity grassland providing an important landscape setting to the university and function as recreation and biodiversity corridors.</p> <p>Landscape susceptibility to housing lies in the two very small scale wooded valleys and stream corridors, the relatively open ridgetop to the north the Scots pine group and the recessiveness of the existing settlement edge.</p> <p>Visual susceptibility to housing lies in intervisibility of the northern horse pasture with areas to the south and attractive views to the church and Cathedral across this area.</p> <p>The land parcel is therefore very sensitive to housing in the parkland but less sensitive to the north east within existing trees.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the ridge top which would make the built form more prominent and small scale valleys which would make development very difficult to accommodate and the relationship with student housing and recreational uses. The land parcel is therefore more sensitive to employment.</p> |                                                                                                                                                                                            |
| <b>LANDSCAPE CHARACTER CONTEXT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                            |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Devon Redlands                                                                                                                                                                             |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | -                                                                                                                                                                                          |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | -                                                                                                                                                                                          |
| <b>LANDSCAPE VALUE FACTORS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                                                                                                                                                   |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                            |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -                                                                                                                                                                                          |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Parkland including stream corridors, ponds, woodland and amenity grassland around university halls of residence, with semi-improved horse pasture and mature private gardens to the north. |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Grade 2 listed buildings lie to the east and south east. Post medieval enclosures to the north and parkland.                                                                               |
| Distinctiveness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Highly enclosed and intimate vegetated stream valleys provide an important landscape setting to the university.                                                                            |
| Perceptual                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                            |

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|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scenic qualities                                                         | The wooded valleys provide intimate landscapes with framed views and there are fine views from the north across the city over the pasture framed by pines.                                                       |
| Tranquillity                                                             | Though it is possible to hear the buzz of the city in the upper area and development is visible through trees on all sides the area does have some tranquillity particularly in the valley bottoms by the ponds. |
| <b>Recreational and functional</b>                                       |                                                                                                                                                                                                                  |
| Recreational                                                             | Informal recreation for students and staff in parkland.                                                                                                                                                          |
| Functional                                                               | Stream corridor has accessible footpath from surrounding housing and university and appears well used.                                                                                                           |
| <b>Other</b>                                                             |                                                                                                                                                                                                                  |
| Condition                                                                | The majority of the area is carefully managed as parkland. There is one lost orchard to the north west. The horse pasture is in moderate to poor condition.                                                      |
| Cultural associations                                                    | Associations with the university.                                                                                                                                                                                |
| <b>Evaluation of overall value</b>                                       | High/medium                                                                                                                                                                                                      |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b>                                  | Comments                                                                                                                                                                                                         |
| <b>Natural factors</b>                                                   |                                                                                                                                                                                                                  |
| Landform                                                                 | Two small valleys and a gently sloping ridgetop to the north.                                                                                                                                                    |
| Presence of water                                                        | Small watercourses and a series of ponds.                                                                                                                                                                        |
| <b>Cultural factors</b>                                                  |                                                                                                                                                                                                                  |
| Historic field/land use pattern                                          | Post medieval enclosures to the north and parkland.                                                                                                                                                              |
| Settlement pattern                                                       | Two large houses in gardens to the north east.                                                                                                                                                                   |
| <b>Land use factors</b>                                                  |                                                                                                                                                                                                                  |
| Function of area                                                         | Valley is decorative parkland and woodland and horse pasture lies to the north.                                                                                                                                  |
| Amenity                                                                  | Parkland used by students and staff of the University.                                                                                                                                                           |
| Functional relationship between the area and the settlement/key features | Stream corridor has accessible footpath from surrounding housing and university and appears well used.                                                                                                           |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                                                                  |
| Scale of landform                                                        | Small.                                                                                                                                                                                                           |
| Scale of landcover                                                       | Intimate                                                                                                                                                                                                         |
| Sense of enclosure                                                       | Confined in the valleys but open and framed to the north.                                                                                                                                                        |
| Relationship with surrounding landscapes                                 | Links into the Duryard valley to the north.                                                                                                                                                                      |
| Skyline                                                                  | The land to the north forms the local skyline.                                                                                                                                                                   |
| Landmark features/foci                                                   | Scots pine group is a natural focal point to the north.                                                                                                                                                          |

|                                                       |                                                                                                                                                                                                       |
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| Detractors                                            | Raw edges to new student accommodation which the parcel surrounds and structures associated with 'horsiculture' are minor detractors.                                                                 |
| Settlement edge character                             | The settlement edge comprises of detached houses in large mature gardens and is well screened by trees to the east.                                                                                   |
| Visual relationship of the area with the settlement   | The area acts as a green setting to the University and surrounding residential areas.                                                                                                                 |
| <i>Evaluation of susceptibility to housing</i>        | High/medium                                                                                                                                                                                           |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                                  |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                  | Comments                                                                                                                                                                                              |
| Intervisibility                                       | The valley component of this land parcel is highly enclosed with little intervisibility while the small ridge top area to the north does have some degree of intervisibility with areas to the south. |
| Key views                                             | Attractive views to the church and Cathedral from the higher land to the north.                                                                                                                       |
| <b>Key visual receptors</b>                           |                                                                                                                                                                                                       |
| Residents                                             | Urban residents to the north, south and east.                                                                                                                                                         |
| Promoted trails                                       | The Exeter Green Circle passes along the valley to the west.                                                                                                                                          |
| PROWs                                                 | -                                                                                                                                                                                                     |
| Access/common land                                    | Accessible parkland to the south and west.                                                                                                                                                            |
| Cycleways                                             | -                                                                                                                                                                                                     |
| Roads                                                 | University access roads.                                                                                                                                                                              |
| <i>Evaluation of visual susceptibility to housing</i> | High/medium                                                                                                                                                                                           |
| <i>Evaluation of susceptibility to employment use</i> | High                                                                                                                                                                                                  |



| Land parcel number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LP38                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ASSESSED SENSITIVITY EVALUATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                         |
| Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | High                                                                                                                                                                                                                    |
| Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | High                                                                                                                                                                                                                    |
| Sensitivity justification/summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                         |
| <p>The landscape value of the land parcel lies in the presence of Belvedere Meadows Local Nature Reserve within the area, Duryard Valley Park County Wildlife Site covering the majority of the area featuring improved and semi-improved neutral grassland, strong hedges with oaks, scrub and woodland, highly distinctive intimate steep sided valleys with semi-natural character, highly attractive intimate and framed views along and across the valleys, tranquillity especially in enclosed locations and recreational value as part of the Valley Parks on the Exeter Green Circle.</p> <p>Landscape susceptibility to housing lies in its steeply sloping valley sides, large amount of woodland and scrub and semi-improved neutral grassland, the watercourses, the extensive use for recreation and local skylines formed by the upper valley sides.</p> <p>Visual susceptibility to housing lies in views from Belvedere Meadows to the south, Duryard Country Park to the north east and elsewhere, the access lanes well used by walkers and runners, and the wider landscape to the west.</p> <p>The land parcel is therefore highly sensitive to housing</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the ridgeline and slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the relatively small size of the fields, woodland and the relationship with the semi-rural and urban edge dwellings. The land parcel is therefore more sensitive to employment.</p> |                                                                                                                                                                                                                         |
| LANDSCAPE CHARACTER CONTEXT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                         |
| National character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Devon Redlands                                                                                                                                                                                                          |
| Devon landscape character area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Exeter Slopes and Hills                                                                                                                                                                                                 |
| Devon landscape character type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Upper farmed and wooded valley slopes                                                                                                                                                                                   |
| LANDSCAPE VALUE FACTORS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments                                                                                                                                                                                                                |
| Landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                         |
| Landscape designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | -                                                                                                                                                                                                                       |
| Natural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Belvedere Meadows Local Nature Reserve. Duryard Valley Park County Wildlife Site covering the majority of the area featuring improved and semi-improved neutral grassland, strong hedges with oaks, scrub and woodland. |
| Cultural heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Post-medieval enclosures, small to medium sized fields most bounded by strong hedgerows with mature oaks, scattered semi-rural houses with associated large plots.                                                      |

|                                         |                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distinctiveness                         | Highly distinctive intimate steep sided valleys with semi-natural character and scattered semi-rural individual dwellings on apparently semi-private narrow access lanes.                                                                                                                                    |
| <b>Perceptual</b>                       |                                                                                                                                                                                                                                                                                                              |
| Scenic qualities                        | Intimate and some more extensive framed views of enclosed valleys with strong tree cover and a mix of semi-natural character and small-medium scale field pattern.                                                                                                                                           |
| Tranquillity                            | Though housing development is visible, particularly along Argyll Road, it is set within well vegetated and mature gardens for the most part. There are occasional users of the park and overall the area feels like a very quiet and tranquil backwater with no through vehicle access.                      |
| <b>Recreational and functional</b>      |                                                                                                                                                                                                                                                                                                              |
| Recreational                            | Duryard and Belvedere Valley Parks promote access with car park to north east.                                                                                                                                                                                                                               |
| Functional                              | Pasture/improved/semi-improved grassland, flood attenuation with woodland and scrub along minor watercourses.                                                                                                                                                                                                |
| <b>Other</b>                            |                                                                                                                                                                                                                                                                                                              |
| Condition                               | 0-67% field boundary gain between 1890 and 2000. This may include domestic curtilages and associated enclosures. Five lost orchards and one surviving orchard. Most of the area is managed for biodiversity.                                                                                                 |
| Cultural associations                   | -                                                                                                                                                                                                                                                                                                            |
| Evaluation of overall value             | High                                                                                                                                                                                                                                                                                                         |
| <b>LANDSCAPE SUSCEPTIBILITY FACTORS</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                              |
| <b>Natural factors</b>                  |                                                                                                                                                                                                                                                                                                              |
| Landform                                | Steeply sloping valley sides.                                                                                                                                                                                                                                                                                |
| Presence of water                       | Two watercourses flowing west and rising in each valley.                                                                                                                                                                                                                                                     |
| <b>Cultural factors</b>                 |                                                                                                                                                                                                                                                                                                              |
| Historic field/land use pattern         | Post- medieval enclosures with pasture/grassland interspersed with semi-natural woodland and scrub.                                                                                                                                                                                                          |
| Settlement pattern                      | Semi-rural individual dwellings on the narrow access lanes- these are beginning to become more numerous and in places are beginning to adversely affect the tranquil character they are built to enjoy, especially in winter.                                                                                |
| <b>Land use factors</b>                 |                                                                                                                                                                                                                                                                                                              |
| Function of area                        | Most covered by Valley Park designation but not all accessible. The latter is focussed on the Duryard Valley Park to the north east and the Belvedere Meadows to the south. Pasture/ grassland elsewhere. Exeter Community Garden lies to the south adjacent to the reservoir within the University grounds. |

|                                                                          |                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenity                                                                  | Duryard Valley Park to the north east and the Belvedere Meadows to south.                                                                                                                                                                                               |
| Functional relationship between the area and the settlement/key features | Footpaths, quiet lanes and the park link the settlement to the countryside.                                                                                                                                                                                             |
| <b>Perceptual factors</b>                                                |                                                                                                                                                                                                                                                                         |
| Scale of landform                                                        | Small/medium                                                                                                                                                                                                                                                            |
| Scale of landcover                                                       | Small                                                                                                                                                                                                                                                                   |
| Sense of enclosure                                                       | Framed                                                                                                                                                                                                                                                                  |
| Relationship with surrounding landscapes                                 | Forms part of the ridge and valley landscape which extends across the northern part of Exeter.                                                                                                                                                                          |
| Skyline                                                                  | The skyline is apparent to the south as a setting to the university.                                                                                                                                                                                                    |
| Landmark features/foci                                                   | -                                                                                                                                                                                                                                                                       |
| Detractors                                                               | Reservoir within university grounds well screened by woodland.                                                                                                                                                                                                          |
| Settlement edge character                                                | New houses tend to integrate better into the landscape and are a higher standard of design than older housing stock (apart from one example).                                                                                                                           |
| Visual relationship of the area with the settlement                      | The area forms part of the hillside setting to the River Exe valley and there are views out to the hills beyond. The area forms part of the northern setting to the University and settlement edges to the east.                                                        |
| <i>Evaluation of susceptibility to housing</i>                           | High                                                                                                                                                                                                                                                                    |
| <i>Evaluation of susceptibility to employment use</i>                    | High                                                                                                                                                                                                                                                                    |
| <b>VISUAL SUSCEPTIBILITY FACTORS</b>                                     | Comments                                                                                                                                                                                                                                                                |
| Intervisibility                                                          | This valley and ridge landscape has intervisibility with countryside to the west eg LP34 and LP35.                                                                                                                                                                      |
| Key views                                                                | Key views are from Duryard Valley Park seat adjacent to the car park and a highly attractive view from Belvedere Meadows entrance near its head overlooking the valley to the west and looking north. Other views are possible from the access lanes and various paths. |
| <b>Key visual receptors</b>                                              |                                                                                                                                                                                                                                                                         |
| Residents                                                                | Urban fringe and scattered rural residents of houses with large gardens.                                                                                                                                                                                                |
| Promoted trails                                                          | Exeter Green Circle passes along the south eastern edges of the parcel.                                                                                                                                                                                                 |
| PROWs                                                                    | Whilst not marked as public rights of way there are paths and tracks through the area.                                                                                                                                                                                  |

|                                                       |                                                                |
|-------------------------------------------------------|----------------------------------------------------------------|
| Access/common land                                    | Valley Parks                                                   |
| Cycleways                                             | -                                                              |
| Roads                                                 | Pennsylvania Road to the east and Wreford's Lane to the north. |
| <i>Evaluation of visual susceptibility to housing</i> | High                                                           |
| <i>Evaluation of susceptibility to employment use</i> | High                                                           |