

Exeter City Council

The Exeter Plan, Policy NE1 Landscape Setting Areas - Valued Landscape
Assessment
19 September 2025



A Kings Wharf
The Quay
Exeter, EX2 4AN
United Kingdom
T 01392 260430

W www.lda-design.co.uk

LDA Design Consulting Ltd
Registered No. 09312403
17 Minster Precincts, Peterborough, PE1 1XX

Contents

Preamble 2

1.0 Introduction 4

2.0 Policy Context and Guidance 6

3.0 Approach and Methodology 16

4.0 Valued Landscape Assessment 21

5.0 Conclusion 47

6.0 Appendix A: How the Evaluation Areas in this Assessment Correspond to Land
Parcels Identified and Assessed in the Exeter Landscape Sensitivity Assessment (2022)
..... 48

7.0 Appendix B: Relevant Policies for Adjacent Planning Authorities..... 49

8.0 Appendix C: Information Sources 53

9.0 Figures 56

“The Planner’s first approach to his task is to sum up the personality of the city which has been put under his care....

The good plan is that which will fulfil the struggle of the place to be itself, which satisfies what a long time ago used to be called the Genius of the Place. Has Exeter a genius? Unquestionably it has. Few cities have more.”

Thomas Sharp (1946) Exeter Pheonix a Plan for Rebuilding

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This document has been prepared and checked in accordance with ISO 9001:2015.

Preamble

The landscape setting of a city can play a vital role in shaping and defining its identity, liveability and its success by contributing not only to its visual appeal but also to its functionality and environmental health. It also creates a point of differentiation from competing towns and cities as an attractive place to live, work and invest.

Green spaces, woodlands, riverscapes and rural areas are especially valuable, particularly where they combine with a distinctive topography of, for example, hills and river valleys to give them prominence. Topography is especially important where it provides a physical structure that defines a city's edges, creates landmarks to aid in orientation and legibility, and offers iconic views both towards the urban form from the surrounding landscape and vice versa. These contributions of the landscape setting to a city's character and identity are widely understood and accepted in urban design, but also to residents of and visitors to a city who appreciate them day-to-day, on a more intimate and personal level.

Accessible landscapes within and close to the city also provide spaces and places for people to relax, exercise, and socialise, thus enabling both mental and physical wellbeing. These areas and the natural capital assets they contain can also play an essential ecological role by supporting biodiversity and delivering a range of ecosystem services such as the reduction of air pollution, natural flood management, and as an aid to mitigate the urban heat island effect. These aspects can have considerable economic impact. Moreover, landscapes often hold deep historical and cultural significance and can reveal elements of a city's heritage and reinforce its sense of place. Furthermore, cities with striking natural settings and rich environmental assets tend to attract more visitors, so the landscape surrounding a city can also support the local tourist economy.

There are many examples of where a city and its surrounding landscape context are intrinsically linked, and where different measures in planning have been taken to protect and enhance the setting. Edinburgh is known for its relationship with Arthur's seat, Salisbury Crags and the distant Pentland Hills; Cambridge is defined by its relationship with the River Cam, riverside meadows and the immediate landscape context of farmland and rural villages; and for Oxford its skyline of domes, spires and towers which are enjoyed in views from the surrounding hills and which themselves form a backdrop to views from the city, are understood as being critical to the experience and identity of the place.

Exeter is a prime example of a city defined by its landscape setting, one of the factors that today contributes to its 'genius'. Set amid the rolling Devon hills and beside the River Exe, its landscape setting has long been recognised as integral to its identity, quality of life, and economy.

Historically, Exeter's landscape setting was valued for its practical benefits. The River Exe supported commerce, trade and transport, while the surrounding hills provided strategic defence, evidenced by a Roman signal station and Late Bronze Age/Early Iron Age hillfort at Stoke Hill.

From its origins as a Roman fort, the city grew incrementally during the Medieval period along lines of communication to encompass surrounding hamlets and villages, for example at Heavitree, Whipton, Sowton and Alphington. For practical reasons the steep hill slopes, ridges, floodplain of the River Exe and Clyst and the deeply incised tributaries of the Nadder and Alphington brooks were avoided. In the 19th century, like other cities, Exeter expanded rapidly. However, Exeter's landscape setting was preserved, and its aesthetic appeal began to be

appreciated; the city drew artists who found inspiration in the cathedral and skyline framed by the rivers and the wooded hills.

The compact city we see today retains the ancient network of linked communities defined by hills and valleys which residents particularly value for being able to access on foot. The view of Exeter Cathedral with its remarkable landscape backdrop remains one of the iconic views of the city, and the views outwards to the surrounding landscape are also extensive and important to Exeter's identity and sense of place.

The planned growth of Exeter continues this established pattern. Exeter's development needs are being focused on brownfield sites, with the region's wider growth requirements being achieved through well connected new settlements to the south-west and east of Exeter, preserving the well-defined 'structuring elements' of hills and valleys that have long defined the form of the city.

Since at least 1993 Exeter's development plan has included policies designed to protect the landscapes that define Exeter's setting. Since 2005 the *Exeter Local Plan First Review* (adopted March 2005) has included a specific 'Landscape Setting' policy to protect and enhance Exeter's landscape setting, with this approach being supported by evidence contained in the 1997 *Appraisal of Landscape Policy Areas and Valley Parks*.

As our understanding and valuation of landscapes evolves, so too do planning policies and appraisal methods. Policy NE1 in the emerging *Exeter Plan* continues this legacy—recognising the enduring importance of Exeter's landscape setting while positioning it within a broader, forward-looking vision of a compact, vibrant city within a landscape of hills and river valleys. The policy reflects how the designated areas are not only valued landscapes but also integral to sustainable growth, climate resilience, and the city's identity.

1.0 Introduction

1.1. Appointment, Purpose and Scope

LDA Design was appointed in August 2025 by Exeter City Council to undertake a valued landscape assessment to provide evidence that supports the designation of the landscape setting areas in Policy NE1 in the *Exeter Plan: Publication Plan Regulation 19* (December 2024) and that are illustrated on the *Exeter Plan Policies Map* as ‘valued landscapes’ in the context of the *National Planning Policy Framework* (NPPF) paragraph 187a (December 2024, updated February 2025).

This assessment supplements the information contained in the Exeter Landscape Sensitivity Assessment (2022) that describes the landscape value and sensitivity of land parcels within and around the city, and provides key evidence for the areas designated in Policy NE1. The sensitivity assessment is referenced specifically in Policy NE1.

This assessment does not comment on the specific detailed boundaries of the areas designated in Policy NE1. Furthermore, stakeholder engagement was not within the scope of the assessment.

Following this introduction, **Section 2** provides an overview of the policy context at a national and local level and relevant guidance. **Section 3** describes the approach and methodology, and **Section 4** provides an assessment of the Evaluation Areas that together form Exeter’s ‘Landscape setting areas.’ **Section 5** presents a conclusion.

1.2. Supporting Information

Appendix A provides details of how the Evaluation Areas correspond to land parcels identified and assessed in the *Exeter Landscape Sensitivity Assessment* (August 2022).

Appendix B summaries relevant policies for the planning authorities adjacent to Exeter.

Appendix C lists sources of information that have informed this assessment.

Figure 1 illustrates the Evaluation Areas. Sites of Special Scientific Interest (SSSI) within the administrative area of Exeter City Council are also illustrated. Whilst contributing to the setting of the city, SSSI are not included within the ‘Landscape setting areas’ as Policy NE3 seeks to protect these areas from inappropriate development.

1.3. Study Area and Evaluation Areas

The study area for this assessment includes the full extent of the designated 'Landscape setting areas' illustrated on the *Exeter Plan Policies Map* within the administrative area of Exeter City Council.

Five Evaluation Areas have been identified for the purpose of this assessment.

Localised 'sub areas' are also identified and referred to in the Evaluation Area where necessary:

1. North Exeter Hills and Valleys

- 1A. Exwick Heights
- 1B. Barton Place, Stoke Hill and Beacon Hill
- 1C. Hoopern Valley

2. River Exe

3. Alphin Brook and Nadder Brook

4. Ludwell Valley Park and Northbrook Park

5. Lower Clyst

2.0 Policy Context and Guidance

2.1. National Planning Policy Framework (December 2024, Updated February 2025) and Planning Practice Guidance: Natural Environment (Updated June 2025)

The *National Planning Policy Framework* (NPPF) refers to valued landscapes at paragraph 187 (a) and states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); ...”*

Outside of nationally designated landscapes (National Parks, National Landscapes and the Broads), which the NPPF records have the highest status of protection in relation to the conservation and enhancement of landscape and scenic beauty (Paragraph 189), there is no specific reference to local landscape designations or a definitive threshold at which a landscape should be considered to be a valued landscape.

Planning Practice Guidance (PPG) Paragraph: 036 [Reference ID: 8-036-20190721, Revision Date 21 07 2019] records that “...plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside”.

It adds that “Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”

2.2. Exeter Plan: Publication Plan (Regulation 19, December 2024).

Once adopted the *Exeter Plan* will be the main planning policy document for Exeter, setting out where development should take place and providing the policies which will be used in making decisions on planning applications. It will replace the current planning policies in the *Core Strategy* and the *Local Plan First Review*.

The Publication Draft is the version of the *Exeter Plan* which the Council intends to submit to the Secretary of State in September 2025 for examination.

Policy NE1: Landscape Setting Areas is the principal policy of relevance to this assessment.

Policy NE2: Valley Parks and Policy S1 Spatial Strategy are also relevant:

- The Valley Parks are located within areas covered by Policy NE1 and the policy references the recreational value of some areas of land that form the setting of the city.
- Policy S1 provides the main principles for guiding the pattern and form of development in the city.

An overview of Policy S1: Spatial Strategy, Policy NE1: Landscape Setting Areas, and Policy NE2: Valley Parks is presented below. Reference is made to supporting documents where relevant.

2.2.1. Policy S1: Spatial Strategy (Strategic policy)

A key part of the Exeter Plan is the spatial strategy which delivers on the *Exeter Vision 2040* and the city's ambitions for net zero, climate change adaptation and resilience, high quality development, health and wellbeing, the vitality of the city centre, the natural environment, heritage and cultural diversity.

It records that in putting together the spatial strategy, a series of documents and viewpoints have all been important references, including:

- national policies (in the *National Planning Policy Framework*);
- previous local planning policy the *Core Strategy* and *Exeter Local Plan First Review*;
- ideas from the *Liveable Exeter* initiative;
- work previously put together on documents which are no longer progressing (such as the *Greater Exeter Strategic Plan* and the *Development Delivery Document*);
- responses to previous consultations; and
- the evidence base for the *Exeter Plan*.

The explanation for the spatial strategy in the *Exeter Plan* refers to the retention of some vital elements of the *Core Strategy* including "...the protection of the River Exe and the city's hills and the provision of green infrastructure".

It adds that a key strand of the new spatial strategy is to steer the majority of development to brownfield sites in order to "...protect the city's landscape setting and retain Exeter's environmental quality". It is noted that this will also help to achieve the City Council's net zero 2030 ambition, enable nature recovery, continue Exeter's economic success and support a healthy and inclusive city, and that the strategic mixed use brownfield allocations will also support the vitality of the city centre.

The spatial strategy in Policy S1 has fifteen elements. Of relevance to this assessment are the following five elements:

"...9) Protecting the landscape value of the sensitive hills which provide the vital setting of the city;...

10) Protecting and enhancing biodiversity throughout the city and improving the ecological value of the River Exe, its estuary and wildlife networks;

11) Conserving, enhancing and improving access to, and interpretation of, Exeter's outstanding historic environment;

12) Steering development to avoid areas of higher flood risk where possible and managing residual flood risk as appropriate;

13) Enabling development in locations which link effectively to the Valley Parks as vital green infrastructure whilst ensuring their protection and enhancement;..."

2.2.2. Policy NE1: Landscape setting areas (Strategic policy)

Policy NE1 provides protection to the landscape setting of the city. This includes the sensitive areas to the north and west of the city and the Valley Parks.

Policy NE1 is provided in full below:

NE1: Landscape setting areas (Strategic policy)
<i>Exeter's distinctive and valued landscape setting will be protected and enhanced. Development proposals within the Landscape Setting Areas will only be permitted where it can be demonstrated that:</i> <i>a. There is no harm to the undeveloped character, natural beauty or quality of views enjoyed by people within the city; and</i> <i>b. There is no harm to the distinctive characteristics, special features and qualities that make this valued landscape sensitive to development, as identified in the Exeter Landscape Sensitivity Assessment; or,</i> <i>c. They minimise harm to the Landscape Setting Area and are reasonably necessary for the purposes of:</i> • <i>Agriculture;</i> • <i>Forestry;</i> • <i>The rural economy;</i> • <i>Outdoor recreation;</i> • <i>Providing green infrastructure;</i> • <i>Landscape, education or biodiversity enhancement;</i> • <i>Managing flood risk and delivering other forms of climate resilience; or</i> • <i>Achieving net zero. or,</i> <i>d. They deliver essential strategic infrastructure and it can be demonstrated that there is no suitable alternative site with less harmful impacts and they minimise harm to the Landscape Setting Area.</i>

The supporting text to the policy clearly states that the planning system should enhance natural and local environments by protecting and enhancing valued landscapes, noting specifically for Exeter that the hills surrounding the city and the connected ridgelines give Exeter a distinctive character and cultural identity and that the Valley Parks also contribute significantly to the city's landscape setting.

It notes that the Exeter Plan is supported by the *Exeter Landscape Sensitivity Assessment (2022)* which appraises open countryside within and around Exeter, including the Valley Parks. The sensitivity assessment demonstrates that much of the land around Exeter contains high quality agricultural land and areas of nature conservation importance.

It adds that the open land also performs a variety of other roles, including “...maintaining identity, providing a green rural backdrop for key heritage assets, enabling informal recreation and providing tranquil areas. Access to countryside and connections with the natural environment are widely recognised as contributing to both physical and mental health”.

It goes on to state that it is the combination of these roles, qualities and their importance to the local population which establishes this land as “...a distinctive and valued landscape requiring protection from inappropriate development”.

The supporting text also acknowledges that the landscape is a strategic issue and neighbouring planning authorities are also encouraged to recognise and protect Exeter’s landscape setting.

In the supporting text to the policy, reference is made to the *Exeter and East Devon New Growth Point Green Infrastructure Study* (2009) which presents a ‘Green Infrastructure Spatial Framework’ for Exeter and the surrounding area, key elements of which are summarised in **Section 2.4.4** and illustrated on **Plate 1** of this assessment.

It is noted in the supporting text to Policy NE1 that not all development within the landscape setting areas will be inappropriate and that development that is reasonably necessary for the purposes of agriculture, forestry, the rural economy, informal outdoor recreation, providing green infrastructure, landscape, education, biodiversity enhancement, delivering climate resilience, or achieving net zero may be appropriate if it minimises harm. It adds that essential strategic infrastructure, such as energy or transport infrastructure necessary to deliver allocated development within the Exeter Plan, may also be appropriate if it can be demonstrated that there is no suitable alternative site with less harmful impacts and that harm is minimised.

It is also noted that development within Exeter’s landscape setting areas will be assessed against a series of criteria, including the distinctive characteristics, special features and qualities that make this valued landscape sensitive to development, as identified in the *Exeter Landscape Sensitivity Assessment*. It states that development should:

- “Protect and conserve the strategic landscape setting of, and backcloth to, the city, and where possible enhance it;
- Avoid prominent ridges and slopes and, in particular, steeper slopes;
- Protect, conserve and enhance the existing treed and open undeveloped skylines;
- Avoid breaching skylines with development form, keeping roof lines well below skylines formed by vegetation or landform;
- Conserve and enhance the river valley corridors, their floodplains and their settings, including the Exe and the Clyst;
- Protect important views to and from the hills surrounding Exeter;
- Protect the landscape’s rural character in close proximity to urban areas by resisting piecemeal urban expansion which undermine landscape patterns and sense of place;
- Protect the character of rural lanes, minimising road widening and signage in association with new development;
- Protect and appropriately manage nationally important historic / archaeological sites and provide interpretation where appropriate; and

- *Plan for a network of green spaces and green infrastructure links to support the current and future population of Exeter, whilst integrating new development into the landscape”.*

2.2.3. Policy NE2: Valley Parks (Strategic policy)

Policy NE2 Valley Parks seeks to protect the Valley Parks and only permit appropriate development that does not harm the key purposes for which the Valley Parks are designated (i.e. provision of opportunities for informal recreation, areas of tranquillity and access to nature). The Valley Parks are also of significant wildlife value and can contribute to delivering the *Devon Local Natural Recovery Strategy* and for their cultural heritage.

The supporting text to Policy NE2 Valley Parks lists the ten Valley Parks within Exeter (including three new Valley Parks proposed in the Exeter Plan). The Exeter Valley Parks are:

- Ludwell Valley Park;
- Riverside Valley Park;
- Mincinglake Valley Park;
- Alphington/Whitestone Valley Park;
- Duryard Valley Park;
- Hoopern Valley Park;
- Savoy Hill;
- Whitycombe Valley Park;
- Northbrook Valley Park; and
- Clyst Valley Park.

2.3. Adjacent Planning Authorities

The Exeter Plan is informed by its relationship with the local plans for neighbouring East Devon, Mid Devon, and Teignbridge District Councils, recognising that partnership working is essential when addressing cross-border issues such as employment, housing, transportation, infrastructure and environmental matters including preserving the character and environmental integrity of the wider area.

In addition to an overview of the joint strategy developed by the authorities, policies of relevance to this assessment are included in **Appendix B** for the administrative areas that are adjacent to Exeter as follows:

- East Devon – adjoins Exeter’s northern and eastern boundary.
- Teignbridge adjoins Exeter’s western boundary.

2.4. Other Relevant Guidance and Evidence

2.4.1. Clyst Valley Regional Park 25 Year Masterplan

The concept of the Clyst Valley Regional Park originates from the *Exeter and East Devon New Growth Point Green Infrastructure Study* (2009) which identified an area comprising a “...well defined network of accessible semi natural greenspaces and less accessible biodiversity rich areas...defining the edge of Exeter and creating a strong buffer between the city and the countryside”.

In addition to this purpose, the *Clyst Valley Regional Park 25 Year Masterplan* describes several objectives, which includes the objective to “...restore landscape character and promote local distinctiveness and to maintain the high landscape setting of Killerton”. It adds that the Killerton setting study sets out how this can be achieved.

Under the heading of ‘landscape’, the masterplan records that the “...Regional Park is defined by the prominent ridge of Beacon Hill (also the administrative boundary with Exeter); Stoke Hill; the slightly lower ridge and forest of Huxham Brake; the wooded hills of Killerton and Ashclyst Forest, on the harder igneous rocks; the long skyline of the East Devon Pebblebed Heaths; and the hard urban edge of Exeter, specifically the M5 motorway. It is extremely important that the views to the ridges and hills are protected, and that the landscape of those natural features is enhanced. They provide a strong sense of place and help with orientation. Indeed, Stoke Hill, Killerton and Woodbury Castle all have Iron-age hillforts, denoting their strategic importance”. Furthermore, views from and towards Pinhoe ridge are mentioned among ‘important viewpoints’ where “...people can get a good sense of the Regional Park landscape”.

2.4.2. Exeter Vision 2040 (2019, Updated October 2022) and Liveable Exeter

On 17 December 2019 the Liveable Exeter Place Board met and agreed to adopt a vision for the city. *Exeter’s Vision 2040 Document* (2019) makes specific reference to the city being ‘liveable and connected’ and records that “...Urban planning will protect and enhance Exeter’s exceptional natural and historic environment, safeguard its iconic landscape setting, and encourage high-quality contemporary design that complements and enhances the city’s heritage.”

Alongside the *Vision 2040*, in 2019 the City Council launched *Liveable Exeter*; an initiative to build new homes in the city in high quality developments and to transform brownfield land, strengthen existing communities and create new neighbourhoods.

Policy S1 Spatial Strategy in the Exeter Plan flows from the *Exeter Vision 2040*. *Liveable Exeter* principles are included in *Exeter Plan* Policy S2: Liveable Exeter Principles (Strategic Policy).

2.4.3. Exeter Landscape Sensitivity Assessment

The *Exeter Landscape Sensitivity Assessment* (2022) “...comprises of the study and combination of the landscape value of defined areas (land parcels) and their landscape and visual susceptibility to specific types of development- in this case housing and employment. 38 land parcels have been identified and assessed”.

Whilst not a Valued Landscape Assessment, the *Exeter Landscape Sensitivity Assessment* uses broadly similar factors to those adopted in this assessment as the basis for recording landscape value.

It notes some parcels include distinctive characteristics, special features and qualities that make the valued landscape sensitive to change, and that proposed development should be assessed

against several key factors including the strategic landscape setting of, and backcloth to, the city; prominent ridges and slopes; treed and open undeveloped skylines; river valley corridors; important views to and from the hills surrounding Exeter; rural lanes, historic and archaeological sites, and areas of distinctive rural landscape in close proximity to the urban area. It also notes many areas are also well used for informal recreation as Valley Parks and contribute to the green infrastructure network.

Appendix A of this assessment provides details of how the evaluation areas used in this Valued Landscape Assessment correspond to land parcels identified and assessed in the *Exeter Landscape Sensitivity Assessment* (2022).

2.4.4. Exeter and East Devon New Growth Point Green Infrastructure Study

The Green Infrastructure Study for Exeter Area and East Devon New Growth Point (2009) was commissioned jointly by East Devon District Council, Exeter City Council, Teignbridge District Council and Natural England and presents a framework for the delivery of Green Infrastructure (GI).

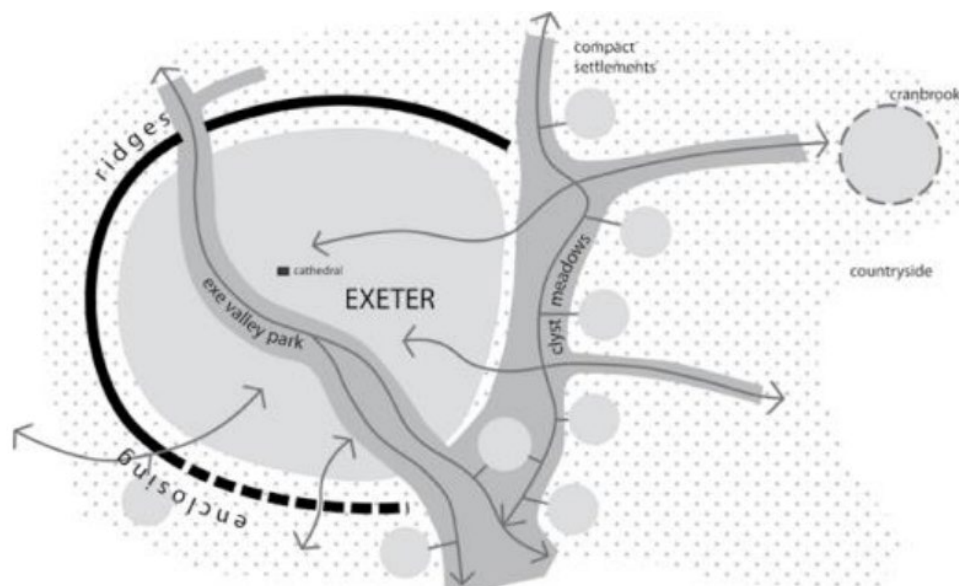
The GI Spatial Framework presented in the study includes many of the areas designated in Policy NE1 and is based on an assessment of how existing and future GI assets might be brought together to help define the form of the city and the nature of its relationship with the surrounding countryside and settlements.

It conceives Exeter as a compact city with a clear distinction between the urban area and the countryside within which it sits. It describes a city “...defined by strong landscape ridges to the north and west. To the south containment is provided by an inner ring of hills to the rear of St Thomas and Alphington. More distant visual context and containment is provided by the outer ring of hills of which Haldon Hill is a part. The Exe valley and associated parks creates a major GI element in the heart of the city providing routes to the countryside and creating strong edges between different parts of the city. To the east, the Clyst Valley is a significant GI element which, through landscape management, can become an attractive and rich environment, where particular emphasis is given to biodiversity enhancement, countryside access, environmental education and low-key flood management.”

As illustrated on **Plate 1** (below) key elements of the GI Spatial Framework are described as:

- “The ridgelines that define the city to the north, north west and south west;
- The Exe Valley and the associated valley parks and linkages that help to structure the city and provide routes to the coast and countryside;
- The Clyst Valley, associated biodiversity reserves and linkages that provide connections between the settlements to the east of Exeter to the city;
- The network of routes allowing for easy sustainable accessibility between the urban area of Exeter and the surrounding countryside and, in particular the ‘satellite’ settlements; and
- Sustainable accessibility between the satellite settlements and the high quality countryside within which they sit.”

Plate 1: The Green Infrastructure Spatial Framework



Broadly, the GI Spatial Framework has a number of important implications for the future development and management of Exeter and its fringes:

- protection and management of the key ridgelines that enclose the city and maintenance of a clear distinction between the urban area and the countryside;
- strengthening of the Exe valley and the valley parks as strong landscape elements with clear urban green space / rural character and continuing enhancement of linkages to the countryside, coast and between the city and surrounding settlements;
- consolidation of the urban area up to the M5 creating a positive edge to the east of Exeter;
- management and investment of the Clyst Valley to create a well-defined network of accessible semi natural green spaces and less accessible biodiversity rich areas, defining the edge of Exeter and creating a strong buffer between the city and the countryside;
- containment of proposed new settlements to the east of Exeter; and
- identification and protection of green routes between the surrounding satellite settlements and Exeter.

2.5. Exeter Views, Density and Heights Study (Stage 1 Skyline and Views Report)

The *Exeter Views, Density and Heights Study (Stage 1 Skyline and Views Report)* (2024) records that whilst Exeter Cathedral is the primary focus for the analysis of views in the study, it aims to establish a clear understanding of the relationship between landmarks and the surrounding landscape and topography. It acknowledges it is not a comprehensive study of views. Instead, it provides an initial study and exploration and identifies those views that are particularly important and need to be carefully managed.

In its contextual analysis, it records the following:

- *“Topography is key to the character of the Exeter. The high points upon which the Cathedral and Castle sit, as well as the surrounding valleys and high grounds, form important viewpoints into and out of the city. The hills surrounding the city provide the vital landscape setting for Exeter, which is hugely significant in terms of its landscape sensitivity and development strategy”.*

and

- *“The River valley provides an open corridor which bends around the city supporting a historic and attractive approach to the city. The Exe Bridges stand at an important historic crossing point of the River Exe, which are today identified as a Scheduled Monument. The Bristol and Exeter railway mainline - later the Great Western railway - also follows the river valley and offers significant views across Exeter”.*

It also notes that *“Exeter owes its long history to its fortuitous position in the landscape. The topography has played a central role in shaping its history and development, from its earliest settlement to its modern growth. The city’s location on the River Exe, and its valleys and hilly terrain, has provided natural advantages for defence, trade, and expansion over the course of its history.”*

In its overview of Exeter’s historic skyline and setting the study also records that as the city of Exeter evolved *“...there has been a constant appreciation of its special setting and skyline”*. This has been captured in countless paintings and engravings over hundreds of years.

Describing ‘Topography and flooding’ the study notes that *“Exeter is located in a valley along the River Exe. The valley floor itself is quite flat and wide to the south and west of Exeter, which has allowed the urban area to spread outwards. The city centre sits within the wider Exe valley, to the eastern side of the river’s floodplain. It has some steep hills, noticeable for pedestrians and cyclists on roads such as Fore Street and New Bridge Street. The Cathedral sits 40 metres above the River Exe, and the Castle above that. The landscape surrounding Exeter consists of rolling hills in most directions. A pronounced ridge of higher ground runs from west to east to the north of Exeter’s city centre. Stoke Hill and Pennsylvania Hill form the western end of this ridge at around 90 metres elevation. As the ridge continues eastward, it flattens out into the area known as Pinhoe. This dramatic topography creates impressive views at different scales and provides the landscape setting unique to Exeter”.*

And with reference to 'Green and blue space' it notes:

"Exeter has significant green infrastructure provision both on the high ground surrounding the city and at low level running through the river corridor. A significant bank of green spaces is associated with the university campus and runs down to the Hooper Valley and Taddiford Brook. The River Exe and the Exeter Canal are integral parts of the city's geography, forming a network of blue infrastructure.

The River Exe originates on Exmoor in Somerset and flows southward through Devon for about 60 miles (97 km) before reaching the English Channel at Exmouth. Along its journey, it passes through Tiverton, Bickleigh, and Exeter. The canal runs about 5.5 miles (9 km) from Exeter to Turf Lock, where it meets Exeter University Hooper Valley the Exe Estuary. Initially, the canal could accommodate small ships, but over time, it was widened and deepened to allow for larger vessels, reaching its current form by the 19th century.

The green spaces outside of the city are linked by the Green Circle walking route which takes in the designated Valley Parks, including Riverside, Ludwell, Mincinglake, Barley Valley, Duryard, Whipton and Hooper. The Valley Parks are a collection of green spaces that stretch through the city, following natural valleys formed by streams and tributaries of the River Exe. These are highly valued by the community, and a haven for wildlife."

In assessing the views across Exeter, the study identifies nine themes. The assessment of the Evaluation Areas in this report refers to specific views (and themes) where the viewpoint is located in the Evaluation Area and/or where the Evaluation Area is cited as a key feature or element in the view.

3.0 Approach and Methodology

3.1. Introduction

This assessment has been undertaken in accordance with *Technical Guidance Note 02/21 – Assessing landscape value outside national designations* (Landscape Institute, 2021).

This provides details of factors that can be considered when identifying landscape value including a definition and examples, adding that these are broadly the same as factors in Box 5.1 in the third edition of *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and IEMA, 2013).

The guidance is clear that the list of factors is not exhaustive or presented in order of importance, adding that they need to be appropriate to the particular project and location. It also advises that the relative importance of each indicator is likely to differ and that once evidence for each factor has been assessed, it is important to step back and judge the overall weight of evidence in coming to an overall judgement of landscape value.

Furthermore it notes that while the condition/intactness of a landscape is a factor that can influence value, poor landscape management should not be a reason to deny a landscape valued status if other factors indicate value.

It adds that

- landscape function can influence value;
- value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis; and
- the way in which landscapes are valued by people is dynamic and can change over time.

The key assessment terms, factors and tabulated format set out in the guidance have been used to structure this assessment.

3.2. Key Assessment Terms

This assessment uses the following definitions, drawn directly from *Technical Guidance Note 02/21 – Assessing landscape value outside national designations* (Landscape Institute, 2021).

Landscape qualities = characteristics/ features of a landscape that are valued

This term is being used to distinguish landscape qualities from landscape characteristics which are elements, or combinations of elements, which make a particular contribution to landscape character. Landscape qualities (in the sense meant in this TGN) are usually referred to as ‘special qualities’ or ‘special landscape qualities’ in relation to nationally designated landscapes. For example, ‘special qualities’ is a statutory expression used in relation to National Parks, in policy for Scotland’s local landscape designations, and is a term used informally to describe components of natural beauty set out in AONB Management Plans³.

Landscape value = the relative value or importance attached to different landscapes by society on account of their landscape qualities (see Table 1).

The definition of landscape value used in this TGN draws on, and is compatible with, the GLVIA3 definition of landscape value as well as Natural England's definition (Landscape Institute and Institute of Environmental Management & Assessment, 2013; Tudor, 2014). The definition makes it clear that it is 'society' that assigns value to landscapes. However, landscape value means more than popularity and the Landscape Institute suggests that value assessments should be undertaken by a landscape professional, drawing on evidence from stakeholders where available.

The guidance sets out a range of factors that can be considered when identifying landscape value. It also includes examples of potential indicators of value. It notes that the list is not exhaustive but provides a range of factors and indicators that could be considered.

The factors are presented in **Table 4.1** below.

Table 4.1: Range of factors that can be considered when identifying landscape value (excludes column describing 'examples of evidence'.

Factor	Definition	Examples of indicators of landscape value
Natural	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Presence of wildlife and habitats of ecological interest that contribute to sense of place Extent and survival of semi-natural habitat that is characteristic of the landscape type Presence of distinctive geological, geomorphological or pedological features Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks Landscape which makes an identified contribution to a nature recovery/ green infrastructure network
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g.

Factor	Definition	Examples of indicators of landscape value
		presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees) Good health of elements such as good water quality, good soil health Strong landscape structure (e.g. intact historic field patterns) Absence of detracting/ incongruous features (or features are present but have little influence)
Associations	Landscape which is connected with notable people, events and the arts	Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape Associations with science or other technical achievements Links to a notable historical event Associations with a famous person or people
Distinctiveness	Landscape that has a strong sense of identity	Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) Presence of distinctive features which are identified as being characteristic of a particular place Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity Landscape which makes an important contribution to the character or identity of a settlement Settlement gateways/approaches which provides a clear sense of arrival and contributes

Factor	Definition	Examples of indicators of landscape value
		to the character of the settlement (may be ancient/historic)
Recreational	Landscape offering recreational opportunities where experience of landscape is important	Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration Presence of town and village greens Other physical evidence of recreational use where experience of landscape is important Landscape that forms part of a view that is important to the enjoyment of a recreational activity
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover Strong aesthetic qualities such as scale, form, colour and texture Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) Visual diversity or contrasts which contributes to the appreciation of the landscape Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet¹⁶ Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness¹⁷, rugged or otherwise

Factor	Definition	Examples of indicators of landscape value
		challenging terrain, remoteness from public mechanised access and lack of modern artefacts) Sense of particular remoteness, seclusion or openness Dark night skies A general absence of intrusive or inharmonious development, land uses, transport and lighting
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows Areas that form an important part of a multifunctional Green Infrastructure network Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities

3.3. Sources of Information and References

Desk based assessment of the key sources of information and evidence (listed in **Appendix C**) has been supplemented with field survey in September 2025. This was to contribute to the understanding of landscape condition/intactness, identity/distinctiveness, recreational use/enjoyment, scenic qualities wilderness qualities and tranquillity of the Evaluation Areas assessed.

4.0 Valued Landscape Assessment

4.1. Evaluation Area 1: North Exeter Hills and Valleys

4.1.1. Location and overview of landscape character

This Evaluation Area encompasses the hills and valleys that lie immediately to the north of the urban edge of Exeter. It is defined by the boundary of Exeter City administrative area and the River Exe to the north and west, and urban area of Exeter to the south. Three geographically distinct Subareas have been identified within Evaluation Area 1:

- 1A. Exwick Heights
- 1B. Barton Place, Stoke Hill and Beacon Hill
- 1C. Hoopern Valley

Within the context of Natural England's National Character Areas (NCAs) Evaluation Area 1 and its Subareas includes the following Devon character areas (DCAs) and landscape character types (LCTs).

Table 5.1: Landscape Character Assessment areas/types within Evaluation Area 1

Evaluation Area 1: North Exeter Hills and Valleys			
Subarea	NCA	DCA	LCT
1A Exwick Heights	Devon Redlands The Culm	Exeter Slopes and Hills	1E. Wooded ridges and hilltops
1B Barton Place, Stoke Hill and Beacon Hill	Devon Redlands		3A. Upper farmed and wooded valley slopes
1C Hoopern Valley	Devon Redlands		7. Main cities and towns

The majority of Evaluation Area 1 is located in NCA 148 Devon Redlands which is described as a landscape with *"a very strong, unified character"* dominated by the underlying red sandstone, forming hills that *"form a prominent landscape feature which is visible across the Redlands and beyond. They provide a distinctive landscape setting for the Roman city of Exeter, now a regional centre with a significant amount of planned growth to the east."*

Relevant characteristics of the Devon Redlands NCA include:

- Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes.
- Red soils derived from the Permo-Triassic sandstone.
- Large woodlands confined mainly to steep valley sides. In upper valleys small, broadleaved woodlands and copses give a strong sense of enclosure and provide valuable habitat for wildlife.
- Mixed farming predominates.

- Cob, red sandstone and thatch buildings are distinctive of the area.

The Exeter Slopes and Hills DCA is described as comprising “...the farmed and wooded slopes to the north and west of the city of Exeter, forming an important backdrop to the conurbation. The incised and constrained valley of the River Exe passes to the east of the hills and contains the rail and road links into the city from the north – this landscape therefore strongly influences northern approach routes to the city”.

The assessment adds that the area has a varied topography and “...feels elevated above surrounding areas, offering views across Exeter city and the Exe estuary as well as to Crediton, Dartmoor and Haldon Ridge in the distance.” It adds that “...steep slopes, particularly those that face northwards, are well wooded with plantation and ancient semi-natural woodland – Stoke Wood being particularly important for recreation.” The assessment also records that this landscape’s “Distinctive views, strong topography, notable woodland and proximity to Exeter contribute to a strong sense of place”. Furthermore, it records that despite the proximity to Exeter it has “...a strongly rural character with increasing tranquillity and sense of remoteness in the small intimate valleys as well as further west away from the urban fringe and A30 corridor”.

The overall strategy for the landscape is to “...protect the landscape’s strong rural character and role as setting to Exeter; and to protect the area’s historic features and settlement patterns. Woodland habitats and grassland habitats are managed and expanded with opportunities for green infrastructure links into Exeter being identified, safe-guarded and pursued. Historic sites are protected, managed and where appropriate interpreted for recreation.”

Guidelines include to protect “...important views to and from the hill tops and ridgelines surrounding the city of Exeter”; the “...landscape’s rural character in close proximity to urban areas by resisting piecemeal urban expansion and recreational developments”, and to plan to ensure “...the sensitive location of new development where they contribute to the landscape setting and particularly new urban extensions of Exeter, avoiding prominent open ridges and slopes”; and the “...sensitive location of prominent tall vertical developments (such as telecommunication masts and wind turbines), avoiding prominent skyline locations which are valued as a rural backdrop to the city of Exeter”.

Subarea 1A - Exwick Heights

This Subarea displays characteristics of LCT 1E: Wooded ridges and hilltops, notably small ridges, irregular fields, species rich hedgerows, hedgerows and tree rows, ancient woodland, and having a sense of remoteness in places. This Subarea contains a significant proportion of woodland with a large area of ancient woodland of Exwick Wood and smaller plantations on valley slopes. Fields in the Subarea originate from farmed open strip-fields enclosed in medieval and post-medieval times.

The rural farmed ridges form a prominent green setting to the city with the skyline being visible from the south and east of the city and from the River Exe corridor. There are no public footpaths in Subarea 1A, but it contains Whitycombe Valley Park which comprises some “pristine meadow” with walking trails offering long-distance views over Exeter and the backdrop of the hills of east Devon. Whitycombe Valley Park is newly designated under Policy EN2 in the *Exeter Plan*.

Exwick Hill has been a popular vantage and viewpoint for artists over the centuries. Multiple paintings and engravings show the view across the Exe valley and across the city with the Cathedral being a prominent feature. The *Exeter Skyline and Views Report* also identified intervisibility between North Street and Queen Street and Exwick Hills (Views VC02 and VC03).

The Subarea contains three County Wildlife Sites (Exwick Barton Cottages, Kinnerton Way, and The Knap) that comprise semi-improved grassland, woodland, marshy grassland and water bodies.

The northern part of Subarea 1A is within the National Trust Killerton Setting Zone of Influence.

Subarea 1B - Barton Place, Stoke Hill and Beacon Hill

LCT 3A. Upper farmed and wooded valley slopes is well represented within Subarea 1B and is characterized by undulating/rolling upper valley slopes, pastoral farmland, deciduous woods and copses, especially on hilltops and upper slopes, species rich hedges with hedgerow trees, and narrow winding rural lanes. It is an intimate and intricate landscape, frequently remote and tranquil with little modern development.

Subarea 1B occupies a series of ridges and valleys, some of which give rise to springs which then flow south and east. Pin Brook is a tributary of the River Clyst while an unnamed stream originating between Pennsylvania Road and Stoke Hill flows south to the Exe. The valley sides of the watercourses are often wooded. A large area of ancient woodland – Stoke Woods, designated as an SSSI, adjoins the Subarea’s northern boundary. Most fields are in pastoral use, and their irregular boundaries are of medieval, post-medieval and modern origin, with some boundary removals creating larger fields in places.

There are signs of ancient occupation in this area in the form of two Scheduled Monuments – Stoke Hill Camp hillfort and a Roman signal station. Current settlement consists of individual dwellings scattered along narrow lanes that cross the area – Pennsylvania Road, Stoke Hill, Cheynegate Lane and Church Road. There are several Listed Buildings towards the settled fringes of this Subarea.

The wider Subarea is publicly accessible through a network of public footpaths and bridleways, and it contains the designated Duryard, Mincinglake, and Savoy Hill Valley Parks that provide further opportunities for recreation.

The elevated location offers long distance views south and east. The view from Mincinglake Valley Park was identified in the *Exeter Skyline and Views Report*, which notes that “trees and vegetation obscure views to the city centre and its landmarks.” The report also identified intervisibility between Rougemont Castle and Mincinglake Valley Park (View C01).

Subarea 1B contains multiple wildlife designations - (Duryard Valley Park, Lower Rollestone, Lower Covert, Mincinglake Plantation, Savoy Hill, Pin Brook Valley, Beacon Hill, Stoke Hill Plantation, and Stokehill Field County Wildlife Sites, Belvidere Meadows Local Nature Reserve, and Belvidere Valley Park, Duryard Valley Park, and Mincinglake Devon Wildlife Trust Nature Reserves). The eastern end of this Subarea adjoins the Clyst Valley Regional Park along Park Lane.

The majority of Subarea 1B is within the National Trust Killerton Setting Zone of Influence.

Subarea 1C - Hoopern Valley

Subarea 1C lies in the urban area of Exeter and comprises the Hoopern Valley Park. It is formed by a narrow, steep sided and in part wooded valley of Taddiforde Brook. Public access is possible along footpaths along the southern edge of the valley and across its northern part. The valley separates the campus of the University of Exeter to the north from residential areas to the south. It contains the Taddiforde Brook County Wildlife Site.

4.1.2. Assessment of Landscape Value

Table 5.2: Evaluation Area 1 - Assessment of Landscape Value

Criteria	Indicators / Evaluation
Factor: Natural Heritage	
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	This area has a distinctive topography that forms the northern landscape setting of Exeter. The ridges with valleys give rise to local watercourses such as Pin Brook and tributaries of the River Exe that contribute to the character of the city further downstream. The Evaluation Area is characterised by irregular field patterns defined by species rich hedgerows, hedgerows and tree rows, and contains other semi-natural habitats including ancient woodland semi-improved neutral grassland, mixed and broadleaved woodland and water courses. Natural heritage interest is evidenced in the numerous wildlife designations (Exwick Barton Cottages, Kinnerton Way, and The Knap, Duryard Valley Park, Lower Rolleston, Lower Covert, Mincinglake Plantation, Savoy Hill, Pin Brook Valley, Beacon Hill, Stoke Hill Plantation, Stokehill Field, and Taddiforde Brook County Wildlife Sites, Belvidere Meadows Local Nature Reserve, and Belvidere Valley Park, Duryard Valley Park, and Mincinglake Devon Wildlife Trust Nature Reserves). Subareas 1A and 1B adjoin the Exe valley which extends the landscape setting along the river corridor. The distinctive sloping topography is formed by Permo-Triassic sandstone and the red soils are not only characteristic locally but are also representative of the wider Devon Redlands NCA.
Factor: Cultural Heritage	
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The historic landscape character remains legible in the irregular field patterns of medieval origin delineated by a hedgerows, hedgerows and tree rows, interspersed by small woodland copses, through which wind narrow rural lanes. The historical significance of this area is evidenced by two Scheduled Monuments – Stoke Hill Camp hillfort and Roman signal station on elevated ridges overlooking the Exe valley.

	This area contains vernacular buildings typically of stone and render, slate and thatch, some of them Listed, such as the Grade II* Church of St Michael and All Angels and Pinbrook House.
Factor: Landscape condition	
Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The current land use comprises predominantly grazing with typically well managed field boundaries in the form of hedgerows, hedgebanks and tree belts. The area is in a generally good condition although some boundary loss is evident.
Factor: Associations	
Landscape which is connected with notable people, events and the arts	Subareas 1A and 1B form a distinctive ridgeline around the northern edge of Exeter which offers vantage points for viewing the city's panorama with its iconic landmarks and a backdrop in painted views of the city from the south, west and east. Exwick Hill has been a popular vantage point for artists over the centuries. Multiple paintings and engravings show the view across the Exe valley and across the city and most notably the Cathedral. The <i>Exeter Skyline and Views Report</i> refers to numerous paintings of views from Exwick Hill, including those of William Traies and W Taylor.
Factor: Distinctiveness	
Landscape that has a strong sense of identity	The Permo-Triassic sandstone give rise to distinctive red soils; however, the principal factor that contributes to local distinctiveness is the steep sided ridges and valley slopes that form a contrast with and physically define the urban areas of the city.
Factor: Recreational	
Landscape offering recreational opportunities where experience of landscape is important	This area contains four of the ten designated Valley Parks (Duryard, Mincinglake, Savoy Hill, Whitycombe) which offer walking routes, places to relax, fine views, and opportunities to engage with nature. Adjacent to Subarea 1B is Stoke Wood SSSI which is an accessible Foresty England Site and contains visitor parking and a network of accessible routes. The area also contains a network of local public rights of way in the form of bridleways and footpaths.
Factor: Perceptual (Scenic)	
Landscape that appeals to the senses, primarily the visual sense	In addition to the opportunity to access areas of rural character close to the city and accessible nature areas, this Evaluation Area offers many long-distance views over Exeter city, and further south over the Exe estuary, north-east across Crediton and west towards Haldon Ridge and Dartmoor.

	A view from Mincinglake Valley Park was identified by the <i>Exeter Skyline and Views Report</i> which overlooks the eastern parts of Exeter. This area is also important in views from within the city. The <i>Exeter Skyline and Views Report</i> identified intervisibility between the northern hills and Rougemont Castle.
Factor: Perceptual (Wildness and Tranquillity)	
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	The relative tranquillity of this Evaluation Area can be appreciated in the Valley Parks and walks along footpaths, bridleways and other accessible areas that lie in proximity to the city. Relative tranquillity increases in the small valleys which also offer a sense of remoteness, particularly where views of modern development are screened from view.
Factor: Functional	
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	This Evaluation Area, notably Subareas 1A and 1B, provide a strong landscape setting to the city, physically defining the built up area and forming a backdrop in views. It contains notable areas of biodiversity interest and forms part of the local green infrastructure network. Heritage assets and intact patterns formed by fields and rural lanes provide evidence of the areas time depth. The majority of Subareas 1A and 1B lie within the National Trust Killerton Setting Zone of Influence.

Overall, Evaluation Area 1 is assessed to be a valued landscape as it displays several indicators against the assessment factors and that are assessed to be landscape qualities (i.e. distinctive characteristic/special features) that are valued. In summary these are:

- Distinctive topography of steep sided ridges that define the northern landscape setting of Exeter and the Hoopern Valley which is in the heart of urban Exeter.
- Evidence of significant time depth in the presence of heritage assets (Scheduled Monuments, Listed buildings) and historic patterns created by field boundaries and rural lanes.
- Visual qualities, including long-distance views and intervisibility with the city centre that have been an inspiration to artists.
- Recreational opportunities, including several Valley Parks and a network of public rights of way providing access to the countryside close to urban areas.
- Widespread wildlife interest with numerous ecological designations (County Wildlife Sites, Devon Wildlife Trust Nature Reserves)

4.2. Evaluation Area 2: River Exe

4.2.1. Location and overview of landscape character

This Evaluation Area comprises the River Exe and its tributary Matford Brook. The Exe enters the administrative area of Exeter north of Stoke Woods, then flows south through the city. The Evaluation Area includes the Exe overflow channel and the canal built in the mid 1500's. The A379 at the Listed Countess Weir Bridge forms the southern boundary of Evaluation Area 2. Matford Brook forms a separate short shallow valley that wraps around the south of the Marsh Barton industrial area.

Within the context of Natural England's National Character Areas (NCAs) Evaluation Area 2 includes the following Devon character areas (DCAs) and landscape character types (LCTs).

Table 5.3: Landscape Character Assessment areas/types within Evaluation Area 2

Evaluation Area 2: Hills and valleys to the north of the city		
NCA	DCA	LCT
Devon Redlands	Exeter Slopes and Hills Exe Estuary and Farmlands	3C. Sparsely settled farmed valley floors 7. Main cities and towns 4B. Marine levels and coastal plains

The description of NCA 148 Devon Redlands notes that "...rivers have created the topography that we see today, and they remain as key landscape features." Key characteristics include the "Steep-sided but flat-bottomed river valleys..." that "...cut through the hills, opening onto wide flood plains which are important for wintering wildfowl nearer the coast" and "Significant urban development around the estuaries and along the coast."

The Exeter Slopes and Hills DCA, which extends across the northern part of this Evaluation Area (up to Station Road bridge), emphasises the influence of the valley of the River Exe on the northern approach to the city by containing the rail and road links into Exeter as it cuts through the strong varied topography of steep hills. The Exe estuary is noted to be visible from the surrounding elevated hills. The strategy for this DCA is that the "...woodland habitats and grassland habitats are managed and expanded with opportunities for green infrastructure links into Exeter being identified, safe-guarded and pursued. Historic sites are protected, managed and where appropriate interpreted for recreation." Guidelines for this DCA include to "...protect the landscape's rural character in close proximity to urban areas by resisting piecemeal urban expansion and recreational developments which undermine landscape patterns and sense of place" and to "...manage semi-improved neutral grassland through appropriate grazing and traditional land management regimes."

The southern part of Evaluation Area 2 lies within the Exe Estuary and Farmlands DCA which is described as an area that *‘focuses on the Exe Estuary to the south of Exeter and extends inland to the east and west to include adjacent farmland. The northern boundary is defined by the built up area of Exeter, and the southern boundary by open sea.’* The description of the DCA further states that *“The estuary is the visual focus of this area; and although Devon has a number of estuaries few are as extensive as the Exe. [...] Views over the river are distinctive and the detail of the scene changes according to tide and season. [...] The whole scene is framed by rising landform on either side, which provides low level enclosure. The land rises gradually to the high ground of Woodbury Common to the east and Haldon to the west.”* Regarding scenic quality the assessment notes that *“...the patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features creates a landscape of high scenic quality which forms an important part of the setting to Exeter, Exmouth and Dawlish. The underlying red soils, frequent vernacular buildings, estuarine and coastal views and hillside backdrops lend a strong sense of place.”*

Distinctive characteristics, special qualities and features relevant to Evaluation Area 2 include:

- Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.
- Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.
- Tree cover along streams or within occasional old orchards.
- Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).
- Internationally important habitats valued for wildfowl including Ramsar, SPA, SSSI, NNR, LNR and CWS designations for estuary habitats and sea cliffs near Dawlish.
- Strong sense of place and scenic quality derived from the open character of the estuary with its maritime influences.
- Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.
- High quality views enjoyed including those that contribute to Exeter’s landscape setting. These include, naturally rolling hillsides of high scenic quality patterned by fields, hedges and woodland that feature in important views towards and from Exeter, and skylines punctuated by distinctive historic landmarks both within and beyond this DCA that lend a sense of place.
- Extensive opportunities for water-based as well as coastal recreation.
- Buildings and features which denote the rich commercial history of the estuary; Exeter Canal and Locks (oldest of their kind in Britain).

Guidelines for the DCA are to:

- *“Protect the distinctive, unspoilt, and exposed skylines which define the estuary, protect the tranquillity and remoteness experienced in this landscape, protect the landscape setting of Exeter, Exmouth and Dawlish, ensuring new development enhances and restores features such as hedgerows, woodlands and designed landscapes*
- *Manage estuarine and coastal habitats, popularity for recreation, and areas of semi-natural habitat*
- *Plan for sensitive design of surfacing, way marking and signage on the Exe Estuary Trail, South West Coast Path and Exe Valley Way to maintain rural character and reduce soil erosion;”*

The recreational value of the Evaluation Area is increased by the presence of the Riverside Valley Park which stretches from Cowley Bridge to Topsham with multiple walking trails on both sides of the river and through the floodplain. The Flowerpot Playing Fields and skate park and Exwick Playing Fields and cricket ground are located on the western bank of the Exe. The river corridor includes part of National Cycle Route 34 and Exe Valley Way.

The river corridor has distinctive visual characteristics with views of many of the city’s built landmarks. The *Exeter Skyline and Views Report* states that *“The waterside area was developed through the Quay area, on the eastern side of the river’s floodplain. The kinetic experience of the river setting provides shifting views towards key landmarks, a historic quality that must be retained.”* The report also notes sequential views of the Cathedral and other churches. Three representative views are identified from within the southern part of Evaluation Area 2.

- R01 Cycle Path – the cycle path sits between the River Exe and the Exeter Canal, to the south of the city centre and offers a view of the historic quay framed by the green expanse of the park, with the city’s historic architecture standing out above the trees, including St Michael and All Angels Church, Colleton Crescent, the towers of Exeter Cathedral, and St Leonard’s Church. The significance of this view lies in the *“sense of continuity between the natural landscape and the urban environment”* as it *“provides an accessible perspective of Exeter’s skyline for many people.”*
- R02 Trews Weir Suspension Bridge – the suspension bridge connects St Leonard’s to St Thomas. The view captures a *“balanced composition of natural beauty and historic architecture. The scene captures the essence of Exeter, with the River Exe framed by the Quay, the city centre, and some of the city’s key landmarks such as St Michael and All Angels Church and St Leonard’s Church. The Weir also nods to Exeter’s historic connection to the river, and its utilisation in the functioning and growth of the city.”* The viewer sees these landmarks against the backdrop of the western hills and Exwick Hill visible above the city.
- R03 Haven Road / Canal Banks – the view is located on Haven Road, on the western banks of Exeter Canal and it *“combines a mature landscape setting with glimpses of Exeter’s historic architecture and key landmarks,”* and provides a clear view of Colleton Crescent and St Leonard’s Church and offers a glimpse of the pinnacles of Exeter’s Cathedral towers. It is a historically important viewpoint as it was depicted in an engraving by J M W Turner in circa 1838.

Parts of this Evaluation Area lie within the Riverside Conservation Area, which is designated for its historic townscape. This area includes two Scheduled Monuments (medieval Exe Bridge, St Edmund’s Church, and medieval tenement remains, lying between the River Exe and Frog Street

and part of the Exeter City Walls), and numerous Listed Buildings, attractive riverside spaces, historic leats, and the river itself.

It is noted that the Exe Estuary Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar Site directly adjoin Evaluation Area 2 to the south-east. There are numerous Wildlife designations (Cowley Barton Fields, Exwick Weir, Exeter Canal, Countess Wear, and Matford Marshes County Wildlife Sites and Riverside Valley Park Devon Wildlife Trust Nature Reserve).

The northern part of Evaluation Area 2 is in the National Trust Killerton Setting Zone of Influence.

4.2.2. Assessment of Landscape Value

Table 5.4: Assessment of Landscape Value for Evaluation Area 2

Definition	Indicators / Evaluation
Factor: Natural Heritage	
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	The main feature of this Evaluation Area is the River Exe from which the city derives its name. It forms a distinctive valley that cuts through the hills and opens into a wide floodplain displaying natural processes and characteristic features of a mature river. The valley supports a range of habitats including open water, wetlands, meadows and improved grassland. The River Exe and its tributaries form important biodiversity refuges and corridors. The river valley continues into the Exe estuary designated as and SPA, SSSI and Ramsar Site (outside Evaluation Area 2) and contains several wildlife designations (Cowley Barton Fields, Exwick Weir, Exeter Canal, Countess Wear, and Matford Marshes County Wildlife Sites and Riverside Valley Park Devon Wildlife Trust Nature Reserve).
Factor: Cultural Heritage	
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The River Exe is likely to have been one of the factors that influenced the location of the original Roman settlement of Isca Dumnoniorum around AD 50, and the subsequent expansion and prosperity of the city, which would have depended on the river for trade and transport. Parts of this Evaluation Area lie within the Riverside Conservation Area, which is designated for its historic townscape, Scheduled Monuments, numerous Listed Buildings, historic leats, and the river itself. Notable features include the Exeter Canal and Locks.
Factor: Landscape condition	
Landscape which is in a good physical state both with regard to individual elements	Areas outside Riverside Valley Park are predominantly managed as grazing meadows with tree belts, area of wetland and open water, formal parks and allotments and are in generally good condition. The Riverside Valley Park

and overall landscape structure	which runs from Cowley Bridge in the north to Topsham in the south is managed by Devon Wildlife Trust.
Factor: Associations	
Landscape which is connected with notable people, events and the arts	The River Exe has been a fundamental part of the origins and subsequent development of Exeter. It is depicted in many historic works of art featuring in views from elevated areas around the city. The <i>Exeter Skyline and Views Report</i> refers to several paintings and engravings from the 1800s that show the river in the context of the city and surrounding landscape, including works by William Alexander le Petit, and W Spreat.
Factor: Distinctiveness	
Landscape that has a strong sense of identity	Before the river reaches the urban areas of Exeter, it meanders through a valley which cuts through the surrounding undulating farmland and wooded valley sides (Evaluation Area 1) which can be appreciated from the train and road that utilise the valley as a transport corridor in the northern approach to Exeter. The River Exe contrasts with the surrounding urban areas and has defined the shape and form of the city. Urban areas ascend the valley sides while keeping the river and adjacent floodplain undeveloped. Exeter Quay is a distinct historic area. Features on the river such as weirs, relief channel and the canal as well as bridges contribute to the river's distinct character in the city and contribute to an understanding of Exeter's long and prosperous commercial and trading history.
Factor: Recreational	
Landscape offering recreational opportunities where experience of landscape is important	The river provides extensive opportunities for both water and land-based recreation. The Riverside Valley Park offers opportunities for informal recreation and contains multiple footpaths and cycle paths along the river and canal. Public footpaths also connect Riverside Valley Park with other green spaces within the city, notably the nearby Northbrook Park and Ludwell Valley Park. The river and canal are popular with water-based sports which are supported by various sports clubs located in the vicinity. Recreational trails extend beyond Exeter and connect to the wider long distance walking routes such the Exe Estuary, Trail East Devon Way and Exe Valley Way long distance routes. National Cycle Route 34 starts in Exwick, continues along the river until the A379 where it connects with Route 2 that continues along the estuary to Exmouth and Dawlish Warren.

	Multiple playing fields located on the western riverbank support more formal recreation, such as the Flowerpot Playing Fields and skate park and Exwick Playing Fields.
Factor: Perceptual (Scenic)	
Landscape that appeals to the senses, primarily the visual sense	The river is the visual focus of this area. The river valley has a strong sense of place and scenic quality contrasting with the surrounding urban form. The river valley provides a variety of landscape features such as open, flowing water, wetlands, meadows and tree belts bringing wildlife and natural processes into the heart of the city. The valley offers views of the Exeter skyline and important landmarks and is of visual interest in itself. The <i>Exeter Skyline and Views Report</i> identified several locations from which the views can be appreciated: the cycle path between the River Exe and the Exeter Canal (view R01), the Trews Weir suspension bridge that connects St Leonard's to St Thomas (view R02), and Haven Road (view R03).
Factor: Perceptual (Wildness and Tranquillity)	
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	The Exe valley offers a relatively peaceful contrast to the city. The sense of relative tranquillity is variable. Some areas within the city are affected by noise from traffic and the railway while more remote areas offer a greater sense of relative tranquillity.
Factor: Functional	
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	The River Exe strongly influences the northern approach to the city by containing the rail and road links into Exeter. As it enters the city, it forms a distinctive landscape corridor through the urban area with a particularly strong relationship with the historic core of the city. The Exe valley is also a very important flood management area, and habitat corridor with links to the wider green infrastructure network. The variety of landscape features within the valley forms an important part of the landscape setting of Exeter. The northern part of Evaluation Area 2 is in the National Trust Killerton Setting Zone of Influence.

Overall, Evaluation Area 2 is assessed to be a valued landscape as it displays several indicators against the assessment factors and that are assessed to be landscape qualities (i.e. distinctive characteristic/special features) that are valued. In summary these are:

- The River Exe from which Exeter derives its distinct character, including name, historical importance, and form.
- Distinctive features on the river such as weirs, the relief channel and the canal.

- The river's importance as a biodiversity corridor, including multiple County Wildlife Sites and adjacent to the Exe Estuary SPA, SSSI and Ramsar Site immediately downstream.
- Riverside Conservation Area with Scheduled Monuments and Listed Buildings of historical and archaeological interest displaying great time depth related to the evolution of the city.
- Recreational opportunities associated with the river including water sports, the Riverside Valley Park and a network of walking and cycling routes.
- Contrasting views between the river and the valley sides which have been celebrated through works of art.

4.3. Evaluation Area 3: Alphin Brook and Nadder Brook

4.3.1. Location and overview of landscape character

This Evaluation Area comprises the largely undeveloped parts of the steeply sloping Nadder Brook and Alphin Brook valleys. The steeper west-facing slopes of Nadder Brook are wooded while the gentler gradients of the Alphin Brook are in agricultural use and are interspersed with dwellings and farms along local roads/lanes. The vegetated course of Alphin Brook along with roadside vegetation and field boundaries form distinctive features in this landscape. This Evaluation Area forms a strong topographical feature defining the western edge of Exeter.

Within the context of Natural England's National Character Areas (NCAs) Evaluation Area 3 includes the following Devon character areas (DCAs) and landscape character types (LCTs).

Table 5.5: Landscape Character Assessment areas/types within Evaluation Area 3

Evaluation Area 3: Alphin Brook and Nadder Brook		
NCA	DCA	LCT
148 Devon Redlands 149 The Culm	Exeter Slopes and Hills	3A. Upper farmed and wooded valley slopes 7. Main cities and towns

Evaluation Area 3 marks the transition between the hills that form a “*prominent landscape feature*” and the setting of Exeter within NCA 148 Devon Redlands and the “*rolling ridges and plateaux*” of NCA 149 The Culm.

Relevant key characteristics of NCA 148 include:

- Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes, rising in height towards the fringes of the NCA.
- Large woodlands confined mainly to steep valley sides.

Relevant key characteristics of NCA 149 include:

- Rolling, open plateaux – in places steeply undulating – with many small but deep valleys, fast-flowing rivers and streams that drain the area.
- Mosaic of field patterns reflecting the historic land use of the Culm, surrounded by characteristic hedgebanks; and
- Scattered hamlets and farms in cob and whitewashed stone, connected by winding, sunken lanes.

Evaluation Area 3 displays several characteristics of the Exeter Slopes and Hills DCA as it “*comprises the farmed and wooded slopes to the north and west of the city of Exeter, forming an important backdrop to the conurbation*” and contains “*narrow and tightly enclosed valleys*”. The assessment adds that this DCA has “*Distinctive views, strong topography, notable woodland and proximity to Exeter...*”, also noting that these characteristics “*...contribute to a strong sense of place*”. It adds that “*Despite*

the proximity to Exeter this landscape has a strongly rural character with increasing tranquillity and sense of remoteness in the small intimate valleys."

Distinctive Characteristics, Special Qualities and Features relevant to this Evaluation Area include:

- Strong rural character, with woodlands, fields, hedgerows and vernacular settlements, giving rise to high scenic quality and providing an attractive setting to the city of Exeter.
- Concentrations of woodland on high ground and steep slopes.
- The contrast between elevated open views and inner valleys with intimate character emphasised by the presence of woodlands.
- Strong sense of tranquillity and dark night skies to the west, but reduced close to the A30 corridor and the urban edge of Exeter.
- Many nature conservation designations.
- Mixed farming patterns with a higher concentration of arable in the south.
- Semi natural habitats of semi-improved neutral grassland, mixed and broadleaved woodland, small streams and hedgerows.
- Small villages, hamlets and farmsteads with many vernacular buildings and clusters of modern residential and industrial along the A30 corridor.
- Settlements connected by a network of sometimes sunken, winding lanes along valleys or more open straight roads along ridges.

The strategy for this DCA is to *"protect the landscape's strong rural character and role as setting to Exeter; and to protect the area's historic features and settlement patterns. Woodland habitats and grassland habitats are managed and expanded with opportunities for green infrastructure links into Exeter being identified, safe-guarded and pursued. Historic sites are protected, managed and where appropriate interpreted for recreation."*

LCT 3A: Upper farmed and wooded valley slopes covers the steep wooded slopes within Evaluation Area 3. Key characteristics of LCT 3A found in Evaluation Area 3 include:

- *"Undulating or rolling upper valley slopes*
- *Pastoral farmland, with a wooded appearance, and arable cultivation on lower slopes*
- *Small to medium size fields with irregular boundaries*
- *Deciduous woods and copses, especially on hilltops and upper slopes*
- *Very wide, usually low, species-rich hedges with many hedgerow trees*
- *Dispersed settlement pattern of isolated farms and small villages*
- *Very winding narrow lanes*
- *An intimate and intricate landscape with wider views often restricted by vegetation*
- *Frequently remote and tranquil with little modern development"*

Several Listed Buildings, the three arched stone road bridge spanning the Alphin Brook north of the village of Ide which is a Scheduled Monument and the Alphin Brook Conservation Area, together with the historic field patterns and rural lanes provide a sense of time depth particularly in areas where views to the modern city and transport infrastructure are not possible.

There are relatively few public rights of way. However, Alphington Whitestone Valley Park which covers an extensive proportion of the Evaluation Area provides walking trails that offer long-distance views of the city. The *Exeter Skyline and Views Report* identifies Strategic Skyline View 2 From Barley Valley Nature Reserve which is described as a viewpoint “*Situated to the east of Exeter, the reserve offers panoramic views west across the urban landscape as well as to the surrounding countryside.*” The report also identifies view VC01 Fore Street that looks in the direction of Evaluation Area 3. Views down the street capture the ridgeline plateau within this area against the backdrop of hills south-west of Exeter. The same plateau is also intervisible with view C05 Northernhay Gardens.

The Evaluation Area contains areas of ancient woodland on steep slopes and several wildlife designations (Nadder Field, Alphinbrook-Whitestone Valley and Alphinbrook County Wildlife Sites, and the Barley Valley Park Devon Wildlife Trust Nature Reserve).

4.3.2. Assessment of Landscape Value

Table 5.6: Assessment of Landscape Value for Evaluation Area 3

Definition	Indicators / Evaluation
Factor: Natural Heritage	
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	The valley formations of the Alphin Brook and Nadder Brook, both tributaries of the River Exe, form a strong topographical feature on the western edge of Exeter, in particular the steeper wooded slopes of the Nadder Brook. The area is of importance to biodiversity as it contains the Nadder Field, Alphinbrook-Whitestone Valley and Alphinbrook County Wildlife Sites, and the Barley Valley Park Devon Wildlife Trust Nature Reserve.
Factor: Cultural Heritage	
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The steep slopes are accessed by narrow, winding, sunken lanes which connect scattered hamlets and farms built in cob and whitewashed stone, some of which are Listed. There are several historic routes through the area converging in the vicinity of Twisted Oak and the river crossing at Ide Bridge (Scheduled Monument). There are Assize Roll records of a bridge here dating back to 1244, although the existing structure was constructed in 1692. The valley of Alphin Brook forms the Alphin Brook Conservation Area which is designated for its attractive historic buildings, landscaped gardens, landmark features and the narrow lanes.

Factor: Landscape condition	
Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The area is in agricultural land use with occasional woodlands, including ancient woodland sites. It is in generally good condition.
Factor: Associations	
Landscape which is connected with notable people, events and the arts	None known.
Factor: Distinctiveness	
Landscape that has a strong sense of identity	The sparsely settled valleys and especially the steep wooded slopes are distinctive features that contribute to the rural landscape setting of and approach into Exeter from the west which contrasts with the adjoining A30 transport corridor and urban form of Exeter.
Factor: Recreational	
Landscape offering recreational opportunities where experience of landscape is important	The majority of Evaluation Area 3 is designated as the Alphington Whitestone Valley Park. This increases the area's recreational potential as it offers informal recreation for the residents of the adjoining urban areas. This rural area has few public rights of way. However, a key route is the footpath linking the St Thomas area of Exeter to Ide.
Factor: Perceptual (Scenic)	
Landscape that appeals to the senses, primarily the visual sense	The area has a strong rural character. The mosaic of woodlands, fields, and hedgerows contribute to the landscape setting of the city of Exeter. The wooded west-facing steep slopes contrast with the elevated open ridgeline plateau which offers long-distance views of Exeter. The <i>Exeter Skyline and Views Report</i> identifies Strategic Skyline View 2. From Barley Valley Nature Reserve which is described as a viewpoint that offers panoramic views across the urban landscape as well as to the surrounding countryside. The same report also identifies views VC01 from Fore Street that looks in the direction of Evaluation Area 3. Views down the street capture the ridgeline plateau within this area against the backdrop of hills south-west of Exeter. The same plateau is also intervisible with view C05 from Northernhay Gardens.

Factor: Perceptual (Wildness and Tranquillity)	
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	This distinctly rural area close to Exeter has areas that are regarded to be of relative tranquillity, although the sense of relative tranquillity is reduced close to the A30 and other roads that provide access to Exeter from the west.
Factor: Functional	
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	The water courses and valleys within this Evaluation Area are important for their biodiversity. In addition to locally designated sites, they act as wildlife corridors linking the city to the countryside and serve as an important part of the local green infrastructure network. The area provides a landscape setting to Exeter, notably on the approach to the city from the west. The Valley Park is an important recreational asset.

Overall, Evaluation Area 3 is assessed to be a valued landscape as it displays several indicators against the assessment factors and that are assessed to be landscape qualities (i.e. distinctive characteristic/special features) that are valued. In summary these are:

- Strong topographical features defining the western landscape setting of the city.
- The watercourses of Nadder Brook and Alphin Brook with associated habitats and designated wildlife sites form green infrastructure corridors linking the city and countryside.
- Strong rural character formed by a mosaic of woodlands, fields, hedgerows and vernacular buildings connected by narrow winding lanes.
- Sense of time depth created by heritage designations such as the Alphinbrook Conservation Area, Ide Bridge Scheduled Monument and numerous Listed Buildings as well as field patterns and rural lanes.
- Recreational opportunities such as the Alphington Whitestone Valley Park and occasional footpaths linking Exeter to its surrounding countryside setting.
- Opportunities for long-distance views over Exeter.

4.4. Evaluation Area 4: Ludwell Valley Park and Northbrook Park

4.4.1. Location and overview of landscape character

This Evaluation Area is an extensive area of green space within the urban area of Exeter. It comprises Ludwell Valley Park and Northbrook Park centred on the Northbrook, a tributary of the River Exe and in part designated as a County Geological Site.

Within the context of Natural England's National Character Areas (NCAs) Evaluation Area 4 includes the following Devon character areas (DCAs) and landscape character types (LCTs).

Table 5.7: Landscape Character Assessment areas/types within Evaluation Area 4

Evaluation Area 4: Ludwell Valley Park and Northbrook Park		
NCA	DCA	LCT
148 Devon Redlands	There is no DCA for the urban area of Exeter	7. Main cities and towns

This Evaluation Area displays some of the key characteristics of NCA 148:

- Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes, rising in height towards the fringes of NCA 148 Devon Redlands.
- Red soils derived from the Permo-Triassic sandstone.

LCT 7: Main Cities and Towns is characterized by:

- Large settlement over 200ha in area, where the landscape is dominated by built development but includes distinct areas of greenspace.
- Varied landform, often masked by development and only apparent when particularly pronounced.
- Nucleated historic cores, frequently including and surrounded by 19th century development, with more recent 20th century and later development on fringes.

Despite the immediate urban context, the Evaluation Area retains a distinctive rural character. Ludwell Lane is a historic narrow lane with mature vegetation on both sides and the fields within Ludwell Valley Park are divided by strong boundary hedges with trees and were laid out between the 15th-18th centuries or adapted from post-medieval enclosures. Northbrook Park has a different character and was created on a former golf course.

Both parks contain numerous walking trails and public footpaths connecting them to the Riverside Valley Park and surrounding urban areas. The western part of Ludwell Valley Park is relatively flat and contains playing fields and informal children's play areas. Northbrook Park is designated as a Valley Park in the *Exeter Plan Publication Draft*.

Views from within Northbrook Park are largely enclosed by vegetation while the elevated location and topography of Ludwell Valley Park offer long-distance views over Exeter with its landmark buildings on the backdrop of surrounding hills. The *Exeter Skyline and Views Report*

identified Ludwell Valley Park as one of the Key Views (View S03) that look towards Exeter within its landscape setting. It is described as being “dominated by trees, fields and wildlife both in the foreground and the background, giving a true sense of the rural setting that characterises the city. It also has glimpses of the key landmarks in the historic city centre protruding above the trees.” It adds that “the view of the Cathedral towers and spire of St Michael’s and All Angels Church remain unchallenged in this long view despite expansion of the city, and is worthy of protection. Agriculture has been important to the city for many centuries, Ludwell Valley Park views demonstrate Exeter’s agricultural heritage sitting alongside views of the historic landmarks. The variety of landscapes within Ludwell Valley Park means that the views are diverse and continually changing as you explore different parts of the park. The Valley Park is open to the public and situated on the Green Circle Walk, so Exeter’s local and visitor populations are able to easily experience and enjoy it.”

There is intervisibility between Evaluation Area 1B and Ludwell Valley Park as it forms part of strong skyline when viewed from the north and north-west, in close views from the valley, and from further afield such as Mincinglake Valley Park.

The Ludwell Valley Park is a County Wildlife Site and a Devon Wildlife Trust Nature Reserve, as is Northbrook Park. Ludwell Valley Park is also locally designated for its geological interest.

4.4.2. Assessment of Landscape Value

Table 5.8. Assessment of Landscape Value for Evaluation Area 4

Definition	Indicators / Evaluation
Factor: Natural Heritage	
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Ludwell Valley Park and Northbrook Park, whilst different in character, together provide an extensive area of green space in the heart of Exeter, create a setting to adjacent urban areas and a green link to the Exe valley and wider greenspace network. The area is of ecological and geological importance. Ludwell Valley Park is a County Wildlife Site and a Devon Wildlife Trust Nature Reserve, as is Northbrook Park. Ludwell Valley Park is also locally designated for its geological interest.
Factor: Cultural Heritage	
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The Evaluation Area contains no designated heritage sites or features. However, it does provide a sense of time depth through the patterns evident in the landscape. Ludwell Valley Park originated as farmland around Pynes Hill, and the relatively intact field boundaries were laid out between 15th-18th centuries or adapted from post-medieval enclosures. Ludwell Lane is a historic narrow lane. Northbrook Park was created on a former golf course. Historically, the golf course was laid out on the former land of Northbrook Park Estate.

Factor: Landscape condition	
Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The landscape within this Evaluation Area is in good condition. Ludwell Valley Park is managed by Devon Wildlife Trust. Northbrook Park is managed as parkland and provides a setting to the crematorium.
Factor: Associations	
Landscape which is connected with notable people, events and the arts	None known.
Factor: Distinctiveness	
Landscape that has a strong sense of identity	The rolling landform and rural character of Ludwell Valley Park is a strong contrast to the urban form of the city and its well treed ridgeline is identifiable in views from elevated areas north and north-west of the city. Northbrook Park provides a parkland setting to the Crematorium. For recreational users, it provides a link to the River Exe.
Factor: Recreational	
Landscape offering recreational opportunities where experience of landscape is important	Both parks have a strong recreational appeal with numerous walking trails and public footpaths connecting them to the Riverside Valley Park. The western part of Ludwell Valley Park is relatively flat and contains playing fields and informal children's play areas.
Factor: Perceptual (Scenic)	
Landscape that appeals to the senses, primarily the visual sense	Ludwell Valley Park offers expansive views over the city and key landmarks. The <i>Exeter Skyline and Views Report</i> identifies Ludwell Valley Park as one of the Key Views (View S03) that look towards Exeter within its landscape setting. There is also intervisibility between Evaluation Area 1B and Ludwell Valley Park as it forms part of strong skyline when viewed from the north and north-west in close views in the valley and from further afield such as Mincinglake Valley Park.
Factor: Perceptual (Wildness and Tranquillity)	
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	Despite being surrounded by built development, the parks offer a sense of relative tranquillity, particularly where views to the adjacent urban areas are screened by landform and vegetation.

Factor: Functional	
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Ludwell Valley Park and Northbrook Park act as an extensive area of accessible greenspace within the city and green setting for the surrounding residential suburbs. Both parks contribute to the local green infrastructure network, with multiple wildlife designations linking to the Exe valley. The Evaluation Area offers valuable places for recreation close to urban areas and has rural feel amid a predominantly built up context.

Overall, Evaluation Area 4 is assessed to be a valued landscape as it displays several indicators against the assessment factors and that are assessed to be landscape qualities (i.e. distinctive characteristic/special features) that are valued. In summary these are:

- Distinctive rolling topography along the Northbrook with a rural character in a predominantly urban setting.
- Provides extensive areas of greenspace for range of recreational activities, with sense of relative tranquillity compared to adjacent urban areas.
- Green corridor linking the city to the River Exe.
- Expansive views from elevated locations over the city and to key landmarks.
- Locally designated for wildlife and geological interest.
- Intact historic field boundaries contribute to a sense of time depth.

4.5. Evaluation Area 5: Lower Clyst

4.5.1. Location and overview of landscape character

This Evaluation Area comprises two separate parcels of higher ground west of the meandering River Clyst and its riverside floodplain before it joins the Exe estuary east of Topsham. The eastern boundary of the Evaluation Area follows the administrative area of Exeter and Bowling Green Road. To the west, the boundary follows the built-up edge of Topsham. The area falls partially within the Clyst Marshes County Wildlife Site. Immediately south and east of the southernmost part of the Evaluation Area is the Exe Estuary Special Protection Area, RAMSAR and SSSI. This area is also bordered to the east by the Bowling Green Marsh and Goosemoor RSPB Nature Reserve. To the west the northern part of the Evaluation Area forms the immediate setting to the Topsham Conservation Area. The southern portion is within the Conservation Area.

Within the context of Natural England's National Character Areas (NCAs) Evaluation Area 5 includes the following Devon character areas (DCAs) and landscape character types (LCTs).

Table 5.9: Landscape Character Assessment areas/types within Evaluation Area 5

Evaluation Area 5: Ludwell Valley Park and Northbrook Park		
NCA	DCA	LCT
148 Devon Redlands	There is no DCA for the urban area of Exeter. Adjacent to the Clyst Lowland Farmland and Exe Estuary and Farmlands	7. Main cities and towns Adjacent to the 3C Sparsely settled farmed valley floors and 4B Marine Levels and Coastal Plains.

This Evaluation Area displays the following key characteristics of NCA 148 Devon Redlands:

- Steep-sided but flat-bottomed river valleys cut through the hills, opening onto wide flood plains which are important for wintering wildfowl nearer the coast.
- Estuaries with reedbeds and salt and grazing marshes.
- Significant urban development around the estuaries and along the coast.

Evaluation Area 5 displays several of the characteristics of the adjacent DCAs, particularly the Clyst Lowland Farmland, such as the *"Lowland, undulating farmed landscape; Mixture of small to medium scale fields often with curving boundaries reflecting medieval origin; and Mixed farming including arable and some pasture along watercourses where there is seasonal flooding, as well as areas of horsiculture and hobby farming."* The area also displays some characteristics of DCA Exe Estuary and Farmlands such as the *"Distinctive views across and up and down the estuary."*

It forms part of the Clyst Valley Park under Policy NE2 of the Exeter Plan Publication Draft. Policy NE2 explains that the Valley Park *"sits on the built-up edge of Topsham, providing an important buffer. The land comprises the flat open valley floor of the Clyst with its semi-natural marshy character, the*

scenic valley sides and the land forming the skyline above the valley. There is potential for this land to link into the wider Clyst Valley Regional Park to the north (within East Devon) to deliver a strategic scale resource for residents of Exeter and East Devon.”

Evaluation Area 5 is within and forms the immediate setting of the Topsham Conservation Area. Its characteristics include:

- Estuary setting defines the area.
- Strong historical links as the main port for Exeter after the city’s canal and quay.
- Exceptional long-range views offered across the river.
- Detachment from Exeter maintains strong local identity and community.
- A variety of residential buildings dating from 17th century to present day.
- A large number of listed and locally listed buildings contribute to the historical character of Topsham.
- Predominant walls in stone, cob, brick or render enclosing private garden areas.

There is a short section of a public footpath along the southern edge of the southern part of Evaluation Area 5 which connects The Strand with Bowling Green Road. Bowling Green Road then continues north, forms the Evaluation Area’s eastern boundary and separates the slightly elevated fields from the marshes to the east. There is some sporadic settlement within the Evaluation Area along Mount Howe which is part of the Conservation Area. Listed buildings include the Grade II Mount Howe and the Riversmeet House surrounded by parkland and fronting the estuary. Exeter – Exmouth railway line passes through the southern part of the Evaluation Area.

The public footpath between The Strand and Bowling Green Road offers views of the adjacent Exe estuary while Mount Howe offers views across the farmland within the Evaluation Area and marshes to the east. There are some views from Bowling Green Road where they are not obstructed by vegetation. Views over the farmland and adjacent marshes are also possible from Highfield in the northern part of the area and from other parts of the settlement edge.

4.5.2. Assessment of Landscape Value

Table 5.10. Assessment of Landscape Value for Evaluation Area 5

Definition	Indicators / Evaluation
Factor: Natural Heritage	
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	This area forms a transition between the River Clyst, its floodplain and the settlement of Topsham. The low undulating farmed landscape contrasts with the adjoining wetlands and built up area. The area contains a mixture of small- to medium-scale fields with boundaries reflecting their medieval origin. The fields are managed as semi-improved pastures/grassland bounded by hedges with trees. This Evaluation Area is within the Clyst Marshes County Wildlife Site and is directly adjacent to the Exe Estuary SPA, Ramsar Site, SSSI and Bowling Green Marsh and Goosmoor RSPB Nature Reserve.
Factor: Cultural Heritage	
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The area has historical significance as a port from Roman times. The southern part of the Evaluation Area is designated as Topsham Conservation Area, and the northern part forms its immediate setting. This ancient settlement occupies a low ridge between where the Clyst and Exe meet. Its characteristic features include the estuarine setting, strong local identity and several Listed Buildings such as the Grade II Mount Howe and the Riversmeet House.
Factor: Landscape condition	
Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The majority of the Evaluation Area is grazing land and is generally in good condition.
Factor: Associations	
Landscape which is connected with notable people, events and the arts	The port is of historic importance and was regarded as one of the busiest English Ports in the 17 th century. It was used to land the baggage, ammunition and stores of William of Orange, when he landed in England in 1688, to take the throne.
Factor: Distinctiveness	
Landscape that has a strong sense of identity	The valley sides are adjacent to the highly distinctive flat valley floor of the River Clyst which makes their location more prominent. The vegetated rise provides a harmonious, varied edge and setting to the valley floor. Riversmeet House is a distinctive property with parkland and waterfront.

Factor: Recreational	
Landscape offering recreational opportunities where experience of landscape is important	Access to the Evaluation Area is possible along the Howe, and a short section of public footpath The Strand and Bowling Green Road. The area is proposed to be designated as part of Clyst Valley Park under Policy EN2 in the emerging <i>Exeter Plan</i> .
Factor: Perceptual (Scenic)	
Landscape that appeals to the senses, primarily the visual sense	This area offers views across the Exe estuary as well as the Clyst floodplain. Several properties in the Topsham Conservation Area also benefit from these views – the river Clyst forming a key element in its historic and current setting.
Factor: Perceptual (Wildness and Tranquillity)	
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	The Evaluation Area is not widely accessible, but along the river, and away from busy roads and built development, the Clyst valley displays a relatively tranquil character.
Factor: Functional	
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	The area forms the landscape setting to Topsham. The area is in part locally designated and also forms part of local green infrastructure network. It immediately adjoins the Exe Estuary SPA, Ramsar Site and SSSI.

Overall, Evaluation Area 5 is assessed to be a valued landscape as it displays several indicators against the assessment factors and that are assessed to be landscape qualities (i.e. distinctive characteristic/special features) that are valued. In summary these are:

- The Evaluation Area is within and forms the landscape setting to the Topsham Conservation Area.
- The area is part of the River Clyst corridor which contrasts to the adjacent built up area and contains areas of relative tranquillity.
- The Clyst Marshes County Wildlife Site designation highlights the areas wildlife importance, which is part of a larger system of internationally and nationally designated Sites, and RSPB reserve to the immediate south of the Evaluation Area.
- Recreational opportunities within the proposed Clyst Valley Park.

5.0 Conclusion

Drawing on the findings of the *Exeter Landscape Sensitivity Assessment* (2022) and desk and field study, this assessment presents a structured analysis of the indicators of landscape value that contribute to the conclusion that areas designated in Policy NE1 can be regarded as valued landscapes in the context of the *National Planning Policy Framework* (NPPF) paragraph 187a (December 2024, updated February 2025).

With reference to technical guidance for assessments of this nature, it presents analysis for each of the Evaluation Areas that together form the Landscape Setting of Exeter designated in Policy NE1, and records indicators of landscape value against a range of natural, cultural, aesthetic and perceptual factors.

This assessment demonstrates that the landscapes surrounding and within Exeter that are designated as Landscape Setting in Policy NE1 vary considerably in their character. Each Evaluation Area displays a unique range of characteristics that contribute to its special qualities and value. These indicators of landscape value include sites and features that provide evidence of great time depth, revealing the historic development of the City, as well as land uses and habitats that are of importance to wildlife and nature recovery. Some indicators relate to publicly accessible vantage points that provide views of historic Exeter, and that place the city in its topographical setting. Many of the views available today have attracted artists for centuries. Other indicators include the provision of public access to areas of countryside and recreational assets close to the city, providing people with the opportunity to get close to nature, exercise and find places of relative tranquillity, supporting both physical and mental wellbeing.

Whilst the indicators of landscape value vary, all of the Evaluation Areas are shown to play an important part in defining the setting of the city. To the north, the setting is defined by the steeply sloping hills. To the west it is the valleys of the Nadder and Alphin Brooks and to the east it is the low ridge above the Clyst that defines the setting of historic Topsham at the southern edge of Exeter. Within the heart of the city itself, the River Exe and Ludwell Valley Park and Northbrook Park are strategically important greenspaces, that are a contrast to the surrounding built form and offer different experiences to the formal parks elsewhere in Exeter.

Protecting and enhancing Exeter's distinctive and valued landscape setting is the focus of Policy NE1. This is the latest in a series of planning policies that have had the objective of protecting the unique identity of Exeter as a compact city with a clear distinction between the urban area and the countryside within which it sits.

Policy NE1, along with other policies in the *Exeter Plan*, also has an important role in supporting the overall Spatial Strategy for the city in Policy S1. This provides the main principles for guiding the pattern and form of development in the city and protecting and enhancing the intrinsic characteristics and qualities that make Exeter a vibrant, green and successful city.

6.0 Appendix A: How the Evaluation Areas in this Assessment Correspond to Land Parcels Identified and Assessed in the Exeter Landscape Sensitivity Assessment (2022)

Table 7.1. Evaluation Areas in relation to Land Parcels Identified and Assessed in the Exeter Landscape Sensitivity Assessment

Evaluation Area in this Assessment	Land Parcels
1. North Exeter Hills and Valleys	
1A. Exwick Heights	LP32, LP33, LP34, LP35
1B Barton Place, Stoke Hill and Beacon Hill	LP01, LP02, LP03, LP04, LP05, LP06, LP07, LP08, LP09, LP10, LP11, LP12, LP13, LP37, LP38
1C Hooper Valley	LP36
2. River Exe	LP22, LP23, LP24, LP25, LP26, LP27, LP28
3. Alphin Brook and Nadder Brook	LP29, LP30, LP31
4. Ludwell Valley Park and Northbrook Park	LP14, LP15, LP16
5. Lower Clyst	LP19, LP20, LP21

7.0 Appendix B: Relevant Policies for Adjacent Planning Authorities

7.1.1. Our Shared Coordinates

The joint strategy *Our Shared Coordinates A Joint Strategy for East Devon, Exeter, Mid Devon and Teignbridge* (2024) represents a joined-up strategy and policy approach. It is not a statutory plan nor a decision-making tool for development management purposes.

One of the six shared coordinates is 'Nature' which stipulates the councils "...will protect and enhance our exceptional natural environment for the benefit of both people and wildlife, to tackle the climate and nature emergency and to protect the landscape setting of our settlements".

It also makes the commitment to "...protecting and enhancing our special landscape through ambitious policies and development requirements within our local plans..." and to "...create bigger, higher quality, and better-connected natural areas which support a thriving wildlife and create better access to nature."

7.1.2. East Devon Local Plan 2013-2031

The *East Devon Local Plan 2013-2031* (2016) sets out where development in East Devon will occur and how natural assets will be conserved and enhanced in two parts:

- Part One – the Strategic policies of the plan.
- Part Two – the Development Management Policies of the Plan.

Strategy 5 – Environment states that proposals will contribute to the delivery of sustainable development, ensure conservation and enhancement of natural historic and built environmental assets, promote ecosystem services and green infrastructure and geodiversity.

Strategy 7 - Development in the Countryside prevents development outside the Built-up Area Boundaries and avoids harm to the "...distinctive landscape, amenity and environmental qualities within which it is located, including:

- 1) *Landform and patterns of settlement.*
- 2) *Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.*
- 3) *The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions."*

Strategy 8 - Development in Green Wedges directly adjoins Evaluation Area 5. This strategy prevents the coalescence of adjacent or neighbouring settlement by keeping the land between them open, helping them retain their separate identities and landscape setting.

Within Strategy 10 - Green Infrastructure in East Devon's West End the Clyst Valley Regional Park (CVRP) is described as a 'landscape' scale strategic project. Part of Evaluation Area 1B is located adjacent to the CVRP which is supported by its own 25 year masterplan. The CVRP does not

prevent development but “...sets out where particular emphasis will be attached to establishing high quality landscapes and settings for development, people and wildlife.”

Strategy 46 - Landscape Conservation and Enhancement and AONBs requires development in East Devon to conserve and enhance the quality and local distinctiveness of the natural and historic landscape character in both in and outside the AONBs (now referred to as National Landscapes). It records “Development will only be permitted where it:

- 1) *conserves and enhances the landscape character of the area;*
- 2) *does not undermine landscape quality”*

7.1.3. East Devon Local Plan 2020 to 2042 Regulation 19 Publication Draft

The emerging *East Devon Local Plan 2020 to 2042 Regulation 19 Publication Draft* (2025) upholds the importance of the Clyst Valley Regional Park through Strategic Policy WS09: Clyst Valley Regional Park.

Strategic Policy OL01: Landscape features encompasses East Devon’s landscape, countryside and rural areas that will be protected against harmful development, including valued landscape attributes and special features and qualities.

Policy OL04: Areas of strategic visual importance is concerned with the preservation of visual integrity, identity and scenic quality by conserving and enhancing key views and views of local landmarks. The following view types are considered to be particularly important:

- A. *“Landmark views to and from viewpoints and tourism and recreational destinations, including the coast, woodland and open countryside;*
- B. *Views from publicly accessible areas which are within, to or from settlements which contribute to the viewers’ enjoyment of the local area;*
- C. *Views from public rights of way and other publicly accessible areas;*
- D. *Night-time views of dark skies, particularly where lighting is to be introduced in areas of low existing light pollution; and*
- E. *Views which include or otherwise relate to specific features relevant to East Devon and its special qualities, such as key landmarks, heritage assets (either in view or the view from) and biodiversity features.”*

Policy OL05: Green wedges maintains the separation of settlement and landscape function. Evaluation Area 5 is adjacent to this policy area.

7.1.4. Teignbridge Local Plan 2013 – 2033

The *Teignbridge Local Plan 2013-2033* (2014) includes Policy EN2A Landscape Protection and Enhancement which refers to areas defined as Areas of Great Landscape Value including the landscape adjoining Exeter (Evaluation Areas 1A, 2, and 3). This policy does not exclude development but requires development proposals to:

- a) Conserve and enhance the qualities, character and distinctiveness of the locality;
- b) where appropriate restore positive landscape and seascape character and quality;
- c) protect specific landscape and seascape, wildlife and historic features which contribute to local character and quality; and
- d) maintain landscape and seascape quality and minimise adverse visual impacts through high quality building and landscape and seascape design.

Policy EN1 Strategic Open Breaks sets out areas of open character which contribute to the settlements' setting where development should not harm the openness of landscape character, local views or significantly harm the settlements in their landscape setting.

7.1.5. Teignbridge Local Plan 2020 – 2040 Main Modifications Consultation November 2024

The emerging Teignbridge Local Plan does not include Areas of Great Landscape Value. Landscape characteristics and function are addressed in the two following policies:

Policy EN1: Setting of Settlements states that *"landscapes that provide or contribute to the distinctive setting and separate identity of settlements within and adjacent to Teignbridge District will be conserved and enhanced."* When building in the landscape settings of settlements, the development should:

- Maintain their separate identity and avoid coalescence;
- Maintain important views, either from publicly accessible viewpoints within the settlement, or of a settlement within its landscape setting;
- Make a positive contribution to the setting's character, distinct identity, and value to people;
- Avoid distinct hills or ridges which form an undeveloped skyline; and
- Not result in the loss of important natural features and conserves or enhances the significance of heritage assets and their settings, including historic landscapes, that individually or collectively contribute to local identity.

Linked to Policy EN1 is Policy GP3: Settlement Limits and the Countryside which states that *"Development proposals in the countryside must not result in a significant negative impact on the following:*

- a) the distinctive characteristics and qualities of the landscape in accordance with the District's Landscape Character Assessment and the setting of settlements in accordance with Policy EN1 [...];*
- b) the integrity of green infrastructure and biodiversity networks, or priority habitats;*
- c) any physical and visual break between closely adjoining settlements and the distinctive and separate identity of settlements in accordance with Policy EN1;..."*

Policy EN4: Landscape Protection and Enhancement concerns the conservation and enhancement of the District's landscape, seascape and townscape character and scenic quality with regard to development. Landscape character and local distinctiveness is described in terms of both landscape features and visual amenity.

8.0 Appendix C: Information Sources

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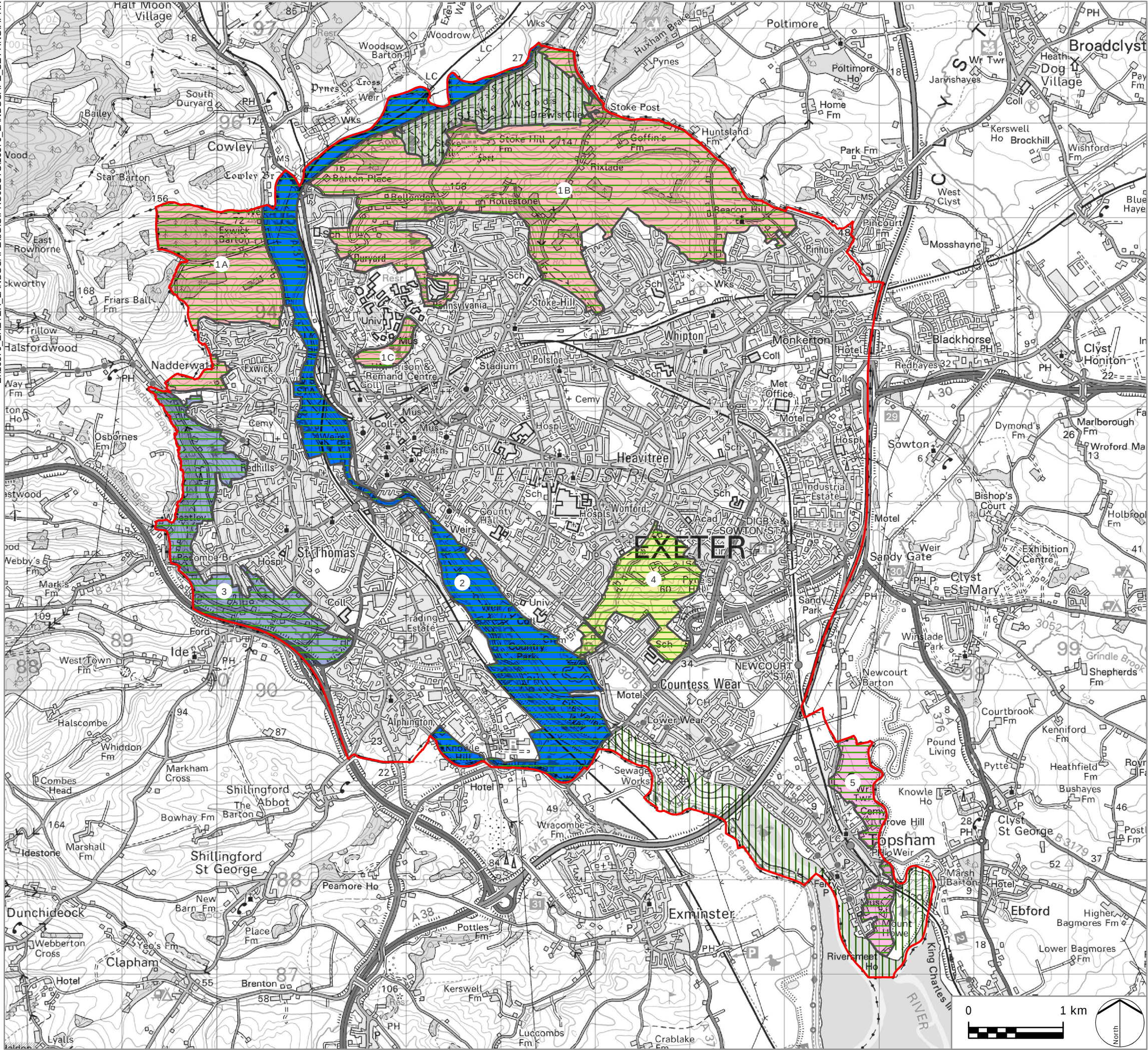
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9.0 Figures

Figure 1: Valued Landscape Assessment - Evaluation Areas

Z:\10379 EXETER LANDSCAPE\GIS\PROJECTS\10379 LANDSCAPE SETTING.APRX



LEGEND

Exeter City Boundary

NE1 - Landscape Setting

NE3 - SSSI

Evaluation Areas

1. North Exeter Hills and Valleys
1A. Exwick Heights
1B. Barton Place, Stoke Hill and Beacon Hill
1C. Hoopern Valley2. River Exe3. Alphin Brook and Nadder Brook4. Ludwell Valley Park and Northbrook Park5. Lower Clyst

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LD A DESIGN

PROJECT TITLE
VALUED LANDSCAPE ASSESSMENT

DRAWING TITLE
Evaluation Areas

ISSUED BY	Oxford	T: 01865 887 050
DATE	Sept 2025	DRAWN SG
SCALE @A3	1:40,000	CHECKED KSo
STATUS	Final	APPROVED IH

DWG. NO. 10379_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, Exeter City Council