



Teignbridge District Landscape Character Assessment 2009

(excluding Dartmoor National Park) (with minor amendments 2010 and 2014)

PREFACE

This Study was commissioned and funded by Teignbridge District Council and Devon County Council with the support of Natural England. A Consultation Draft was prepared by Chris Blandford Associates in 2008 and additional work was carried out by Cornwall Environmental Consultants in 2009, following public and stakeholder consultation. The information has been compiled and verified by the partner organisations to complete the study. The Study provides an assessment of landscape character across the District (excluding the Dartmoor National Park) and outlines guidance for conserving, enhancing and restoring locally distinctive landscapes. The need to protect and enhance landscape character is recognised by Government planning policy on the delivery of sustainable development through the planning system. To ensure that full account is given to landscape character in planning decisions, this Study is intended for use as an evidence base for informing the preparation of the Local Development Framework and production of a Supplementary Planning Document providing landscape guidance for development and land management.

The Landscape Character Assessment has not been subjected to a Sustainability Appraisal, nor is it considered necessary to fulfil SEA (Strategic Environmental Assessment) requirements at this time. The document is intended to form part of the forthcoming Local Development Framework. The sustainability of the LDF and its policies and proposals will be considered through the plan-making process to ensure that the LDF fulfills SA/SEA requirements and this will include the testing of any policies relating to landscape.

ACKNOWLEDGMENTS

The study was developed in partnership and consultation with other organisations, adjoining authorities and individuals. Their contributions are greatly appreciated. In particular the representatives who attended the stakeholder workshops and consultation meetings. Special thanks are due to the Steering Group; who provided guidance and advice through the course of the Study, namely:

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This document was approved by Teignbridge District Council's Executive on 30 November 2009. Minor amendments were approved by the Portfolio Holder for Planning Services on 15 Feb 2010. Further amendments to the mapping and reference system were made in 2014 to resolve previous anomalies and achieve cross-boundary consistency with neighbouring planning authorities. The reference numbers and names of the Landscape Character Types have also been amended to reflect the Devon-wide classification system. It is available on Teignbridge District Council's website: www.teignbridge.gov.uk



Teignbridge District Landscape Character Assessment 2009 (excluding Dartmoor National Park)



Contents	Page
1. Introduction	5
2. Shaping of the Teignbridge Landscape	9
3. Landscape Character Assessment in context	26
4. Land Description Units	39
5. Landscape Character Types	44
6. Landscape Character Areas	54
6.1 Introduction	54
6.2 Yeo Uplands and Slopes;	56
6.3 Exeter Culm Slopes;	59
6.4 West Exeter Slopes;	61
6.5 Teign Valley and Slopes;	65
6.6 Haldon Ridge;	68
6.7 Exe Estuary and Farmlands;	72
6.8 Bovey Valley and Slopes;	76
6.9 Bovey Basin;	79
6.10 Under Great Haldon;	83
6.11 Dawlish Hinterland;	87
6.12 Teign Estuary;	91
6.13 Ashburn Valley and Ridges;	95
6.14 Lemon Valley and Ridges;	98
6.15 Denbury Down;	102
6.16 Kerswell Farmland;	105
6.17 Breccia Hills;	108
6.18 Dart Valley and Slopes;	111
6.19 Torbay Hinterland;	114

continued over page



Teignbridge District Landscape Character Assessment 2009 (excluding Dartmoor National Park)

Contents	Page
7. Conclusions and recommendations	117
Appendices	119
Appendix A Methodology	119
Appendix B Sources of Information	124
Appendix C Field Survey Form	125
Appendix D List of consultees & Record of Stakeholder Consultation	129
Appendix E Glossary	
Figures: 1.1 Study Area	8
2.1 Simplified Geology	21
2.2 Topography and Drainage	22
2.3 Aerial photographs	23
2.4 Historic Landscape Character	24
2.5 Nature Conservation Designations	25
3.1 National Character Areas	29
3.2 Devon Landscape Character Zones	30
3.3 Teignbridge Landscape Assessment 2001	31
3.4 Land Description Units	33
3.5 Landscape Character Types	35
3.6 Landscape Character Areas	37



1.0

1.0 Introduction

1.1 Background

1.1.1 The quality and variety of the Teignbridge landscape is an invaluable resource and one of our greatest assets. Protecting and enhancing the special character of the landscape that contributes towards local identity and distinctiveness is an important part of the planning process and essential to quality of life. Landscape Character Assessment is a useful tool, recognised by Government and promoted by Natural England, to identify the special character that gives a landscape its sense of place and through this understanding, inform planning and management of future change. Landscape Character Assessment recognises that all landscapes matter, not only designated areas. An updated landscape assessment was considered an important part of the Local Development Framework plan preparation and led to the development of this study.

1.1.2 In June 2007 Teignbridge District Council and Devon County Council commissioned Chris Blandford Associates (CBA) to undertake a Landscape Character Assessment. A Consultation Draft was prepared in 2008. In January 2009 Cornwall Environmental Consultants (CEC) were commissioned to review and complete the study to ensure compatibility with assessments in adjoining authorities and with the Devon Land

Description Units. The Study Area encompasses the landscape within Teignbridge District excluding that which falls within Dartmoor National Park. Where landscape character extends across the Study Area's boundaries into adjoining authorities, characteristics and boundaries set out in adjacent assessments, or agreed through consultation, have been taken into consideration within this Teignbridge assessment for consistency.

1.1.3 The Study Area is approximately 424 square kilometres. In addition to the three main towns of Newton Abbot, Teignmouth and Dawlish, there are several small market towns and many villages of varying sizes within the Study Area (see **Figure 1.1**).

1.1.4 The Study Area is predominantly rural in character and has a very diverse and varied landscape. The Haldon Ridge forms a central forested spine, running north - south across the landscape and providing a dramatic backdrop to the Exe and Teign Estuaries (to the east and south) and Bovey Basin to the south west. The south eastern edge of the Study Area is fringed by a striking coastline of red sandstone cliffs. To the north, upland slopes and hilltops facilitate spectacular views south east to the Exe Estuary and south west towards Dartmoor. The intricate course of the Teign Valley defines the north western edge of the Study Area, overlooked by the rising mass of Dartmoor to the west. To the south, the Lemon Valley gives way to wooded ridges and hilltops rising above the rolling plateau and slopes around Denbury and Kingskerswell.

1.2 Aims and Objectives

1.2.1 The aim of the Study is to provide a comprehensive assessment of the landscape character of the Study Area at 1:50,000 scale, to describe variations in landscape character and provide guidance for development and landscape management. The Landscape Character Assessment is intended to inform Local Development Framework plan preparation, including the formulation of criteria-based landscape policy. It should form the basis of a Supplementary Planning Document providing landscape guidance and may assist in the re-evaluation of current local landscape designations (Areas of Great Landscape Value). The study is aimed at all those with an interest in planning and design and in managing landscape change.

1.2.2 The key objectives of the Study are to:

- Provide an assessment of the character, distinctiveness and qualities of the Teignbridge landscape, including cultural and natural heritage resources, and to classify the landscape into distinct types and areas using the Land Description Units and existing landscape assessment as a basis for information;
- Identify each of the landscape character types and set out their key characteristics occurring Devon-wide (in accordance with the finalised Devon Landscape Character Assessment) and additional characteristics occurring in the Study Area
- Provide a description of each landscape type and identify key characteristics for each type based on the draft list produced for Devon;
- Provide a description of each landscape character area and identify key characteristics for each area;
- Provide an analysis of each landscape character area's scenic qualities, sensitivity to change and future development pressures;
- Identify strategic guidelines for conservation, restoration, enhancement or renewal as appropriate and provide recommendations for each landscape character area to guide development and landscape management decisions;

- Promote awareness of landscape character and the importance of landscape conservation, enhancement and restoration.

1.2.3 The Study Area characterised by this assessment includes all of the rural area up to the edge of the main settlements. Settlements identified as separate Land Description Units are based on those areas identified by the 2001 National Census as "Settlements", defined as areas of built up land with an associated minimum population of 1,000 and a minimum area of 20 hectares. Main cities and towns, mapped as a Landscape Character Type and named on the Landscape Character Areas map, are settlements with areas over 200ha. For the purposes of this mapping Kingsteignton and Kingskerswell are included as part of Newton Abbot. Whilst the main cities and towns have been classified, their character has not been described. Smaller settlements are washed over as part of the Landscape Character Type or Area within which they occur.

1.3 Approach and Methodology

1.3.1 The overall approach for undertaking the Landscape Character Assessment was based on the latest guidance published by the Countryside Agency¹ (part of Natural England since October 2006), taking into account current best practice. Landscape Character Assessment addresses both the relatively objective process of landscape characterisation, which involves identifying, mapping, classifying and describing 'landscape character', and the more subjective process of evaluating landscape character to inform planning and land management decisions.

1.3.2 The Consultation Draft of 2008 classified the Teignbridge landscape using a structure of larger 'Landscape Character Types', defined by physical or natural landscape features, sub-divided into 'Areas of Distinctive Character' which related more closely to historic and cultural

¹ Landscape Character Assessment – Guidance for England and Scotland (Countryside Agency/Scottish Natural Heritage, 2002).

influences on the landscape. Following consultation, additional work was required to ensure a greater degree of consistency with the approach used elsewhere in Devon.

1.3.3 As part of this additional work, the classification was revised based on field survey proofing of the Land Description Units (LDUs) and amalgamation of LDUs to create Landscape Character Types (LCTs), in consultation with the Devon Landscape Policy Group, and in particular neighbouring authorities. The revised classification is consistent with the strict hierarchy of LDUs and LCTs used in character assessments elsewhere in Devon. The Landscape Character Types were based on the Draft Devon Landscape Character Types identified in existing assessments carried out in East Devon, South Hams, West Devon and parts of North Devon. Further work to modify and update the Draft Devon LCTs has been carried out as local landscape assessments have been completed throughout Devon to provide a finalised county-wide assessment. The Teignbridge assessment has been updated to reflect the finalised Devon Landscape Character Types.

1.3.4 In Teignbridge a further stage of classification has been carried out to identify 'Landscape Character Areas' (LCAs), which are specific to a geographical area. The LCAs describe the special character that give an area a distinctive local identity and sense of place. The intention is that LCAs will be identified across Devon in future work as the final stage of the county-wide landscape assessment. This will also require a review and possible revision of the LCAs defined in this study on the boundaries with neighbouring authorities to ensure overall consistency within the county as a whole. Where LCAs identified in Teignbridge cross administrative boundaries, the boundary of the LCA remains to be defined in the adjoining Authority. In these cases, the description, key characteristics and analysis can only be completed when work in the adjoining Authority has been carried out.

1.3.5 A detailed statement of the methodology undertaken for this Assessment is provided within **Appendix A**.

1.4 Structure of the Report

1.4.1 The Study report is structured as follows.

Section 1.0 sets out the context for the Study. It explains the background to the Study, its aims and objectives, and highlights the importance of landscape character. It also outlines the approach and process behind the assessment methodology.

Section 2.0 provides an overview of the Study Area. It describes the physical and human influences on the landscape, and considers pressures and trends affecting landscape character today.

Section 3.0 provides an overview of landscape character across the Study Area as a whole within its national, regional and local context.

Section 4.0 provides an outline of the 'Land Description Units' or LDUs found in the Study Area and their key defining characteristics. It also explains the purpose of LDUs in the overall hierarchy of landscape classification and characterisation.

Section 5.0 provides outline characteristics for each of the 18 'Landscape Character Types' or LCTs found in the Study Area, based on those identified in the Draft Devon LCTs, and updated to reflect the finalised Devon LCTs with additional characteristics identified within the Teignbridge Study Area.

Section 6.0 provides detailed 'profiles' of the 18 'Landscape Character Areas' or LCAs identified by the assessment, not including the 3 main towns within the Study Area. The profiles describe the character of each LCA, and set out strategic guidelines and recommendations for informing development and landscape management decisions.

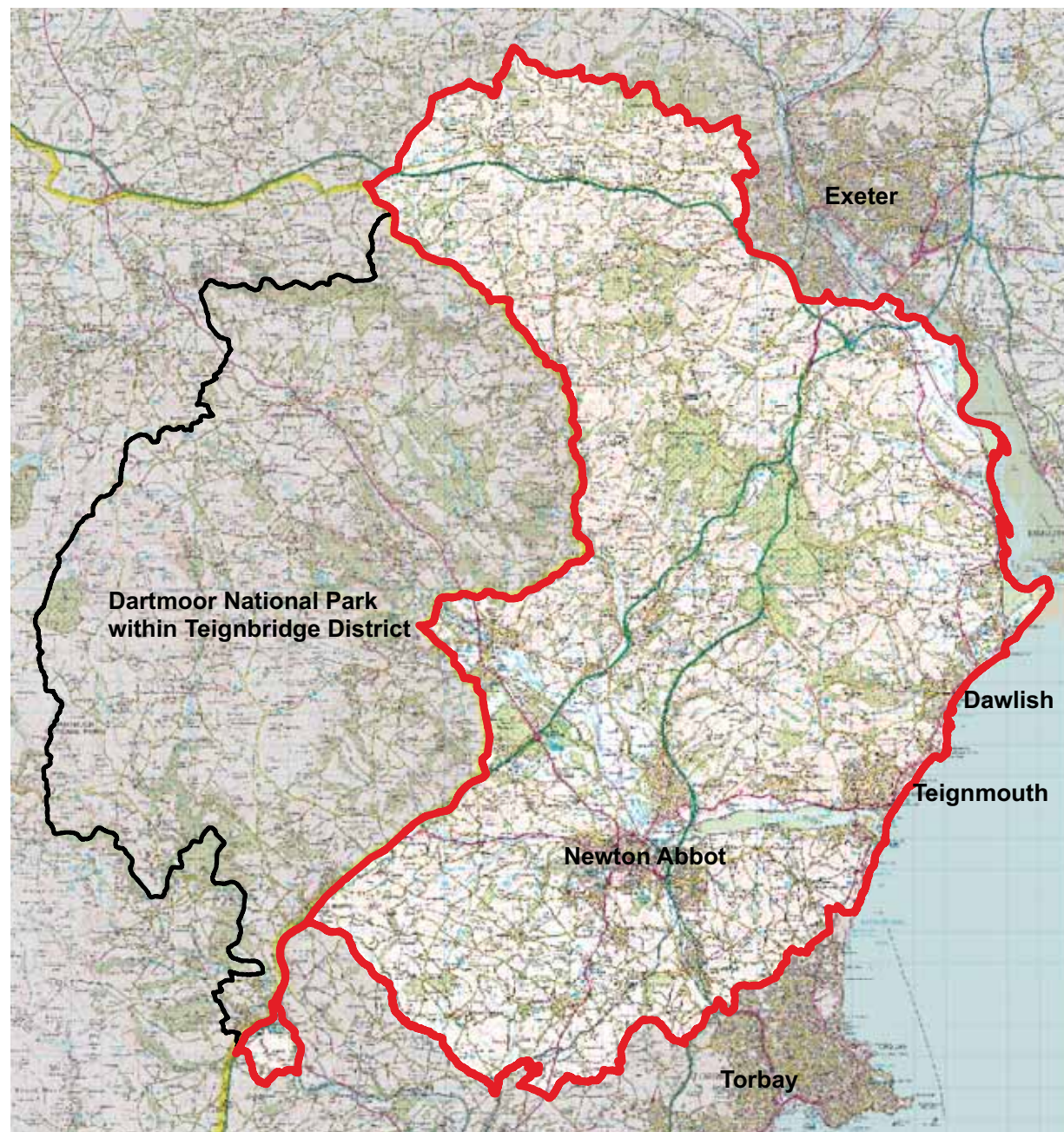
Section 7.0 sets out the main conclusions of the Study, and provides recommendations for future action as appropriate.

Fig 1.1 Study Area

 Study Area Boundary



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2.0

2.0 Shaping of the Teignbridge Landscape

2.1 General

2.1.1 This section provides an overview of the Study Area. It describes the physical and human influences on the landscape and identifies key pressures and trends affecting landscape character today.

2.2 Physical Influences

2.2.1 The landscape within the Study Area has evolved as a result of an interaction of the physical structure of the landscape and the vegetation and land uses that cover it. To understand what makes a place distinctive, it is useful to identify the key physical influences that have shaped the landscape over time.

Geology

2.2.2 There are a range of rock types in the Study Area which include the red sandstones of the coastal areas, the hard pink grey limestones around Chudleigh and Newton Abbot, and an array of sandstones, gravels and shales. The rocks and sediments range from 350 million year old Devon Strata to the still shifting and drifting sands and alluvium deposits of the estuaries and coast, which are approximately 6000 years old (see **Figure 2.1**).

2.2.3 Named after the county of Devon, the oldest rocks, the Devonian Strata, were laid down in a subsiding marine trough, located on the periphery of a large continental massif extending northwards over England and Wales. The Devonian rocks in the Study Area are composed mainly of slates and shales and limestones. Several areas are of international importance for the study of the Devonian system including the rich fossil beds of the Karst limestone found in the Ipplepen and Chudleigh areas. Here the Devonian limestone has been weathered by streams and percolating ground water to form limestone features and caves.

2.2.4 The Devonian sea conditions continued into the Carboniferous Period resulting in a succession of sandstones, slates, cherts, limestones and volcanics which are found along the Teign Valley and around Chudleigh and Bovey Tracey. In places, sooty deposits resulted from accumulated vegetation, known locally as 'Culm'. A large area of Culm deposits lie to the north of the Study Area and extend northwards into Mid Devon. The Upper Carboniferous Period saw deposition of coarse sediments including the conglomerates of the Ugbrooke Sandstone Formation. The Carboniferous Period came to an end with a period of mountain building. This gave rise to substantial volcanic activity resulting in the formation of the granite batholith of Dartmoor on the boundary of the Study Area and folding and faulting of the older Devonian and Carboniferous rocks.

2.2.5 During the Permian and Triassic Periods the newly uplifted land was weathered by a subtropical arid climate, which gave rise to a

sequence of coarse breccias and red sandstones. These red sandstones are exposed along the cliffs of the Study Area between Torbay and Dawlish Warren.

2.2.6 There was also considerable volcanic activity in Devon during this period, lavas are evident at Dunchideock and other locations around Exeter. These extrusions are today exposed as rounded hillocks left proud of the surrounding softer sandstones by the forces of erosion.

2.2.7 The Cretaceous Period ensued with much of Devon again being submerged under the sea, although Dartmoor may have remained as an island. Sands and clays settled, with Upper Greensand and Gault Clay forming along the Haldon Ridge. Calcite in the form of chalk was deposited with flint bands forming within the strata.

2.2.9 The start of the Tertiary Period 65 million years ago saw a period of mountain building, and Devon rose out of the Cretaceous sea. The exposed chalk beds were weathered away leaving large expanses of flint and gravel, such as those evident on Haldon Ridge today.

2.2.10 About 30 million years ago the Sticklepath Fault, which runs from Bideford to Torbay, caused local subsidence to create the Bovey Basin. Rivers and streams weathered and eroded the granite mass of Dartmoor and underlying shale and then flowed into the basin. Here the rivers and lakes accumulated sands, clays and lignites in their beds and the ball clay deposits of the Bovey Basin were formed.

2.2.11 The Study Area did not experience the full effects of the Quaternary Ice Age, 10,000 years ago as the glacial limit did not reach most of Devon. However, there is some evidence of periglacial structures in the Bovey Basin and wind blown deposition on the Haldon Hills. Subsequent river erosion of the exposed rocks, river terracing and fluctuating sea levels throughout this period created some of the physical structures of the landscape visible today and river and estuarine alluvium continues to be deposited. The current topography and drainage pattern is shown in **Figure 2.2.**

2.2.12 In summary, the geological formation of the Study Area is a result of repeated marine incursions and transgressions. The ancient flat surfaces of sedimentary rocks laid down by a succession of seas or deserts have periodically been folded and uplifted, and then sometimes subjected to igneous activity before being slowly denuded and dissected by weathering and erosion. The rocks varying resistance to these forces has resulted in the formation of the topography seen today; the granite and Devonian slates and limestones forming much of the hilly high ground with the softer sandstones, clays and lignites forming the lower undulating ridges and valleys. The Upper Greensand, clays and flint gravels have protected the underlying sandstone of the Haldon Ridge, resulting in upstanding high ground. In places rocks are exposed, as with the limestone at Chudleigh and Orley Common and the sandstone along the coastal cliffs.

Landform

2.2.13 Landform is dominated by the Haldon Ridge (between 200 and 250 metres above sea level), which runs north south across the landscape. This feature forms some of the highest land within the surrounding landscape other than the rising mass of Dartmoor to the west (outside the Study Area). The slopes of this ridge are dissected by a series of smaller streams and associated narrow, steep-sided valleys, which are tributaries of the main Rivers Teign and Exe.

2.2.14 The River Teign has its origins upon Dartmoor and flows from north to south through the Teign Valley to the east of Dartmoor. To the south of Chudleigh Knighton, the Teign is joined by the River Bovey (flowing eastwards from Dartmoor) and forms a wider corridor as it flows through the broad, flat floodplain of the Bovey Basin. To the east of Newton Abbot, the river corridor becomes an intertidal estuary, flowing eastwards to join the sea between Shaldon and Teignmouth. The other dominant river corridor is that of the River Exe which forms the eastern boundary of the Study Area and separates Teignbridge District from East Devon. The Exe is intertidal for much of its border with the Study Area, encompassing a series of sand and mudflats along the broad estuary.

2.2.15 To the south of the Teign Estuary is a landscape of undulating hills and small valleys which fall steeply to the estuary and coast in the east and rise in elevation towards the mass of Dartmoor in the west. The landform varies from sometimes steeply folded with prominent individual hills to more gently flowing series of hills and valleys.

2.2.16 The coast is dominated by steep red sandstone cliffs, with headlands interspersed with long sandy beaches and coves and includes sand spits at the mouths of the Exe and Teign.

Land Cover including natural habitats

2.2.17 A range of soils, including the rich red soils overlying the sandstone to the east of the Study Area and thinner soils over the slates and shales, gravels, clays and limestone to the west, have produced a mosaic of vegetation cover. Many of the remaining natural habitats have been designated for their nature conservation value. A map showing nature conservation designations is shown in **Figure 2.5**. Land cover is dominated by a rich patchwork of agricultural land, which is predominantly pastoral, with patches of arable. Mature and often species-rich hedgerows, frequently with banks and hedgerow trees, are a feature of the fields and lanes throughout the Study Area and are important wildlife corridors. A variety of land cover patterns are illustrated by the aerial photographs in **Figure 2.3**.

2.2.18 Large expanses of coniferous and mixed woodland cover the Haldon Ridge and are interspersed with areas of heathland and scrub and unimproved grassland, notably at Little Haldon. Extensive woodlands also occur at the northern boundary of the area and within the Bovey Basin, where remnant heathlands also occur. Ancient broadleaved woodland is a feature throughout, notably in the north, on the flanks of the Haldon Ridge, along the Teign Valley and associated with limestone river systems to the south. Large areas of woodland are frequently associated with historic parkland with veteran trees, which occur on the slopes below the Haldon Ridge, along the Exe Estuary and within the Bovey Basin. A pattern of smaller mixed and broadleaved woodlands, small parks and areas of semi-improved grassland occurs within the Teign Valley, land to the east of

the Haldon Ridge and in the south of the Study Area. Areas of unimproved grassland occur on limestone commons to the south and heaths within the Bovey Basin and along the Haldon Ridge.

2.2.19 Limestone outcrops in places as natural rock features and caves, as at Chudleigh and Torbryan and just outside the Study Area near Buckfastleigh. The cave systems and nearby woods and river corridors are important habitats for bats. In addition, limestone and other disused quarries through the west of the Study Area provide important wildlife habitats. Frequent abandoned ball clay workings within the Bovey Basin have naturally regenerated to a mosaic of broadleaved woodlands and wetlands, providing valuable habitats. Rivers and streams provide important habitats throughout the area, notably along the Teign and Bovey.

2.2.20 The Teign and Exe estuaries provide the largest areas of semi-natural habitats, with expanses of tidal open water, mudflats, sandbanks, marshes and coastal grasslands. The sand spit at Dawlish Warren, with its mosaic of dunes, lagoons, grassland and marsh, is a National Nature Reserve and the Exe estuary combines, SSSI, SPA and Ramsar Site designations. The coastline includes steep red sandstone cliffs with arches and stacks. Coastal scrub and Pine woodland is frequent and long sand/shingle beaches occur along with rocky intertidal areas at headlands.

2.2.21 In the three main towns of Newton Abbot, Teignmouth and Dawlish, the landscape is dominated by built development. All three are characterised by an undulating landform of hills and valleys and framed by hills and/or ridges. Water is an important feature of each, in the form of the rivers Lemon and Teign, Teign estuary, Dawlish Water and the coast. They include planned 19th century development associated with the development of the railway, as well as older buildings, and 20th century development and a variety of land uses including residential, industrial and commercial along with Victorian parks and large gardens and later recreational areas. Frequent Black Pine, Lucombe and Holm Oak are a feature of parks and large gardens, which, along with small woods and other open spaces, provide local habitats for wildlife. The smaller towns, villages and hamlets include some elements of these land uses, but tend to be part of the landscape scene and may include other features such as small orchards.

Climate

2.2.22 The Study Area is affected by predominantly South Westerly, mild, rain bearing winds from the Atlantic. The two estuaries, the Teign and the Exe, bring the mild maritime influence well inland. High land masses, to varying degrees, impact on the local micro climate; on the leeward side creating rain shadows and protection from prevailing south westerly winds, the windward aspects generally experiencing higher levels of rainfall and greater exposure to wind.

2.2.23 The characteristic ever-changing weather is an important and integral part of the experience of the Study Area. Changing light and weather conditions, along with the more predictable seasonal changes, are part and parcel of the varying landscape. The mists and fogs which hang over the Haldon Ridge add to its character. The exposed, windswept nature of the Yeo Uplands and Exeter Slopes and the sea mists and haze of the coastal areas all add to the sensual experience.

2.2.24 The mild climate, rich deep soils, and relatively warm seas have led to the Study Area having been a favoured area to settle and farm from earliest times. It is the contrasts of open rolling countryside, deep cut wooded valleys and rugged coasts combined with the mild sunny climate which still today act as a great draw, attracting people to the area as a place to visit, holiday and live.

2.3 Human Influences

2.3.1 The landscape we see today is almost entirely a result of human activity. Had we not interfered with the course of landscape evolution we would see a countryside decked with mixed deciduous forest, including oak, elm and hazel. This would have merged into heath, birch and pine forests on upland areas and marshes and wetlands along river corridors and flood plains. The vegetational relics of the natural landscape have almost entirely disappeared.

Late Mesolithic/ Early Neolithic (c.4500 BC)

2.3.2 It was towards the end of the Mesolithic/early Neolithic Period (4500 BC) when the population set a cycle of changes into motion on the forested wilderness which was still in the process of forming, following the temperature fluctuations of the Ice Ages. Little is known about the nature of the earliest clearings or fields. However, we do know that a landscape dominated by deciduous woodland was gradually superseded by one in which fields, clearings and pastures at least equalled the extent of the woodlands. Within the study area a scattering of flint implements of this period have been found in the Bovey Basin, Lower Teign and other valley areas. There is also evidence of an open hill top settlement on Haldon Ridge at Haldon Belvedere.

Bronze Age (2800-600 BC)

2.3.3 Much more is known about the local Bronze Age (2800-600BC) landscape. Air photography combined with other evidence tells us that Bronze Age fields have been identified across the Study Area and that they existed in a variety of shapes and sizes. Today they survive most obviously in upland areas, many of which have been abandoned for the last 3000 years. Dartmoor is rich in Bronze Age artefacts; here the pattern of land use was one of networks of small fields laid out in parallel patterns on the sides of valleys with the upper moorlands serving as common grazing areas. Similar field patterns are still evident in the study area in the Ambrook Valley near Broadhempston, between the Reedy and Sowton Brooks east of Dunsford, along the east side of Dawlish Water near Mamhead, and on the limestone hill tops near Ipplepen.

2.3.4 Another significant element in the landscape at this time was the building of burial mounds, some of which survive in remote high open areas. Again there is evidence for this in the Ipplepen area, Little Haldon and Ideford Common. Much evidence of Bronze Age farming in the more fertile lowlands and valley bottoms has been masked by subsequent farming or subsumed in river deposits.

Iron Age (600BC-AD55)

2.3.5 Forest clearance, consolidation, expansion and subdivision of the field systems created in the Bronze Age continued through the Iron Age (600 BC – AD55). The fields of this period again existed in a variety of shapes and forms. Often fields were defined by banks or steps produced by ploughing. Remnant fortified hill top settlements are evident at Berry's Wood in Newton Abbot, Denbury, Milber Down and Chudleigh, and groups of isolated farmsteads such as those indicated by extensive crop marks north of Bishopsteignton, and at Broadhempston and Exminster, are indicative of the settlement patterns of this time. An unplanned but direct road system comprising numerous field tracks and droveways along ridges linked settlements to their farmland and to each other. In the study area surviving roadlines of this period include the ridge top routes, Watcombe near Torquay to Milber Down and Dawlish Water via Castle Dyke on Haldon to Kingsteignton.

Romano-British (55-400 AD)

2.3.6 Although the Romans (55–400 AD) created vast panoramas of rigidly geometrically planned fields in Europe, in Britain the existing native field pattern tended to dominate the landscape. There are no clearly definable Roman field patterns in the study area. The Romans did, however, add some characteristically straight military roads to the landscape of the Study Area.

2.3.7 A Roman road ran from Exeter (then a Roman fortress) south west to Ashcombe, branching west and crossing the Teign at Teignbridge and with the eastern branch crossing the Teign below Kingsteignton and connecting to a possible fort at Milber. Archaeological finds indicate that there were Roman villas near these roads.

Post Roman (400-700 AD)

2.3.8 During the Post Roman (400–700 AD) period there was little further development of the landscape with the exception of the addition of churches and monastic communities.

Anglo-Saxon (700-1068 AD)

2.3.9 Anglo-Saxon (700–1068 AD) times saw the creation of parishes centered on churches. Clusters of parishes and churches known as minsters, may have existed at Bishopsteignton, Dawlish, Exminster, Kenn, Kenton, and Teignmouth. The establishment of open-field strip farming appears to have developed around the eighth or ninth century during the Saxon period, this produced a further transformation of lowland countryside and led to a more productive and intensive organisation of farmland. This involved the division of previously communal grazing and woodland areas termed 'waste' into arable farmland. This farmland was divided into a few large fields, in turn divided into blocks and subdivided into strips. Ploughing of these strips created a characteristic pattern of narrow strips, now visible from the air, for example at Coffinswell, Combeinteignhead and Stokeinteignhead, where they survive as terraces on the steep valley side.

Medieval (AD1068-1540)

2.3.10 Many parts of the landscape were enclosed from woodland or 'waste', or sometimes former strip fields, producing a pattern of small irregular fields, surrounded by steep earth hedgebanks. A complex pattern of narrow lanes followed these hedgelines linking an increasing number of scattered farmsteads. Much of this pattern forms the framework of the present day rural landscape of the Study Area.

2.3.11 Later Medieval times saw great expansion and development of settlements and industry. New planned towns and villages were developed, these included Newton Abbot, Teignmouth, Bovey Tracey, Chudleigh, Kenton, Kenn, Ashburton and Kingskerswell in the study area. The larger of these settlements were created by major land owners such as Torre Abbey and the Earls of Devon, who developed licensed markets in several towns.

2.3.12 Exploitation of the Bovey clays began in this period. The clays were transported to Teignmouth by river from where they were exported. Ashburton developed as a stannary town for the tin industry and Bovey Tracey became important for the wool and weaving industry.

2.3.13 It was about this time that the deer parks of Great Fulford, Holcombe Burnell and Ugbrooke were created, these are still visible today enclosed by earth banks. Great Fulford is visible in its entirety today.

Post Medieval (1540-1750 AD)

2.3.14 In the Post Medieval period the road networks were improved and the first serious attempts at road planning took place. Bridges were built at Teignbridge and Bovey Tracey and generally settlements continued to expand. The majority of the large deer parks were changed to designed parkland landscapes.

Early Modern Period (1750-1900 AD)

2.3.15 This period saw the start of the agricultural revolution, with intensification of crop production in large regular fields, and the improved breeding of livestock to increase food production. Large country estates such as Powderham and Ugbrooke amalgamated farm fields, which were reorganised with straighter hedgelines. Industry, communications and settlements continued to expand in tandem with population. The Bovey Ball Clay industry began to expand as mining technology evolved throughout this period. The extraction method changed from trenches to deep mining producing a landscape of ponds, spoil heaps, marshy woodland and a legacy of buildings built with mineral wealth and industrial archaeology. The Stover and Hackney Canals were built and new rail links connected the clayworks to Teignmouth where the new docks were constructed. The first smooth surfaced roads with even gradients were built by the turnpike trusts and the first engineered structures such as bridges, culverts, embankments, cuttings and retaining walls were constructed. Brunel's railway along the coast from Exeter to Dawlish and Teignmouth and up the Teign estuary to Newton Abbot was constructed and continued to Totnes and Torquay.

2.3.16 The resort towns Teignmouth, Dawlish, Starcross and Shaldon expanded as the tourist trade developed, aided by new roads and particularly the railway. Local landowners built grand terraces along their

seafronts. Newton Abbot became a major railway town, terraced houses were built for rail workers and elegant town houses constructed for wealthy business men.

Modern Period (1901 AD – present day)

2.3.17 In Modern times, the landscape has changed dramatically. The Forestry Commission was created in 1919 and the planting up of large tracts of coniferous woodland ensued, which had a considerable impact on the landscape of the Study Area, for example, plantations on the Haldon Ridge, the Tedburn area and in the Bovey Basin.

2.3.18 In most of Devon, virtually every farmstead and hamlet once had its own orchards, often related to the production of cider. Despite epitomising the county's ordinary rural landscapes, the number of orchards in Devon, and in the Study Area, declined sharply in the 20th Century.

2.3.19 In the latter half of the 20th century, main roads were widened and straightened, and by-passes were introduced along with ancillary development. Settlements have generally experienced expansion around their original traditional cores both in the form of concentric and ribbon development. The Ball Clay industry expanded dramatically and as production methods changed to open cast quarrying there was a consequential dramatic change to the landscape, particularly in the eastern side of the Bovey Basin.

2.3.20 The leisure industry has also expanded greatly in modern times and this has seen the addition of holiday and caravan parks and golf courses to the landscape. Agricultural changes have continued at a pace. After 1945, increased mechanisation of farming activity resulted in significant hedgerow removal across Britain. Locally, although hedgerows were lost, particularly from the lower Teign valley, the Exe farmlands and the south west of the study area, the enclosed rural landscape originating in the main from Anglo-Saxon and Medieval times has endured. New crops such as oil seed rape, linseed and other cash crops have been introduced.

2.3.21 There has also been a trend for conversion of valley bottom pastures to arable or improved grassland, and the ploughing up of many remaining small areas of rough grassland. New field boundaries have been inserted into earlier enclosures to create patterns of small, regular fields. Some of the most stable features in rural Devon are its fields, which have seen many modifications and changes, with different crops, farming practices and changing land uses all subtly altering their appearance and value. Despite these modifications, the boundaries of many fields still follow the same lines as they did 500 or even 1000 years ago. Recently, there has also been a trend for the creation of small paddocks on the edges of urban areas, often with associated fencing and small buildings.

2.3.22 In summary, the Teignbridge landscape is rich in surviving remnants of earlier landscapes. These include prehistoric and medieval field patterns, open heaths, ancient woodlands, historical settlement patterns and layouts, traditional Devon banks, hedgerows and winding, sometimes sunken lanes. All these features contribute immensely to the special quality and distinctiveness of the Study Area's present day landscape. A Historic Landscape Characterisation of Devon has been carried out by Devon County Council and maps the historic character of the present day landscape. This information has been used to inform the Teignbridge Landscape Character Assessment. The historic landscape character of the Study Area is shown on **Figure 2.4**.

2.4 Present Day Pressures and Trends

2.4.1 Continuing and intensified use of land for agriculture, forestry, housing, employment, quarrying, transport and communications and other activities have resulted in changes to the character, quality, and diversity of the landscapes within the Study Area since the mid-twentieth century. The cumulative effects of small-scale and incremental changes have had a particularly marked effect on the character of the landscape in some localities.

2.4.2 The pace, mixture and scale of landscape change will continue in the future, which may impact, positively or negatively, upon those qualities

that make the landscape special. A key challenge is to understand, manage and direct future positive change in the landscape in ways that conserve and enhance its essential characteristics and valued attributes, whilst enabling sensitively designed development to be accommodated to meet social and economic need.

2.4.3 The pressures and trends moulding Teignbridge's landscapes at present include:

Agriculture and Land Management

2.4.4 The vast majority of the landscape in the Study Area is in productive agricultural use and therefore changes in farming practice potentially have far reaching consequences on its visual character. Agricultural intensification has in the past led to the loss of some traditional features such as hedges, orchards, woodland and semi-natural grasslands. Many hedgerow trees were lost in the 1970s through Dutch Elm disease and the disease still persists in hedgerows, affecting young Elm suckers. Loss of hedgerows continues with the creation of new accesses for farms and horse paddocks, and lack of appropriate hedgerow management is resulting in continued loss. Erosion of the once strong field enclosure pattern is ongoing, albeit at a lesser rate than in the past. Small farm woodland is also suffering from a general lack of management usually for economic reasons. In addition to agricultural land, pockets of the landscape are managed as nature reserves, country parks and recreational land.

2.4.5 There is, however, some scope to re-establish traditional management under DEFRA agri-environmental schemes, which encourage farmers to make changes to their farming practices that would help restore the loss of important habitats and features within the landscape. Environmental Stewardship funding can be used to contribute towards the following landscape management schemes:

- Hedgerow maintenance;
- Ditch management;
- Introduction of arable field margins;
- Protection and restoration of archaeological and historic features;

- Management of woodland edges;
- Restoration and maintenance of heathland;
- Restoration of traditional orchards;
- Restoration of woodland;
- Maintenance of reed beds.

2.4.6 The traditional land use pattern is also being disrupted by the trend for conversion of pasture to arable and short term grass leys and with the increased cultivation comes a threat to some archaeological features and the problems associated with the soil erosion. More intensive management of pasture and increased equestrian use of former agricultural land introduce changes to more uniform swards or conversely often overgrazed pasture frequently with plastic or post and rail fencing.

2.4.7 Agricultural intensification and diversification has increased in recent years leading to traditional redundant farm buildings being put to new, particularly residential uses, new larger scale agricultural buildings being constructed, the introduction of more intensive stock farming and new crops. Leisure parks, golf courses, caravan parks, holiday accommodation, stable blocks, garden centre and farm shop developments have also eroded the traditional rural landscape character. In some areas their presence is having a considerable urbanising effect on the landscape, in particular in the urban fringes and along road corridors. Despite these pressures, Teignbridge's agricultural landscape has largely retained patterns of land use that typified its former character.

2.4.8 In summary, the key agricultural and land management pressures and trends are:

- Agricultural intensification leading to a loss of traditional features such as hedgerows, orchards, woodland and semi-natural grasslands;
- Lack of appropriate hedgerow and small farm woodland management;
- Disruption of traditional land use pattern by the trend for conversion of permanent pasture to arable or grass leys;
- Agricultural intensification and diversification leading to non-agricultural use of traditional redundant farm buildings and alternative land management, particularly equestrian and leisure use;

- Potential to re-establish traditional management under agri-environmental funding schemes.

Forestry and Woodland

2.4.9 Since the First World War intensive forestry production saw the planting up and management of extensive commercial coniferous plantations. In the Study Area this took place on marginal open heathland on Haldon, the Bovey Basin and Tedburn area. These plantations significantly changed the landscape and they are now part of its defining landscape character. The Haldon Forest Design Plan from Forest Enterprise aims to create a varied and well-unified landscape as natural in character as possible by planning and felling and replanting operations to reflect the shapes of landform and the scale of the landscape. Additionally, some areas of plantation have been cleared and restored to open heathlands and a programme of heathland restoration and management is proposed as part of the plan. Overall, there is a trend towards a higher percentage of broadleaves within plantations, more open areas of heathland and greater recreational and amenity use of forests. The planting of Corsican Pine, in particular, is likely to decline due to disease concerns and this species currently forms a significant component of many plantations. There are also a number of mixed and broadleaved woodlands throughout the Study Area, some of which are associated with existing historic parks such as Mamhead, Luscombe, Ugbrook & Powderham or former historic estates. These woods are of historic as well as landscape & wildlife interest and are frequently managed for amenity as well as commercial value.

2.4.10 In summary, the key forestry and woodland pressures and trends are:

- Felling and replanting of forestry woodland in the Haldon area;
- Heathland restoration and management;
- Proposals for higher percentages of broadleaves within plantations;
- Plans for greater recreational and amenity use of forests.

Built Development

Residential Development

2.4.11 There is considerable pressure to release land for housing development within the Study Area, particularly around the edges of the main towns of Newton Abbot (including Kingsteignton and Kingskerswell), Teignmouth and Dawlish, as well as the fringes of Torquay and Exeter. The coalescence of settlements is a potential result of this expansion, which could erode the identity and landscape setting of individual settlements. Development on the periphery of settlements can represent an opportunity to enhance the setting, through sensitive building design, and the enhancement of features such as woodlands and hedgerows and provision of new open space. Conversely, it can have an adverse impact on the adjoining landscape. Infill sites can disrupt the historic form of settlements and result in loss of visual amenity from gardens and open space if not sensitively sited.

2.4.12 Some pressure also continues in the open countryside and in and around the smaller towns and villages. Developments in the open countryside, unrelated to existing settlements, can be discordant and intrusive features in the landscape, when not in keeping with local character and/or insensitively sited. There is an increasing trend for dwelling houses of modest scale, which often sit comfortably in the landscape, to be demolished and replaced by much larger buildings which are not in keeping with characteristic small-scale buildings and can have a far greater visual impact. Similarly, large scale extensions to existing dwellings can also have an adverse landscape impact.

2.4.13 In summary, the key pressures and trends associated with Residential Development are:

- Pressures for housing development on the edge of settlements, particularly as planned urban extensions to main settlements, and potential coalescence of settlements;
- Pressure for new development sites, larger replacement dwellings and large extensions on the edge of towns and villages and in the open countryside;

- Pressure for infill sites in existing settlements, with potential loss of open space and visual amenity.
- Potential coalescence of settlements through peripheral expansion.

Employment/ Commercial Development

2.4.14 Industrial development has generally been accommodated on existing or planned industrial estates. The environmental quality within these sites is typically not high; they have generally been sited on the edge of existing settlements and near major road junctions, with varying degrees of landscape impact. There remains a continuing pressure for employment and commercial development, close to strategic transport corridors and to serve new residential developments on the fringes of settlements. Such developments can have a detrimental landscape impact due to the typically large scale of buildings, car parks and use of high visibility materials and advertising, however, they can be accommodated successfully without detrimental landscape impact, using sensitive landscape and building design in appropriate locations. There continues to be some pressure for 'out of town centre' or edge of town retail developments, despite policy favouring the use of town centre sites and following a sequential approach.

2.4.15 In summary, the key pressures and trends associated with Employment/ Commercial Development are:

- Continuing pressure for employment and commercial development close to strategic transport corridors and to serve new residential developments on the fringes of settlements;
- Pressure for 'out of town centre' and edge of town retail developments.

Mineral Extraction and Waste Management

2.4.16 Mineral working is a significant industry in the Study Area. Ball clay and various aggregate minerals are worked throughout the District. The Bovey Basin is underlain by extensive ball clay deposits, which are an important raw material for the ceramics industry. The working of these deposits since medieval times has modified the landscape of the basin. At present there are a number of active quarries as well as

several inactive sites that are likely to be worked in the future. Thus this landscape has been, and will continue to be, dynamic in nature with progressive working and subsequent restoration over a very long period of time. The ball clay open cast workings, spoil heaps and associated dust, noise and traffic have an adverse effect on landscape quality during the active life of the workings. In the long term, progressive restoration can reinstate this quality through, for example, woodland and heathland creation and provide landscape enhancements as well as higher levels of biodiversity and the retention of geological exposures. Whilst some sites may return to a 'green' after-use, others are under pressure for residential and employment after-uses and the future landscape character and quality depends on the nature of the after-use and restoration.

2.4.17 Not only is the Bovey Basin a major source of Ball Clay in Europe, it is also one of the most significant resources known in the world. Britain and the Bovey Basin in particular is a leading world producer and exporter of high quality ball clays. Current extraction is generally located in the eastern part of the Bovey Basin following particular known productive seams of ball clay. Recent land-swaps between the two mineral companies may result in changed patterns of working, allowing access to more clay at deeper levels and a consequential lengthening of operations in current extraction areas. It is estimated that the permitted reserves will last around 110 years at current rates of production, although certain grades of clay will have more limited availability. In addition to the reserves with planning permission, there is potential for further extraction of, as yet, largely unproven reserves within lands safeguarded in the Minerals Local Plan. These lands extend for 14km² within the Bovey Basin area. This consultation area also protects land with potential for mineral tipping particularly land which is known to have limited or no mineral potential. Any further tipping space required outside existing voids whether permanent or temporary would have an impact on the landscape. The current Minerals Local Plan has adopted an approach that favours the development of new resources at existing quarries through their extension, with a presumption against new quarries being permitted except in limited circumstances.

2.4.18 Other minerals worked within the Study Area are sands, gravels,

limestone and dolerite. In order to ensure mineral deposits are not sterilised by other forms of development, Mineral Consultation Areas have been defined by Devon County Council, covering the Ball Clay areas and other quarrying areas at Great Haldon, Trusham, Chudleigh, Kingsteignton and Kingskerswell.

2.4.19 Within the Study Area, there are a number of large landfill sites, including at Gappah, Abbotskerswell, Exminster, Kennford and Kingskerswell, all of which have some adverse landscape impact. With Government policy geared towards more sustainable waste management, with a greater emphasis on reduction, reuse and recycling, it is possible that such large sites may not feature within the future landscape, however, landfill capacity will continue to be required and the life of some sites may be prolonged, albeit over a reduced footprint. Alternatively, the incineration of municipal waste may result in a requirement for further landfill space. Waste management facilities such as incineration, composting and recycling.

2.4.20 In summary, the key pressures and trends associated with Mineral Extraction and Waste Management are:

- Continuing modification of the landscape as a result of ongoing workings and extensions to existing quarries;
- Potential for long term landscape enhancements through progressive restoration of mineral workings;
- Pressure for residential and employment development on former workings.
- Potential reduction in the number or scale of landfill sites long-term, or possibly prolonged life of existing sites and continuing need for space. Increase in number of waste management buildings and facilities to accommodate incineration, composting and recycling.

Transport, Communications and Infrastructure

2.4.21 The District has always formed an important gateway in the South West. Since Roman times, Teignbridge has contained major trading and communication routes. The ongoing improvement of the road network continues to have a considerable impact on the landscape. In particular, the sections of the M5, A38, A380 and the A30 all form substantial road corridors in the Study Area, which present visual intrusions such as cuttings, embankments, barriers and signs. While some of these elements have been integrated into the landscape with a degree of success, the effects of noise, light and ancillary development such as service stations are intrusions which can erode landscape quality and result in a loss of local distinctiveness. The railway network also has an impact on the landscape of the Study Area, introducing a source of noise and movement, particularly along the coast, where the embankment is a significant feature along some stretches. The coastal railway has become a route of some historic interest and in the current economic climate improvements to the rail network are likely to be localised.

2.4.22 There are currently two major road proposals with permission in the Study Area, the South Devon Link Road, bypassing the A380 around Kingskerswell and the diversion of the B3193 near Kingsteignton. New road infrastructure will also be required to serve new housing and employment areas around the main settlements and is likely to include sustainable transport routes such as bus routes, cycleways and footpaths. Pressure continues for ancillary roadside developments including service areas along the main road corridors of the A38 and A380. All such developments and works have the potential to harm landscape character, but can be successfully integrated in the right location. There is a dense network of minor roads and lanes throughout the Study Area carrying significantly greater volumes of traffic and larger vehicles than they were designed to accommodate. The ancient road network is a major component of the area's landscape character. Incremental 'improvements' such as new access splays and widenings tend to weaken the landscape quality and character of the rural lanes.

2.4.23 Electricity pylons, overhead cables, and communication masts register as significant elements in the landscape of the Study Area.

They have often been insensitively positioned on skylines and at times punctuate otherwise unspoilt landscapes. This is a development pressure, which may well increase in the future. In addition, there is some pressure for small wind turbines, which also introduce visible tall vertical elements into the surrounding landscape, and potentially for large wind farms offshore.

2.4.24 In summary, the key pressures and trends associated with transport, communications and infrastructure are:

- Two major road proposals – South Devon Link Road/A380 around Kingskerswell and B3193 diversion near Kingsteignton;
- New road infrastructure, cycleways and footpaths serving new housing and employment areas;
- Pressure for new ancillary road developments and improvements to existing major roads;
- New access splays and widening of minor road corridors;
- Pressure for overhead cables, electricity pylons, communication masts and wind turbines.

Access, Recreation and Leisure

2.4.25 In recent years, there has been a substantial increase in the number and proportion of people taking part in outdoor recreational activities. Tourism and leisure make a vital contribution to local employment. Pressure continues for extensions to leisure parks, golf courses and caravan parks, along with new proposals for holiday accommodations within the rural landscape. The many 'traditional' villages, the rural landscape and coast are major attractions in their own right. There is a need to manage visitor numbers to key sites such as Haldon Forest Park, Dawlish Warren, the Exe estuary and South West Coast Path to avoid adverse effects upon the landscape, particularly important historic landscapes, sensitive coastal & heathland habitats, archaeological sites and nature reserves. New leisure developments and recreational pressures, may in turn lead to pressures on existing infrastructure such as roads and railways, which if insensitively improved, could potentially change the character of the surrounding landscape.

2.4.26 The need for accessible natural green space and pressure for recreation facilities as part of the health and fitness agenda, such as the Health campaign by Natural England, encourages new outdoor activity facilities such as footpaths and cycleways, introducing new features into the landscape. These features need to be sensitively sited and integrated to ensure increased access does not adversely affect landscape character and quality.

2.4.27 In summary, the key pressures and trends associated with recreation and leisure are:

- Pressure for extensions to existing leisure sites and for new holiday accommodation;
- Increased need to manage visitor numbers at key visitor sites, to balance the needs of landscapes and access and recreation;
- Pressure for improvements to existing infrastructure;
- Pressure for new recreational facilities such as footpaths and cycleways.

Climate Change

2.4.27 Climate change is a global issue with evidence of trends towards increased temperatures, wetter winters and more extreme weather events in the last ten years already identified. The scenarios produced by the UK Climate Impacts Programme (UKCIPO2) suggest that the UK could experience by 2080:

- An increase of current average temperatures by 2-3.5 °C;
- Drier summers and wetter winters;
- More frequent summer droughts, winter flooding and storms;
- A rise in the average level of the sea.

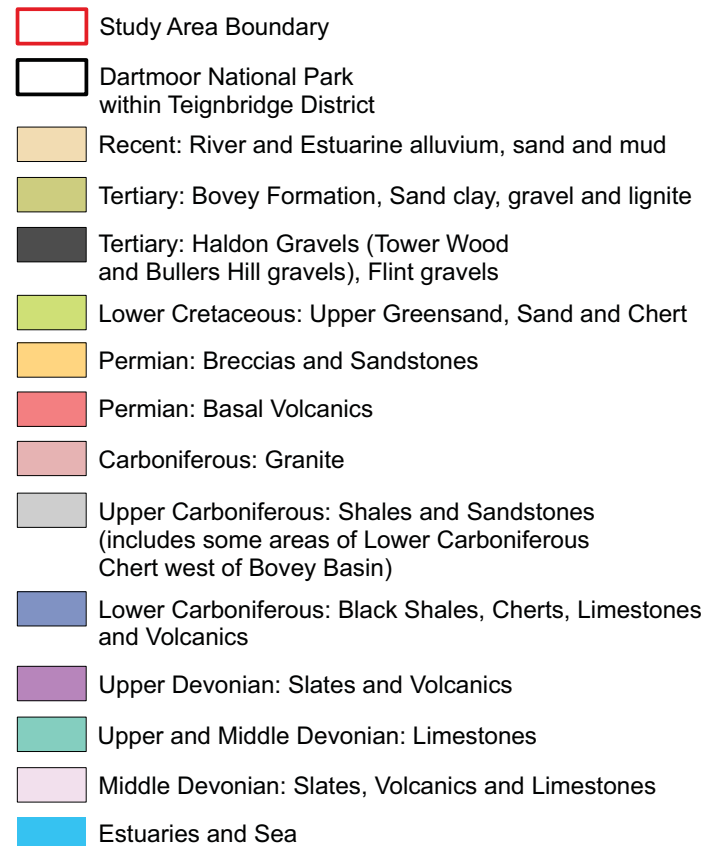
2.4.28 Whilst there are still uncertainties regarding exact changes at regional and local levels, it is clear that there could be both direct and indirect impacts on landscape character. The potential implications for landscape character in the Study Area include changes in habitats and

species composition, particularly on mudflats, dunes, saltmarshes and upland heaths, habitat fragmentation, rises in sea and river levels leading to coastal and inland flooding, soil erosion, changes in agricultural land use, recreation and tourism and erosion or damage of cultural heritage. The Teignbridge Strategic Flood Risk Assessment 2007 includes maps indicating the extent of high-risk zones of marine/tidal flooding at 2107.

2.4.29 In summary, the key potential pressures and trends associated with climate change are:

- Potential loss of inter-tidal and other coastal habitats & species;
- Potential increase in wetland habitats and need for flood areas due to rising sea and river levels;
- Changes in species composition and habitat fragmentation due to temperature rises and changing rainfall patterns;
- Changes in agricultural land use and patterns of recreation and tourism use;
- Loss or damage of cultural heritage due to coastal and soil erosion and flooding.

Fig 2.1 Simplified Geology



Based on British Geological Survey Information



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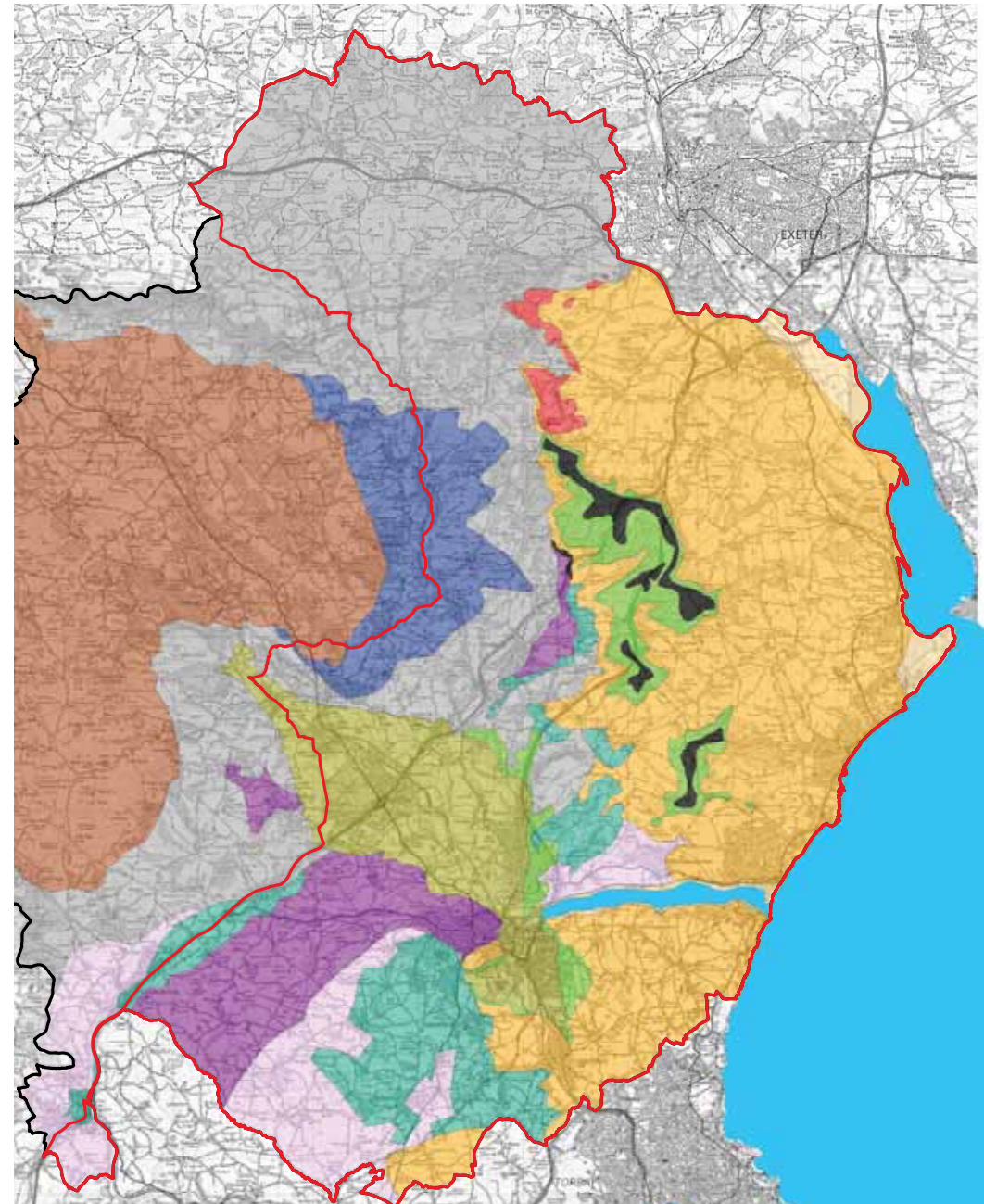















Fig 2.2 Topography and drainage

-  Study Area Boundary
-  Dartmoor National Park within Teignbridge District
-  Rivers, estuaries and sea

Contours (metres)

-  Below 50
-  51 - 100
-  110 - 150
-  160 - 200
-  210 - 250
-  260 - 300
-  310 - 350
-  360 - 400
-  410 - 450
-  Above 450



Not to scale

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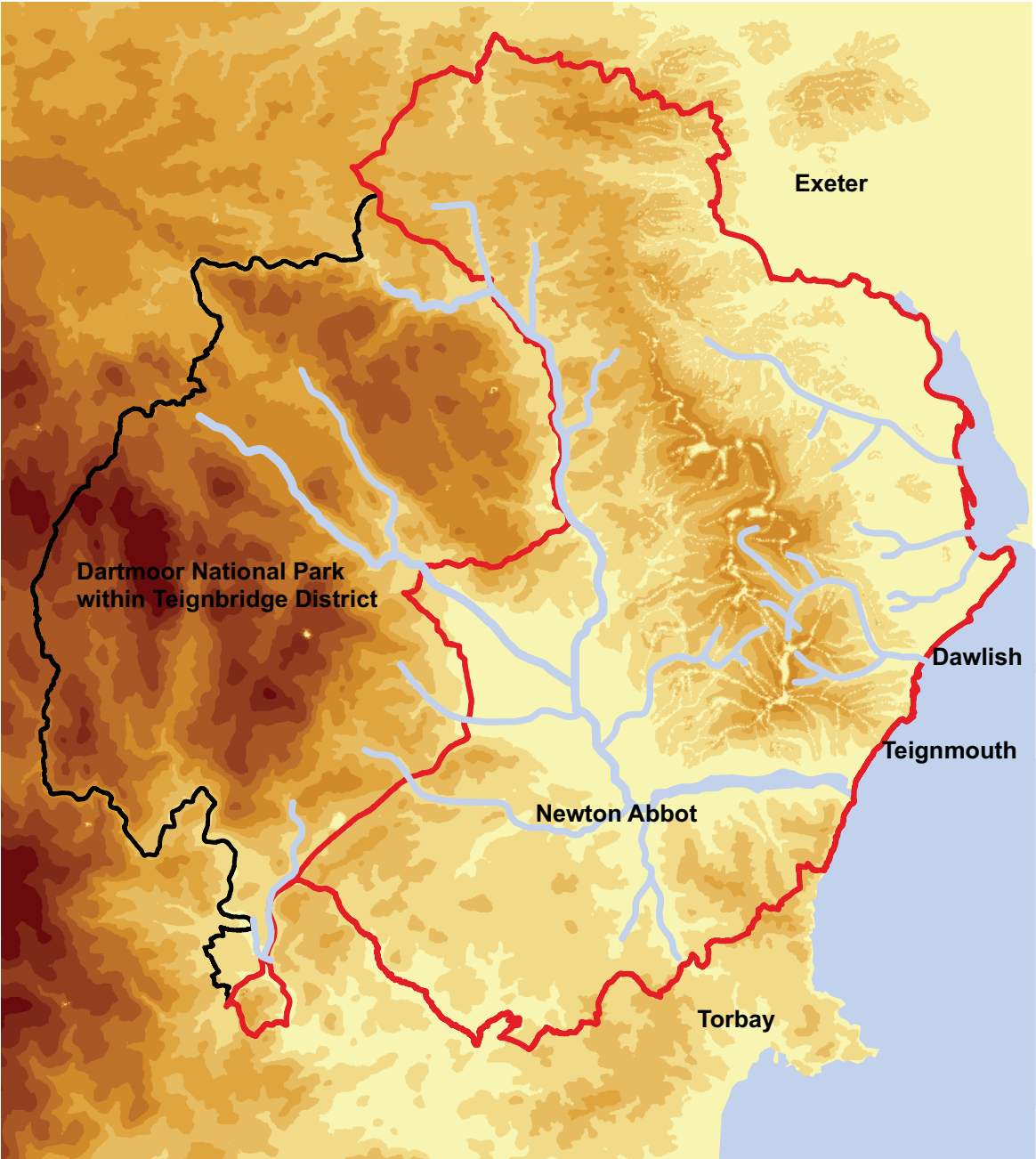


Fig 2.3
Aerial Photographs

Patchwork of open
cast clay workings,
fields, and woods, with
the tree-lined course of
the River Teign



Meandering course of
the Teign Valley with
adjacent patchwork of
irregular fields



Small to medium
sized fields with sub
regular boundaries
to the South West of
Kingskerswell



Not to scale

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Fig 2.4 Historic Landscape Character



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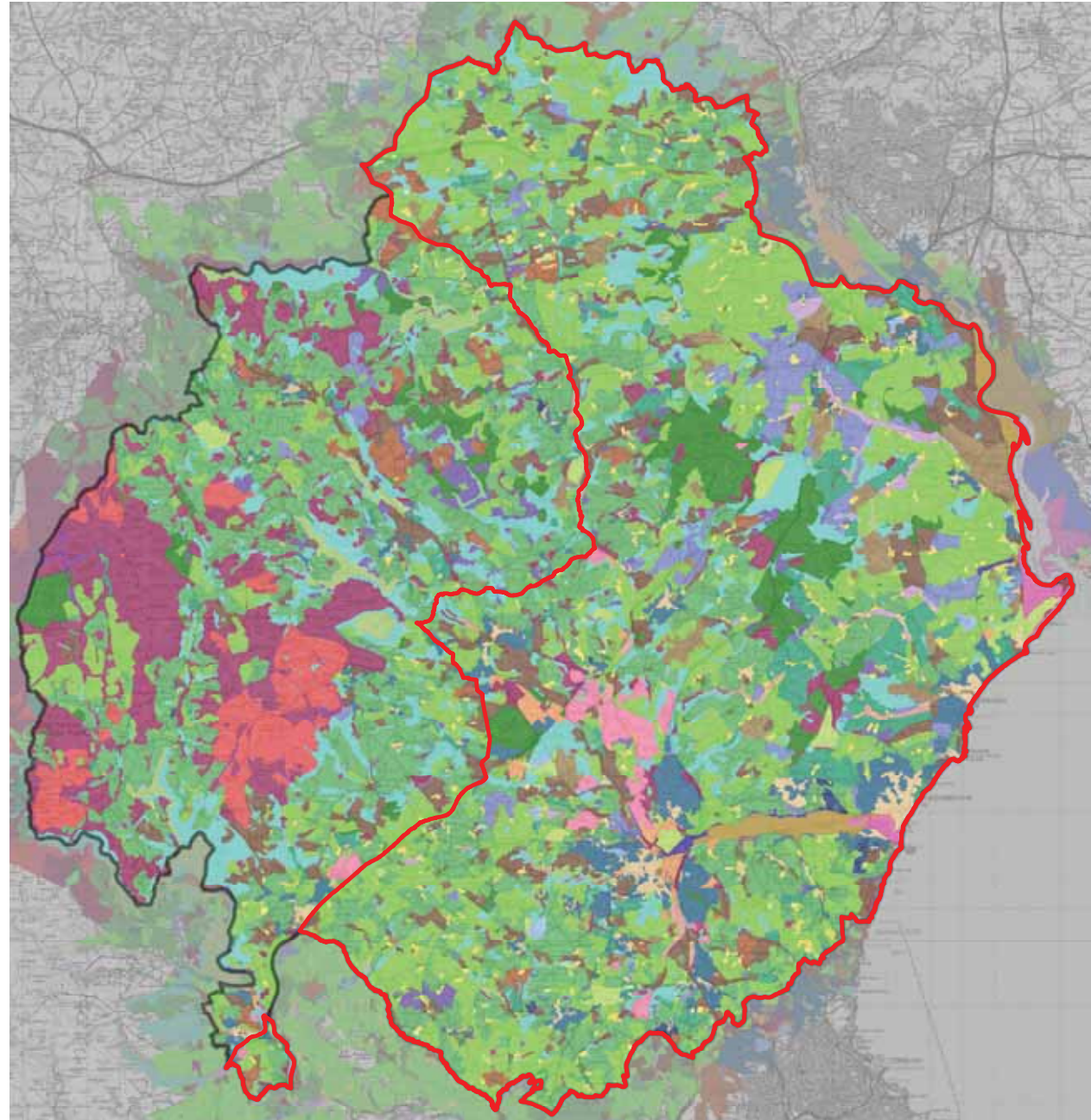
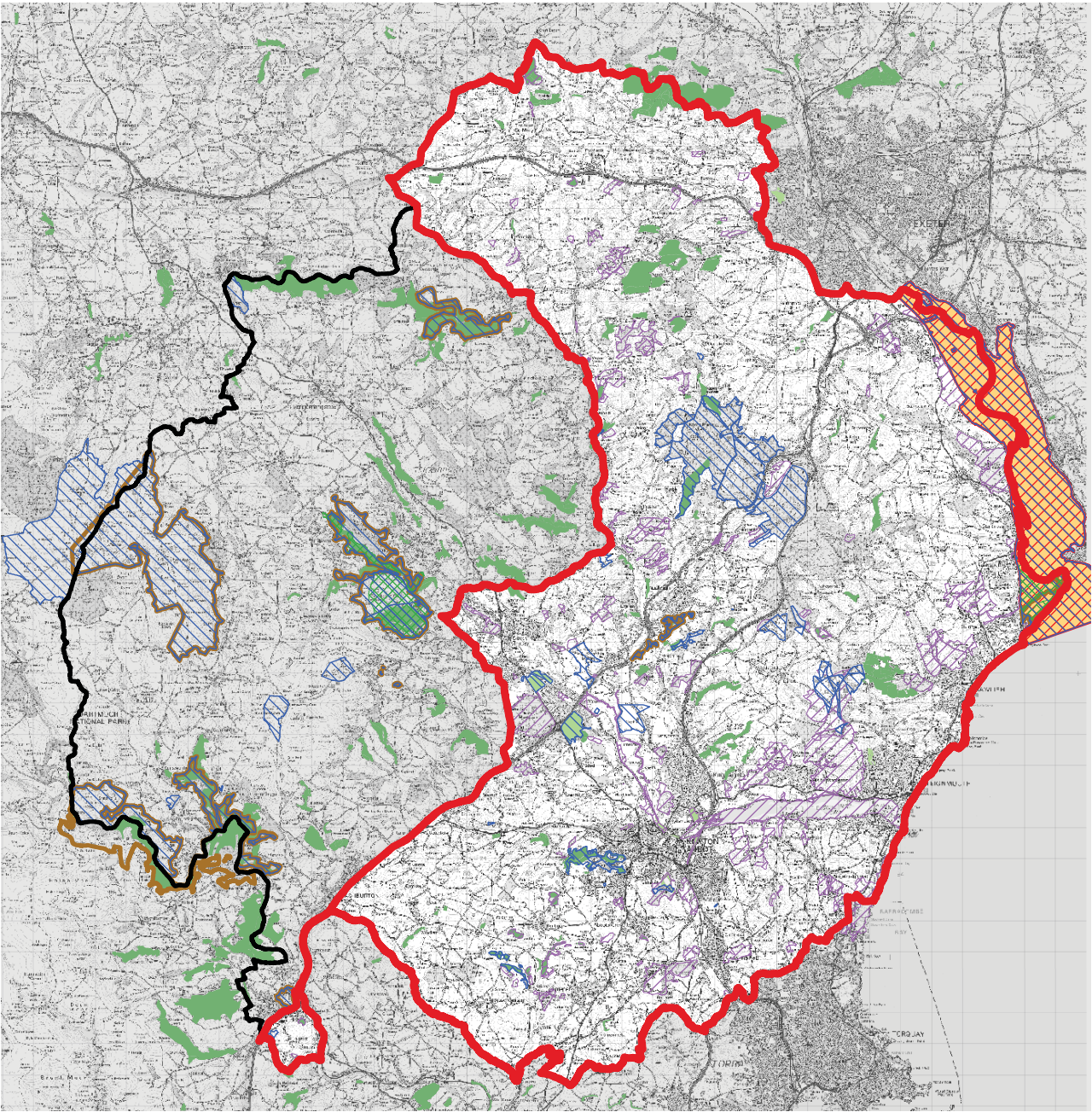


Fig 2.5 Nature Conservation Designations

-  Study Area Boundary
-  Dartmoor National Park within Teignbridge District
-  Site of Special Scientific Interest
-  National Nature Reserve
-  Special Area of Conservation
-  Ramsar Site
-  Special Protection Area
-  County Wildlife Site
-  Local Nature Reserve
-  Ancient Woodland



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3.0

3.0 Landscape Character Assessment in context

3.1 European

3.1.1 The European Landscape Convention defines landscape as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. The ELC is the first international instrument to deal in an integrated manner with the whole landscape. It provides an international context for landscape, placing this important resource alongside biodiversity and cultural heritage. The ELC Treaty came into effect in the UK in March 2007.

3.1.2 The lead government department for the ELC is DEFRA. In England DEFRA has worked with Natural England and English Heritage to produce a Framework for Implementation of the ELC to strengthen the protection, management and planning of landscapes in England. Both Natural England and English Heritage have produced ELC Action Plans to assist organizations with integrating the intent of the ELC into plans, policies and strategies.

3.1.2 This landscape assessment seeks to take forward the intent of the ELC at a local level in Teignbridge. It recognises that landscape is important, has many values and matters to people. All landscapes matter, not just the ‘best bits’ and are dynamic in nature. Managing landscape change is important. Through assessment and analysis objectives and guidelines for managing landscape changes have been produced which

will allow the development of policies for the protection, management and planning of landscapes in Teignbridge.

3.2 National and Regional Landscape Context

3.2.1 The national context for the classification of landscape character is provided by the ‘National Character Areas’ (NCAs) defined at 1:250,000 scale by the Character of England Map¹.

3.2.2 As illustrated on **Figure 3.1**, Teignbridge District is covered by the following NCAs:

- Dartmoor (150)
- Devon Redlands (148)
- South Devon (151)
- The Culm (149)

3.2.3 In the national and regional context of the South West of England, the Study Area is made up of a range of contrasting NCAs - including the Devon Redlands to the east, the Culm to the north and South Devon, to the south. The expanse of Dartmoor covers the western half of the District, but lies within Dartmoor National Park and is predominantly excluded from this landscape character assessment with the exception

¹Character of England Map (Countryside Agency, English Nature, Rural Development Service, English Heritage, updated 2006).

of those areas along its eastern boundary which abut and extend into the Study Area. Dartmoor National Park is subject to a separate Landscape Character Assessment. The character of these NCAs is described in Countryside Character Volume 8: South West, published by the Countryside Agency², now part of Natural England.

3.2.4 These NCAs provide the contextual framework within which classifications of landscape character units at the more detailed scale can be defined. The Draft Revised Regional Spatial Strategy for the South West (2008) advocates the protection and enhancement of the quality, character and local distinctiveness of the natural and historic environment in the South West. It refers to the National Character Areas and the need for local planning authorities to undertake assessments of landscape character at a strategic level and in partnership with adjoining authorities in order to identify priority areas for the maintenance, enhancement and/or restoration of that character and provide an appropriate policy framework for Local Development Documents for each area. The Teignbridge assessment provides the appropriate level of assessment for the Study Area.

3.2.5 The Countryside Quality Counts project (sponsored by Natural England, DEFRA and English Heritage) provides a systematic assessment of how the English countryside is changing, based on the National Character Areas. Between 1990 and 1998 the Study Area experienced some change inconsistent with countryside character. In the more detailed assessment of 1999 to 2003, overall character was maintained within Dartmoor, The Culm and South Devon NCA's, whilst in the Devon Redlands there is evidence of neglect and an overall weakening of character. Further work is planned to monitor change as an update to this project.

3.3 County Landscape Context

1.3.1 A landscape character assessment for Devon County was carried out in 2002 at a scale of 1:50,000 and identified Landscape Character Zones within the 'Devon Landscape'³, as shown on **Figure 3.2**). In 2006 a more detailed desk study of the county's landscapes was carried out which identified a series of Land Description Units (LDUs), based on physiography, land cover, settlement and ground type. This study included

information from the Devon Historic Landscape Characterisation (**Figure 2.4**), which also informed later field work. The desk study was taken forward with field work in East Devon, South Hams, West Devon and part of North Devon and a series of Draft Devon Landscape Character Types (LCTs) and their key characteristics were identified from these local studies to provide a basis for a consistent characterisation of LCTs across Devon. The LDUs and LCTs have provided a basis for this study which, when combined with field work, has informed the assessment. The Devon Landscape Character Assessment including the LCTs has been finalised (2014) and this study has been updated to reflect this. The finalised Devon Landscape Character Assessment is shown on Figure 3.2.

3.4 The Teignbridge District Landscape Character Assessment

3.4.1 A landscape assessment of Teignbridge District (excluding Dartmoor National Park) was carried out in 2000 and approved by the Council in May 2001 (see **Figure 3.3**). The assessment provided a classification of landscape within the Study Area and identified Landscape Character Areas and Subzones. It was unrelated to the 'Devon Landscape' and LDU work carried out by the County Council. It informed the Consultation Draft of this study, produced in 2008.

3.4.2 As part of the additional work carried out in 2009 the Teignbridge District LDUs were reviewed and proofed in the field with additional Field Study Sheets prepared and any changes to attributes or boundaries logged systematically. This field work also enabled the identification of LCTs across the district, based on the agreed LDU boundaries and Draft Devon LCTs. The purpose of this exercise was to ensure consistency between the resulting assessment and those produced for adjoining authorities. Some modification of the key characteristics identified in the Draft Devon LCTs was required to reflect the situation in Teignbridge along with additional characteristics local to the Study Area. Further modifications have been carried out (2014), to take account of the finalised county-wide assessment.

²Countryside Character Volume 8 – South West, CCP536 (Countryside Agency, 1998).

³The Devon Landscape: An Appraisal of Devon's Landscape at the beginning of the 21st Century (Devon County Council, 2002).

3.4.3 The 2008 Consultation Draft classification was then cross referenced against the agreed LDUs and LCTs to define wider Landscape Character Areas that relate specifically to, and are defined by, their geographical location. This further stage of classification within Teignbridge has subsequently been carried out across Devon as the final stage of the County-wide landscape assessment.

3.4.4 **Figure 3.4** shows the distribution of LDUs according to the 2009 review. Each LDU is defined by a particular combination of physiography, ground type, land cover and settlement pattern, with the exception of settlement LDUs that are defined according to the 2001 census definition. LDUs are described in more detail in Section 4.0.

3.4.5 **Figure 3.5** shows the distribution of LCTs according to the 2014 update. Each LCT has a distinct and relatively homogenous composition and pattern of physical and cultural characteristics - including geology and soils, landform, hydrology, land cover/ecological habitats, field pattern and boundary type, roads and historic and current settlement type/pattern and land use. This part of the assessment includes the consideration of visual and perceptual aspects of landscape character. Landscape Character Types are generic in form, and may occur in different geographical areas. LCTs are derived from combinations of LDUs with consistent broad character, or individual LDUs. LCTs are described in more detail in Section 5.0.

3.4.6 **Figure 3.6** shows the distribution of LCAs as defined for this Study. They are unified by common physical, cultural, visual and perceptual characteristics and are specific to their geographical location. All LCAs are derived from amalgamated or individual LCTs and are described in detail in Section 6.0.

3.4.7 The 18 Landscape Character Areas that have been defined within the Study Area are listed below:



- Yeo Uplands and Slopes;
- Exeter Culm Slopes;
- West Exeter Slopes;

- Teign Valley and Slopes;
- Haldon Ridge;
- Exe Estuary and Farmlands;
- Bovey Valley and Slopes;
- Bovey Basin;
- Under Great Haldon;
- Dawlish Hinterland;
- Teign Estuary;
- Ashburn Valley and Ridges;
- Lemon Valley and Ridges;
- Denbury Down;
- Kerswell Farmland;
- Breccia Hills;
- Dart Valley and Slopes;
- Torbay Hinterland.





3.4.8 Exeter, Torbay, Newton Abbot, Teignmouth and Dawlish are classified in this assessment as Main Cities and Towns Landscape Character Type. As such, though they are identified as distinct Landscape Character Areas, they have not been described or analysed in any detail. A greater level of detail is required for urban landscape assessment and should be the subject of further work.

3.4.9 As acknowledged by the former Countryside Agency's (now Natural England) guidelines, landscape is a continuum and character does not in general change abruptly on the ground. More commonly, the character of the landscape will change gradually rather than suddenly, and therefore the boundaries between landscape character areas should be considered to reflect zones of transition in many cases. In addition, the boundaries have been defined and mapped at a scale of 1:50,000, and the assessment is therefore only suitable for use at this scale. This should be taken into consideration when the assessment is being used to inform decision-making in relation to development and land management proposals at the local level.

**Fig 3.1 Character of England
Map - National Character Areas**

-  Study Area Boundary
-  Dartmoor National Park
within Teignbridge District

National Character Areas

-  Dartmoor
-  Devon Redlands
-  South Devon
-  The Culm



Not to scale

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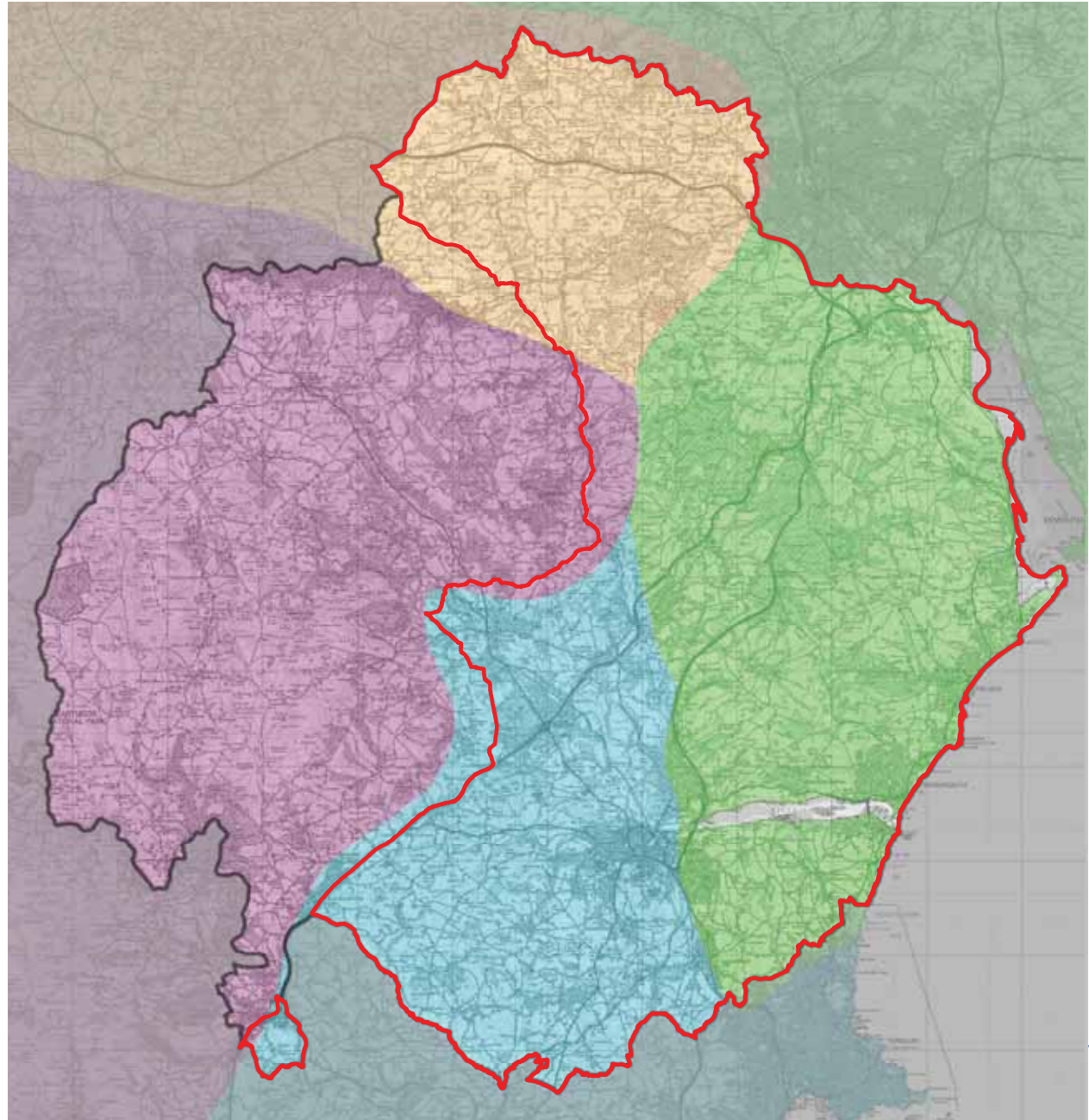


Fig 3.2 Devon Landscape Character Areas 2014

- Study Area Boundary
- Dartmoor National Park Boundary within Teignbridge District

Character Areas

- Ashburton and Dartmoor Foothills
- Bovey Basin
- Breccia Hills and Coast
- Central Dartmoor
- Denbury and Kerswell Farmlands
- East Dartmoor Moorland Fringe
- Exe Estuary and Farmlands
- Exeter Slopes and Hills
- Haldon Ridge and Foothills
- Mid Dart Valley and Slopes
- Teign Estuary
- Teign Valley and Slopes
- Torbay Hinterland
- Yeo Uplands and Slopes

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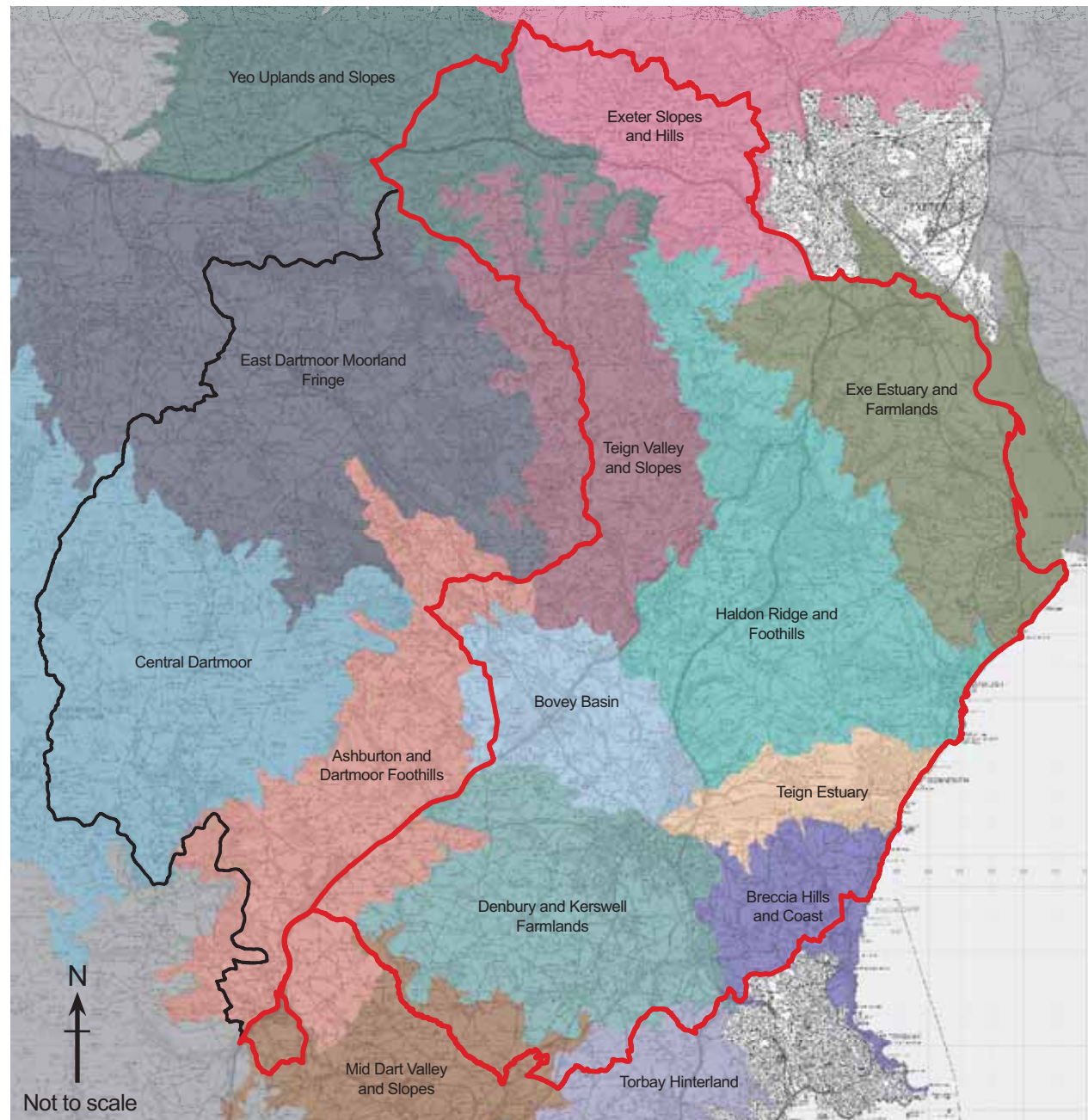
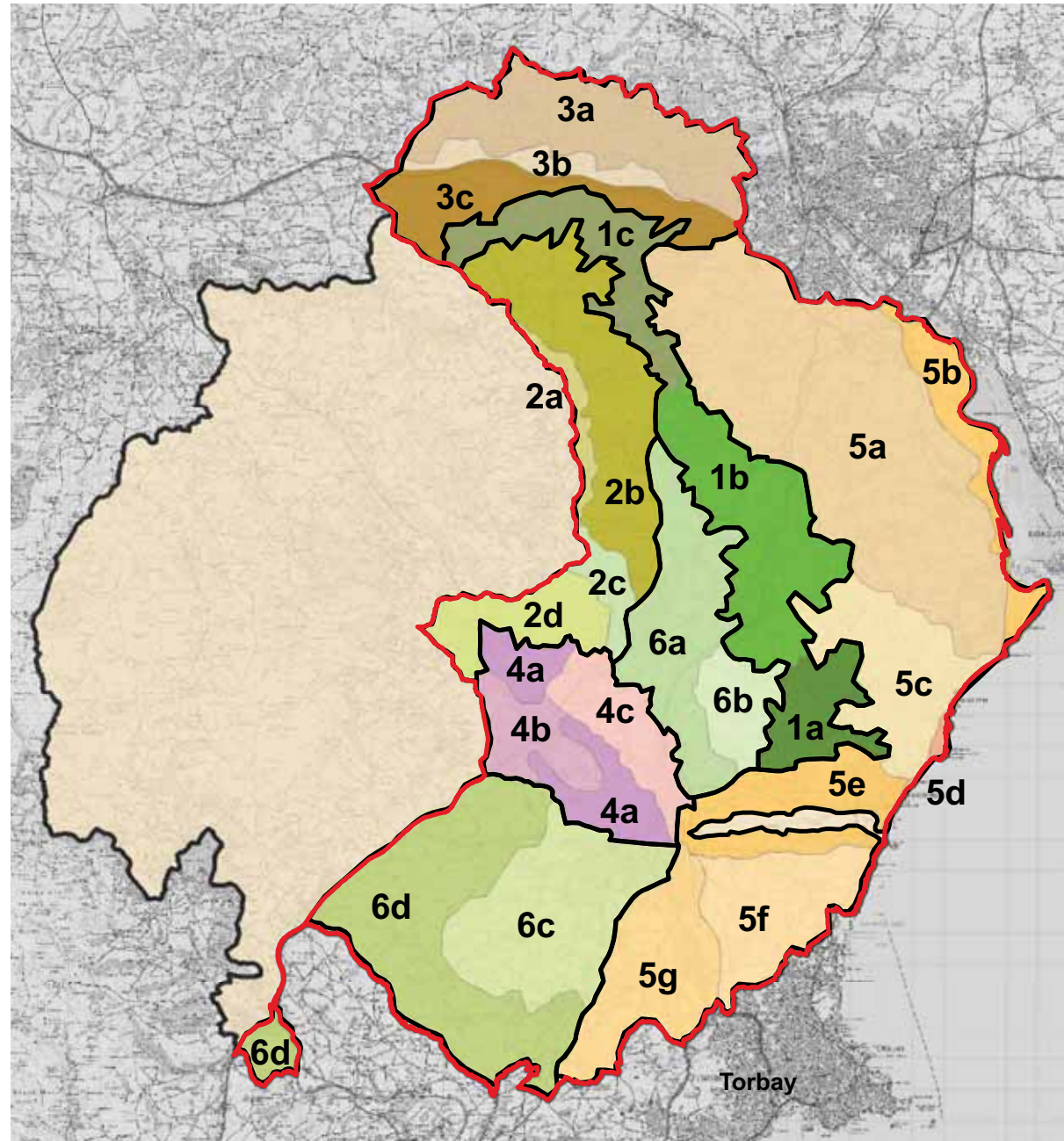
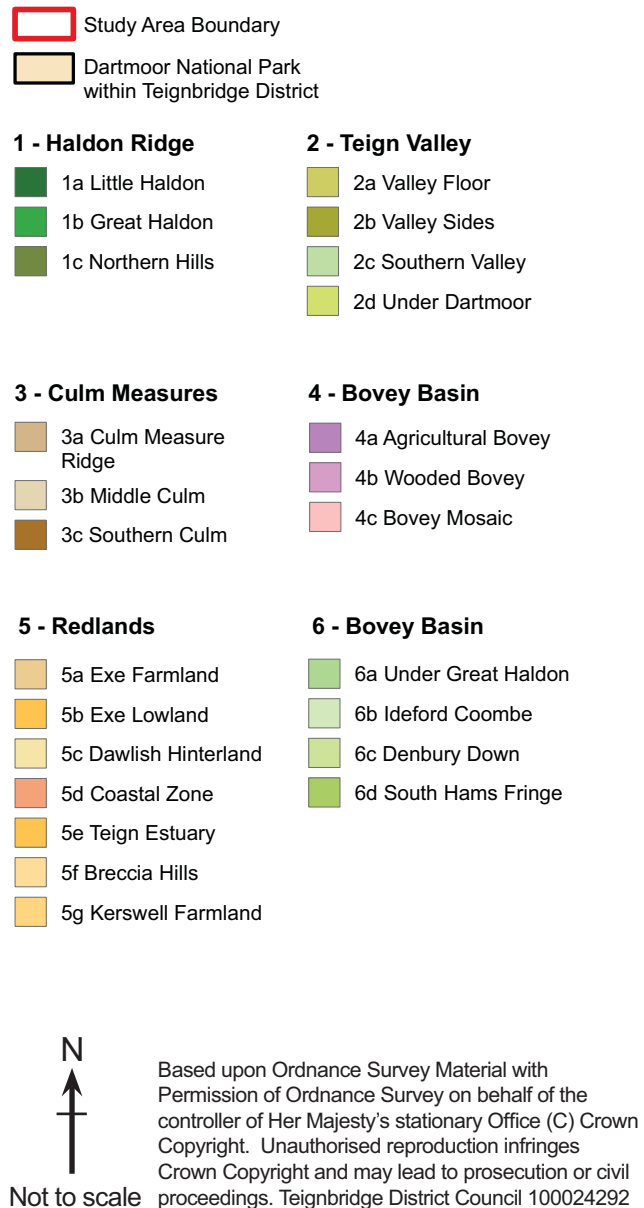
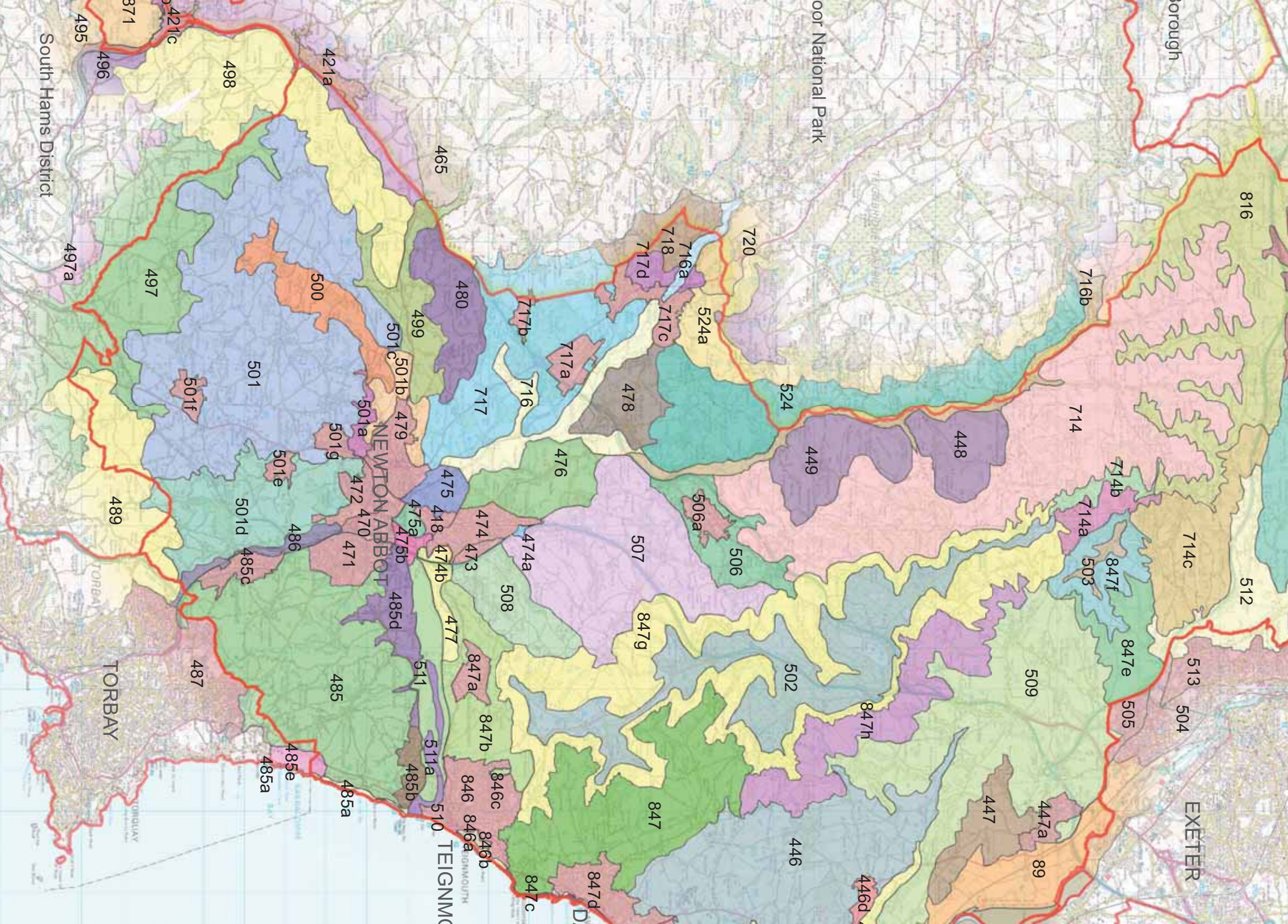
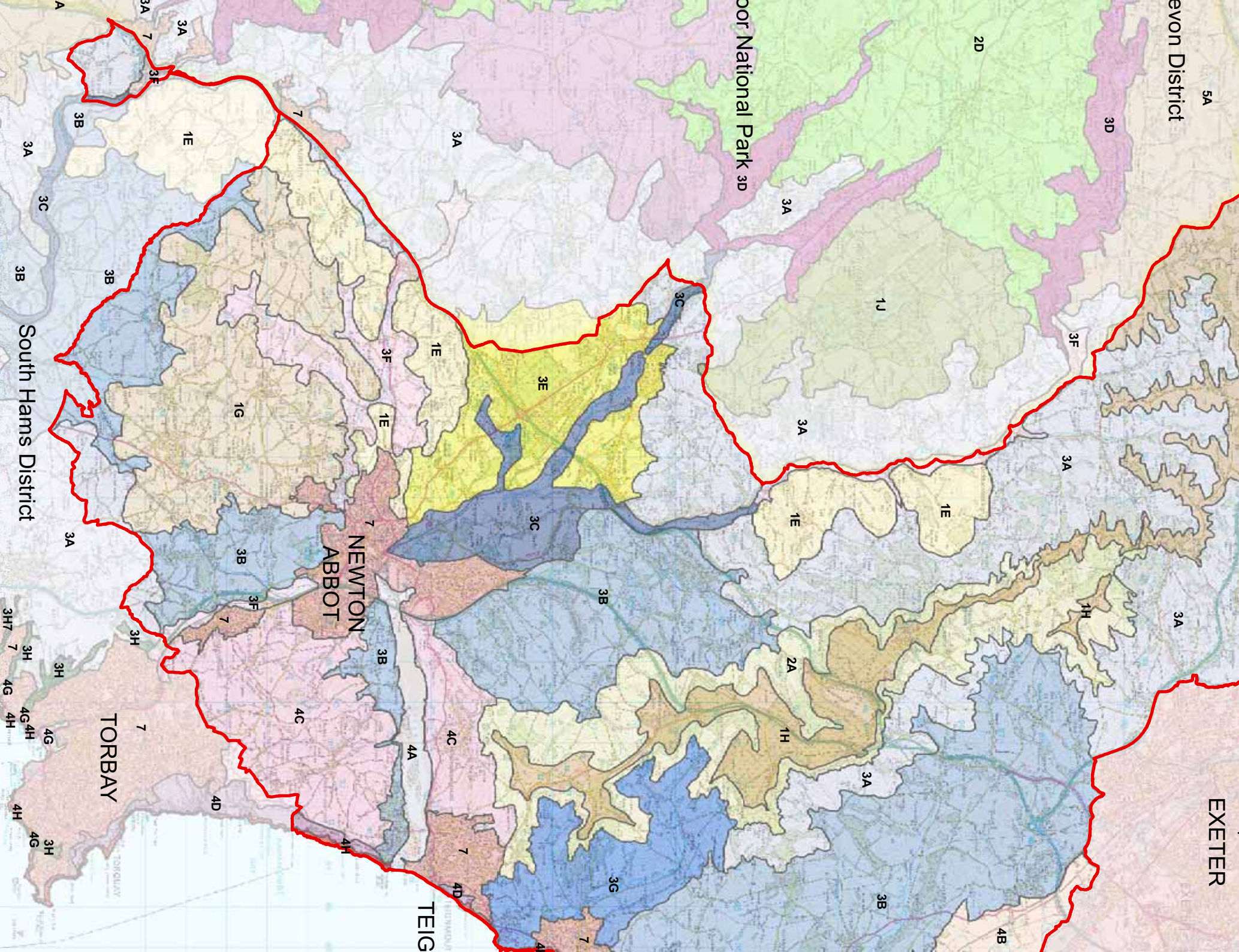


Fig 3.3 Teignbridge Landscape Assessment 2001

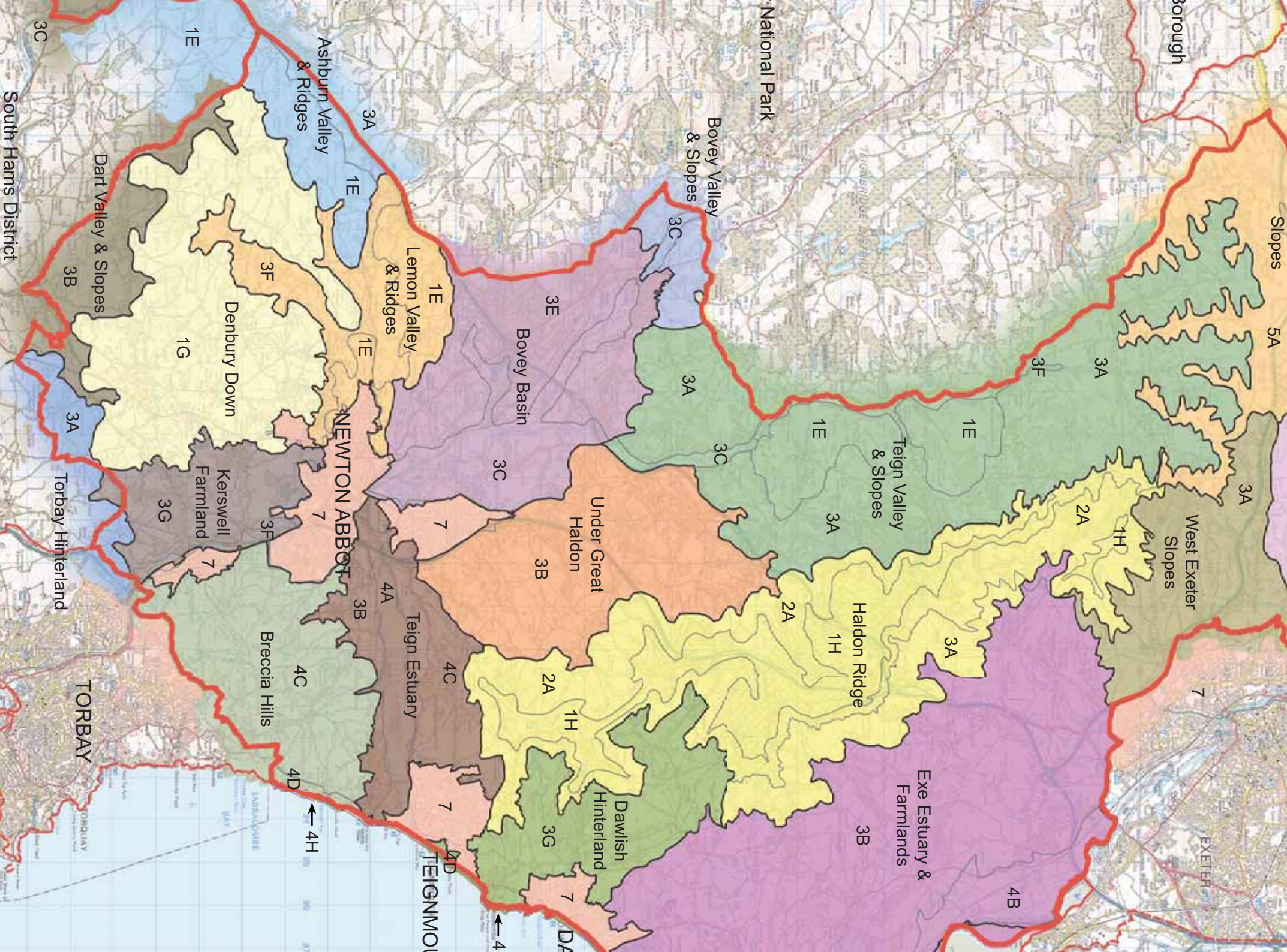






Landscape Character Types 2016

Landscape Character Types



4.0 Land Description Units

4.1 General

1.1.1 The Landscape Character Assessment process for this study used a 'bottom up' approach, beginning with the desk-based derivation of Land Description Units (LDUs) carried out for the County of Devon. LDUs provide a detailed understanding of how a particular landscape has developed and the relationship between the many factors that contribute to landscape character. They form the basis for the identification of broader, more descriptive, character types and areas within the Study Area. The distribution of LDUs is shown on **Figure 3.4**.

4.1.2 Land Description Units or LDUs are the building blocks of the characterisation process. They are a relatively objective classification of land, with the extent of each unit being defined by a series of our natural and cultural attributes:

- Physiography – the geology and landform;
- Ground Type - the soils;
- Landcover – vegetation and settlement;
- Cultural Pattern – settlement form and pattern and farm type;

4.1.1 LDUs are identified in two stages. The first, desk study stage, involves mapping the physiography and ground type dataset layers in GIS on a 1:50,000 Ordnance Survey base, defining the more immediately distinct units where topography relates to changes in geology and soil

type. Initial boundaries for land cover and cultural pattern are then overlaid and units are defined where the four attributes combine to make a distinct unit of land. The second stage involves proofing the desk based LDUs in the field, surveying each unit to ratify the boundaries in reality and amending the GIS mapping accordingly. The field survey provides detailed descriptive information to identify landscape character, including visual and perceptual aspects, to produce a base layer information from which to develop any subsequent assessment. This second stage of the Teignbridge Assessment was carried out as part of the 2009 review, resulting in the restructuring of the final report.

4.1.4 The primary datasets for the desk study stage carried out for Devon County included geology and soils mapping, 10m contours, farm census data, Historic Landscape Characterisation (mapped at 1:10,000), settlement, woodland, ancient woodland and moorland data, the Ordnance Survey 1:50,000 base maps with the 1:25,000 maps for reference and checking of boundaries as appropriate and National Character Areas information.

4.2 Physiography

4.2.1 The two elements that define physiography are geological structure and landform, derived from the interpretation of the relationship between geological and contour data. Boundaries are generally clear breaks in slope, though in places where this is not possible they can follow the geological boundary line or a distinct contour line.

4.2.2 The physiographic attributes present in the Study Area are:

- **Coastal Dunes** – low ridges of sand created by the wind along the coast e.g. at Dawlish Warren;
- **Marine Levels** – extensive flat areas formed by deposition of waterborne marine drift in low lying coastal areas e.g. along the Exe and Teign estuaries;
- **River Valleys** – flat, low lying land formed by the deposition of waterborne drift e.g. land along the course of the Rivers Kenn, Teign, Bovey and the Exe around Exeter;
- **Hard Rock/Soft Rock Lowlands** – rolling or undulating land of intermediate relief generally below 90m e.g. land around Ashburton and Buckfast to the west of the A38, or to the west of the coast north of Dawlish and Holcombe;
- **Hard Rock/Soft Rock Vales and Valleys** – low lying land generally below 90m associated with clay vales and broad valley bottoms e.g. land to the east of Bovey Tracey around the clay pits;
- **Hard Rock/Soft Rock Slopes and Ridges** – distinct tracts of elevated, steeply undulating land e.g. land to the east of the middle Teign valley around Trusham and Lower Ashton, or along the hills from Bickington south to Buckfast Abbey;
- **Scarp Slopes and Ridges** – steep slopes and ridges of elevated land fringing higher ground and well defined by clear breaks in slope e.g. the edges of the Haldon Ridge;
- **Hard Rock/Soft Rock Cliffs** – steeply sloping or near vertical land with exposed rock or soil e.g. coastal cliffs;
- **Hard Rock/Soft Rock Uplands** – elevated land with pronounced undulating or steeply sloping form including hilltops, ridges and narrow valleys e.g. land around Coffinswell and Stokeinteignhead or along the A380 around Ugbrooke House;
- **Hard Rock/Soft Rock Plateau** – gently undulating tracts of high ground, usually bound on at least one side by steep slopes and often dissected by narrow valleys e.g. the top of the Haldon Ridge.

4.3 Ground Type

4.3.1 The two elements that define ground type are the nature of the underlying bedrock or drift and the variations in the process of soil formation that define its drainage and fertility. Ground Type is derived from the interpretation of geology, soils and land use data. Boundaries are closely related to physiography.

4.3.2 The ground type attributes present in the Study Area are:

- **Intertidal Sands and Mudflats** – uncultivated coastal sands and mudflats covered by the sea at high tide e.g. around Dawlish Warren and the floor of the Teign estuary;
- **Saltmarsh** – uncultivated coastal or estuarine marshland on unconsolidated mud/silt and covered by the sea at high tide e.g. the Exe estuary at Dawlish Warren and the Exeter Canal and the Teign estuary at and Hackney;
- **Wet Meadowland** – slowly permeable mineral soils on alluvial drift and supporting wetland or relic wetland vegetation, seasonal waterlogging constraining land use e.g. Hackney Marshes, Newton Abbot, Exminster Marshes;
- **Dry Meadowland** – free draining mineral soils on alluvial drift, seasonal waterlogging constraining land use unless groundwater is controlled e.g. Bovey/Teign confluence;
- **Damp Claylands** – slowly permeable soils of soft clays and glacial tills occasionally at risk from seasonal waterlogging e.g. around the clay pits along the B3193, land around Chudleigh Knighton, Stover Country Park and Bovey Heath;
- **Loamy Gleys** – heavy slowly permeable base poor loamy or clayey soils with seasonal waterlogging resulting in permanent grassland or wet heath e.g. land to the south around Ipplepen, Abbotskerswell and Denbury;

²Countryside Character Volume 8 – South West, CCP536 (Countryside Agency, 1998).

³The Devon Landscape: An Appraisal of Devon's Landscape at the beginning of the 21st Century (Devon County Council, 2002).

Loamy Brown Soils – reddish brown free draining mineral soils on mudstone, siltstone or drift generally below 180m e.g. land to the south around Broadhempston and in the north along the Nadder Brook and A38;

■ **Loamy Brown Soils with impoverished patches** – reddish brown free draining mineral soils on hard mudstone or siltstone with patches of impoverished soils supporting relic semi-natural vegetation e.g. land along the A380 around Ugbrooke House;

■ **Loamy Brown Soils with Shallow patches** – reddish brown free draining mineral soils on hard mudstone or siltstone with patches of shallow soils supporting relic semi-natural vegetation e.g. Newton Abbot's southern fringe, land across hills between Bickington and Seale Hayne and in the north around Whitestone Wood and Tedburn St Mary;

■ **Sandy Brown Soils** – light and free draining sandy or coarse loam soils on soft sandstones or sandy drift occasionally with patches of wetland or nutrient poor soils e.g. to the west of the Exe estuary from Exminster to the north of Dawlish;

■ **Sandy Brown Soils** with shallow patches – light and free draining or coarse loam soils on soft sandstones or sandy drift occasionally with patches of shallow soils e.g. Newton Abbot's eastern and northern fringes and around Teignmouth;

■ **Sandlands** – nutrient poor sandy or coarse loam soils on sandstone or sandy drift sometimes with a humic topsoil supporting heath or acidic grassland e.g. along the Haldon Ridge;

■ **Impoverished Soils on Igneous rock** – nutrient poor loams with humic topsoil supporting dwarf shrub heath, acidic grassland or relic heath e.g. land to the east of the middle Teign valley around Trusham and Lower Ashton.

4.4 Land Cover

4.4.1 The two elements that define land cover are the predominant land use/type of farming and the contribution trees and woodlands make to

the overall landscape. The broad pattern of land cover is related to the physiography and ground type as well as being influenced by economic constraints.

4.4.2 The land cover attributes present in the Study Area are:

■ **Estate Farmlands** – arable land with an ordered pattern of discrete field-sized or larger estate plantations and coverts contemporary to or post dating the enclosure pattern e.g. land around Holcombe and the south of Dawlish and to the west of the Exe estuary from Exminster to the north of Dawlish;

■ **Settled Farmlands** – unwooded arable land with small coverts or scattered trees associated with farmsteads in an otherwise open setting, usually created by Parliamentary enclosure e.g. land along the lower Kenn valley near Powderham Castle;

■ **Ancient Wooded Farmland** – densely wooded agricultural land with numerous hedges and hedgerow trees and irregularly shaped woods, often of ancient origin e.g. in the north around Whitestone Wood, the western slopes of the Haldon Ridge and its eastern slopes between Clapham and Mamhead;

■ **Ancient Pastoral Farmlands** – pastoral land with a mix of scattered, often dense hedgerow trees and small irregularly shaped woods, often of ancient origin e.g. land to the east of the middle Teign Valley around Trusham and Lower Ashton and to the south around Ipplepen, Abbotskerswell and Denbury;

■ **Secondary Wooded Pastures** – pastoral land with historically recent naturally regenerated woodland or secondary tree cover e.g. land along the railway west of Kingskerswell, to the south around Broadhempston and along the Bovey Valley;

■ **Estate Pastures** – former estate land with an ordered pattern of discrete field-sized or larger estate plantations and coverts, contemporary to or post dating the enclosure pattern and interspersed with small areas of pasture e.g. to the south of Bovey Tracey around Great Plantation and Bovey Heath;

■ **Settled Pastures** – unwooded pastoral land with small coverts or scattered trees associated with farmsteads in an otherwise open

setting, usually created by Parliamentary enclosure of former 'waste' e.g. land around and to the south of Exminster, or around Coffinswell and Stokeinteignhead;

- Open Pastures – treeless pastoral land e.g. land to the west of the Exe estuary between Exminster and the railway line;
- Open Wildland – treeless uncultivated land e.g. mudflats and marshes within the Teign and Exe estuaries;
- Wooded Disturbed Land – disturbed land with areas of naturally regenerated woodland or secondary tree cover e.g. the ball clay extraction areas of the Bovey Basin;
- Planned Wooded Farmland – former agricultural land with an ordered pattern and large areas of conifer plantation or planted mixed woodland, often with areas of heathland and a high recreational useage e.g. along the Haldon Ridge.

4.5 Cultural Pattern

4.5.1 The two elements that define cultural pattern are the broad pattern of settlement form and dispersion and the structure (size/tenure) of agricultural holdings. Cultural pattern is influenced by all three other LDU characteristics as well as economic and social constraints.

4.5.2 The cultural attributes present in the Study Area are:

- **Clustered with Estate Farms** – multiple settlement clusters and estate farms over 65ha where over 50% of the land is managed by tenant farmers e.g. land to the west of the Exe estuary around Starcross, Kenton and between Dawlish and the eastern slopes of the Haldon Ridge;
- **Clustered with Small Farms** – clusters of wayside dwellings and small owner occupied farms under 65ha e.g. land to the east of Ashburton on the slopes above the A38, or to the north around Longdown and Holcombe Barton;
- **Dispersed with Small Farms** – loose clusters of dwellings and small owner occupied farms e.g. in the north west along the A30 corridor;

■ **Enclosed Waste** – sparsely settled with large estate farms with a surveyor enclosed rectilinear field pattern and isolated farmsteads e.g. the Haldon Ridge;

■ **Settled Common** – densely settled with loose clusters of dwellings, small owner occupied farms and a surveyor enclosed rectilinear field pattern e.g. land around and to the south west of Bovey Tracey and Bovey Heath;

■ **Meadowland Small Farms** – sparsely settled with small owner occupied farms on floodplains e.g. along the Bovey valley;

■ **Unsettled Wildland** – extensive areas of uncultivated unenclosed land characterised by the virtual absence of human habitation e.g. within the Exe and Teign estuaries and at Dawlish Warren;

■ **Mining with Small Farms** – semi urbanised areas with ribbon development, loose clusters of dwellings and small owner occupied farms e.g. land around the clay pits to the north west of Kingsteignton;

4.6 'Urban' Land

4.6.1 LDUs identified as 'urban' in the classification have not been surveyed in terms of land cover or cultural pattern although physiographic and ground type attributes have been identified. Settlements identified as separate LDUs are based on those areas identified by the 2001 National Census as "Settlements", defined as areas of built up land with an associated minimum population of 1,000 and a minimum area of 20 hectares.

4.7 Developing Landscape Character Types from Land Description Units

4.7.1 The desk stage of LDU classification provides a basic level of information about the landscape, based on the four attributes (physiography, ground type, land cover and cultural pattern). The field survey stage allows ratification and amendment of the boundaries and provides detailed descriptive information about landscape character.

This includes detailed information on visual and perceptual aspects, such as enclosure, scale, views and on land cover and cultural pattern. This information includes type of vegetation, boundary types, hedgerow trees, field form and size, highway type, settlement and building type & materials, natural and cultural features. The field survey sheets include this information along with a summary of key characteristics. The field survey sheets are available from Teignbridge District Council as a separate supplementary document to this report.

4.7.2 The process of LDU mapping and subsequent characterisation with descriptive data allows broad patterns of landscape character to be identified which occur in different geographical locations throughout a study area but have consistent key characteristics. These generic patterns are classified as Landscape Character Types and are generally combinations of LDUs with consistent broad character, although they may be derived from individual LDUs.



5.0

5.0 Landscape Character Types

5.1 General

5.1.1 This section of the report describes the 18 Landscape Character Types (LCTs) within the Study Area and provides outline profiles for each LCT. The distribution of LCTs is shown on **Figure 3.5**.

5.1.2 A list of Draft Devon LCTs and their key characteristics was initially compiled from existing assessments already carried out in East Devon, South Hams, West Devon and parts of North Devon. The draft list was used as a starting point for further local assessments to ensure consistency in landscape types across the County, particularly where they overlap administrative boundaries. The list was used as a starting point for this assessment in 2009 and subsequently modified to reflect the situation in the Teignbridge Study Area. Further work to modify and update the Draft Devon LCTs has been carried out as local landscape assessments have been completed throughout Devon and a finalised County-wide assessment was completed in 2014. The Teignbridge LCTs have been updated to reflect the finalised Devon Landscape Character Types.

5.1.3 Where a specific landscape character type was identified within a local landscape assessment for which one of the Devon LCT descriptions could not be applied, a new LCT was and

added to the list. Two such types were created as part of the 2009 Teignbridge review – 1H Forested Plateau and 7 Main Cities and Towns. Modifications to the key characteristics identified for the Devon LCTs were also made, to reflect the key characteristics which occur County-wide. Additional characteristics which are specific to the LCT within the Teignbridge Study Area.

5.1.4 LCTs are usually combinations of LDUs with common perceptual and other characteristics, although they can be represented by a single LDU. They are generic in nature and can occur in several places across a Study Area.

5.1.5 Outline profiles for each LCT are provided, structured as follows:

- brief description and location within the Study Area;
- key characteristics which occur across Devon;
- additional characteristics which occur within the Study Area;

5.3 1E Wooded Ridges and Hilltops

LDU 448, 449, 480, 498, 522, 501b

5.3.1 Very undulating areas of small wooded ridges and hills occurring across the Study Area; to the north around Whitestone Wood, to the east side of the Teign Valley between Doddiscombeleigh and Trusham, and in the south around the Lemon Valley and along the east of the A38 from Buckfastleigh to Bickington.

5.3.2 Key characteristics occurring across Devon:

- Small hills and associated small ridges, or area of undulating small hills;
- Irregular fields of variable size, some with spring line mires;
- Species rich hedgebanks and tree rows, ancient woodland and great species diversity, with oak and ash common as hedgerow trees;
- Mixed woodland and some pasture, though hilltop fields may be arable;
- Sparsely settled;
- Narrow enclosed and winding lanes;
- Limited views out;
- High and frequently remote.

5.3.3 Additional characteristics occurring in the Study Area:

- Distinctive rounded hill shapes clearly standing out from surrounding lower ground;
- Large coniferous and mixed woodlands in the north around Whitestone and Oldridge;
- Small disused quarries and mining remains to the east side of the Teign valley and between Bickington and Buckfastleigh;
- Sense of remoteness reduced close to Exeter and Newton Abbot.

5.4 1G Open Inland Plateaux

LDU 501

5.4.1 Inland plateau of undulating relief to the south of the Study Area including the villages of Ipplepen, Denbury and East Ogwell and with several large woodlands and some common land.

5.4.2 Key characteristics occurring across Devon:

- Gently rolling plateau;
- Pastoral farmland with variable small-scale woodland cover and estate farmland plus minor other land uses;
- Mainly broadleaved woodland with some conifer plantations near boundaries and distinctive forestry management regime locally;
- Many streams, wet rush pasture and ditches;
- Hedgebanks with hedgerow trees;
- Irregular medium to large scale field pattern;
- Sparse pattern of dispersed hamlets, isolated farms, villages, historic settlements and crossroads settlements;
- Dense network of narrow sinuous lanes with curved verges of variable width;
- Open elevated long views over river valleys;
- Exposed rock outcrops locally.

5.4.3 Additional characteristics occurring in the Study Area:

- Main road corridor with associated modern leisure developments, power lines and railway;
- Limestone caves, outcrops and small disused quarries and use of limestone in walls and buildings;
- Prehistoric earthworks including Denbury Hillfort; occasional old orchards and small parks;
- Areas of common land.

5.5 1H Forested Plateau

LDU 714b, 502, 503

5.5.1 Upland plateau along the Haldon Ridge dominated by plantation woodland and relic heathland especially to the south and crossed by the major road corridors of the A38 and the A380.

5.5.2 Key characteristics (Type occurs only in Teignbridge):

- Gently rolling elevated plateau;
- Large areas of conifer plantation and mixed woodland with relic heathland, which in some places dominates;
- Lanes on plateau relatively open and straight, often bordered by woodland on either side;
- Sparsely settled with isolated houses and farms along minor roads;
- Modern leisure and recreational development including car parks, picnic sites and trails;
- Panoramic views out but restricted to vantage points and gaps in woodland cover along the plateau edges;
- Prehistoric sites including cairns and hillforts;
- Remote and tranquil, except locally close to main roads and leisure facilities;
- Historic estates woodlands and features e.g. Haldon Belvedere.

5.6 2A Steep Wooded Scarp Slopes

LDU 714a, 847f, 847g

5.6.1 Narrow wooded scarp slopes immediately below and closely related to the Haldon Ridge plateau. Distinguished from adjacent slopes by being generally steeper and more sparsely settled.

5.6.2 Key characteristics occurring across Devon:

- A narrow band of steeply sloping land immediately below a plateau edge;
- Mixed woodland and semi improved or unimproved pasture;
- Pastoral cultivation, with small scale irregular field pattern;
- Lightly settled;
- Narrow winding lanes with well treed banks;
- Occasional long views out over adjoining valleys;
- Many patches of semi-natural habitats including spring mires and scrub.

5.6.3 Additional characteristics occurring in the Study Area:

- Heathland and associated areas of common land particularly to the south around Little Haldon;
- Estate woodlands and farms.

5.7 3A Upper Farmed and Wooded Valley Slopes

LDU 489, 512, 524, 714, , 714c, 718, 720, 847e, 847h, 871

5.7.1 Extensive areas of high undulating slopes, in pastoral cultivation with some woodland and covering much of the district to the north; between Pathfinder Village and Exeter, the slopes of the Teign and Bovey valleys and the eastern fringes of the Haldon Ridge and also occurring to the south along the boundary with Torbay and around Ashburton and Buckfastleigh.

5.7.2 Key characteristics occurring across Devon:

- 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;

5.7.3 Additional characteristics occurring in the Study Area:

- Historic estate woodlands and parklands in the north of the Study Area;
- Some long distance views across valleys to the Exe Estuary;
- Main roads crossing the landscape;
- Historic stone bridges, small disused quarries and occasional historic mills in the Teign Valley;
- Market towns on the edge of Dartmoor and parts close to Exeter and Torbay, with some modern development;
- Remoteness and tranquillity reduced locally close to main roads and towns;
- Igneous rock quarrying along the western slopes of the Teign Valley with Limestone near Ashburton and Buckfastleigh;
- Hedgerows tend to be mature and substantial, rather than low.

5.8 3B Lower Rolling Farmed and Settled Valley Slopes

LDU 414, 414a, 446, 446a, 446b, 446d, 447, 447a, 485b, 485d, 497, 501d, 506, 506a, 507, 508, 509

5.8.1 Rolling slopes occupying the transitional zone above the Exe, Lower Teign, Aller, and Dart valley floors but distinguished from the upper slopes by lower elevation, reduced woodland cover and increased settlement. Located throughout the Study Area, to the west of the Exe estuary, to the north east and south west of Newton Abbot and in the south across the boundary with South Hams.

5.8.2 Key characteristics occurring across Devon

- Gently rolling lower valley slopes;
- Pastoral farmland, with a wooded appearance;
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern;
- Many hedgerow trees, copses and streamside tree rows;
- Settled with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone;
- Presence of leisure-related development often associated with coast;
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally;
- Streams and ditches;
- Some parts tranquil and intimate all year round, except near main transport routes;
- Enclosed and sheltered. landscape and wider views often restricted by vegetation.

5.8.3 Additional characteristics occurring in the Study Area:

- Historic parklands in the north of the Study Area;
- Several main roads and main railway line cross landscape;
- Tranquillity reduced close to main transport routes and towns;
- Occasional dramatic views across valleys and estuaries
- More open with mixed arable and pasture on Exe slopes;
- Limestone quarries and landfill sites on the Aller slopes;
- Limestone quarries at Chudleigh with sand quarries and landfill to the north of Kingsteignton.

5.9 3C Sparsely Settled Farmed Valley Floors

LDU 476, 475, 716

5.9.1 Middle reaches of Teign and Bovey river valleys north west of the estuary and Newton Abbot, clearly identifiable, primarily by landform, but also by land management including clay extraction.

5.9.2 Key characteristics occurring across Devon:

- Open flat landform often with distinct vegetated floodplain edge confined by valley sides;
- Watercourses screened by riparian vegetation often with low flood-banks;
- Hedges, not banks, on the boundary with rising land;
- Pastoral land use with wet meadows and some arable with variable field sizes;
- Saltmarsh and reedbeds sometimes occur locally especially near the sea;
- Sparsely settled;
- Stone sometimes used for walls, bridges and quays;
- Network of narrow winding lanes, sometimes with major roads along boundaries;
- Open internally, with views out screened by boundary vegetation;
- Variable field pattern with some areas apparently unenclosed;
- Frequently tranquil although main transport routes may occur, reducing tranquility;
- River views.

5.9.3 Additional characteristics occurring in the Study Area:

- Main road crosses Bovey Basin;
- Land much disturbed, but also defined, by clay extraction industry in Bovey Basin;
- Disused mineral railway and canal with recreational route;
- Includes part of historic designed landscape;
- Industrial buildings associated with clay works and canal;
- Ponds and naturally regenerated woodland in disused clay pits;
- Tranquillity reduced locally close to clay pits and main road/ settlements.

5.10 3E Lowland Plains

LDU 717, 717a, 717b, 717c, 717d

5.10.1 Gently undulating lowland landscape, well settled, with small towns or large villages, pasture land, heath and plantation woodlands. Located around Bovey Tracey and Heathfield.

5.10.2 Key characteristics occurring across Devon:

- Level to gently sloping or rolling plain;
- Mixed farmland with other land uses, possibly extractive industry or commercial development;
- Orchards sometimes common;
- Settlement pattern varies according to location, from sparsely to densely settled, with a mixed pattern of villages and hamlets;
- Regular or irregular medium to large field pattern;
- Local dominance of stone as building material, but great variety of materials and styles throughout;
- Roadside hedges. Hedgerow trees may be sparse or dominant;
- Variable highway network from sparse to major roads;
- Long views variable in quality, sometimes marred by pylons and communication masts;
- Surprising feeling of remoteness in parts.

5.10.3 Additional characteristics occurring in the Study Area:

- Extensive mixed plantations;
- Influenced by mineral extraction;
- Remnant heathlands;
- Ponds associated with disused clay pits;
- Industrial buildings associated with disused clay pits and railway;
- Historic parkland with associated recreational use;
- Extensive modern residential, industrial and leisure developments;

5.11 3F Settled Valley Floors

LDU 486, 499, 500, 501c, 501g, 716b,

5.11.1 Floors of Lemon Valley and Barham's/Kester Brooks and Aller Valley in south and the Teign valley north of Chudleigh Knighton. Relatively narrow valleys well defined by adjacent landform.

5.11.2 Key characteristics occurring across Devon:

- Small river valley floor, tightly contained by steep valley sides;
- Tree-lined river edges;
- Sometimes distinct gradation through valley from urban land uses to rural water meadows;
- Recreational and industrial land uses;
- Sparsely settled with occasional small villages, farms and hamlets;
- Major road sometimes along or across valley;
- Views contained by woodland and trees on valley sides and floor;
- Tranquil away from main roads;
- Historic bridges and mills occasionally present;

5.11.3 Additional characteristics occurring in the Study Area:

- Main road, railway and power line tend to visually dominate Aller Valley and reduce tranquillity;
- Extensive modern development along the east side of the Aller Valley.

5.12 3G River Valley Slopes and Combes

LDU 523, 847

5.12.1 Steeply undulating slopes and hills along river valleys between the south of the Haldon Ridge and the coast at Dawlish, and to the north around Tedburn St Mary.

5.12.2 Key characteristics occurring across Devon:

- High slopes often forming undulating or rounded hill forms to either side of small narrow valleys, sometimes with exposed rock faces;
- Pastoral cultivation in regular and irregular small to medium scale fields with hedgerows and localised market gardening;
- Variable woodland. Broadleaved woodland found on lower slopes with scrub, often in discrete small woods or extending to water's edge. Conifer plantations sometimes extend over whole valley sides;
- Scattering of hamlets or farmsteads, sometimes with large riverside settlement;
- Sparse road network;
- Ancient stone bridges;
- Often extensive recreational use;
- Extensive views over river valleys.

5.12.3 Additional characteristics occurring in the Study Area:

- Historic estate and parkland with areas of mature woodland around Luscombe Castle;
- Coastal views from Dawlish Hinterland and underlying red soils.

5.13 4A Estuaries

LDU 415, 415a, 416, 417, 475a, 511, 511a

5.13.1 The Teign estuary from Hackney Marshes in the west to the sea at The Ness in the east and the Exe estuary from the M5 Bridge in the north to Dawlish Warren in the south. Generally wide and flat enclosed to either side by landform, with mudflats and sandbanks exposed at low tide. The watercourse is a dominant feature even at low tide.

5.13.2 Key characteristics occurring across Devon:

- Extensive, wide, shallow area of mudflats, sand banks, marshes or large sandy bays, inundated by salt water at high tide;
- Estuary edge often defined by ridges, valley slopes, lowland headlands, cliffs and rock outcrops;
- Degree of enclosure and shelter dependant upon scale;
- Low accessibility but well used for water-related recreation;
- Unsettled;
- Major road crossings sometimes present;
- Mainly tranquil except close to settlements and major roads;
- Strong sensory characteristics: colour and texture of habitats, vegetation and smell of mudflats, birdcalls, sight of sunlight reflecting off water.

5.13.3 Additional characteristics occurring in the Study Area:

- Major road crossings dominate close to Exeter and Newton Abbot, with reduced tranquillity;
- Shaldon Bridge interrupts visual link from Teign estuary to open sea;
- River channel is a dominant feature even at low tide, movement of tides and boats a feature;
- Northern bank of Teign and lower west bank of Exe contained by mainline railway embankment.

5.14 4B Marine Levels and Coastal Plains

LDU 89

5.14.1 Flat, floodplain land along the west side of the Exe estuary, with marine influence on vegetation and land use.

5.14.2 Key characteristics occurring across Devon:

- Flat land usually bordering an estuary or within a floodplain, based on alluvial or tidal deposits;
- Vegetation influenced by coastal conditions with some hedges but limited tree cover;
- Agricultural land with few or no buildings although some land may have been reclaimed for other uses such as recreation or transport;
- Proximity of roads and settlements in adjoining areas reduces tranquillity;
- Flat, expansive landscape with 'big skies';
- Land drainage regimes have a distinct influence on vegetation character, with local variations evident below the tidal limit (marine levels) and above (coastal plains), with transition marked by a distinct earth bank on the seaward side that may be a prominent feature in a flat landscape;
- Marine levels comprise mainly wet pastures, reclaimed grazing marsh enclosed by reed-fringed, often brackish, drainage ditches and streams providing habitats with high biodiversity value and strong sensory characteristics: colour and texture of habitats, smell of mudflats, birdcalls, sight of sunlight reflecting off ditches and pools along with seasonal inundation. Informal recreational use sometimes evident;
- Coastal plains comprise arable fields with a notable absence of drainage ditches and historically significant field pattern.

5.14.3 Additional characteristics occurring in the Study Area:

- Mainline railway crosses levels on embankment;
- Major roads cross on embankments/bridges;
- Visual dominance of Exeter urban area to north of M5;
- Canal to east, estuary boundary.

5.15 4C Coastal Slopes and Combes with Settlement

LDU 477, 477a, 485, 847a, 847b

5.15.1 Steeply rolling rural landscape to the north and south of the Teign estuary with intricate network of narrow lanes enclosed by tall hedgebanks connecting small historic villages with vernacular building styles and materials.

5.15.2 Key characteristics occurring across Devon:

- Steeply sloping narrow valley systems;
- A mix of woodland and small to medium irregular fields with wide hedgebanks;
- Pasture with frequent wet pasture and horse paddocks;
- Sometimes extensive linear settlement just above narrow, flat valley floor, with Victorian architecture and small-scale 20th century 'resort' development
- Sparse winding narrow lanes with SWCP present along coastal edge and many other rights of way;
- Coastal influence even where sea views are restricted by narrow combe mouth;
- Small scale, confined and sheltered valleys, exposed, open ridges and higher slopes;
- Lushly vegetated.

5.15.3 Additional characteristics occurring in the Study Area:

- Main road to the east, following the coast and main road and railway to the north of the Teign estuary;
- Strong sense of tranquillity despite proximity to main towns;
- Small villages and linear settlements along valley floors with occasional scattered farms;
- Historic villages with many vernacular buildings rather than Victorian or 'resort' development;
- Small orchards in valleys and on lower slopes;
- Sea and/or estuary views from ridges and higher slopes (South West Coast Path not in this type in Teignbridge);
- Large village and some modern development to the north of the Teign estuary.

5.17 4D Coastal Slopes and Combes

LDU 846a, 485e

5.17.1 Coastal landscape where steep slopes cut by narrow coombes lead down to the shore. Limited occurrence in the Study Area on the edge of Teignmouth and Torbay.

5.17.2 Key characteristics occurring across Devon:

- Individual or multiple branching valleys that can range from narrow and steep including scarp slopes to more open shallow systems;
- Coastal influence in exposure, vegetation & extensive sea views;
- Broadleaved woodland, dominant in places;
- Small areas of pasture or mixed cultivation and scrub with small to medium irregular small scale field pattern marked by often low hedgebanks;
- Extremely sparsely settled, old settlements in combes, with stone as dominant building material;
- Extensive coastal rights of way with steep paths down to beaches;
- Narrow winding roads and limited vehicle access to coast unless a main road follows the coast;
- Intimate, small-scale and enclosed in combes;
- Tranquil and remote in areas with limited vehicle access, contrasting with less tranquility where main roads and main settlements are in proximity;
- High open and exhilarating in top slopes, grading to intimate and enclosed in lower valley where views are restricted by narrowness of combe mouth.

5.17.3 Additional characteristics occurring in the Study Area:

- Parkland public open space on the edge of Teignmouth; with Victorian plantings;
- Main road on upper slopes to the west;
- Narrow steep individual valley systems along coast;
- South West Coast Path runs through this type.

5.16 4F Dunes

LDU 413

5.16.1 Small, relic dune system at Dawlish Warren at the mouth of the Exe estuary.

5.16.2 Key characteristics occurring across Devon:

- Sand dune systems forming dominant features in the local landscape;
- Important biodiversity;
- Recreational use evident;
- Some rush-dominated pasture and coastal grassland;
- Unenclosed;
- Almost entirely unsettled, without roads but with tracks and footpaths;
- Exposed along seaward edges but interior of dunes provides shelter;
- Tranquil and remote in parts.

5.16.3 Additional characteristics occurring in the Study Area:

- Mainline railway to western edge;
- Proximity of village and extensive leisure developments reduces tranquillity and remoteness.

5.18 4H Cliffs

LDU 446c, 485a, 846b, 847c

5.18.1 Narrow strips of land along the coast from southern boundary of the Study Area to The Ness and from Teignmouth north to Dawlish Warren. Distinguished by near vertical landform, deep red colour, marine influences and extensive views.

5.18.2 Key characteristics occurring across Devon:

- Steeply sloping cliffs, near-vertical in places, sometimes heavily incised;
- Narrow beaches, small stony coves or rocky foreshore at foot of cliffs;
- Accessible only along cliff top paths or in some places along shore;
- Unsettled or very sparsely settled on less steep slopes;
- Scrub or coastal grassland on less steep landward slopes;
- Variable geology, rock faces and visible geological features, sometimes with landslips evident;
- Extensive views along coastline and out to sea;
- Exposed and sometimes wild with dominant marine influence;

5.18.3 Additional characteristics occurring in the Study Area:

- Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/ Dawlish creating a dramatic route for travellers;
- Steep and rugged deep red sandstone cliffs with headlands, rock outcrops, coves and stacks;
- Long beaches fronting Victorian seafronts and promenades at the resorts of Teignmouth and Dawlish; Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs to the north east;

5.19 5A Inland Elevated Undulating Land LDU 816

5.19.1 Inland hills and ridgelines dividing the Yeo and Teign valleys, found in the north along the line of the A30 between Cheriton Bishop in the west and Pathfinder Village in the east with steeply sided narrow valley extending to the north and south.

5.19.2 Key characteristics occurring across Devon:

- Gently rolling farmland with streams creating small, often steeply sloping valleys;
- Mixed pastoral and arable cultivation in a small to medium regular or irregular pattern on slopes with some arable cultivation on flatter areas;
- Hedgebanks with few hedgerow trees. Oaks, pine, holly and beech may be locally distinctive;
- Little woodland;
- Sparse settlement pattern of long established small stone nucleated villages and hamlets, with scattered isolated houses and farms;
- High and open with extensive views where hedgebanks permit;
- Moorland edge character, indicated by prevalence of beech and gorse or patches of rough pasture.

5.19.3 Additional characteristics occurring in the Study Area:

- Major east-west road corridor along the line of lower ground between finger valleys, reduces tranquillity locally;
- Clusters of modern residential and leisure development associated with the main road corridor in contrast to predominantly sparse, older settlement pattern;
- Long distance views to high ground glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west;
- Mixed and broadleaved woodlands and copses, parkland estate at Great Fulford.

5.20 7 Main Cities and Towns (Additional LCT) LDU 418, 422, 470, 471, 473, 474, 475A, 479, 485C, 510, 501G, 846, 847D,

5.20.1 The three main towns within the Study Area: Newton Abbot including Kingskerswell, and Kingsteignton, Teignmouth and Dawlish, with settlement areas covering over 200 hectares.

For context, Exeter and Torbay are shown on the mapping.

In the main towns, settlement has intensified to the point where the landscape is dominated by built development, which has its own distinct character.

5.20.2 Key characteristics occurring across Devon:

- Large settlement, over 200ha in area, where the landscape is dominated by built development;
- 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.

5.20.3 Additional characteristics occurring in the Study Area:

- Undulating landform of hills and valleys;
- Planned 19th century development associated with development of railway;
- Industrial development associated with canal and railway in Newton Abbot and docks at Teignmouth;
- Use of stucco, render and slate in 19th century villas and terraces;
- Coastal resort development at Teignmouth and Dawlish;
- Victorian public parks form focus of historic core;
- Pale bricks of Bovey clays, particularly in Newton Abbot;
- Frequent Black Pine, Lucombe and Holm Oak in parks and large gardens.
- River side or coastal location.



6.0

6.0 Landscape Character Areas

6.1 Introduction

6.1.1 This section of the report describes the 18 Landscape Character Areas (LCAs) within the Study Area, not including the three main towns. Detailed profiles are provided for each LCA. The distribution of LCAs is shown on **Figure 3.6**

6.1.2 Landscape Character Areas are derived from the broad patterns and characteristics of LCTs, which are based on LDUs with common physical, cultural and perceptual characteristics. They differ from LCTs, however, in that they are geographically specific and define the special character that gives a place local identity, reflecting the fact that for the majority of people, landscape is intrinsically associated with a sense of place. LCAs can therefore include several different types of landscape, unified by their location and distinct identity. This level of characterisation is intended to provide detailed information which allows landscape analysis and informs with the development of strategic guidelines and recommendations for managing landscape change.

6.1.3 The three main towns within the Study Area are identified as distinct LCAs, but have not been described or analysed in any detail. A greater level of detail is required for urban landscape assessment and should be the subject of further work.

6.1.4 Where LCAs cross the administrative boundary, the extent of the LCA within the adjoining authority remains to be defined. In these cases the description, key characteristics and analysis only apply to the LCA within the Teignbridge Study Area. Where assessments exist in adjoining authorities these should be referred to.

6.1.5 The 18 Landscape Character Areas that have been defined within the Study Area are listed below:

- Yeo Uplands and Slopes;
- Exeter Culm Slopes;
- West Exeter Slopes;
- Teign Valley and Slopes;
- Haldon Ridge;
- Exe Estuary and Farmlands;
- Bovey Valley and Slopes;
- Bovey Basin;
- Under Great Haldon;
- Dawlish Hinterland;
- Teign Estuary;
- Ashburn Valley and Ridges;
- Lemon Valley and Ridges;
- Denbury Down;
- Kerswell Farmland;

- Breccia Hills;
- Dart Valley and Slopes;
- Torbay Hinterland;

6.1.6 Detailed profiles for each LCA are provided, structured as follows:

Assessment

- Location
- Character Description
- Key Characteristics

Analysis

- Scenic Qualities
- Sensitivity to Change
- Current and Future Landscape Pressures

Strategic Guidelines and Recommendations

These guidelines and recommendations are derived from analysis of the Key Characteristics of each LCA, sensitivity to change and the current and future pressures affecting these characteristics. The guidelines provide specific recommendations for managing landscape change within each LCA.

6.0 Landscape Character Areas

6.2 Yeo Uplands and Slopes

Constituent LCTs
1D 2C

Assessment

Location

Upland and slopes to the north west around Tedburn St Mary and the A30 corridor and extending into Mid Devon (see Mid Devon Landscape Character Assessment).



Character Description

The Yeo Uplands and Slopes is a rolling upland landscape, with spectacular and extensive views across surrounding landscapes, including the Haldon Ridge, the Teign Valley and Dartmoor. These views contribute to sense of place and orientation within the undulating landscape.

Free-draining brown soils give rise to a rich patchwork of predominantly pastoral fields, with occasional arable fields. Small to medium sized fields with a strong pattern of remnant medieval enclosures are framed and divided by high hedgerows. The highest ridges and slopes are generally open, with blocks of mixed and broadleaved woodland along the small valley sides.

An integral element of this historically rich landscape is a sparse settlement pattern of isolated stone farmsteads linked by ridge top lanes radiating from the nucleated village of Tedburn St. Mary. The lanes are often sunken, narrow and sinuous, lined with tall hedgebanks, and mature trees. In contrast, the expanded village of Tedburn includes modern residential development and a large leisure development and mobile home village at Pathfinder disrupt the settlement pattern. Overall sense of tranquillity is strong, however, the main A30 road corridor reduces tranquillity locally.



Key Characteristics

- Rolling elevated landform, which is underlain by a geology of hard rock and loamy brown soils criss-crossed by a series of small valleys;
- Panoramic long distance views of the upland plateau of Dartmoor in the west and the Teign Valley and Haldon Ridge in the south;
- Dense, rich, mature network of hedgerows, which delineate a strong medieval enclosure pattern of small to medium scale pastoral and occasionally arable fields;
- High hedgebanks create a strong sense of enclosure within the network of sunken rural lanes, which snake across the landscape;
- Open ridge tops with blocks of mixed and broadleaved woodland along valley sides;
- Sparse settlement pattern of stone farmsteads and cottages, disrupted in places by clusters of modern residential and leisure developments;
- Sense of tranquillity and remoteness is strong though locally reduced close to the A30;



Analysis

Scenic Qualities

Much of the landscape within this LCA is of high landscape quality by virtue of its elevated, tranquil, largely unspoilt nature. The big skies, dramatic wide views, spaciousness and remoteness of this upland landscape provides a very strong and unique sense of place.

The sparse settlement pattern, narrow lanes with high hedgebanks and trees and woodlands add to this quality, however, this pattern has been eroded in places by clusters of modern development which do not relate well to the historic settlement character. The A30 road corridor has to some extent been absorbed visually into the landscape, however, traffic noise and night lights are a noticeable intrusion which reduces tranquillity locally.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including acidic grassland, wet semi-improved neutral grassland, small streams and mixed and broadleaved woodland;
- Some cultural attributes, most noticeable as the strong pattern of remnant medieval field enclosures, traditional, mature Devon hedgebanks and a range of vernacular buildings
- Overall strong sense of tranquillity disturbed locally in close proximity to the main A30 road corridor.

Overall, the Yeo Uplands and Slopes LCA has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure – in places, the elevated nature of the landform facilitates long distance panoramic views across adjacent LCAs, in other locations, patches of woodland and the rolling nature of the topography provide an intermittent sense of enclosure.

- Generally high intervisibility with adjacent LCAs. Due to the generally elevated nature of this LCA and the pattern of woodlands which punctuate the skyline, this landscape tends to be visually prominent within views from adjacent LCAs, both within and outside the Study Area;

Overall, the Yeo Uplands and Slopes LCA has *high* visual sensitivity.

Current and Future Landscape Pressures

- Potential road improvements and roadside developments (such as alongside the A30 road corridor) which may lead to further urbanisation along the road corridor and erosion of predominantly rural character;
- Potential new built development, which could be highly visible within this elevated landscape and require further infrastructure;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale agricultural buildings;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Pressure for new masts and turbines, which would be potentially highly visible on prominent skylines;
- Potential new leisure and recreation developments (associated with the A30 road corridor), which would affect the predominantly rural character of this landscape and overall strong sense of tranquillity throughout.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Yeo Uplands and Slopes should be conservation and enhancement. New development should respect the sparse settlement and field enclosure pattern, and the character of narrow lanes. Opportunities to conserve and enhance hedgerows and broadleaved woodlands should be considered.

Recommendations

Settlement and Development

- Ensure that any improvements to the network of historic rural lanes respect the existing predominantly rural character;
- Conserve the existing small-scale, low-density settlement pattern of isolated farmsteads;
- Ensure the sensitive location of prominent tall vertical developments (such as communications masts and pylons), avoiding prominent skyline locations such as ridges;
- Seek to screen visually intrusive sections of the A30 road corridor, to limit the impact of noise and movement on the surrounding landscape;
- Conserve panoramic views across this, and adjacent, LCAs;
- Conserve and enhance the predominantly rural character and overall strong sense of tranquillity through sensitive siting of new built development and enhancement of hedgerows and woodlands.

Land Management

- Conserve the pattern of field enclosure, particularly remnant medieval field enclosures;
- Conserve and enhance the strong network of hedgerows and hedgebanks and encourage traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and manage semi natural grasslands.

6.0 Landscape Character Areas

6.3 Exeter Culm Slopes

Constituent LCTs
1E

Assessment

Location

Upland to the north between Tedburn St Mary in the west and the northern fringe of Exeter to the east and extending into Mid and East Devon and Exeter City (see Mid & East Devon Landscape Character Assessments).



Character Description

This landscape encompasses a remote, elevated tract of rolling landscape, which is quite large in scale and facilitates panoramic views of Dartmoor to the west, Mid Devon to the north, Exeter and the Exe estuary to the east and the Haldon Ridge and Teign Valley to the south. This is a strongly rural area, displaying a strong sense of remoteness and tranquillity, with views giving a strong sense of place.

The underlying geology of shales, grits and cherts overlain with loamy brown soils with shallow patches result in predominantly pasture and woodland land cover. The area has steeply rolling topography creating small tightly enclosed valleys with small streams and numerous areas of woodland and copses.

A network of minor, often sunken lanes, meander through the landscape, often following ridgelines or the course of minor valleys. Settlement pattern is dispersed, consisting of a series of scattered farmsteads and small hamlets, often with a strong vernacular character of whitewashed buildings, thatch and slate. Isolated farmsteads often punctuate ridgelines or are grouped in valleys adjacent to fast-flowing brooks.

Field pattern is strong, with a well-preserved medieval pattern of irregular fields with hedgerows and numerous trees. There are several large areas of mixed woodland, including ancient woodlands at Whitestone/Whiptail and Oldridge/Blackalder Woods.



Key Characteristics

- Steeply rolling elevated landform, which is underlain by a geology of Culm Measures and crossed by a series of tightly enclosed valleys;
- Panoramic views west to Dartmoor, southwards towards the Haldon Ridge and Teign Valley and spectacular glimpsed views eastwards towards Exeter and the Exe estuary provide a recognisable sense of place;
- Dense, rich, mature network of hedgerows, which delineate a strong medieval enclosure pattern of small to medium scale mainly pastoral fields;
- High hedgebanks create a strong sense of enclosure within the network of sunken rural lanes, which often follow ridge lines or minor valleys;
- Dispersed settlement pattern of farmsteads and hamlets, often with strong vernacular character;
- Sense of tranquillity and remoteness is strong throughout;
- Strongly wooded character with some large areas of mixed woodland, including ancient woodlands as well as smaller scattered blocks;



Analysis

Scenic Qualities

Much of the landscape across the LCA can be described as high quality due to its elevated, tranquil, largely unspoilt character. Panoramic views provide a strong sense of place and the upland provides an important part of the landscape setting of the city of Exeter. A heightened awareness of the wind, sounds of birds and livestock is felt in this elevated landscape.

The sparse settlement pattern, strongly wooded character and narrow lanes with hedgerows and trees add to this quality. The only significant modern intrusions are the radio mast at Waddles Down and some large conifer plantations which break the skylines.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including semi-improved grassland, hedgerows, small streams and mixed and broadleaved woodland including ancient woodland;
- Some cultural attributes, most noticeable as the strong pattern of remnant medieval field enclosures, traditional, mature Devon hedgebanks and a range of vernacular buildings
- Overall strong sense of tranquillity throughout, as a result of the predominantly rural character and network of minor roads.

Overall, the Exeter Culm Slopes has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure – in places, the elevated nature of the landform facilitates long distance panoramic views across the landscape, with glimpsed views towards the Exe Estuary and coast. In other locations, patches of woodland and the rolling nature of the topography provide an intermittent sense of enclosure.

- Generally high intervisibility with adjacent LCAs. Due to the elevated nature of this LCA and the pattern of woodlands which punctuate the skyline, this landscape tends to be visually prominent within views from adjacent LCAs, both within and outside the District;

Overall, the Exeter Culm Slopes has **high** visual sensitivity.

Current and Future Landscape Pressures

- Potential new built development, including residential expansion on the edge of Exeter which could be highly visible within this elevated landscape and require further infrastructure;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Pressure for new masts, communication towers and pylons, which would be potentially highly visible on prominent skylines (such as the existing prominent structure at Waddles Down);
- Potential new leisure and recreation developments (associated with Exeter), which would affect the predominantly rural character of this landscape and overall strong sense of tranquillity throughout.
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Exeter Culm Slopes is conservation and enhancement. New development should respect the strong pattern of remnant medieval field enclosures, sparse settlement pattern and narrow rural lanes. Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered.

Recommendations

Settlement and Development

- Ensure that any improvements to the network of historic rural lanes, respect the existing predominantly rural character;
- Conserve and enhance the existing small-scale, low-density settlement pattern of hamlets and farmsteads;
- Ensure the sensitive location of prominent tall, vertical developments (such as communications masts and turbines), avoiding prominent skyline locations such as ridges;
- Conserve panoramic views across this, and adjacent LCAs and also glimpsed views to the Exe estuary;
- Conserve and enhance the rural character and overall strong sense of tranquillity through sensitive siting of new built development and enhancement of hedgerows and woodlands.

Land Management

- Conserve the pattern of field enclosure, particularly remnant medieval field enclosures;
- Conserve and enhance the strong network of hedgerows and hedgebanks and encourage traditional hedgerow management practices;
- Conserve and manage broadleaved woodland, particularly ancient woodland and hedgerow trees;
- Conserve and manage semi-natural grasslands.

6.0 Landscape Character Areas

6.4 West Exeter Slopes

Constituent LCTs
3A

Assessment

Location

Farmed and wooded slopes to the north either side of the A30 corridor between Pathfinder Village and the western edge of the Exeter, where it extends into Exeter City.



Character Description

The West Exeter Slopes has an undulating topography as land slopes from uplands of the Exeter Culm Slopes to the north and Haldon Ridge to the south towards Exeter and the Exe Estuary and Farmlands in the east. Wide views of these surrounding landscapes are available in places and contribute to a strong sense of place.

A predominantly sandstone geology underlies the mixed agricultural landscape. Large areas of coniferous and broadleaved woodland, particularly on higher ground, with an irregular field pattern delineated by a strong hedgerow network that becomes gappy with fewer trees on lower ground where more arable fields occur.

Despite the presence of Exeter abutting the east of the area, it is a predominantly rural landscape. The settlement pattern is mainly dispersed with hamlets and farmsteads, but includes two small villages. Settlements are connected by a network of steep, winding roads along ridges or valleys and include vernacular buildings of stone and render, slate and thatch. The overall sense of tranquillity and rural character is disturbed close to the A30 road corridor, which includes some urban types of development.



Key Characteristics

- Undulating landscape with small river valleys divided by ridges of high land;
- Well wooded on high ground, with large plantations fringing Haldon Ridge, more open on lower slopes;
- Long distance views in places, of the Haldon Ridge, Exeter Culm Slopes, Exeter and the Exe estuary;
- Underlying sandstone geology with mixed pasture and arable fields;
- Strong sense of tranquillity in parts, locally reduced close to A30 corridor;
- Settlement pattern of small villages, hamlets and farmsteads with many vernacular buildings, with clusters of modern residential and industrial along the A30 corridor;
- Mature network of hedgerows delineating field boundaries, roads and lanes, with some hedgerow trees;



Analysis

Scenic Qualities

This area is characterised by long views towards adjacent areas from the edges and more enclosed, limited views from within. The strongly undulating landform creates a series of inner valleys with intimate character emphasised by the presence of woodlands in places. Forms part of the setting to the west of Exeter.

The strong rural character with woodlands, fields, hedgerows and vernacular settlements gives a high scenic quality and strong sense of tranquillity in much of this area. This character is eroded in places along the A30 corridor by clusters of unsympathetic development and reduced tranquillity.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including mixed and broadleaved woodland, small streams and hedgerows;
- Some cultural attributes including historic field patterns, Devon hedgebanks and vernacular buildings;
- Strong sense of tranquillity in parts, but reduced close to the A30 corridor.

Overall, the West Exeter Slopes LCA has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure – some wide, long distance views from elevated ridges, enclosed in small valleys and wooded parts;
- Moderate intervisibility with adjacent LCAs due to ridge and valley landform, higher ridges prominent in views from Exeter, but otherwise not visually prominent in views from surrounding landscapes.

Overall, the West Exeter Slopes LCA has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Potential road improvements and roadside developments along the A30, leading to further urbanisation along the road corridor and erosion of rural character;
- Potential new/large-scale built development on elevated open ridges or slopes, which could be out of scale and highly visible and require further infrastructure;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the West Exeter Slopes is conservation and enhancement. New development should respect the settlement pattern of small villages, hamlets and farmsteads, the field pattern and character of rural lanes. Opportunities to enhance hedgerows and broadleaved woodland should be considered.

Recommendations

Settlement and Development

- Ensure that any improvements to the network of historic rural lanes respect the existing predominantly rural character;
- Ensure the sensitive location of new development, avoiding prominent open ridges and slopes;
- Seek to screen visually intrusive sections of the A30 corridor, to limit the impact of noise and movement on the surrounding landscape;
- Conserve long distance views;
- Conserve and enhance rural character and sense of tranquillity through sensitive siting of new development and enhancement of hedgerows and woodlands.

Land Management

- Conserve the pattern of field enclosure and enhance the network of hedgerows by encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees.

6.0 Landscape Character Areas

6.5 Teign Valley and Slopes

Constituent LCTs
1E, 3A, 4G

Assessment

Location

River valley and Slopes to the west between the A30 in the north and Chudleigh in the south, forming the boundary of the Study Area and extending into Dartmoor along its western side.



Character Description

The Teign Valley and Slopes is defined by the valley landform of the River Teign and its tributaries. The sides of the valley are dominated by a series of interlocking tributary valleys which run down to the relatively narrow floodplain of the tree lined River Teign. These valleys are interspersed with prominent steep hills and slopes. Views are obtained from these slopes and hills towards Dartmoor in the west and the Haldon Ridge to the east.

To the north, the valley is narrower and more intimate, gradually broadening to a more open floodplain to the south. Frequent broadleaved woodlands cover the steep slopes with more extensive mixed woodlands fringing the Haldon Ridge. A patchwork of small to medium scale, irregular and often ancient pasture fields are defined by a mature and intact hedgerow network along the valley slopes.

Sedimentary rocks, which have been metamorphasised by the heat of the igneous granite intrusion of Dartmoor underlie the majority of the LCA. Metalliferous deposits within these rocks have been mined on a small scale since the thirteenth century. Consequently, there are a number of small abandoned quarries and manganese mines along the valley sides together with the larger workings of the active Trusham Quarry to the south of the area. A dismantled railway associated with these historic industries follows the course of the Teign and Sowton/Culver Brook.

Prominent species-rich hedgebanks, often denoting ancient boundaries, semi-improved grasslands, scrub and ancient broadleaved woodlands are a feature. Occasional remnant deer parks and orchards survive. Settlement pattern consists of scattered farmsteads, hamlets and small, nucleated villages, which frequently nestle along the main valley tributary slopes. Vernacular buildings of stone, including granite, dolerite and slate or lime-washed cob and thatch predominate. Settlements are linked by an extensive network of winding, enclosed narrow lanes and minor roads.

Sense of tranquillity is very strong, though disturbed locally in the south where the A38 crosses the valley and active quarrying occurs. Some leisure developments are also associated with this part of the valley.



Key Characteristics

- Steep-sided, narrow river valley, tributary valleys and undulating slopes;
- Intimate river corridor highlighted by sinuous belts of woodland, frequent broadleaved woodland on steep slopes and extensive mixed woodland fringing the Haldon Ridge;
- Small-scale, irregular field pattern with pasture and a mature and intact network of hedgebanks;
- Settlement pattern of scattered farmsteads, hamlets and small villages, frequently nestled along valley slopes;
- Vernacular settlement character, with buildings of thatch, lime-washed cob/stone and slate;
- Strong contrast between the flat-bottomed, narrow valley floor, marked by tree-lined course of the river and adjacent, steeper, rougher textured valley sides;
- Historic stone bridges, small disused quarries and occasional historic mills;
- Network of winding, enclosed, narrow lanes and minor roads;
- Very strong sense of tranquillity, except at the southern edge;
- Channelled views along Teign Valley and views west to Dartmoor and east to the Haldon Ridge from upper slopes and hills.
- Dark night skies predominate throughout much of the area;



Analysis

Scenic Qualities

The landscape of the Teign Valley and Slopes is strongly defined by the rugged upland of Dartmoor to the west and the wooded Haldon Ridge to the east. This tranquil landscape has a strongly recognisable sense of place and is widely visible from an expanse of surrounding countryside. This is a complex landscape of high scenic quality, combining a strong landform with frequent woodland, strong pattern pasture fields with hedgebanks, narrow winding lanes and vernacular buildings. Remnants of historic industries, along with ancient woodland and boundaries, add interest and diversity.

Scenic quality has been eroded to an extent at the southern edge by an active quarry, leisure developments and the intrusion of the A38.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including semi-improved grassland, broadleaved, including ancient woodland, scrub, river & stream corridors, mature trees and hedgerows;
- Many cultural attributes, including disused quarries and manganese mines, a dismantled railway, historic bridges, mills and vernacular buildings, remnant deer parks and orchards.
- Strong sense of tranquillity overall.

Overall, the Teign Valley and Slopes has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with steep valleys and woodlands providing enclosure, with views across the landscape from upper slopes and hills;

- High intervisibility with adjacent LCAs, particularly the enclosing high ground of Dartmoor and the Haldon Ridge.

Overall, the Teign Valley and Slopes has high visual sensitivity

Current and Future Landscape Pressures

- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Potential road improvements and roadside developments along the A38 which can lead to an erosion of rural character;
- Potential development connecting active quarries straddling the River Teign;
- Construction of large extensions to existing houses and buildings, in high visibility locations such as valley sides, resulting in visual intrusion and erosion of characteristic vernacular built form;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere.
- Widening and new access points to narrow lanes, eroding their rural character;
- Potential for new leisure and recreation development, affecting the rural character and sense of tranquillity.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Teign Valley and Slopes is conservation and enhancement. New development should conserve the landscape pattern of small-scale pastoral fields, mature woodland, hedgerbanks and narrow lanes and reflect the small-scale, scattered settlement pattern and vernacular character. Opportunities to conserve and enhance hedgerows, woodlands and historic features should be considered.

Recommendations

Settlement and Development

- Conserve the overall strong sense of tranquillity and dark night skies;
- Conserve the small-scale, scattered settlement pattern of farmsteads, hamlets and small villages and ensure that new development reflects the existing vernacular character of thatch, cob, stone and slate;
- Conserve and maintain channelled views along the Teign Valley and views across the landscape from upper slopes and hills;
- Ensure the sensitive location of new development, avoiding prominent open valley sides and hills;
- Ensure that any improvements to the network of historic lanes reflects their rural character.
- Conserve the intimate character of the narrow valley floor, ensuring that new development conserves the River Teign, historic stone bridges and other historic features;

Land Management

- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and enhance archaeological sites and historic features;
- Conserve and manage broadleaved and hedgerow trees;
- Conserve and manage semi natural grasslands and riparian habitats;

6.0 Landscape Character Areas

6.6 Haldon Ridge

Constituent LCTs
1H, 2A, 3A

Assessment

Location

The Haldon Ridge forms a central spine running north to south from the A30 to the Teign Estuary and providing the backdrop to many of the other LCAs.



Character Description

The Haldon Ridge encompasses a narrow, forested plateau with adjoining steep scarp slopes, and boasts spectacular panoramic views east to the coast and west to Dartmoor. It has a strong sense of place and is one of the most prominent landscape features within the Study Area, affording a textured, rising backdrop to much of the landscape in the north of the Study Area and providing a setting for the towns of Teignmouth and Dawlish and part of the context of Exeter. It separates much of the Study Area from the city of Exeter and its hinterland to the east.

To the north, the ridgeline landform gives way to a rolling upland landscape, in the west the spurs and valleys of its slopes interlock with the valley of the River Teign and to the east, a patchwork of minor ridges and valleys flow from the edge of the ridge, eastwards towards the Exe

estuary and coast. In places, the sides of the main wooded ridge are deeply incised with combs.

The central core of the ridge is underlain by soft rock plateau and includes thin stony sand and sandy brown soils.

Although the forested ridge appears homogeneous from a distance, it supports a diverse range of habitats including heathland, conifer plantations, mixed and broadleaved woodland and occasional pasture which provide varied texture and seasonal changes. Several woodlands which extend from the ridge slopes including Eastern Cotley Woods, Tower Wood, Luscombe Woods and Holcombe Wood are ancient woodlands. Several areas of heathland have been designated as SSSI (Sites of Special Scientific Interest) and heathland dominates to the south around Little Haldon.



Prehistoric remains including cairns, barrows and hillforts reflect the earlier open landscape, much of which was enclosed from heathland in the late 19th century. Some scarp woodlands form parts of former estate designed landscapes and include historic features such as the distinctive landmark of Haldon Belvedere (Lawrence Castle). Many of the conifer plantations are leased by the Forestry Commission and include leisure and recreation uses, along with larger leisure developments at Exeter race course and Teignmouth golf course. Settlement pattern is very sparse, consisting of occasional isolated stone farmsteads and other buildings. A network of minor roads follow and cross the ridge, often with tree lined banks and two major roads cross the ridge.

Sense of remoteness and tranquillity is strong, though disturbed locally where the A38 and A380 cross the landscape and close to the racecourse.

Key Characteristics

- Imposing, flat-topped, tree-clad ridge, forming a dominant backdrop to the Exe estuary and Exeter to the east, the valley of the River Teign and Dartmoor to the west; and the Teign estuary to the south;
- Deeply incised combs cut into the west side of the ridge and long wooded ridges extending from the main ridge on the eastern flanks;
- Spectacular panoramic views across adjacent landscapes, east to the coast and west to Dartmoor from certain locations along the ridge contrasting with a strong sense of enclosure within the woodlands;
- Patchwork of extensive coniferous forests, mixed and broadleaved woodland interspersed with open heathland and occasional pasture;
- Frequent leisure and recreational use within woodlands and two large leisure developments;
- Distinctive landmark of Haldon Belvedere and other historic features of estate woodlands;
- Prehistoric remains including cairns, barrows and hillforts reflecting earlier, unenclosed landscape;
- Very sparse settlement pattern, with occasional isolated vernacular stone farmsteads and buildings associated with trunk roads, forestry or leisure activities;
- Crossed by the A380 and A38 trunk roads, which introduce a source of noise and movement;
- Network of minor roads, often with tree lined banks;
- Strong sense of tranquillity and remoteness, with dark night skies, disturbed locally by A38 and A380 and race course development.



Analysis

Scenic Qualities

The contrast of enclosed woodland with dramatic long range views, sense of tranquillity and remoteness, and the dominant, distinctive landform gives a high scenic quality and strong sense of place to the Haldon Ridge. The Ridge is visible from the Exe and Teign Estuaries and Dartmoor and forms an important backdrop to surrounding landscapes, in turn it affording magnificent panoramic views of the coastal and inland landscapes.

The patchwork of woodland and heathland give a varied texture and seasonal contrast and historic features and archaeological remains reflect earlier estate and open landscapes and add to this quality. In places, the sense of remoteness and tranquillity is disturbed locally by recreational activities within the forests and by traffic and leisure developments along the busy main roads. Occasional masts and pylons and unsympathetic leisure and road developments erode the scenic quality in places.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural ecological attributes, including heathland, mixed and broadleaved woodland including ancient woodland, scrub and rough grassland;
- Some cultural attributes, including archaeological remains and historic features of former estate landscapes;
- Strong sense of tranquillity overall.

Overall, the Haldon Ridge has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate visual enclosure varying between enclosed woodlands, open clearings and heath with panoramic views from the edge of the ridge;
- High intervisibility within adjacent LCAs, with the Haldon Ridge a visually prominent feature within views.

Overall, the Haldon Ridge has *high* visual sensitivity.

Current and Future Landscape Pressures

- Road improvements and roadside developments along the trunk roads, which can lead to the erosion of remote and undeveloped character;
- Pressure for new masts and turbines, which can have a very high visual impact on this elevated landscape;

- New leisure development, which can be highly visually intrusive in elevated locations and discordant with the general absence of settlement and built development within the landscape;
- Recreational pressures within forestry and woodland, which may disturb sense of tranquillity and introduce signage clutter or erode sensitive ground flora or heathland habitats;
- Changes in woodland management, leading to changes in species composition and in the amount and distribution of woodland and heathland;
- Loss or damage to heathland, due to lack of management or erosion from recreational use.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Haldon Ridge is conservation, enhancement and restoration. New development should conserve broadleaved woodland and heathland, panoramic views from the Ridge and views to prominent landscape features and landmarks (such as Haldon Belvedere). Opportunities to conserve, enhance and restore broadleaved woodland and heathland should be considered.

Recommendations

Settlement and Development

- Maintain dramatic panoramic views from the ridge and protect views to the ridge by sensitive siting of development, particularly tall structures;
- Conserve the overall strong sense of tranquillity and dark night skies;
- Ensure that any improvements along rural lanes reflects their rural character;
- Seek to screen visually intrusive sections of the A38 and A380 corridors to limit the impact of noise and movement on the surrounding landscape;
- Conserve and enhance views to historic landmarks, such as Haldon Belvedere;
- Conserve the sparse settlement pattern of occasional farmsteads and buildings and ensure that new development reflects the existing stone vernacular character.

Land Management

- Conserve and manage broadleaved woodland, banks and lines of mature trees;
- Conserve and manage heathland habitats for landscape and wildlife benefits and seek opportunities to restore former heathland and increase habitat links;
- Conserve and enhance archaeological sites and historic features;
- Conserve the overall mosaic of woodland and heathland, with gradual restoration to larger areas of broadleaved woodland and heathland and a reduction in conifer plantations;
- Encourage the planting of deciduous edges to coniferous plantations to reduce impact of harsh edges and clear fells.

6.0 Landscape Character Areas

6.7 Exe Estuary and Farmlands

Constituent LCTs
3B, 4B, 4C, 4F, 5A

Assessment

Location

The Exe Estuary and Farmlands is located to the east of the Study Area between Exeter and Dawlish.



Character Description

The Exe Estuary and Farmlands encompasses the Exe estuary and rising farmlands to the west. These farmlands cover a series of small river valleys and dividing ridges that flow eastwards from the Haldon Ridge to the estuary. The undulating ridges and elevated slopes facilitate dramatic views east towards the estuary and coast and west towards the imposing Haldon Ridge providing a strong sense of place.

The farmlands are underlain by a rich, red soil, derived from red sandstone which often provides a striking contrast to the hedgerow infrastructure, when visible within ploughed fields and along verges. The red soils are fertile and easily worked, resulting in a rich agriculture of mixed arable and pasture. The use of red soil and sandstone in the cob and stone of vernacular buildings adds to this character and combined with the dramatic views contributes to a strong sense of place.

The settlement pattern comprises nucleated villages, hamlets, farmsteads and scattered houses concentrated along the coast and river valleys. Vernacular buildings of thatch and cob or stone/render and slate are frequent and include historic barns and open-sided linhays. White and colour painted render cottages are a feature of the villages. Occasional historic orchards occur. Sunken, winding lanes are enclosed by a network of often dense hedgebanks. By contrast, the medium to large scale fields are often open with short or gappy hedgerows. Rivers and streams are often tree-lined. Blocks of mixed woodland are frequently on ridges and upper slopes, providing focal points. The most extensive woodlands are associated with historic designed landscapes, notably at Powderham, Oxtown and Mamhead, where parklands with mature trees, gardens and historic buildings and features contrast with the surrounding agricultural land.

The Exe farmlands are influenced to an extent by urban development close to Exeter, where the M5 converges with major roads and modern residential, industrial and leisure developments occur. Similarly, to the south near Dawlish, scattered modern development occurs, along with the significant leisure developments at Dawlish Warren.





The mainline railway fringes the estuary and beyond this the open estuary landscape dominates, with the intertidal mudflats, changing tides, river channel and marshes. Cross-estuary views are extensive, particularly from the coast path recreational route and railway. The estuary provides important habitats, particularly for birds, which are a feature of this landscape. Near Exminster, marine levels of drained marshes provide flat coastal grasslands divided by drainage ditches with seasonal flooding and occasional windswept trees. The mouth of the estuary is marked by the double sand spit of Dawlish Warren with its complex of sand dunes, coastal grassland and marsh and associated beach and holiday complex. To the south, steep, red sandstone cliffs extend from the rocky foreshore at Langstone Rock towards Dawlish. The cliffs are very distinctive, with exposed rock, coastal scrub and Pine and a strip of sand/shingle at the base, along which runs the main railway.

Sense of tranquillity is variable with parts of the estuary and secluded inland valleys very tranquil, whilst frequent settlements, mainline railways and roads introduce noise and movement, particularly close to Exeter and Dawlish.

Key Characteristics

- Undulating landscape of small river valleys and dividing ridges;
- Strong contrast between the deep red underlying soils, visible within ploughed fields and the network of green hedgerows and mature trees;
- Estuarine and coastal views from ridges with the Haldon Ridge providing a backdrop;
- Patchwork of medium to large-scale, pasture and arable fields, delineated by often short or gappy hedgerows;
- Network of sunken, winding lanes with often dense, high hedgebanks;
- Extensive mixed woodland associated with designed landscapes and blocks on ridges and upper slopes, tree-lined rivers and streams and occasional old orchards;
- Mature parkland, veteran trees, gardens, historic buildings and features;
- Settlement pattern of nucleated villages, hamlets, farms and houses with frequent cob, thatch, stone/render and slate and some brick;
- Open, flat, low-lying estuary landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes;
- Changing tides and presence of seabirds and waders;
- Level, drained marshes close to Exminster, with coastal grassland divided by drainage ditches and with seasonal flooding;
- Sand spit at Dawlish Warren with sand dunes, coastal grassland and marsh;
- Steep red sandstone cliffs near Dawlish, with rocky and sand/shingle foreshore, coastal scrub and Pine;
- Railway and sea wall following the estuary shore and cliff base;
- Small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore;
- Motorway crossing the estuary and major roads with associated modern residential, leisure and industrial developments on the edges of Exeter and Dawlish and significant leisure developments at Dawlish Warren;
- Variable sense of tranquillity, tranquil in inland valleys and parts of the estuary, disturbed close to settlements, railway and main roads.

Analysis

Scenic Qualities

The landscape of the Exe Estuary and Farmlands is complex and diverse, combining ridge and valley systems with the open estuary landscape and red sandstone cliffs. The patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features create a landscape of high scenic quality which forms an important part of the setting to Exeter and Dawlish. The underlying red soils, frequent vernacular buildings, estuarine and coastal views and backdrop of the Haldon Ridge define a strong sense of place. The shoreline railway and canal add distinctiveness and frequent small boats and moorings emphasise the maritime character.

The scenic quality is eroded to some extent by the presence of major roads, including the motorway crossing the estuary, scattered unsympathetic development close to Exeter and Dawlish and the significant leisure developments at Dawlish Warren. Tranquillity can be strong in places, but is disturbed close to settlements, the coastal railway and major roads.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many ecological attributes, including river & stream corridors, mixed and broadleaved woodland including ancient woodland, mature parkland trees, old orchards and hedgerows, river channel and intertidal habitats, coastal grassland, scrub, marshes and sand dunes;
- Many cultural attributes, including designed landscapes with parkland, gardens and historic features, vernacular buildings, the coastal railway, canal, flood walls, quays and other features;
- Variable sense of tranquillity.

Overall, the Exe Estuary and Farmlands has *moderate* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with valleys and woodlands providing enclosure and wide views across the landscape to the estuary and coast from ridges and expansive cross-estuary views from the shore;
- Moderate intervisibility with adjacent LCAs. In places, long-ranging panoramic views can be gained from the Haldon Ridge across the farmlands and estuary and from nearby ridges and settlements. From the estuary and cliffs expansive views to other parts of Devon, the coast and out to sea are obtained. Within the valleys and ridges views are frequently restricted to the local valley, particularly where extensive woodlands dominate.

Overall, the Exe Estuary and Farmlands has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Climate change causing potential sea-level rise, which could lead to the loss of dunes, marshes, coastal grassland, mudflats and intertidal habitats and increase in flood defences;
- Coastal erosion, exacerbated by climate change leading to changes to the coastline, coastal habitats and land use;
- Potential for new leisure and recreation development and visitor pressure, which can erode rural character and potentially damage or disturb sensitive estuarine habitats;
- New development at the fringes of urban areas and larger villages and on undeveloped estuary sides potentially affecting estuary/coastal views and eroding rural character;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;

- Widening and new access points to narrow lanes, eroding their rural character;
- Construction of large extensions to existing houses and buildings in high visibility locations such as ridges and valley sides, resulting in visual intrusion and erosion of characteristic vernacular built form;
- Potential road improvements and roadside developments along the M5, A38, A30 and A379 road corridors which can lead to a further erosion of rural character;
- Pressure for new masts and turbine, which would be potentially highly visible on prominent ridges and skylines.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Exe Estuary and Farmlands is conservation, enhancement and restoration. New development should conserve extensive views across the landscape to the estuary, coast and high ground and conserve, enhance and restore the landscape pattern of fields, woodlands, hedgerows and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve, enhance and restore hedgerows, woodlands, historic parkland and other historic features should be considered.

Recommendations

Settlement and Development

- Conserve open and expansive views across the landscape and estuary and coastal and sea views;
- Conserve the undeveloped character of the coastal cliffs by resisting cliff top development;
- Conserve the settlement pattern of nucleated villages, hamlets, farms and houses and ensure that new development reflects the vernacular character;
- Conserve and enhance the landscape setting of Exeter and Dawlish, ensuring new development enhances and restores features such as hedgerows, woodlands and designed landscapes;
- Ensure the sensitive location of new development, avoiding prominent ridges, valley sides and shoreline locations;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Enhance and restore rural character and tranquillity through sensitive siting of new development with enhancement of hedgerows, woodlands and roadside planting to major road corridors.

Land Management

- Conserve and restore the hedgerow network by encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance riparian habitats;
- Conserve and manage designed landscapes and other historic features such as old orchards;
- Conserve mature and veteran parkland and field trees and encourage a programme of replacement;
- Conserve and enhance estuarine and coastal habitats, including intertidal habitats, sand dunes, marsh, coastal grasslands, scrub and woodland;
- Ensure sensitive design of surfacing, way marking and signage on the South West Coast Path/Exe Valley Way to maintain the rural character and reduce soil erosion.

6.0 Landscape Character Areas

6.8 Bovey Valley and Slopes

Constituent LCTs
3A, 4A

Assessment

Location

Valley and Slopes to the west of Bovey Tracey and extending into Dartmoor National Park, with the majority of the area within the National Park (assessment to be completed). The description, characteristics, analysis and guidelines apply only to the small part of the LCA considered in this study.



Character Description

Valley slopes and relatively narrow floodplain of the River Bovey. This section of the valley forms a transition between the more intimate, narrow valley to the north west and the Bovey Basin to the south east. The valley broadens with gentle slopes, providing expansive views across the Bovey Basin to the slate hills around Newton Abbot and the nearby town of Bovey Tracey clustered around the slopes and river crossing. The rising mass of Dartmoor dominates and encloses to the west. These views contribute to a strong sense of place.

The underlying geology is principally shales, grits and cherts and is reflected in the vernacular farmsteads which punctuate the slopes. Minor roads and narrow lanes link the farms and town, with the exception

of the A382. Small to medium irregular pasture fields are bordered by substantial, often ancient hedgebanks and numerous broadleaved and mixed woodlands occur, particularly along the steep slopes fringing the floodplain and along the river. These steep woodlands provide an intimate, tranquil feel to the floodplain, which is disturbed to an extent close to Bovey Tracey by the A382 crossing and development on the edge of the town. A historic parkland at Parke and leisure development at Wolleigh are features. A dismantled railway and waymarked trail follow the northern edge of the floodplain and historic bridges are a feature. Underlying geology is principally shales, grits and cherts, with some Bovey clays to the south of the LCA.



Key Characteristics

- Valley slopes and narrow floodplain;
- Intimate floodplain with meandering river, semi-improved grassland and woodland on steep fringing slopes;
- Frequent broadleaved and mixed woodland and individual trees;
- Small-medium scale, irregular pasture fields with substantial hedgebanks;
- Settlement pattern of vernacular farmsteads, linked by minor roads and narrow lanes;
- Expansive views east to Bovey Tracey and across the Bovey Basin to the hills of Newton Abbot, with the rising mass of Dartmoor dominating to the west;
- Dismantled railway and historic river bridges;
- Mainly tranquil but disturbed locally close to Bovey Tracey and A382.



Analysis

Scenic Qualities

The Bovey Valley and Slopes landscape forms a transition between the Dartmoor upland to the west and Bovey Basin to the east. The expansive views across the basin and enclosing mass of Dartmoor provide a strong sense of place. The views from slopes, intimate floodplain, frequent woodland and historic hedgerows contribute to a high scenic quality. The rural landscape provides an important part of the setting to Bovey Tracey, particularly the river, floodplain and historic parkland at Parke. The vernacular farmsteads and historic features add to this complexity. The mainly tranquil landscape is disturbed locally close to Bovey Tracey and the A382.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many ecological attributes, including semi-improved grassland, broadleaved & mixed woodland, mature trees and hedgerows and river & stream corridors;
- Many cultural attributes, including dismantled railway, historic bridges, parkland and vernacular buildings;
- Strong sense of tranquillity overall.

Overall, the Bovey Valley and Slopes has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with intimate flood plain corridor and more open valley sides with views;
- Moderate intervisibility with the adjacent LCAs, resulting from the frequent woodland cover and enclosing landform.

Overall, the Bovey Valley and Slopes has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings
- Potential for new leisure and recreation development, eroding the rural character and sense of tranquility
- Potential urban expansion around the fringes of Bovey Tracey, eroding the rural character;
- Widening and new access points to narrow lanes, eroding their rural character.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Bovey Valley and Slopes is conservation and enhancement. New development should conserve the landscape pattern of pastoral fields, frequent woodland, hedgerbanks and narrow lanes and reflect the settlement pattern of scattered vernacular farmsteads. Opportunities to conserve and enhance hedgerows, woodlands and historic features should be considered.

Recommendations

Settlement and Development

- Conserve the overall strong sense of tranquillity;
- Conserve the small-scale, scattered settlement pattern and reflect vernacular character of existing farmsteads;
- Conserve and maintain views to Dartmoor and to Bovey Tracey and across the Bovey Basin;
- Ensure the sensitive location of new development, avoiding prominent open valley sides;
- Ensure that any improvements to the network of historic lanes reflects their rural character.

Land Management

- Conserve and manage the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management;
- Conserve and enhance historic sites and features;
- Conserve and manage broadleaved woodland and parkland/hedgerow trees;
- Conserve and manage semi-natural grasslands and riparian habitats.

6.0 Landscape Character Areas

6.9 Bovey Basin

Constituent LCTs
4A, 4D

Assessment

Location

River basin to the west along the lower reaches of the River Bovey and middle reaches of the Teign, including their confluence, from Bovey Tracey in the north west to Newton Abbot in the south east. A small part of the area extends into Dartmoor National Park (assessment to be completed).



Character Description

The Bovey Basin encompasses the predominantly flat, broad alluvial floodplain of the River Teign and its major tributary, the River Bovey and includes the confluence of the two rivers. The river basin, which has been strongly influenced by ball clay extraction activities, is enclosed by high ground including the granite upland of Dartmoor to the west, the hills of the Highweek area to the south and the Haldon Ridge and its connecting spurs to the north. The encircling high ground with occasional views up to elevated landmarks define the basin and provide a strong sense of place.

Geology has been a significant influence on this landscape, which is underlain by deposits of distinctive mineral rich clays. Quarrying of these

deposits over the last two centuries has resulted in large areas of de-spoiled land including open cast ball clay quarries, spoil heaps, settling lakes, and large modern industrial buildings with associated dust and noise. Abandoned quarries are frequent and have naturally regenerated to a mosaic of broadleaved woodland and wetlands. Belts of retained woodland provide enclosure to many quarries and some restoration of spoil heaps to pasture has occurred.



Interspersed with the quarries are areas of mainly pastoral irregular fields with hedgerows, woodlands and remnant acid heath. The tree-lined rivers are significant features, often with historic bridges, along with the Stover Canal and disused railway. Large areas of mixed and coniferous woodland provide sense of enclosure on slightly higher ground to the west, much of it associated with the historic Stover estate. The former estate is centered on the designed landscape of Stover Park, part of which is now managed as a country park and includes areas of parkland, woodlands, wetlands, remnant heath and acid grassland. The nearby Great Plantation is a large conifer plantation interspersed within remnant heath and some acid grassland and Bovey Heath and Chudleigh Knighton Heath, important heathland areas.

The historic settlement pattern is one of farmsteads, hamlets and small villages, connected by narrow lanes and minor roads. This persists over much of the eastern and northern part of the area, with the exception of modern settlement around Chudleigh Knighton and clusters of quarry buildings. Modern settlement at the edges of Newton Abbot and Kingsteignton influence the landscape locally to the south east and to the west the landscape is well settled, with the historic town of Bovey Tracey and its modern extensions, modern housing/industrial developments at Coldeast and Heathfield and a large retail/leisure complex.

The A38 is a dominant feature crossing the landscape to the west and the A382, with associated retail and leisure development has some urbanising influence. Whilst there are pockets of tranquillity within areas of woodland and pastoral fields, much of the landscape is disturbed, particularly in proximity to roads, quarries and settlements.



Key Characteristics

- Predominantly flat river basin, which encompasses the broad alluvial floodplain of the rivers Teign and Bovey;
- Enclosed by high ground including Dartmoor to the west, the Highweek hills and Haldon Ridge, with occasional views to elevated landmarks;
- Influenced by mineral extraction, with active, open-cast ball clay quarries, associated spoil pits, settling lakes and industrial buildings;
- Abandoned quarries with a mosaic of broadleaved woodland and wetlands;
- Irregular, mainly pasture fields with hedgerows and woodlands;
- Tree-lined rivers winding through the landscape, with associated historic bridges and other structures;
- Historic canal and railway reflecting industrial heritage;
- Extensive mixed and coniferous former estate woodlands to the west contribute to a sense of enclosure;
- Historic designed landscape of Stover Park, with parkland, woodlands, wetlands, remnant heath and acid grassland;
- Ecologically rich areas of heathland, which are remnants of much larger areas, create diversity and interest;
- Historic settlement pattern of farmsteads, hamlets and villages connected by narrow lanes and minor roads persists to the north and east;
- Well settled to the west, with a town, large villages and industrial/retail development, much of it modern;
- The visual influence of modern settlement at the urban edges of Newton Abbot and Kingsteignton to the south east;
- Major roads with associated urbanising development;
- Generally disturbed landscape with pockets of tranquillity in areas of woodland and pasture fields.

Analysis

Scenic Qualities

The landscape of the Bovey Basin is a complex mix of pastoral fields, mineral workings, extensive woodland and mixed development. A strong sense of place is provided by the historic and continuing presence of the ball clay industry and by occasional views to the enclosing uplands. The scenic quality is fragmented and lacks cohesive character. In places the rural character has been substantially eroded and despoiled, however, there remain significant areas of scenic quality, such as the designed landscape of Stover Park, heathlands, woodlands and wetlands, and the riverside landscapes of the Teign and Bovey, where sense of tranquillity is often strong. Areas of woodlands and wetlands provide an important setting for many settlements.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many ecological attributes, including the Teign and Bovey corridors, tributary streams, remnant areas of heathland and acid grassland, wetlands and ponds and extensive areas of mixed and broadleaved woodland.
- Many cultural attributes, associated with mineral extraction e.g. pottery ponds & flooded clay pits, tin streamings or channels on Bovey Heathfield, the Stover Canal and mineral railway as well as historic river bridges and farmsteads.
- Disturbed sense of tranquillity overall.

Overall, the Bovey Basin has *moderate* landscape character sensitivity.

Key visual sensitivity factors include:

- Visually enclosed landscape over much of the area due to the extensive woodlands, tree belts and hedgerows. Intermediate enclosure in places with views to enclosing high ground.
- Moderate intervisibility with adjacent LCAs. Ball clay workings,

settlements and woodlands are visible from high ground within adjacent LCAs. Views out from the basin towards high ground are often limited by woodlands and trees.

Overall, the Bovey Basin has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Continuing and potential expansion of mineral extraction activities, with associated visual intrusion and fragmentation of landscape character. There is also potential, however, for restoration of worked out and abandoned quarries to provide landscape enhancements such as new areas of heath, woodland and wetlands.
- Potential for landfill or waste management sites in worked out quarries.
- New residential developments at the edges of the main settlements, including on former mineral workings, which could lead to a further erosion of rural character;
- Potential expansion of existing industrial and commercial areas (particularly around Heathfield and Drumbridges), with loss of woodland and rural landscape character.
- Widening or other road improvements and associated roadside developments leading to further loss of tranquillity and erosion of rural character;
- New pylons and cables, which create visual clutter and do not respect existing landscape pattern and elements;
- New leisure and recreational developments, which may further erode rural character and tranquillity.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Bovey Basin is restoration and enhancement. New mineral sites should minimise the impacts of quarrying activities and provide progressive restoration with landscape enhancements. New built development should restore and enhance the pattern of woods, heaths and wetlands, fields and hedgerows. Opportunities to conserve, enhance and restore historic features, parkland, woods, heaths, wetlands and hedgerows should be considered.

Recommendations

Settlement and Development

- Promote the use of local building materials within new developments;
- Conserve and enhance the woodland and wetland settings to existing settlements;
- Conserve the pattern of woods, heaths and wetlands, fields and hedgerows within new development;
- Seek to preserve the condition and setting of historic structures associated with the river, the industrial heritage of the canal and railway corridor;
- Restore and enhance minerals sites with appropriate re-grading and woodland, wetland, heathland and pasture enhancements;
- Ensure the impacts of quarrying activities are minimised through, for example, the retention of woodland screening belts;
- Ensure that new development is well integrated into the surrounding landscape through the enhancement of woodlands, hedgerows and other features;

Land Management

- Enhance and restore historic parkland and features and structures associated with the river, the industrial heritage of the ball clay industry and canal and railway corridor;
- Enhance conifer plantations with a gradual transition to mixed and broadleaved woodland;
- Conserve and enhance existing areas of heath and encourage restoration of heathland to its historic sites where appropriate;
- Conserve and manage broadleaved woodland and hedgerows;
- Conserve and enhance the Teign and Bovey corridors and other wetland habitats;
- Seek opportunities for the restoration of floodplain pastures and marshland along the river corridors to allow natural river flooding and a dynamic, meandering river course.

6.0 Landscape Character Areas

6.10 Under Great Haldon

Constituent LCTs
3B

Assessment

Location

Ridge and valley landscape to the south west of the Haldon Ridge.



Character Description

Under Great Haldon encompasses a series of ridges and valleys running south west from the Haldon Ridge. The undulating ridges and elevated slopes allow dramatic views west towards Dartmoor over the Bovey Basin and east towards the Haldon Ridge, providing a strong sense of place. A rich patchwork of irregular pasture and arable fields of small to medium size bounded by mature hedgerows and narrow lanes dominates much of the landscape. Historic designed landscapes with significant areas of mixed and broadleaved, frequently ancient woodland on valley sides are an important element and include parkland, associated gardens and a number of veteran and mature trees. A hill fort, Castle Dyke and ruined Bishops Palace are closely associated with Ugbrooke Park.

The underlying limestone geology outcrops at Chudleigh Rocks where natural caves and a disused quarry are evident and small disused quarries

also occur near Ashwell. Limestone frequently occurs in vernacular buildings and walls, contributing to the local character. Sandstone also outcrops in the area near Fosterville and slates and shales underlie other parts.

The settlement pattern comprises small nucleated villages, hamlets and farmsteads and the market town of Chudleigh above the Kate Brook. Vernacular buildings of thatch and cob or stone and slate are frequent in the small settlements and historic core of the town, which has expanded to include large areas of modern housing around its fringes. Occasional leisure and industrial developments occur, often associated with the two major roads which cross and border the area and some landfilling of disused quarries has occurred.

Sense of tranquillity is strong in many of the secluded valleys and parks, but disturbed locally close to the main road corridors.



Key Characteristics

- Series of small river valleys, divided by undulating ridges of higher land;
- Long distance views towards Dartmoor across the Bovey Basin and towards the Haldon Ridge;
- Patchwork of irregular small to medium sized pasture and arable fields;
- Rich and intact network of hedgerows delineating field boundaries, often with hedgerow trees;
- Network of sunken, narrow winding lanes;
- Settlement pattern of small nucleated villages, hamlets and farmsteads along with the expanded market town of Chudleigh;
- Vernacular buildings of thatch and cob and slate and render/stone, frequently limestone;
- Historic designed landscapes with parkland, associated gardens and veteran and mature trees;
- Significant areas of mixed and broadleaved woodland on valley sides, much of it ancient;
- Historic features including a hill fort and Bishop's Palace associated with Ugbrooke Park;
- Limestone outcrops at Chudleigh Rocks with natural caves and disused quarries occurring through the area;
- Active sand quarrying and landfill locally;
- Some modern housing, leisure and industrial development associated with the fringes of Chudleigh and two major roads;
- Sense of tranquillity is strong though locally disturbed close to main road corridors.



Analysis

Scenic Qualities

Under Great Haldon is defined by the undulating ridges and valleys with views to Dartmoor, the Bovey Basin and the Haldon Ridge. The rich pattern of fields and hedgerows, designed parklands and woodlands, historic features and limestone outcrops combine with the landform to provide a strong sense of place and high scenic quality. The parkland of Ugbrooke, pastoral fields and limestone outcrops are important to the setting of Chudleigh.

This quality has been eroded to an extent locally by two major roads and some unsympathetic residential and industrial development, quarrying and landfilling.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including semi-natural ancient woodland, broadleaved and mixed plantations, mature and veteran parkland trees, mature hedgerows, limestone outcrops and caves;
- Many cultural attributes, including archaeological sites and designed landscapes with associated buildings, disused quarries and vernacular buildings.
- Generally strong sense of tranquillity, disturbed locally close to major roads.

Overall, Under Great Haldon has **high** landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure. In places, long distance panoramic views can be gained from ridges and open ground. In other locations, enclosed valleys and woodlands limit views;
- Moderate intervisibility with adjacent LCAs. Long distance views towards Dartmoor, the Bovey Basin and Haldon Ridge are obtained in places and some views of Chudleigh and ridge tops are obtained from

surrounding landscapes. Many enclosed valleys are hidden from view, however.

Overall, Under Great Haldon has **moderate** visual sensitivity.

Current and Future Landscape Pressures

- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Potential road improvements and roadside developments along the 38 and A380 which can lead to an erosion of rural character;
- Construction of large extensions to existing houses and buildings, in high visibility locations such as ridges and valley sides, resulting in visual intrusion and erosion of characteristic vernacular built form;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character;
- Potential for new leisure and recreation developments to erode rural character and sense of tranquillity;
- Pressure for residential development on the edge of Chudleigh which could be highly visible along the ridge, erode the setting and require further infrastructure;
- Potential for future quarrying and associated landfill.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for Under Great Haldon is conservation and enhancement. New development should conserve the landscape pattern of fields, woodland, hedgerows and narrow lanes and should generally reflect the settlement pattern of small villages, hamlets and farmsteads. Development on the edge of Chudleigh should conserve the setting of parkland, pastoral fields and limestone outcrops. Opportunities to conserve and enhance hedgerows, woodlands. Historic parklands and features should be considered.

Recommendations

Settlement and Development

- Conserve the generally small-scale settlement pattern of small villages, hamlets and farmsteads and ensure that new development reflects the existing vernacular character of thatch, cob, stone, render and slate;
- Conserve and enhance the setting of Chudleigh, ensuring that new edge development reflects the local vernacular and encourage the use of local materials;
- Conserve important views and ensure the sensitive location of new development, avoiding prominent ridges and valley sides;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Seek to screen visually intrusive sections of the A38 and A380 corridors, to limit the impact of noise and movement on the surrounding landscape;
- Ensure the progressive restoration of quarries and associated landfill sites, including woodland, grassland and wetland enhancements.

Land Management

- Conserve the pattern of field enclosure and enhance the network of hedgerows and hedgebanks, encouraging traditional hedgerow management practices;
- Conserve and enhance historic parkland and associated features, including mature and veteran trees, encouraging a programme of replacement;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance archaeological sites and historic features.

6.0 Landscape Character Areas

6.11 Dawlish Hinterland

Constituent LCTs
2B, 2C, 5A

Assessment

Location

The Dawlish Hinterland is located to the south east, extending inland from the coast at Dawlish towards the Haldon Ridge.



Character Description

The Dawlish Hinterland includes the undulating folded landscape of steep ridges and valleys leading south east from the Haldon Ridge to the fringes of Dawlish and the coastal cliffs to the south. The valley system includes the broader valley of Dawlish Water and its narrower tributary valleys. Views are obtained from the high ridges south and east towards the coast and Exe estuary and west to the imposing Haldon Ridge backdrop, providing a strong sense of place.

The landscape is underlain by a dark, rich, red soil, which when visible within ploughed fields and along verges provides a striking contrast to the green hedgerow infrastructure. The red soils are fertile and easily worked, giving rise to a patchwork of irregular pasture and arable fields, with a strong pattern of medieval field enclosures. Dense hedgerows



and narrow winding lanes are characteristic, along with small blocks of woodland, occasional old orchards and tree-lined rivers and streams.

The designed landscape of Luscombe Castle with its significant areas of ancient broadleaved woodland is a major feature, which, along with the smaller park at Stonelands house, provides an important part of the setting of Dawlish.

The settlement pattern is one of scattered farmsteads, houses and hamlets, with frequent cob and thatch, stone and slate buildings and some brick. The expanded village of Holcombe near the coast is bisected by the A379 and includes modern bungalows and large villas and modern housing forms the edges of Teignmouth and Dawlish.

The steep, red sandstone cliffs, around Hole Head with outlying rocks and stacks, such as the Parson and Clerk are instantly recognisable features, providing a very strong sense of place. Coastal scrub and Pine dominated woodland are a feature, along with exposed rock faces, intertidal sand/shingle and rocks. The railway hugging the coast with tunnels through the cliffs is another notable feature.

Overall sense of tranquillity is strong, except locally close to the A379 coast road and railway and on the fringes of Dawlish and Teignmouth.

Key Characteristics

- Undulating landscape of steep ridges and small river valleys;
- Strong contrast between the deep red underlying soils, visible within ploughed fields and the network of green hedgerows and mature trees;
- Coastal views from ridges with the Haldon Ridge providing a backdrop;
- Patchwork of irregular pasture and arable fields, with pattern of medieval field enclosures, delineated by mature hedgerows;
- Network of sunken, winding lanes;
- Small woodland blocks and tree-lined rivers and streams;
- Extensive ancient broadleaved woodland, mature parkland and field trees, associated with Luscombe Castle;
- Scattered settlement of hamlets, farmsteads and houses with frequent cob, thatch, stone and slate and some brick;
- Steep red sandstone cliffs with outlying rocks and stacks and coastal habitats;
- Railway and sea wall hugging the coastline, with tunnels through the cliffs;
- Overall strong sense of tranquillity, locally reduced close to coast road/railway and edges of towns.



Analysis

Scenic Qualities

The combination of steep ridges and valley systems, patchwork of fields and hedgerows, designed landscape and dramatic coastal cliffs create a landscape of high scenic quality which forms an important setting to the town of Dawlish. The red sandstone of the cliffs and underlying soils along with the coastal views and backdrop of the Haldon Ridge define a strong sense of place. The frequent vernacular buildings and coastal railway add to this distinctiveness.

The strong sense of tranquillity and scenic quality is eroded only locally, near the coast road and railway and close to the towns of Teignmouth and Dawlish.



Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including river & stream corridors, mixed and broadleaved woodland, including ancient woodland, mature and veteran parkland trees, mature trees and hedgerows, coastal scrub, intertidal and cliff-side habitats, nationally important geological cliff features;
- Many cultural attributes, including designed landscapes with mature parkland, extensive woodland and associated gardens and historic buildings, the historic coastal railway line route, pattern of medieval field enclosures, vernacular buildings, old orchards;
- Strong sense of tranquillity overall, disturbed locally close to the railway and coast road and main coastal towns.

Overall, the Dawlish Hinterland has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with steep, narrow valleys and woodlands providing enclosure and views across the landscape and to the coast from high ridges and open upper slopes;
- Moderate intervisibility with adjacent LCAs with some panoramic views across the Exe farmlands to the estuary, across the landscape to the Haldon Ridge, to the coast and from the cliffs to other parts of the coast and out to sea. The steep, narrow valleys restrict views to within the valley in many locations, particularly where extensive woodlands dominate.

Overall, the Dawlish Hinterland has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Coastal erosion, exacerbated by climate change with potential sea-level rises, leading to changes to the coastline, coastal habitats and land use;
- New coastal fringe development around Dawlish and Holcombe potentially affecting coastal and sea views and eroding rural character;
- Construction of large extensions to existing houses and buildings, in high visibility locations such as ridges and valley sides, resulting in visual intrusion and erosion of characteristic vernacular built form;
- Potential for new leisure and recreation development and visitor pressure, particularly along the coast, eroding the rural character and sense of tranquillity;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character.

Strategic guidelines and recommendations

Strategic Guidelines

The overall strategy for the Dawlish Hinterland is conservation and enhancement. New development should conserve views across the landscape to the coast and high ground and coastal and sea views from the cliffs. The landscape pattern of irregular fields, woodland, hedgerows and narrow lanes should be conserved and enhanced and new development should reflect the historic settlement pattern and vernacular character. Opportunities to conserve and enhance hedgerows, woodland, historic parkland and other historic features should be considered.

Recommendations

Settlement and Development

- Conserve open and dramatic views across the landscape and coastal and sea views;
- Conserve the undeveloped character of the coastal cliffs by resisting cliff top development;
- Conserve the scattered settlement pattern of houses, farmsteads and hamlets and ensure that new development reflects the vernacular character;
- Conserve and enhance the landscape setting of Dawlish, ensuring new development enhances features such as hedgerows, woodlands and designed landscapes;
- Ensure the sensitive location of new development, avoiding prominent ridges and valley sides;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Conserve the predominantly strong sense of tranquillity, particularly inland;

Land Management

- Conserve and enhance coastal habitats, including scrub, woodland, cliff and intertidal habitats;
- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and enhance riparian habitats;
- Conserve and manage the designed landscapes of Luscombe Castle and Stonelands House and other historic features;
- Ensure sensitive design of surfacing, way marking and signage on the South West Coast Path to maintain the rural character and reduce soil erosion;
- Encourage interpretation of geological and ecological cliff features and habitats;
- Conserve mature and veteran parkland and field trees, and encourage a programme of replacement;
- Conserve and manage broadleaved woodland.

6.0 Landscape Character Areas

6.12 Teign Estuary

Constituent LCTs
2F 3B, 4C

Assessment

Location

The Teign Estuary is located to the south between Newton Abbot in the west and the coast at Teignmouth in the east.



Character Description

The Teign Estuary includes the broad tidal river channel, intertidal areas and adjacent lower slopes. The estuary is defined by steeply rising high rounded hills with distinctive folds. The river channel and intertidal mudflats with its dynamic pattern of winding creeks dominates the landscape, and along with the enclosing hills and expansive cross-estuary views, provides a very strong sense of place. The changing tides and presence of seabirds and waders add diversity and movement. A succession of sheltered inlets with shingle beaches at the mouths of combs and intervening sandstone cliffs line the south side of the estuary. To the north side more gently rising slopes with an undulating shoreline give way to steeper hills around Bishopsteignton and Teignmouth.

A patchwork of predominantly pastoral fields slope down to the estuary, delineated by a network of mature hedgerows, with occasional small woodlands. Red soils underlie the landscape and are occasionally visible

in ploughed fields, cliffs and hedgebanks. The settlement pattern includes the large villages of Bishopsteignton, Shaldon and Ringmore, linked by the A379/A381 and Shaldon bridge. The settlements of Teignmouth and Shaldon and the connecting bridge frame the estuary mouth, with channelled views out to sea. The mainline railway follows the north side of the estuary and the A380 crosses near Hackney Marshes at the start of the estuary, close to the urban edges of Newton Abbot and Kingsteignton. Outside these areas settlement comprises scattered farms, houses and hamlets, with frequent vernacular buildings of cob and thatch, slate and render and occasional brick, linked by a network of narrow, winding lanes. Occasional leisure and industrial developments occur along the estuary slopes and boats, boatyards, moorings, quays and slipways are a feature, particularly at Shaldon/Ringmore and Teignmouth Quay, which is a working dock.

Tranquillity is generally disturbed, due to the presence of the main road, railway and development although there are pockets of tranquillity within secluded combs and along parts of the estuary shore.



Key Characteristics

- Open, flat, low-lying estuary landscape with adjacent lower slopes, enclosed by steeply rising high rounded hills;
- Expansive views across expanses of open water and intertidal mudflats from estuary edge and adjacent slopes;
- Changing tides and presence of seabirds and waders;
- Sheltered inlets with shingle beaches and sandstone cliffs along the south side;
- Patchwork of mainly pastoral fields with mature hedgerows and occasional small woodlands;
- Underlying red soils occasionally visible in ploughed fields, cliffs and hedgebanks;
- Settlement pattern of large villages, scattered farms, houses and hamlets;
- Frequent vernacular buildings of cob and thatch, render and slate, particularly in the smaller settlements;
- Main roads with bridge crossings near mouth and start of estuary and mainline railway following the north shore;
- Channelled views out to sea framed by the settlements of Teignmouth and Shaldon and connecting bridge at the estuary mouth;
- Occasional leisure and industrial developments along the estuary slopes;
- Small boats, boatyards, moorings, quays and slipways, particularly at Shaldon/Ringmore and Teignmouth.



Scenic Qualities

The landscape of the Teign Estuary is strongly defined by the river channel, intertidal mudflats and enclosing steep rounded hills. The natural landform and open, expansive cross-estuary views provide a very strong sense of place. The expanses of open water, mudflats, changing tides and birdlife contribute to a high scenic quality, which is complemented by the adjacent pasture fields and hedgerows and small vernacular settlements. The shoreline railway and larger settlements add distinctiveness and frequent small boats and moorings emphasise the maritime character.

The scenic quality is eroded locally by occasional industrial and leisure developments and some unsympathetic development on the edges of Bishopsteignton, Teignmouth and Newton Abbot/Kingsteignton. The landscape is often disturbed by noise and movement from main roads, bridge crossings and development, although there are pockets of tranquillity in secluded combs and along parts of the estuary shore.

Analysis



Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including the river channel, intertidal habitats of mudflats, shingle banks and marshes, broadleaved woodland and mature hedgerows;
- Many cultural attributes, including vernacular buildings, historic coastal railway, flood walls, quays and other features;
- Variable sense of tranquillity

Overall, the Teign Estuary has *high* landscape character sensitivity.

Key visual character sensitivity factors include:

- Generally strong sense of openness, with expansive cross-estuary views a key characteristic of this landscape; with some pockets enclosed in valley folds.
- Overall high intervisibility with adjacent LCAs. The estuary is prominent in views from the high ground of the Haldon Ridge and Breccia Hills in particular.

Overall, the Teign estuary has *high* visual sensitivity.

Current and Future Landscape Pressures

- Climate change causing potential sea-level rise, which could lead to the loss of existing mudflats and intertidal habitats and increase in flood defences;
- Potential for new leisure and recreation development and visitor pressure, which can erode rural character and potentially damage or disturb sensitive habitats;
- New development at the fringes of the urban areas and larger villages and on undeveloped estuary sides potentially affecting estuary views and eroding rural character;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character.

Strategic guidelines and recommendations

Strategic Guidelines

The overall strategy for the Teign Estuary is conservation and enhancement. New development should conserve and enhance the character and quality of estuary views and conserve intertidal habitats, the pattern of fields, hedgerows and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve and enhance estuary views and habitats, hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve the open, expansive cross-estuary views and sea views;
- Conserve the scattered rural settlement pattern of houses, farmsteads and hamlets and ensure that new development reflects the vernacular character;
- Conserve and enhance the landscape setting of Teignmouth, Shaldon/Ringmore and Bishopsteignton, ensuring new development enhances features such as hedgerows and woodlands;
- Ensure the sensitive location of new development, avoiding prominent valley sides and shoreline locations;
- Ensure that any improvements to the network of historic lanes reflects their rural character.

Land Management

- Conserve and manage intertidal estuarine habitats;
- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and manage broadleaved woodland;
- Conserve and enhance archaeological sites and historic features.

6.0 Landscape Character Areas

6.13 Ashburn Valley and Ridges

Constituent LCTs
1E, 3A

Assessment

Location

The Ashburn Valley and Ridges is located to the south west along the A38 corridor around Ashburton and Buckfastleigh, extending into Dartmoor National Park (assessment to be completed) and South Hams District (see South Hams Landscape Character Assessment). The description, characteristics, analysis and guidelines apply only to the part of the LCA considered in this study.



Character Description

The Ashburn Valley and Ridges comprises an undulating landscape of small rounded hills. Extensive views west are obtained in places towards the rising upland of Dartmoor and east over rolling hills and valley landscapes, providing a sense of place. The hills are dissected by the narrow valleys of the rivers Dart and Mardle, close to Buckfastleigh and the broader valley of the Ashburn, running north to Ashburton, along with many smaller tributary valleys.

The underlying geology includes limestone and slate and the area has been historically quarried for limestone. Consequently, there are numerous

abandoned quarries and occasional limekilns along the valley sides together with natural caves along the Dart, just outside the Study Area close to Buckfastleigh. The South Devon Railway follows the Dart Valley to Buckfastleigh, where it is truncated by the A38, which follows the route of the former branch line to Ashburton.

Occasional small broadleaved woodland blocks occur on hillsides amongst a patchwork of mixed pasture and arable fields. The generally sub-regular fields vary in size, the larger fields being frequently arable, and are divided by mature hedgebanks, often with hedgerow trees. A network of narrow winding lanes crosses the landscape.

Settlement pattern is sparse with scattered houses, farmsteads and hamlets, frequently with vernacular buildings of stone and slate, contrasting with the larger settlements along the A38 corridor to the west, within the National Park. Occasional small leisure developments occur. Sense of tranquility and remoteness is strong through much of the area due to the sparse settlement, enclosure of the tributary valleys and views to Dartmoor and over rolling farmland, only eroded on slopes above the A38 overlooking the Ashburn valley.



Key Characteristics

- Undulating small rounded hills frequently dissected by narrow valleys;
- Extensive views in places towards Dartmoor and across rolling farmland to the east, contrasting with enclosed character of narrow valleys;
- Frequent abandoned, historic limestone quarries and occasional limekilns and associated historic railway;
- Small, broadleaved woodland blocks on hillsides;
- Variable field size in sub-regular pattern with pasture and arable, with larger fields frequently arable;
- Mature hedgerows, often with hedgerow trees;
- Narrow, enclosed winding lanes;
- Sparsely settled with houses, farmsteads and hamlets, often with stone and slate buildings;
- Occasional small leisure developments;
- Contrast with broader Ashburn valley and larger settlements along the A38 to the west;
- Tranquil and remote except overlooking the Ashburn valley/A38.



Analysis

Scenic Qualities

The Ashburn Valley and Ridges is a complex landform of small hills and narrow valleys with extensive views to Dartmoor and over rolling farmland providing a sense of place and contrasting with enclosed, intimate valleys. A strong pattern of fields, hedgerows and lanes combine with sparse settlement to give a strong sense of tranquility and remoteness through much of the area, contributing to high scenic quality. Small woodlands, abandoned quarries and other historic features add interest and diversity. The landscape within the Study Area contrasts with the broader Ashburn valley with larger settlements along the A38 to the west corridor.

Sensitivity to Change

Key landscape character sensitivity factors include:

Many natural/ecological attributes, including streams, broadleaved woodland, hedge banks and hedgerows;

Many cultural attributes, including abandoned quarries, limekilns, vernacular buildings, historic railway.

Strong sense of tranquillity overall, disturbed locally close to A38 corridor. Overall, the Ashburn Valley and Ridges has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure, resulting from landform, with some extensive views from hill tops and limited visibility in narrow valleys and enclosed lanes with high hedgerows;
- Moderate intervisibility with adjacent LCAs. The hilltops are noticeable features from surrounding landscapes and particularly prominent above the Ashburn valley. Narrow valleys within the hills are generally hidden from view.

Overall, the Ashburn Valley and Ridges has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character;
- Construction of large extensions to existing houses and buildings in high visibility hill tops or sides, resulting in visual intrusion and erosion of characteristic vernacular form;
- Potential for new leisure and recreation development which can erode the rural character and sense of tranquility;
- Potential road improvements and roadside developments along the A38 which can lead to an erosion of rural character;
- Pressure for new masts and turbines, which would be potentially highly visible on prominent skylines.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Ashburn Valley and Ridges is conservation and enhancement. New development should conserve the landscape pattern of pasture and arable fields, woodland, hedgerows and narrow lanes and reflect the sparse, small-scale settlement pattern and vernacular character. Opportunities to conserve and enhance hedgerows, woodlands and historic features should be considered.

Recommendations

Settlement and Development

- Conserve the existing small-scale sparse and scattered settlement pattern and ensure that new development reflects the vernacular character;
- Conserve extensive views towards Dartmoor and across the rolling hills and valleys to the east;
- Ensure the sensitive location of new, particularly tall, vertical developments, avoiding prominent hilltops and sides;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Conserve the strong sense of tranquility through sensitive siting of development and enhancement of hedgerows and woodlands.

Land Management

- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and enhance riparian habitats;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance archaeological sites and historic features.

6.0 Landscape Character Areas

6.14 Lemon Valley and Ridges

Constituent LCTs
1E, 4G

Assessment

Location

Valley and Ridges to the south west, between Newton Abbot and Bickington, extending beyond into Dartmoor National Park (assessment to be completed) and south west of Denbury.



Character Description

The Lemon Valley and Ridges comprises the valley of the River Lemon, its tributaries the Kester and Barham's Brooks and the prominent, distinct rounded hills to the north of the Lemon. Much of the Lemon valley is a steep sided, winding and narrow, particularly close to Newton Abbot, where it flows through a wooded gorge. Kester Brook lies within a steep open valley, whilst the valley of Barham's Brook is wider and more gently sloping. Views are obtained from the prominent hills north of the Lemon towards Dartmoor in the west, across the Bovey Basin to the Haldon Ridge in the north and over the Lemon to the south. From the eastern hills there are views over Newton Abbot towards the Teign estuary, and these hills and the wooded Lemon gorge form an important part of the setting of the town. The distinctive landform, combined with these views provide a strong sense of place.

The landscape is underlain by a mixed geology including slates and shales and limestone, giving rise to a mixed pattern of pasture, arable and woodland. Small abandoned quarries occur on limestone to the east of Bickington and within the wooded gorge of the Lemon.

Extensive broadleaved woodlands occur along the steep sides of the tree lined river Lemon, with frequent ancient woodland. Small woodlands are frequent on the sides of the prominent hills and mixed/conifer blocks are a feature of the Barham's Brook valley. A patchwork of medium to large pasture and arable fields dominates the more gentle slopes north and south of the Lemon, with smaller pasture fields typical on the steeper slopes of the hills. The smaller fields and winding lanes are enclosed by often dense hedgerows. By contrast, the more open, larger fields tend to have a weaker hedgerow structure.



Settlement pattern consists of scattered houses, farms and hamlets frequently with stone/render and slate vernacular buildings. Historic bridges and occasional mills occur along the Lemon and the historic park of Bradley Manor and nearby prominent hill fort are features of the gorge. Occasional old orchards occur in the Kester valley and around Bickington and South Knighton.

Occasional leisure developments occur along the A383, which follows the Lemon for part of its length and the former Seale Hayne agricultural college is a feature on the hillside to the north of the road. The A38 crosses the Lemon and hills to the west of Bickington, with steep, planted cuttings and embankments in places. Main power lines cross the hills and Lemon and follow the Kester Brook.

Sense of tranquillity is strong in the tributary valleys to the south, within the Lemon gorge and pockets within the hills. The landscape is more disturbed close to the A383, A38 and fringes of Newton Abbot.



Key Characteristics

- Steep sided, winding, narrow river valley, tributary valleys and prominent, distinct rounded hills;
- Views from the hills towards Dartmoor and across the Bovey Basin to the Haldon Ridge and in places over the Lemon and Newton Abbot;
- Wooded gorge and extensive broadleaved woodland, frequently ancient, along the steep sides of the Lemon, mixed woodland along Barham's Brook and small woods on the sides of prominent hills;
- Variable field pattern of pasture and arable enclosed by sometimes dense hedgerows, weakened in places where larger fields predominate;
- Settlement pattern of scattered houses, farms and hamlets with vernacular buildings of stone/render and slate;
- Tree lined rivers and streams and occasional old orchards;
- Network of winding, enclosed, narrow lanes;
- Historic stone bridges and occasional mills along the main river valley;
- Small abandoned limestone quarries in places, historic parks and archaeological features;
- Main road following the Lemon valley with occasional leisure developments and former agricultural college prominent on nearby hillside;
- Major road crosses the Lemon and hills to the west with steep planted cuttings and embankments and main power lines cross the area and follow the Kester Brook;
- Variable sense of tranquility, strong in the tributary valleys and folds in the hills, more disturbed close to main roads and town of Newton Abbot.

Analysis

Scenic Qualities

The Lemon Valley and Ridges is strongly defined by the steep valley landform and prominent, distinct rounded hills, which, combined with views to Dartmoor and across the Bovey Basin provide a strong sense of place. The prominent hills and wooded Lemon gorge provide an important part of the setting of Newton Abbot. Scenic quality is high in places, with the steep wooded gorge of the Lemon, extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows are strong characteristics. Sense of tranquillity is strong in the tributary valleys and folds in the hills.

Scenic quality and tranquillity are eroded in places by the presence of main roads and power lines and occasional unsympathetic development around the fringes of Newton Abbot.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including mature broadleaved woodland including some ancient woodland, mixed woodland, tree lined rivers, pockets of semi-improved grassland, mature hedgerows and trees;
- Many cultural attributes, including disused quarries, historic bridges and mills, vernacular buildings, old orchards, historic parks and an iron age hillfort;
- Variable sense of tranquillity.

Overall, the Lemon Valley and Ridges has *moderate* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure, with steep valleys and woodlands and folds in hills providing enclosure, with views across the

landscape from upper slopes and hill tops;

- Moderate intervisibility with adjacent LCAs with the prominent rounded hills easily visible features from adjacent landscapes and the town of Newton Abbot, whilst views to and from the narrow valleys are limited.

Overall, the Lemon Valley and Ridges has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Pressure for urban extensions at the edge of Newton Abbot which could lead to erosion of rural character and tranquillity;
- Potential for new leisure and recreation development along the A383 corridor, eroding rural character and tranquillity;
- Construction of large extensions to existing houses and buildings, and new buildings in high visibility locations on hilltops and sides, resulting in visual intrusion and erosion of vernacular character;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere.
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and old orchards and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Widening and new access points to narrow lanes, eroding their rural character;
- Potential road improvements and roadside developments along the A38 and A383 which can lead to an erosion of rural character;
- Pressure for new masts, turbines and pylons, which would be potentially highly visible on prominent skylines.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Lemon Valley and Ridges is conservation, enhancement and restoration. New development should conserve extensive views and conserve, enhance and restore the landscape pattern of fields, woodlands, hedgerows and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve, enhance and restore hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve extensive views across the landscape from hilltops;
- Conserve, enhance and restore the landscape setting of Newton Abbot, ensuring new development enhances and restores features such as hedgerows, woodlands and parkland;
- Ensure the sensitive location of new development, avoiding prominent hilltops and slopes;
- Conserve the scattered settlement pattern of houses, farmsteads and hamlets and ensure that new development reflects the vernacular character;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Enhance and restore rural character and tranquility through sensitive siting of new development with enhancement of hedgerows, woodlands and roadside planting.

Land Management

- Conserve and restore the hedgerow network by encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance archaeological sites and historic features such as old orchards and parkland;
- Conserve and manage semi-improved grasslands and riparian habitats;



6.0 Landscape Character Areas

6.15 Denbury Down

Constituent LCTs
1G

Assessment

Location

Denbury Down is located to the south of the Lemon Valley, south west of Newton Abbot.



Character Description

Denbury Down encompasses an undulating plateau with distinct hills rising above it such as Denbury Down and Beacon Hill. The prominent hills dominate many views and along with more distant views to Dartmoor, provide a strong sense of place. Small streams and springs occur between folds in the hills.

The underlying geology is predominantly limestone with areas of slates and shales to the west. The geology is reflected in the occasional small abandoned quarries and natural caves and outcrops, particularly near Torbryan, and in the use of limestone in walls and buildings.

The landscape within this area has strong historic links, with a clear pattern of medieval field pattern visible in places. Archaeological features are visible, notably at Denbury Hillfort and other remnant historic features occur, such a small parks and old orchards. Pasture predominates, with small to medium areas of woodland, often on prominent hill tops or steep slopes. Ancient woodland and patches of semi-improved/unimproved grasslands and scrub occur on common land. A dense network of mature hedgebanks with trees and winding narrow lanes enclose the fields and link scattered farmsteads and hamlets along with several large nucleated villages.

Vernacular buildings of stone and slate and cob and thatch occur along with limestone walls and surfacing within the villages. A variety of more modern materials, including brick, occur in the larger villages and within the occasional leisure developments close to the A381 to the east. Large power lines and the mainline railway are associated with this corridor, close to the expanded village of Ipplepen. A prison complex occurs on the outskirts of Denbury and the Ogwell Cross suburb of Newton Abbot abuts the area.

Sense of tranquillity is strong, though disturbed locally close to the A381 and nearby large villages.



Key Characteristics

- An undulating plateau with distinct, prominent hills rising above it, small streams and spring lines;
- Views dominated by prominent hills and distant mass of Dartmoor;
- Limestone geology reflected in occasional quarries, natural caves and use of limestone in walls and buildings;
- Medieval field pattern and visible archaeology, occasional old orchards and small parks;
- An irregular patchwork of predominantly pasture, with occasional arable fields delineated by a dense network of hedgebanks with trees;
- Broadleaved and mixed woodland, often on hilltops or steep slopes, with some ancient woodland;
- Areas of common land with semi-improved/unimproved grassland and scrub;
- Settlement pattern of scattered farms and hamlets and nucleated villages with frequent vernacular buildings of stone, slate, cob and thatch;
- Network of winding, narrow lanes;
- Main road to the east with occasional modern leisure developments, power lines and railway;
- Variety of materials including brick in modern development on the fringes of larger villages;
- Strong sense of tranquillity, disturbed locally close to A381;



Analysis

Scenic Qualities

The distinctive hills, undulating patchwork of fields and hedgerows, frequent woodland, archaeological and historical features and vernacular settlements create a landscape of high scenic quality through most of the area. The prominent hills and views to Dartmoor provide a strong sense of place. This is emphasised by the presence of limestone in buildings and walls and in local features such as old quarries and natural caves and outcrops.

The strong sense of tranquillity and scenic quality is eroded locally by a mix of modern developments close to the A381 and nearby large villages.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including mixed and broadleaved woodland, including some ancient woodland, mature hedgebanks and trees, semi-improved/unimproved grassland and scrub, natural caves and outcrops and springs;
- Many cultural attributes, including pattern of medieval field enclosures, archaeological features, including Denbury Down hillfort, vernacular buildings, old orchards, small parks, commons and abandoned quarries;
- Strong sense of tranquillity overall, disturbed locally close to A381 and nearby large villages.

Overall, Denbury Down has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure, due to undulating topography, areas of woodland and high hedgebanks enclosing lanes which limit views, which are obtained from hills and open fields;
- Moderate intervisibility with adjacent LCAs – the prominent wooded hilltops are easily visible features from adjacent landscapes and facilitate views to Dartmoor and nearby ridges of high ground,

however, the undulating topography means valleys and low ground is often hidden from view.

Overall, Denbury Down has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Pressure for urban extensions at the southern edge of Newton Abbot around Ogwell Cross and further expansion to existing villages could lead to erosion of rural character;
- Potential for new leisure developments such as garden centres and caravan parks along the A381 corridor, which can erode rural character;
- Construction of large extensions to existing houses and other buildings, and new buildings in high visibility locations on hilltops and sides, resulting in visual intrusion and erosion of vernacular character;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries, archaeological features and old orchards and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings;
- Widening and new access points to narrow lanes, eroding their rural character;
- Pressure for new masts, turbines and pylons, which would be potentially highly visible on prominent hillsides.

Strategic Guidelines and recommendations

Strategic Guidelines

The overall strategy for Denbury Down is conservation and enhancement. New development should conserve views and conserve and enhance the strong historic landscape pattern, patchwork of woodland, hedgebanks and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve extensive views across the landscape from hilltops and views to landmarks
- Conserve and enhance the urban edge of Newton Abbot at Ogwell Cross with features such as hedgebanks, stone walls and woodland;
- Ensure the sensitive location of new development, avoiding prominent hilltops and slopes;
- Conserve the settlement pattern of scattered farms and hamlets and nucleated villages and ensure that new development reflects the vernacular character;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Conserve and enhance the strong sense of tranquillity through sensitive siting of new development with enhancement of hedgerows and woodlands.

Land Management

- Conserve and enhance the hedgerow network by encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance archaeological sites and historic features such as old orchards and parkland;
- Conserve and manage semi-improved/unimproved grasslands and scrub;
- Conserve and enhance limestone walls, with repair where appropriate;
- Conserve the pattern of field enclosure, particularly remnant medieval field enclosures.

6.0 Landscape Character Areas

6.16 Kerswell Farmland

Constituent LCTs
3B, 4G

Assessment

Location

The Kerswell Farmland is located to the south of Newton Abbot and west of Kingskerswell, extending slightly into South Hams and Torbay (see South Hams and Torbay Landscape Character Assessments).



Character Description

The Kerswell Farmland includes the gently undulating valley and flat flood plain of the Aller Brook and its tributaries and the rolling hills to the west. Views across the valley towards Kingskerswell and Milber with the steeply rising hills behind are obtained and to the steep hills fringing Newton Abbot to the north and Torbay to the south giving a sense of place to the enclosed valley.

Exposed red soils in arable fields reflect the underlying sandstone geology and limestone is exposed to the south at Stoneycombe quarry and in a number of disused quarries. The Bovey clay beds also underlie part of this area and the lake at Decoy Country Park is a former clay pit. The sand quarry at Kingskerswell lies within the Breccia Hills, but is a dominant feature within this area. Landfill sites between Kingskerswell and Abbotskerswell are also noticeable features.

A patchwork of medium to large arable fields predominates, with some smaller fields to the south along the Aller sides and around North Whilborough. These are divided by mainly mature hedgerows, becoming fragmented in the valley floor. A network of narrow lanes crosses much of the area, but the Aller valley and its main tributaries are dominated by the A380 road and mainline railways, with large power lines also following parts of the valleys.

Some large areas of mixed and broadleaved woodland occur, including ancient woodland at Kerswell Down, otherwise small woods punctuate the field pattern. Woodland is also associated with the active quarry and landfill sites occupying former quarries. Lakes are also a feature of these former quarries. Unimproved grassland is a feature of Wilborough Common and at Decoy.

Settlement pattern consists of scattered houses, farms and nucleated villages, frequently with stone/render and slate and some cob and thatch vernacular buildings. Modern buildings of varying designs and materials also occur in the expanded villages of Abbotskerswell and old Kingskerswell. The large expanded modern settlement of Kingskerswell lies adjacent on the east side of the Aller valley, along with Milber, which forms part of Newton Abbot. The Wolborough Hill Conservation Area of Newton Abbot, along with modern industrial and housing areas, lies to the north.



Sense of tranquillity is variable, being disturbed through the valleys by the main road, railway and adjacent development, and close to the quarry and landfill sites. Pockets of tranquillity remain within the rolling hills, however, even in close proximity to Newton Abbot.

Key Characteristics

- Gently undulating valley and flat flood plain, tributary valleys and rolling hills;
- Cross-valley views to nearby settlements and enclosing hills;
- Variable field pattern of pasture and arable with sometimes dense hedgerows, weakened in places;
- Underlain by sandstone, limestone and clay, reflected in red soils and disused and active quarrying and secondary woodland and lakes;
- Network of winding, narrow lanes across the hills with major road and railway following the valleys;
- Mixed and broadleaved woodland, some extensive, including ancient woodland;
- Settlement pattern of scattered houses, farms and nucleated villages with vernacular buildings of stone/render, slate, cob and thatch as well as a variety of modern buildings in expanded villages and nearby settlements;
- Variable sense of tranquillity, disturbed through the valleys by main road, railway, quarries, landfill sites and settlement, with pockets of tranquillity in the rolling hills;



Analysis

Scenic Qualities

The Kerswell Farmland is strongly defined by the Aller Brook and its tributaries and the surrounding rolling hills. Cross-valley views to the nearby settlements and enclosing hills provide a sense of place, along with the patchwork of pasture and arable fields and active and abandoned quarrying, which reflect the varied underlying geology. The rolling hills, patchwork of fields, hedgerows and lanes, along with woodlands and common, provide a high scenic quality in places and form an important setting to the Wolborough Hill area of Newton Abbot and to Kingskerswell.

Sense of tranquillity is strong in pockets in the hills, however scenic quality and tranquillity are eroded, particularly in the valleys by the main road, railway and power lines and by mixed modern development, some of which is unsympathetic and by development on the edge of expanded villages, the quarry and landfill site.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes including mature broadleaved, including some ancient woodland, mixed woodland, stream corridors, unimproved grassland, wetlands and mature hedgerows and trees;
- Some cultural attributes, including abandoned quarry features, historic railway bridges and vernacular buildings;

- Variable sense of tranquillity.

Overall, the Kerswell Farmland has *moderate* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure, resulting from undulating hills and enclosed valleys, areas of woodland and high hedgerows, but with cross-valley views from open slopes;
- Moderate intervisibility with adjacent LCAs with views across the valley from nearby enclosing hills and settlements, whilst parts of the upper valleys and folds in the hills are more hidden.

Overall, the Kerswell Farmland has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Pressure for urban extensions at the edge of Newton Abbot/Kingskerswell which could lead to further erosion of rural character and tranquillity;
- Expansion of existing quarry and landfill sites, which may have a significant visual impact and impact on landscape pattern and character;
- Proposed new bypass and potential road improvements along the A380 and close to Newton Abbot, which could lead to an erosion of rural character and scenic quality to the setting of settlements;
- Construction of large extensions to dwellings and other buildings, and new buildings in high visibility locations on hilltops and valley sides, resulting in visual intrusion and erosion of vernacular character;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Kerswell Farmland is conservation, enhancement and restoration. New development should conserve and enhance cross-valley views and conserve, enhance and restore the landscape pattern of fields, woodlands, hedgerows and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve, enhance and restore hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve and enhance cross-valley views
- Conserve, enhance and restore the landscape setting of Newton Abbot/Kingskerswell, ensuring new development enhances and restores features such as hedgerows and woodlands;
- Ensure the sensitive location of new development, avoiding prominent hilltops and slopes;
- Enhance and restore tranquillity by sensitive siting of new development with enhancement of hedgerows, woodlands and roadside planting;
- Ensure that new development reflects the historic settlement pattern and vernacular character;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Enhance and restore mineral extraction and landfill sites.

Land Management

- Conserve and restore the hedgerow network by encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and manage unimproved grasslands and riparian habitats.

6.0 Landscape Character Areas

6.17 Breccia Hills

Constituent LCTs
2B 2F, 5A

Assessment

Location

The Breccia Hills are located to the south east between Newton Abbot and the coast, to the south of the Teign estuary and extending slightly into Torbay (see Torbay Landscape Character Assessment).



Character Description

The Breccia Hills is a strongly undulating and highly dissected landscape of deep winding valleys, with intervening high ridges and coastal slopes and combs with steep, red sandstone cliffs along the coast on the eastern fringe of the area. Coastal influence is felt through much of the area, with extensive estuary and sea views from the high ridges and coast and estuary slopes providing a strong sense of place.

The underlying sandstone and breccia geology is exposed at the coastal cliffs, along the estuary and in the red soils of hedgebanks and ploughed arable fields. The red soils are easily worked, giving rise to a patchwork of irregular pasture and arable fields, with some medieval enclosures. Dense hedgerows and narrow, winding lanes are characteristic, along with small blocks of mixed and broadleaved woodland, occasional old orchards and small parks and tree-lined streams. A sand quarry on

the edge of the Aller valley reflects the adjoining Bovey clay beds with associated grits.

The settlement pattern is one of scattered farmsteads, hamlets and small nucleated villages within the narrow valleys. Narrow lanes and historic greenways frequently follow the ridges and a vernacular character of cob and thatch with stone/render and slate predominates. A notable historic feature is the hillfort at Milber. Occasional leisure developments occur on the edges of Shaldon and Torbay and the A379 runs close to the coast. The steep, red sandstone cliffs with rocky headlands at The Ness and Bundle Head provide a very strong sense of place. Coastal scrub and Pine dominated woodland are a feature, along with exposed rock faces, intertidal sand/shingle and rocks.

Overall sense of tranquillity is strong, even close to the nearby large settlements of Shaldon, Torbay, Kingskerswell and Newton Abbot, by virtue of the separating steep ridges and is only disturbed locally along the A379, St Marychurch Road and slopes immediately above Kingskerswell.



Key Characteristics

- Strongly undulating, highly dissected landscape of deep valleys and high ridges;
- Coastal slopes and combes with steep, red sandstone cliffs along the coast;
- Coastal influence, with extensive estuary and sea views from ridges and slopes;
- Red soils visible in ploughed fields, hedgebanks and estuary and coastal cliffs;
- Patchwork of irregular pasture and arable fields, with some medieval enclosures, delineated by mature, dense hedgerows;
- Network of narrow, winding lanes, with lanes and greenways frequently following ridges;
- Small woodland blocks, occasional old orchards and small parks and tree-lined streams;
- Scattered settlement of farmsteads, hamlets and small nucleated villages, with frequent cob, thatch, stone/render and slate vernacular buildings;
- Steep, red sandstone cliffs with rocky headlands and coastal habitats;
- Strong sense of tranquillity, locally reduced close to A379, St Marychurch Road and slopes above Kingskerswell.



Analysis

Scenic Qualities

The strong landform of undulating deep valleys and high ridges, dramatic estuary and coastal views and scenery and patchwork of fields, hedgerows and woodlands provide a landscape of high scenic quality with a strong sense of place. The red sandstone of the cliffs and underlying soils and the predominance of vernacular buildings add to this distinctiveness.

The strong sense of tranquillity and high scenic quality is eroded only locally, near the A379 coast road, St Marychurch Road and slopes above Kingskerswell. The separating steep ridges ensure that tranquillity is strong even close to the nearby large settlements.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including stream corridors, mixed and broadleaved woodland, mature hedgerows and trees, coastal scrub and intertidal and cliff-side habitats;
- Many cultural attributes including medieval field patterns, vernacular buildings, old orchards and small parks, hillfort, historic greenways;
- Strong sense of tranquillity overall, despite nearby large settlements.

Overall, the Breccia Hills has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with steep, narrow valleys, enclosed lanes with high hedgerows and woodlands providing enclosure, but extensive views across the landscape, coast, sea and estuary from high ridges and open slopes;
- Moderate intervisibility with adjacent LCAs. The high ridges separate the landscape visually from towns to the south and west, with the exception of slopes facing the Aller valley, however, panoramic views are obtained from many ridges and slopes across the Teign estuary, towards Teignmouth, along the coast and out to sea.

Overall, the Breccia Hills has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Pressure for urban extensions at the edges of Newton Abbot/Kingskerswell and Torbay, potentially encroaching on the separating ridges and eroding rural character and tranquillity;
- Potential new leisure and recreation development along the coast road and fringes of nearby settlements, which can affect coastal and sea views and erode rural character and tranquillity;
- Construction of large extensions to existing dwellings and new buildings in high visibility locations on ridges and open slopes, resulting in visual intrusion and erosion of vernacular character;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and old orchards and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings;
- Widening and new access points to narrow lanes, eroding their rural character;
- Pressure for new masts and turbines, which would be potentially highly visible on prominent ridges.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Breccia Hills is conservation and enhancement. New development should conserve extensive views across the landscape and to the coast and estuary, and sea views from the cliffs. The character of the undeveloped high ridges which provide visual separation and setting to the nearby towns should be conserved. The landscape pattern of irregular fields, woodland, hedgerows and narrow lanes should be conserved and enhanced. New development should reflect the small-scale, scattered settlement pattern and vernacular character. Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve extensive views across the landscape and coastal, estuary and sea views;
- Conserve the undeveloped character of the coastal cliffs and estuary fringes by resisting development on cliff tops and open slopes;
- Conserve the scattered settlement pattern of farmsteads, hamlets and small nucleated villages and ensure that new development reflects the vernacular character;
- Conserve the undeveloped character of the separating ridges, which provide a setting to Newton Abbot/Kingskerswell, Torbay and Shaldon;
- Ensure the sensitive location of new development, avoiding prominent ridges and valley sides;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Conserve the strong sense of tranquillity through sensitive siting of new development and enhancement of hedgerows and woodlands.

Land Management

- Conserve and enhance coastal habitats, including scrub, woodland, cliff and intertidal habitats;
- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and enhance riparian habitats;
- Conserve and manage archaeological sites and other historic features such as old orchards;
- Ensure sensitive design of surfacing, way marking and signage on the South West Coast Path to maintain the rural character and reduce soil erosion;
- Encourage interpretation of geological and ecological cliff features and habitats;
- Conserve and manage broadleaved woodland and hedgerow trees.

6.0 Landscape Character Areas

6.18 Dart Valley and Slopes

Constituent LCTs
3A, 3B, 4A, 4G

Assessment

Location

The Dart Valley and Slopes is located at the south west fringe of the Study Area, extending into South Hams, wherein the majority of the LCA lies (see South Hams Landscape Character Assessment). The description, key characteristics, analysis and guidelines apply only to the part of the LCA within the study Area.



Character Description

The Dart Valley and Slopes comprises the valley of the River Dart, which lies principally within South Hams, its tributaries and surrounding rolling hills and slopes. The Dart flows through a winding, frequently wooded, narrow gorge for much of its course, widening to a flood plain with more gentle slopes in places. Its tributaries, the River Hems and Am Brook lie in narrow valleys, enclosed by rounded hills with limited tree cover and broadening at confluences with Beaston Brook and at Fishacre Bridge. Views are obtained across and along the valleys in places, to nearby hills and the rising mass of Dartmoor to the west, providing a sense of place. The landscape is underlain by slate, shales and limestone, which is reflected in occasional disused quarries and the use of limestone in

walls and buildings. A mixed pattern of pasture and arable in sub-regular medium to large fields occurs with broadleaved and mixed woodland on steeper slopes. Dense hedgerows and narrow, winding lanes are characteristic, although the A381 and A384 cross the landscape, principally in South Hams and the A38 lies adjacent, near Buckfastleigh. A mainline railway follows part of the Hems/Am Brook and the South Devon Railway follows the Dart. Major power lines also dominate the Hems/Am tributaries in places.

Settlement pattern consists of scattered houses, farms, hamlets and nucleated villages, frequently with stone/render and slate vernacular buildings along with some cob and thatch and brick and tile. Historic bridges and occasional old mills are a feature, along with occasional old orchards and small parks associated with historic houses.

Sense of tranquillity is strong within the rolling hills and frequently within the valleys, although disturbed locally by the railways and road corridors, particularly close to Buckfastleigh and the A38.



Key Characteristics

- Steep sided, winding, narrow river valley, tributary valleys and surrounding rolling hills and slopes;
- Views across and along valleys to nearby hills and towards Dartmoor;
- Wooded gorge along the Dart, more open, narrow, tributary valleys enclosed by rounded hills;
- Occasional limestone quarries and use of limestone in walls and buildings;
- Sub-regular medium to large field pattern with mixed pasture and arable and dense hedgerows;
- Network of winding, enclosed, narrow lanes with some main roads crossing and fringing the landscape;
- Settlement pattern of scattered houses, farms, hamlets and nucleated villages with frequent vernacular buildings, mainly of stone/render and slate;
- Tree lined rivers and streams and occasional old orchards;
- Broadleaved and mixed woodland on steeper slopes and occasional small parks;
- Historic stone bridges and occasional mills;
- Mainline railway following parts of the tributaries, with major power lines dominating in places, historic railway follows the Dart;
- Strong sense of tranquillity, reduced locally close to main roads and railway.



Analysis

Scenic Qualities

The Dart Valley and Slopes is strongly defined by the steep, winding, narrow wooded valley of the Dart and to a lesser extent by its tributaries and surrounding rolling hills. Views across and along the valleys to nearby hills and to Dartmoor provide a sense of place. Scenic quality is high in many places, within the wooded valley of the Dart and in sparsely developed parts of the more open tributaries and rolling hills. The pattern of fields and hedgerows, narrow lanes, vernacular buildings and historic features add distinctiveness. Tranquillity is frequently strong in the valleys and rolling hills. Scenic quality and tranquillity are eroded locally by main roads and railway and major power lines.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Some natural/ecological attributes, including river and stream corridors, mixed and broadleaved woodland, hedgerows and mature trees;
- Many cultural attributes, including vernacular buildings, historic bridges and mills, disused quarries, old orchards and small parks;
- Strong sense of tranquillity overall, disturbed locally close to mainline railway and main roads.

Overall, the Dart Valley and Slopes has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of enclosure, with narrow enclosed valleys limiting views, but some views from rolling hills and open slopes across the landscape and to Dartmoor;
- Moderate intervisibility with adjacent LCAs, with views across from nearby higher ridges and hilltops, although rolling hills limit views into the narrow valleys.

Overall, the Dart Valley and Slopes has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Pressure for new masts, turbines and pylons, which would be potentially highly visible on prominent skylines;
- Construction of large extensions to existing dwellings and new buildings in high visibility locations on hilltops and open slopes, resulting in visual intrusion and erosion of vernacular character;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and old orchards and a change to existing landscape pattern;
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings;
- Widening and new access points to narrow lanes, eroding their rural character;

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Dart Valley and Slopes is conservation and enhancement. New development should conserve views across and along valleys and to Dartmoor. The landscape pattern of mixed pasture and arable fields with hedgerows, narrow lanes and woodland should be conserved and enhanced and new development should reflect the small-scale, historic settlement pattern and vernacular character. Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered.

Recommendations

Settlement and Development

- Conserve views across the landscape from hilltops;
- Ensure the sensitive location of new development, avoiding prominent hilltops and open slopes;
- Conserve the scattered settlement pattern of houses, farms, hamlets and small nucleated villages and ensure that new development reflects the vernacular character;
- Ensure that any improvements to the network of historic lanes reflects their rural character;
- Conserve and enhance strong sense of tranquillity through sensitive siting of development with enhancement of hedgerows and woodlands.

Land Management

- Conserve the mature hedgerow network, particularly ancient boundaries and encourage traditional hedgerow management practices;
- Conserve and enhance riparian habitats;
- Conserve and manage broadleaved woodland and hedgerow trees;
- Conserve and enhance historic features such as bridges, mills, orchards and parkland.

6.0 Landscape Character Areas

6.19 Torbay Hinterland

Constituent LCTs
3A

Assessment

Location

The Torbay Hinterland is located at the southern fringes of the Study Area, extending into and principally occurring in Torbay and South Hams (see Torbay and South Hams Landscape Character Assessments). The description, key characteristics, analysis and guidelines apply only to the LCA within the Study Area.



Character Description

The Torbay Hinterland is a steeply undulating series of folded hills with upper stream courses and springs. Extensive views are obtained from the hilltops across Torbay to the coast and sea, across the Aller valley and rolling farmland to the north and over the Dart valley towards Dartmoor in the west. These views contribute to a strong sense of place. The underlying sandstone geology is reflected in red soils visible in occasional ploughed arable fields, although pasture predominates. The small to medium sized, irregular fields are divided by mature hedgerows with trees and include remnant medieval field patterns. Occasional small mixed and broadleaved woods and orchards occur. Wetlands occur along the small streams and springlines.

A sparse settlement pattern of scattered houses, farms and hamlets are linked by narrow, winding lanes and greenways, enclosed by hedgebanks. Stone/render and slate vernacular buildings occur, along with some brick.

Major power lines cross the landscape and the A380 crosses within Torbay. The area remains strongly tranquil within the Study Area, though locally disturbed near the main road and railway, by virtue of the steeply folded, intricate landform.



Key Characteristics

- Steeply undulating landform of folded, intricate hills with upper stream courses and springs;
- Extensive views from hilltops to Torbay and the coast, across the Aller valley and rolling farmland and the Dart valley towards Dartmoor;
- Patchwork of small to medium irregular fields of predominantly pasture, with occasional arable exposing red soils;
- Dense, mature hedgerows with trees and occasional small mixed and broadleaved woods and old orchards;
- Wetlands along small streams and springlines;
- Winding, narrow lanes and greenways enclosed by hedgebanks;
- Sparse settlement pattern of scattered houses, farms and hamlets with stone/render and slate vernacular buildings and some brick;
- Major power lines cross the hills and A380 crosses within Torbay;
- Strong sense of tranquillity despite proximity of urban areas and major road/railway.



Analysis

Scenic qualities

The landscape of the Torbay Hinterland is strongly defined by the steeply undulating, folded landform and extensive views across Torbay to the coast, across the surrounding valleys and rolling farmland and towards Dartmoor. A strong sense of place is provided by these attributes and high scenic quality results from the intricate landform, patchwork of pasture and arable fields, mature hedgerows and winding lanes. This quality is important to the setting of the nearby urban area of Torbay. The sparse settlement pattern and vernacular buildings add to this quality, which is only eroded by major power lines crossing the hills. A strong sense of tranquillity remains despite the proximity of urban areas, roads and railways.

Sensitivity to Change

Key landscape character sensitivity factors include:

- Many natural/ecological attributes, including broadleaved and mixed woodland, stream courses, wetlands and springs, mature trees and hedgerows;
- Many cultural attributes including remnant medieval field pattern, ancient hedgebanks, old orchards and vernacular buildings;
- Overall strong sense of tranquillity.

Overall, the Torbay Hinterland has *high* landscape character sensitivity.

Key visual sensitivity factors include:

- Intermediate sense of visual enclosure. In places, the elevated nature of the landform allows extensive views across adjacent landscapes as far as the coast and Dartmoor, in other locations the intricate folds and high hedgebanks provide enclosure to the narrow lanes, restricting views;
- Moderate high intervisibility with adjacent LCAs due to the elevated nature, which makes these hills prominent within views from surrounding lower hills and valleys but with limited visibility in the small valleys and folds.

Overall, the Torbay Hinterland has *moderate* visual sensitivity.

Current and Future Landscape Pressures

- Potential large extensions to existing dwellings and new buildings in high visibility locations such as hilltops and open slopes, resulting in visual intrusion and erosion of characteristic vernacular built form;
- Pressure for new masts, turbines and power lines, which would be potentially highly visible on prominent skylines;
- Potential road improvements and roadside developments along the A380, which can lead to an erosion of rural character;
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings;
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern;
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and increase the need for new agricultural buildings elsewhere;
- Widening and new access points to narrow lanes, eroding their rural character.

Strategic Guidelines and Recommendations

Strategic Guidelines

The overall strategy for the Torbay Hinterland is conservation and enhancement. New development should reflect the small scale, vernacular settlement pattern and conserve the pattern of fields, woods, hedgerows and narrow lanes. Views from high ground towards the coast and Dartmoor should be conserved. Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered.

Recommendations

Settlement and Development

- Ensure that any improvements to the network of historic lanes respects their rural character;
- Conserve the existing small-scale settlement pattern of houses, farms and hamlets and ensure new development reflects their vernacular character;
- Ensure the sensitive location of new development, particularly tall, vertical elements, avoiding prominent hilltops and slopes;
- Conserve extensive views towards the coast and Dartmoor;
- Conserve and enhance the strong sense of tranquillity through sensitive siting of new built development with enhancement of hedgerows, woodlands and roadside planting;
- Conserve and enhance the landscape setting of Torbay, ensuring new development enhances features such as hedgerows and woodland.

Land Management

- Conserve the pattern of field enclosure, particularly remnant medieval field enclosures;
- Conserve and enhance the strong network of hedgerows and banks, encouraging traditional hedgerow management practices;
- Conserve and manage broadleaved woodland and hedgerow trees;



7.0

7.0 Conclusions and Recommendations

7.1 Landscape Diversity and Character

7.1.1 This assessment has confirmed the diversity of the Study Area's landscapes by identifying the different Landscape Character Types and Landscape Character Areas which represent this variety. The Landscape Character Areas describe the distinct and recognisable patterns of different natural and cultural elements that combine to create a particular experience or 'sense of place'.

7.1.2 The diversity and local distinctiveness of the Study Area's landscapes are considered to be a major environmental asset, making a significant contribution to the quality of life for local communities and experience of visitors. Protecting key landscape characteristics that make a positive contribution and enhancing their quality, character and function where necessary, should be a key aim for planning and land management policy.

7.2 Applications of the Landscape Character Assessment

7.2.1 It is recommended that this Landscape Character Assessment be made accessible for use by all those with an interest in landscape planning, design and management within the Study Area.

7.2.2 The principle applications of the assessment are informing Local Development Framework plan-making and guiding development management, including:

- Providing a robust and credible evidence base for the LDF
- Providing the spatial framework for considering the landscape implications of options for strategic development in the LDF
- Providing a basis for criteria-based landscape policies in the LDF and for Supplementary Planning Documents
- Informing a review of current landscape related designations
- Investigating the merit of seeking AONB status for parts of the Study Area, including the Haldon Ridge, Teign Valley and Slopes and parts of the Yeo Uplands and Slopes
- Providing guidance for assessing the impact of new developments on landscape character and informing development management decisions
- Providing a framework for more detailed studies and for targeting landscape enhancements
- Informing design guidance to promote high quality landscape design

7.2.3 The characterisation information and guidelines are also a useful reference source for planners, developers, landscape architects,

architects, urban designers and other professionals for informing site masterplanning and the design process for specific development schemes.

7.2.4 Other applications of the Landscape Character Assessment include its use in the targeting and delivery of environmental land management schemes, for example by Environmental Stewardship advisers, landowners and managers; and by local communities as a basis for further studies and projects and responses to development proposals within the locality. Raising awareness of landscape character and its importance to quality of life is an aim that applies to all aspects of managing change, recognising:

- Both the differences and similarities between places
- What gives places their local identity and distinctiveness
- The need to protect and enhance special and valued characteristics
- That development needs to be sympathetic to these special qualities
- The need to actively improve the quality of places through good design

7.3 Potential for Further Work

Enhancing the Character Evidence Base

7.3.1 The Landscape Character Assessment can be used as a starting point and to inform further, more detailed and related studies, including:

- *Landscape Sensitivity & Capacity Studies* on the fringes of main settlements and where development pressure is strong.
- *Settlement Character Studies* such as urban character assessments, Conservation Area Appraisals, town setting and view studies.

- *Design Guidance* such as Town and Village Design Statements, Parish Plans, Park/forest and Conservation management plans.
- *Green Infrastructure Planning* to establish networks of multi-functional green space and corridors linking settlements and rural areas.
- *Urban Green Space Strategies* for delivering high quality parks and other public open spaces.
- *Seascape Assessments* which incorporate the coast and adjacent area of sea.

Monitoring Landscape Change

7.3.2 PPS12 requires the monitoring of LDF policies over time to gauge their impacts. Natural England have promoted monitoring landscape change through 'Countryside Quality Counts' and other ongoing projects at a regional level. Further work at a more detailed level is desirable, both to monitor landscape change and the effectiveness of policies aimed at conservation, enhancement and restoration.



Appendices

Appendices

Appendix A - Methodology

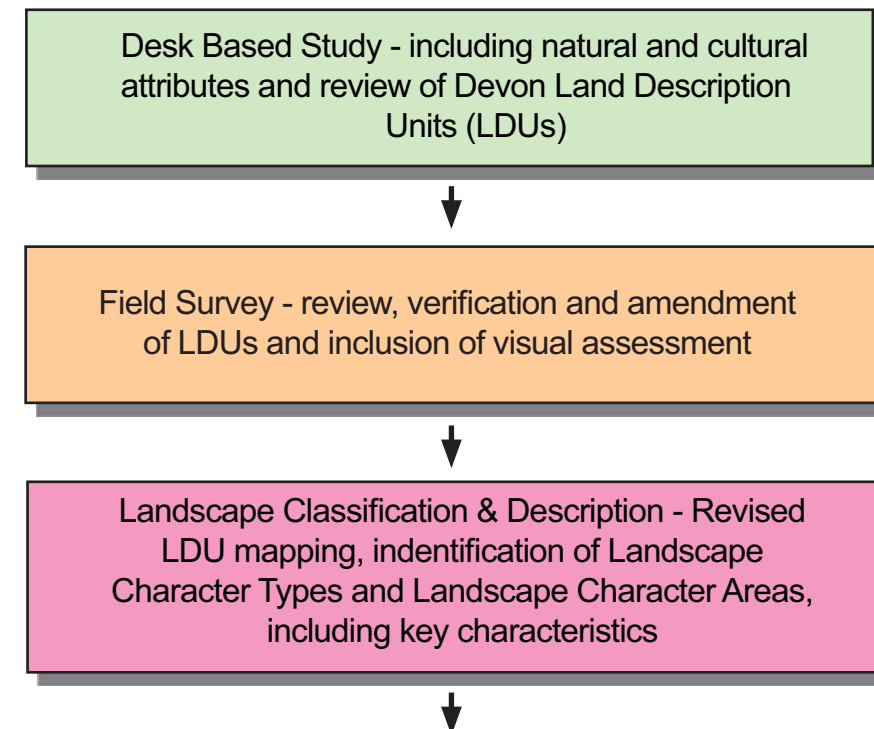
The overall approach for undertaking this Landscape Character Assessment was based on the national guidance published in 2002 by the former Countryside Agency, supplemented by the more recent approach developed by Diacono Associates and referred to as the 'Living Landscapes' methodology, and which informed the Devon County Council Land Description Units.

The study was effectively carried out in two phases. The initial assessment work in 2008 was prepared by Chris Blandford Associates, according to the Countryside Agency's 2002 guidance. This provided a sound basis of detailed characterisation across the District, however, the difference in methodology, terminology, and boundaries of the preliminary landscape character types and areas of distinctive character, resulted in inconsistency with assessments prepared at county and local level by adjacent authorities, who had embraced the Living Landscape Methodology. These inconsistencies became apparent during the public consultation in 2008.

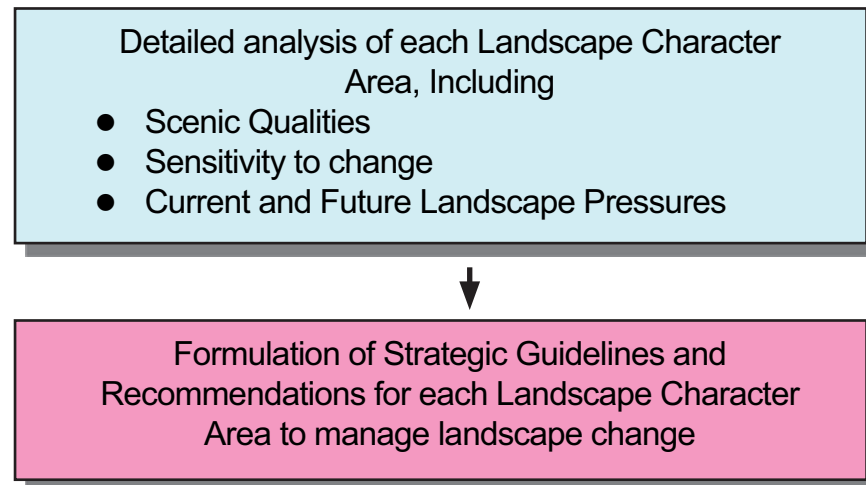
As a result, Cornwall Environmental Consultants were commissioned to carry out additional work to review the Devon LDUs and the characterisation in the initial report and to prepare a revised assessment based on a hierarchy of Land Description Units, Landscape Character Types and Landscape Character Areas. This information was then compiled and verified by the partner organisations to complete the study.

The Landscape Character Assessment Process

Stage 1 Characterisation



Stage 2 Analysis



Stage 1 - Characterisation

The landscape characterisation stage involves the description of characteristic patterns and features of the landscape in a relatively objective way. It involves identifying, mapping, classifying and describing landscape character through desk and field study.

Desk-Based Study

The desk study identifies landscape character by overlaying different layers of information, either in paper form or using Geographic Information Systems software. These layers include information about the landform, underlying geology and soils, land cover and cultural pattern. A review of existing information is included to build up a picture of the main physical and human influences that shaped the landscape and the key pressures and trends influencing landscape change today.

The key tasks for this stage included:

- review of relevant published national and local character assessments, including the Countryside Agency's Character of England Map/Countryside Character descriptions; Devon County Landscape Character Assessment 2002; the 2001 Teignbridge District Landscape Assessment; and existing and emerging assessments for neighbouring authority areas including East Devon, South Hams, West Devon, Torbay and Mid Devon;
- detailed review of the Devon Land Description Units (LDU's) identified by the 2006 desk based study for Devon County Council;
- analysis of landform, geology, soils, land use and ecological information;
- analysis of the Devon Historic Landscape Characterisation (HLC) Project datasets and other cultural/historical information;
- analysis of aerial photographs.

Land Description Units

A Land Description Units (LDU) dataset was compiled for Devon County in 2006 by Diacono Associates. The dataset identifies a series of LDUs based on a desk study of physiography, Ground Type, Land Cover and Cultural Pattern. This followed a methodology as described in The Living Landscapes Method: Definitive and Descriptive Steps, September 2006. The LDUs provide the building blocks of the landscape, but do not provide the complete picture in terms of visual and perceptual aspects of landscape. Defined by a process of GIS overlay mapping, this coverage of LDUs provides a spatial framework for gathering descriptive information about landscape character. The detailed elements which make up the LDUs are described in Chapter 4.

Historic Landscape Characterisation (HLC)

The Devon Historic Landscape Characterisation Data, provided by Devon County Council, provided a key source of information, which fed into the desk-study phase of work. This included the use of HLC data

to inform the classification of Landscape Character Types and Areas. In addition, Historic Landscape Character Areas defined within Ancient Country: The Historic Character of Rural Devon¹ provided a useful source of information.

Field Survey

The field survey included the review, verification and amendment of the desk based LDUs as appropriate through detailed survey of natural and cultural features and visual and perceptual analysis. The field survey was undertaken consistently throughout the Study Area using a standard field survey form (see Appendix C).

Landscape Classification and Description

Land Description Units are the building blocks of the landscape assessment. Once these were verified and amended with field work, they were mapped at 1:50,000 scale and amalgamated to form Landscape Character Types (LCTs). The LCTs are generic types of landscape with broadly similar characteristics that can occur in numerous different places i.e. they are generic. A series of defining key characteristics have been identified for each LCT. The mapping and definition of key characteristics of LCTs took into account Draft Devon LCTs identified across the County and in adjoining authorities to ensure consistency with the overall Devon-wide classification. Broad key characteristics which occur across Devon were identified, along with additional characteristics which occur within the Study Area. The LCTs have been updated (2014) to reflect the finalised Devon LCTs

A further stage of classification was carried out to identify Landscape Character Areas (LCAs), which are specific to a geographical area e.g. The Bovey Basin. The LCAs describe the special character that gives an area a distinctive local identity and sense of place. This reflects the fact that, for most people, landscape is intrinsically associated with a sense of place. LCAs can include several different types of landscape, unified by their location and distinct identity. Detailed character descriptions and key characteristics provide a level of information suitable for detailed analysis and the development of strategic guidelines and recommendations

for managing landscape change. Where LCAs cross administrative boundaries, further work is required to complete the County-wide assessment as work progresses in other authorities.

Stage 2 - Analysis

The analysis stage involves detailed analysis of each Landscape Character Area to inform the production of strategic guidelines and recommendations to manage landscape change. It is a more subjective evaluation process, using professional judgement and consensus agreement to inform decision making, based on objective information.

Scenic Qualities

An analysis of the description and key characteristics allows a judgement to be made about the scenic qualities of an LCA based on positive key characteristics and detracting elements.

Sensitivity to Change

The methodology for evaluating the overall sensitivity of each LCA to generic change was based on the approach set out in *Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, an accompanying paper to Landscape Character Assessment – Guidance for England and Scotland*, taking into account best practice. It should be noted that the evaluation is based on a characterisation undertaken at 1:50,000 scale. As such, the degree of sensitivity is indicative and will vary in different parts of the LCA and particularly at a site specific level, when more detailed evaluation will be required. The degree of sensitivity to different types of development and land management change will also vary within a LCA.

Landscape character sensitivity and visual sensitivity were assessed for each Landscape Character Area.

¹ Ancient Country: The Historic Character of Rural Devon, Devon Archaeological Society paper 20 (2007, Sam Turner)

Landscape Character Sensitivity

The following key landscape character sensitivity factors were assessed:

- *Natural/ecological attributes – many, some, few*
- *Cultural attributes – many, some, few*
- *Relative tranquillity – strong, variable, disturbed.*

Taking into account the above factors, the Landscape Character Sensitivity of each LCA was judged against the criteria set out within the table below:

Overall Landscape Character Sensitivity	Definition
High	A combination of many natural/ecological attributes, many/ some cultural attributes and strong sense of tranquillity or many/some natural/ecological attributes, many cultural attributes and strong sense of tranquillity
Moderate	A combination of many natural/ecological attributes, many/some cultural attributes and a variable or disturbed overall sense of tranquillity or many/some natural/ecological attributes. Many cultural attributes and variable or disturbed sense of tranquillity
Low	A combination of some/few natural/ecological attributes, some/few cultural attributes and disturbed sense of tranquillity

Visual Sensitivity

The following visual sensitivity factors were assessed:

- *Visual enclosure – open, intermediate, enclosed*
- *Intervisibility with other LCAs– high, moderate, low.*

Taking into account the above factors, the Visual Sensitivity of each LCA was judged against the criteria set out within the table below:

Overall Visual Sensitivity	Definition
High	A combination of a visually open or intermediately enclosed landscape and high intervisibility.
Moderate	A combination of an intermediately enclosed or visually enclosed
Low	A combination of a visually enclosed landscape and low intervisibility.

For the purposes of this Study, no evaluation of overall landscape sensitivity is defined as it is not considered to add value to informing the decision making process.

Current and Future Landscape Pressures

An analysis of current and future landscape pressures allows an understanding of how the landscape is changing and potentially may change in the future. It includes built development pressures such as roads and housing, leisure and recreation, employment, infrastructure and agricultural buildings. Other pressures such as mineral extraction and waste management, agricultural and forestry and climate change affect the landscape and can be influenced to varying degrees by the planning system and land management. Whilst many pressures occur consistently throughout the Study Area, there are variations between the types of pressures and intensity of different pressures within the different LCAs.

Strategic Guidelines and Recommendations

An analysis of the detailed character, scenic qualities and sensitivity of the landscape, combined with the current and future landscape pressures acting upon it allow the formulation of strategic guidelines and recommendations for each Landscape Character Area. This may include the conservation and enhancement of positive key characteristics that define a landscape and sense of place and the recognition that enhancement and restoration may be desirable where character has been eroded. The guidelines aim to guide change in a positive way to ensure that distinctive character and positive key characteristics are maintained for future generations.

Overarching strategic guidelines were identified for each LCA, based on a combination of conservation, enhancement and restoration as appropriate:

- **Conservation** - seek to protect and enhance positive features and characteristics that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.
- **Enhancement** - seek to improve the integrity of the landscape, and reinforce its character, by enhancing existing elements where distinctive features or characteristics have been eroded.
- **Restoration** - seek to restore positive character and sense of place through reinstatement of historic patterns and features or creation of new features that reinforce distinctive character.

The Strategic Guidelines for each Landscape Character Area are underpinned by a series of detailed recommendations for guiding development and land management decisions.

Consultation

An important part of the landscape character assessment process is consultation, both to verify the findings with local knowledge and to ensure consistency across the County of Devon. Two stakeholder workshops were held, one at the characterisation stage and one at the

analysis stage. The purpose of these workshops was to involve key stakeholders in the testing and validation of the landscape classification and emerging descriptive work and to identify and discuss key planning and land management issues affecting the Study Area. In addition, the workshops provided an opportunity to promote awareness of the emerging landscape character assessment and develop an understanding of the value of landscape character assessment as a tool for guiding landscape change.

In addition to the Stakeholder workshops, a number of consultation meetings were held with members of the Devon Landscape Policy Group, particularly to discuss the review of the 2008 Consultation Draft and revised classification to ensure consistency across the County and across neighbouring authority boundaries. Regular meeting of the Steering Group were held through the course of the study.

Appendix B - Sources of Information

Countryside Agency, 1999, Countryside Character Volume 8: South West, The Countryside Agency, Northampton.

Countryside Agency & Scottish Natural Heritage, 2002, Landscape Character Assessment Guidance for England and Scotland, Countryside Agency Publications, Wetherby.

Countryside Agency & Scottish Natural Heritage, 2004, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity

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Department for the Environment, 1990, Planning Policy Guidance Note 16: Archaeology and Planning.

Devon County Council and Steve Church, 2002, The Devon Landscape – An appraisal of Devon's Landscape at the beginning of the 21st Century, Devon Books

Exe Estuary Management Partnership, Exe Estuary Management Plan 2006-2011 – Protecting our Estuary for Future Generations.

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Sam Turner and Devon Archaeological Society, 2007, Ancient Countryside: The Historic Character of Rural Devon, Devon Archaeological Society

Teignbridge District Council, 2001, Teignbridge District Landscape Assessment (Excluding Dartmoor National Park).

Teign Estuary Partnership, Teign Estuary Management Plan, 2000-2005.

WS Atkins, July 2000, Bovey Basin Strategy – Revised Report of Survey

Office of the Deputy Prime Minister (ODPM), 2005, Planning Policy

Statement 1: Delivering Sustainable Development.

ODPM, 2004, Planning Policy Statement 7: Sustainable Development in Rural Areas.

Data Sources

Ordnance Survey 1: 50,000 mapping

Ordnance Survey 1:25,000 mapping

10m contours mapping

Geology – solid and drift mapping (British Geological Survey)

Devon Historic Landscape Characterisation

Nature Conservation Designations & Land Cover mapping

National Character Areas (Natural England)

Appendix C - Field Survey form Teignbridge Landscape Character Assessment

Appendix C Field Survey Form TEIGNBRIDGE LANDSCAPE CHARACTER ASSESSMENT

Field Survey – Landscape Description Units

Location	<div></div>	Date/ Time	<div></div>	LDU code	<div></div>
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Visual Character- In what way do the following criteria contribute to the local character and sense of place?

Key Characteristics- Summary of the key features that contribute to the character of this type and make it differ from surrounding types.

Overall Character

	Form	Landscape features	Extent of Landform
Landform:	flat, gently, steep, strongly, shelving, rolling, undulating	headland, indented cliffs, slopes, plain, floodplain, hills, sea cliffs, sandy beach, escarpment, spur, plateau, broad valley, narrow valley, shallow valley, deep valley, valley side, valley floor, cove, islands, other natural features	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:			

	Primary landcover and Primary landuse	Secondary landcover and Secondary landuse	Extent of Landcover
Landcover:	Farmland, Recreation or Amenity, Forestry, Common or Green, Parkland, Urban, Suburban, Military, Transport	arable, pasture, mixed, ley/ improved, rough grazing, set-aside, coniferous/ deciduous/ mixed woodland, nursery, allotments, orchard, exotic planting, parkland, orchards, small farm woods, shelter belts, copse/clumps, woodland belt, scattered trees, hedgerow trees, hedgerows, heathland, scrub, wetlands/aquatics, gardens, paddocks, , commercial, industrial, sports fields, grassland, wet meadow	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:			

Tree cover and Woodland:	Age Structure of Trees	Type of Woodland Cover	Characteristic Woodland Species	Woodland Mngt Issues	Form of Woodland Cover	Extent of Treecover and Woodland
	young, semi-mature, mature, ancient	deciduous, coniferous, mixed.	Native, non- native, oak, birch	coppiced, managed for game, general recreation, no visible mngt	extensive, interlocking, linear, discrete, fragmented, scattered trees, linear trees, tree groups	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:						

	Habitat	Ecological Patch Distribution	Extent of Habitat Survival	Management	Extent of Habitat
Ecological Habitats:	waterbody, woodland, saltmarsh, heathland, shingle beach, cliff face	widespread, linked, scattered, insignificant, relic	Intact, declining, fragmented	not obvious/ good, reasonable, poor, absent	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:					

	Field Boundary Type	Field Boundary Condition	Field Boundary Features	Extent of Field Boundary
Cultural Pattern and Field Boundaries:	hedgerow, treed hedgerow, row of individual trees, hedgebank, fence, wall, wet ditch, other	intact, declining	high, medium, low, multiple species, local stone, varied, organic, planned, enclosed	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:				

	Field Form	Field Size	Extent of Field pattern
Field Pattern:	geometric, regular, irregular, discontinuous	small, medium, large	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:			

	Type	Form	notes	Extent of Transport pattern
Transport Pattern:	Rail, roads, canal	Mainline Inter-city or suburban railway, A/B road, motorway	straight, winding, sunken, sinuous	dominant, prominent, apparent/widespread, apparent/localised, insignificant
Description:				

	Form	Type	Building Style	Building Age	Building Materials
Building Style:	urban, sub-urban, village, hamlet, isolated house or farm, other	nucleated, clustered, wayside, dispersed, isolated	vernacular, non-vernacular	tudor, stuart, georgian, victorian, edwardian, 20th C	stone, brick, cement
Description:					

Appendix D - List of Consultees and Record of Stakeholder Consultation

List of Consultees (contributors)

Ashton Parish Meeting
Council for the Protection of Rural England (CPRE)
Dartmoor National Park Authority
Dawlish Town Council
Denbury and Torbryan Parish Council
Devon County Council
East Devon District Council
English Heritage
Environment Agency
Exminster Parish Council
Graham Heath
Kingsteignton Parish Council
Ipplepen Parish Council
Natural England
Nicholas Pearson Associates
Powderham Estate
PPP Ltd
South Devon AONB Unit
South Hams District Council
South West Regional Assembly
South West Water
Tetlow King Planning
Torbay Council
Woodland Parish Council

Record of Stakeholder Consultation

Chris Blandford Associates and Teignbridge District Council facilitated two stakeholder workshops at Old Forde House, Newton Abbot in September 2007. Representatives from a number of the consultee organisations attended. Teignbridge District Council were represented by officers from the Policy and Heritage, Development Management and Green Spaces sections. Devon County Council were represented by officers from the Countryside and Historic Environment sections.

A public consultation exercise was undertaken during July and August 2008.

Cornwall Environmental Consultants and Teignbridge District Council undertook a number of consultation meetings with members of the Devon Landscape Policy Group, including Natural England, Devon County Council, Dartmoor National Park Authority, Torbay Council, South Hams District Council and East Devon District Council.

Appendix E - Glossary

Note: This glossary is not a complete coverage of all words or terms used in the study.

Ancient Woodland

Land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.

Agri-Environment Schemes

Schemes offering payments to farmers to promote farming that is compatible with the requirements of the protection of the environment and sustaining wildlife within the countryside.

Characteristic

An element that contributes to local distinctiveness (e.g. narrow winding lanes, vernacular building style).

Combe

A short valley or hollow on a hill or coastline, often dry valleys in a limestone area.

Coppice

Trees or shrubs that have been managed by being cut back to ground level at regular intervals e.g. 7-10 years. The long straight shoots which regrow from the stumps (or stools) were a valuable woodland product providing charcoal and building materials.

Cultural pattern

The historic development and present day pattern of settlement and farming.

Design Guide

A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to retaining local distinctiveness.

Evidence Base

An up-to-date information base on key aspects of the social, economic and environmental characteristics of the area, to enable the preparation of a sound spatial plan that meets the objectives of sustainable development.

Feature

A prominent element in the landscape such as a woodland or pond.

Habitat

The physical Environment in which species live, e.g. an oak woodland, pasture grassland.

Heathland

Usually open habitats characterised by a mosaic of dwarf shrubs and taller vegetation, including some tree species, associated with unimproved areas underlain by infertile acid soils.

Hedgebank

Earth bank or mound cast up from adjacent soil with a hedge established along the crown of the bank.

Historic Landscape Characterisation

A method for understanding and mapping the nature of the landscape with reference to its historical development.

Intervisibility

The extent to which particular areas of landscape or sites are visible from surrounding viewpoints.

Land Cover

Combinations of natural and man-made elements including vegetation that cover the land surface

Landscape Character

A distinct pattern or combination of elements that occur consistently in a particular landscape.

Landscape Character Type

A generic term for landscapes with a consistent, homogenous character that share common combinations of geology, topography, vegetation or human influences.

Landscape Character Area

A unique geographic area with a consistent character and identity.

Landscape Pattern

A distinctive arrangement of landscape elements, which may be important in determining the landscape character of an area, e.g. the pattern of hedgerows.

Local Development Framework (LDF)

This is the term given to the portfolio of Local Development Documents which will provide the framework for delivering the spatial planning strategy for the area.

Plateau

An extensive area of relatively flat high land , usually bounded by steep slopes.

Riparian

Associated with the banks of watercourses.

Spring line mires

Areas of wet ground associated with watercourses upwelling at geological boundaries.

Semi-improved grassland

Usually permanent pasture which has undergone limited improvement by ploughing, addition of fertiliser and/or reseeded and is composed of predominantly native grasses and herbs.

Site of Special Scientific Interest (SSSI)

A statutory designation of land notified under the Wildlife and Countryside Act 1981 (as amended) as being of special nature conservation interest. SSSIs include wildlife habitats and geological features.

Vernacular

Buildings constructed in the local style, from local materials.

Veteran tree

A tree which is of great age for its species and of interest biologically, culturally or aesthetically.

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