

Landscape Sensitivity Assessment for New Community East of Exeter

Final Report

17th October 2022



Contents

		Page
1.0	Non-technical summary	3
2.0	Introduction	5
3.0	Policy context	6
4.0	Area of Search and landscape context	9
5.0	Potential development types	19
6.0	Assessment methodology	20
7.0	Summary of findings	26
8.0	Conclusions and next steps	48
Appendix A	Glossary	49
Appendix B:	Maps	50
Map 1	Area of Search	
Map 2	Sites put forward and CBRE options	
Map 3	Landscape character	
Map 4	Topography and drainage	
Map 5	Designated sites	
Map 6	Priority habitats	
Map 7	Historic Landscape Characterisation	
Map 8	Local Landscape Units (LLUs)	
Map 9	Landscape sensitivity for housing	
Map 10	Landscape sensitivity for employment/commercial	
Map 11	Landscape sensitivity for very large scale warehousing/distribution	
Appendix C:	LLU survey sheets and photographs	
LLU A	Holbrook	i
LLU B	Farringdon	iv
LLU C	Cat and Fiddle	viii
LLU D	Windmill Hill and Greendale	xi
LLU E	West Grindle Brook Valley	xiv
LLU F	East Grindle Brook Valley	xvii
LLU G	Clyst St George Farmland	xx
LLU H	Woodbury Salterton Farmland	xxiii
LLU I	Ebford Slopes	xxvi

1.0 Non-technical Summary

This report forms part of a Landscape Sensitivity Assessment (LSA) for a new community east of Exeter. It was commissioned by East Devon District Council in May 2022, and was prepared by Fiona Fyfe Associates between June and September 2022. The work had three components, of which this is the first:

- Landscape Sensitivity Assessment
- Landscape Capacity Assessment
- Concept planning

This LSA is intended to complement studies currently being undertaken by consultants CBRE, who are taking forward work relating to infrastructure requirements and delivery vehicles.

The current NPPF Planning Practice Guidance states that Landscape Sensitivity and Capacity Assessments can be used to assess the scale and type of development which can be accommodated without compromising landscape character. The methodology used in this LSA is in line with current best practice guidelines published by Natural England. It considers landscape sensitivity to three different types of development: A Residential; B Employment/Commercial and C Very large scale warehousing/distribution.

The Area of Search for the Landscape Sensitivity Assessment stretches from the A30 in the north to Ebford in the south, and from the A376 and Bishop's Court Lane in the west to the B 3184 and Woodbury Salterton in the east. Most of the Area of Search is within the *Clyst Lowland Farmlands* Devon Character Area, but the eastern, higher part is within the *Pebble Bed Heaths and Farmland* Devon Character Area.

The Area of Search was divided into nine Local Landscape Units (LLUs).

Within each LLU, the landscape character, current land uses and likely levels of sensitivity are broadly consistent. LLUs represent broad areas of landscape rather than individual field parcels, and provide a strategic assessment of landscape sensitivity across the Area of Search.

Desk studies and fieldwork were undertaken to consider a range of landscape and visual criteria for each LLU (namely scale, landform, land cover, built environment, perceptual qualities, visual and landscape value). The assessment considers the susceptibility of key landscape and visual characteristics of each LLU to the three different potential development types. A rating is attributed against each criterion using a 5-point scale of High, High-Medium, Medium, Medium-Low and Low.

The study found that the Area of Search contains a number of sensitivities which occur across the Area of Search, such as the character of rural lanes, the presence of large trees and hedges, and the character of existing historic settlements on its peripheries. Much of the Area of Search is visible from surrounding high land, including parts of the East Devon AONB. There are also a number of constraints to development such as floodplains, main roads, and existing land uses. However, some of these form potential opportunities as well as constraints.

The LSA concluded that the lowest levels of landscape sensitivity are found in the west-central part of the Area of Search, around the A3052 and the Grindle Brook Valley. The next lowest is found further south, to the north-east of Clyst St George.

As would be expected, landscape sensitivity for residential use is slightly lower than for commercial/employment use. Landscape sensitivity for very large scale warehousing/distribution use is high across the Area of Search, suggesting that the key characteristics and qualities of this landscape are highly vulnerable to change from this development type.

CBRE has already identified three potential options for the location of the new community based on land previously put forward for development. Of these three options, overall Option 3 is slightly less sensitive than Options 1 and 2 in landscape terms. However within the area covered by Option 3, landscape sensitivity varies, so not all of the Option 3 area would be suitable for development. Finer-grain assessment of Option 3 is therefore required at the next stage of the work (Landscape Capacity Assessment).

The land with the lowest levels of sensitivity is found in the southern part of Option 1 and the northern part of Option 3. These areas could potentially be combined to form a new 'Western Option'.

2.0 Introduction

2.1 Commissioning

This report forms part of a Landscape Sensitivity Assessment (LSA) for a New Community East of Exeter. It was commissioned by East Devon District Council (EDDC) in May 2022. Task A of the commission (Landscape Sensitivity Assessment) was undertaken by Fiona Fyfe Associates, with Carol Anderson Landscape Associates, Countryscape, and Robin Lines Landscape, between May and July 2022. Additional fieldwork was undertaken in September 2022 following an extension of the Area of Search to ensure consistency with work by CBRE (see section 2.3 below). Tasks B and C (Landscape Capacity Assessment and concept planning exercise) took place in August and September 2022. The complete second draft of the LSA was submitted in late September 2022. and the final report in mid-October 2022.

2.2 Purposes

This LSA will form part of the evidence base for the emerging new EDDC Local Plan. Its purpose is to inform the siting and design of a new community east of Exeter to meet additional housing need identified within the District.

The project brief sets out three key tasks. This piece of work refers to the first of these. The tasks are as follows:

Task A: Undertake a comprehensive Landscape Sensitivity Assessment in accordance with current best practice guidance for identified residential, commercial, educational and employment development and associated infrastructure. The assessment should also consider potential for cumulative effects in relation to proposed allocations for nearby settlements at Woodbury (184 dwellings) and Clyst St Mary (85 dwellings).

Task B: Undertake a Landscape Capacity Assessment based on LSA findings to identify whether the required quantum of development could be accommodated in the identified areas of lesser landscape sensitivity.

Task C: Using the assessment findings prepare concept plans for proposed site development (up to three options) indicating principal access points and roads required to serve the development and areas of proposed housing, commercial, educational and employment land and associated green infrastructure.

2.3 Project scope, and relation to other studies

The LSA is being undertaken alongside complementary studies by consultants CBRE, who are taking forward work relating to infrastructure requirements and delivery vehicles. CBRE's work is focussing on the impacts on transport infrastructure, utilities and ecology, amongst other issues. The LSA is focussed on landscape and visual matters. It therefore sits alongside the other specialist work by CBRE covering related but separate topics such as ecology.

3.0 Policy Context

3.1 International policy context

The European Landscape Convention (ELC) which the UK has signed and ratified - and which is not affected by Brexit - presents a holistic concept of 'landscape' which can be used as an integrating framework for various areas of policy. The ELC is intended to put people at the heart of improved approaches to the planning, management and protection of landscapes across Europe. The definition of landscape as adopted in the ELC brings together the natural, cultural and perceptual qualities of landscape, as follows:

Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors¹

In adopting this broad definition of 'landscape', the ELC moves beyond consideration of landscape purely in aesthetic or visual terms, and instead encourages a focus on landscape as a resource in its own right. Consideration of landscape can therefore provide a helpful spatial framework for thinking about a range of issues relating to environment, land use and development.

The ELC also stresses the importance of landscapes in all people's lives, wherever they live. In its preamble, the ELC states *the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas²*. The consideration of landscape is therefore applicable everywhere.

3.2 National policy context

The National Planning Policy Framework (NPPF) sets out Government policies on planning, and is accompanied by Planning Practice Guidance. It is a material consideration which must be taken into account by Local Planning Authorities when formulating planning policy. Its topics include achieving sustainable development; making effective use of land; achieving well-designed places; promoting sustainable transport; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment, and conserving and enhancing the historic environment. Para 174 of the current NPPF (July 2021) describes how planning policies and decisions should contribute to and enhance the natural and local environment. Of particular relevance are:

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

¹ Council of Europe, 2000 *European Landscape Convention* p.5

² *Ibid* p.3

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The current NPPF Planning Practice Guidance for Landscape contains the following relevant paragraphs:

Landscape

How can planning policies conserve and enhance landscapes?

The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

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

Paragraph: 036 Reference ID: 8-036-20180721

How can the character of landscapes be assessed?

For a designated landscape, the relevant management plan will contain further information on the area's particular character and beauty.

Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles. Natural England provides guidance on undertaking these assessments.

To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.

To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.

Paragraph: 037 Reference ID: 8-037-20190721

Revision date: 21.07.2019

3.3 Local policy context

The East Devon Local Plan 2013-2031 was adopted in January 2016. A new Local Plan is currently in preparation, but it is likely that the local policies set out below will be taken forward into the emerging Local Plan.

Strategy 10: Clyst Valley Regional Park (shown on fig. 1 below)

The Clyst Valley Regional Park (CVRP) is intended to help mitigate development in the West End of the district. Strategy 10 of the current Local Plan provides for creation of the CVRP, which will:

a) provide high-quality natural greenspace that is complementary to development and will be a stimulus to encourage commercial and business development of the highest standard.

b) Ensure natural ecosystems function in the West End of our district and ensure residents, workers, school children and visitors of all abilities have easy access to high quality open spaces, with linked benefits to health, education and food production.

c) Take recreation pressure away from more environmentally sensitive locations, thereby overcoming concerns arising from application of the Habitat Regulations that would otherwise prevent development coming forward.

d) Provide new wildlife corridors that enhance the biodiversity of the West End.

e) Provide green corridors, open space and biodiversity enhancement areas. Enhance cycling and walking opportunities to link habitats and sustainable movement networks that promote the overall recreational experience for the West End.

f) Conserve and enhance heritage assets and their setting to reflect their intrinsic importance, maximising beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area.

Strategy 46: Landscape Conservation and Enhancement and AONBs

As shown on Map 1 (Appendix B) the Area of Search for the new community is outside the East Devon AONB. However, parts of the Area of Search are intervisible with the AONB (particularly the Pebble-Bed Heaths which form a high ridge on the western side of the AONB). The panoramic views from the Pebble Bed Heaths are a special quality of the landscape. Strategy 46 of the current Local Plan states:

Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular Areas of Outstanding Natural Beauty.

Development will only be permitted where it:

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

3. is appropriate to the economic, social and wellbeing of the area.

When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be shown that it cannot reasonably be accommodated elsewhere outside the AONB.

Strategy 44: Undeveloped Coast and Coastal Preservation Area

Land covered by the Coastal Preservation Area policy (Exe Estuary) abuts the south-west corner of the Area of Search (see Map 1). Strategy 44 of the current Local Plan states that:

Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas. The Coastal Preservation Area is identified on the basis of visual openness and views to and from the sea.

Strategy 8: Development in Green Wedges

Much of the Clyst Valley is covered by Green Wedge policy. Although this land is outside the Area of Search (see Map 1), it abuts the most of the western edge of the Area of Search as its boundary follows the A376 (Exmouth Road) and Bishops Court Lane. Strategy 8 of the current Local Plan states that:

Within Green Wedges, as defined on the Proposals Map, development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.

4.0 Area of Search and Landscape Context

4.1 Project background

East Devon remains a largely rural district with approximately two thirds of its area designated as AONB. This limits development opportunities, particularly in the east, adding to pressure for new sites in the west. The boundaries of Exeter City extend east to the M5 motorway. The good transport connections this affords, and the relatively restricted opportunities for expansion within the City boundaries, creates pressure on surrounding Authorities to make more land available for development. The current East Devon Local Plan (Adopted January 2016) provided for substantial expansion of residential and employment land (including Cranbrook new town) in the 'West End' of the district to the north of the A30 and the east of the M5 (see figure 1 below).

Despite EDDC's extensive commitments to development, there is still an identified need for additional housing in the West End of the District. EDDC is therefore considering a new community to the east of Exeter as part of its emerging local plan.

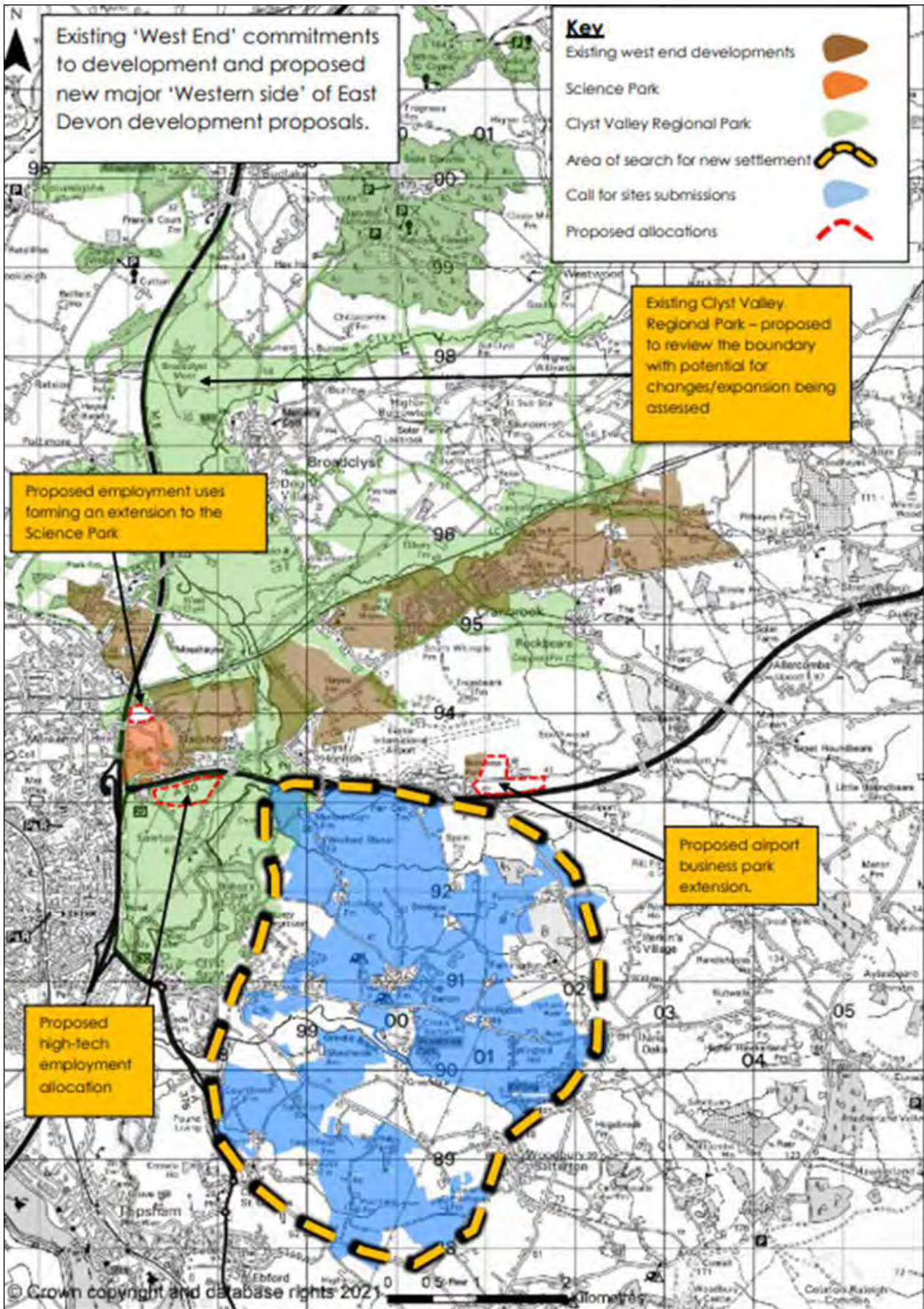


Figure 1 (from Project Brief): Existing 'West End' commitments to development, and area of search for new settlement.

4.2 Area of search

The rough area of search for the location of this new community is shown on Fig. 1 above. The Area of Search boundary was subsequently rationalised to follow roads/ features, as shown in Map 1 in Appendix B. It extends from the A30 southwards to Ebford Road, and the minor road to the south of B1397 Woodbury Road. The western boundary runs along the A376 (Exmouth Road), the western edge of Clyst St Mary, and Bishop's Court Lane. The eastern boundary is formed by B3184 Farringdon Road, Honey Lane, and Bond's Lane.

The LSA focusses on the Area of Search, but also considers it within its wider landscape context in terms of views, habitat connections, green infrastructure connections, etc.

4.3 Sites put forward and CBRE's Options

Over the past 5 years, a number of sites within the Area of Search have been put forward for development by landowners. These are shown on Map 2 in Appendix B. However, it does not follow that the sites put forward by landowners are necessarily those areas of lowest landscape sensitivity. Therefore this LSA considers the entire Area of Search.

Using land put forward for development is not the only delivery mechanism available for development, although it is the most straightforward. It may be necessary to consider the acquisition of additional land parcels in order to extend or connect sites put forward to make the design for the new community work.

Based on the sites put forward (sometimes with additional areas of land acquisition), CBRE have identified three potential land options within the Area of Search of sufficient size to accommodate the likely requirements for housing, employment spaces, community facilities, open spaces, sports facilities, etc. At present these options (also shown on Map 2) are indicative, but they will be further refined over the coming months. It is intended that the LSA will help to identify the preferred option(s), and also assist in the refining process. The three options are currently forming the basis for CBRE's initial assessments of transport, utilities, etc.

4.4 Landscape Character

Map 3 shows the landscape character of the Area of Search. There are three relevant Landscape Character Assessments: *Devon Landscape Character Assessment* (2011), *East Devon and Blackdown Hills Landscape Character Assessment* (2019), and *Clyst Valley Regional Park Landscape Character Assessment* (2022). The three Assessments are at different scales and 'nest' within each other.

The variations in landscape character across the Area of Search reflect its transitional nature between the higher, well-treed landscape of the Pebble Beds Ridge to the east, and the lower-lying land of the Clyst Valley and Exe Estuary to the west.

The **Devon Landscape Character Assessment** is undertaken at a county-wide scale and identifies Devon Character Areas (DCAs). It shows the vast majority of the Area of Search to be within the *Clyst Lowland Farmlands* Devon Character Area, with parts in the east (around Farringdon, Windmill Hill and Woodbury Salterton) within the *Pebble Bed Heaths and Farmland* Devon Character Area. The latter is more elevated and generally smaller in scale, and is associated topographically and visually with the distinctive Pebble Bed ridge which runs north-south to the east of the Area of Search. Immediately to the south-west of the Area of Search is the *Exe Estuary and Farmlands DCA*.

The special qualities and features of the *Clyst Lowland Farmlands*, which covers the majority of the Area of Search are as follows. Most are applicable to the Area of Search:

- Well managed, generally low hedgerows enabling views to distinctive wooded skyline hills...(Pebble Bed Heaths), which help provide orientation and sense of place.
- Sense of tranquillity enhanced by natural qualities of the meandering streams and rivers.
- Killerton SSSI valued for its igneous geology exposed in small disused quarries.
- Other nature conservation interest mainly limited to patches of unimproved neutral grassland and marshy grassland or fen, traditional orchards, stream margins and areas of parkland containing veteran trees.
- Rich cultural heritage of the area's hilltops, such as Bronze Age barrows, Iron Age hillforts and ancient settlement remains.
- Concentration of historic parklands in the north-west including Sprydun Park (National Trust), Killerton Park and House (National Trust) and Rockbears Manor, with one of the largest populations of veteran trees in Devon.
- Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many Listed Buildings, and Conservation Areas at Sowton, Whimble and Ottery St Mary.
- Many buildings constructed of local stone, e.g. Killerton Chapel.
- Clyst St Mary historically associated with the 1549 Prayer Book Rebellion.
- William Makepeace Thackeray lived at Ottery St Mary; his novel *Pendennis* was set here.

The **East Devon and Blackdown Hills Landscape Character Assessment** is undertaken at a district-wide scale, and identifies Landscape Character Types (LCTs). Most of the Area of Search is within LCT 3E *Lowland Plains*, with parts in the east (around Farringdon, Windmill Hill and Woodbury Salterton) within LCT 3B *Lower rolling farmed and settled valley slopes*. In addition, a stretch of the Holbrook Stream in the north-west of the Area of Search is within LCT 3C *Sparingly settled farmed valley floors*. Immediately to the south-west of the Area of Search is an area of LCT 4A: *Estuaries*, associated with the Exe Valley. Beyond the Area of Search to the south-east is the Pebble Bed Heaths LCT, within the East Devon AONB.

The special qualities of LCT 3E *Lowland Plains* are as follows:

- Historic small parks and gardens, containing a high proportion of mature and veteran trees.
- The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.
- Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

- Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

The special qualities of LCT 3B: *Lower rolling farmed and settled valley slopes* are as follows:

- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.
- A productive, working but still attractive landscape containing numerous historic and archaeological features.
- A diversity of settlements, with building materials and settlement pattern reflecting local geology.

The special qualities of LCT 3C *Sparsely settled farmed valley floors* are as follows:

- The lack of settlement creates a sense of escape and tranquillity; some valleys popular for recreation.
- Its open, simple landscape pattern contrasts with the relatively complex enclosure and settlement patterns of surrounding landscapes.
- A dynamic landscape which contains important examples of active river processes such as meander formation, and valuable aquatic and wetland habitats.
- Historic bridges, causeways, leat systems and mills, and military structures (e.g. pill boxes and tank traps) in uncluttered landscape settings.

The **Clyst Valley Regional Park (CVRP) Landscape Character Assessment** is undertaken at a local scale and identifies Local Landscape Character Areas (LLCAs). Most of the Area of Search is within LLCA J: *Clyst St Mary Farmlands*, with parts in the east (around Farringdon, Windmill Hill and Woodbury Salterton) within LLCA K: Aylesbeare and Woodbury Farmlands. A small part in the north-west of the Area of Search (around Marlborough Farm) is within LLCA H: *Sowton and Bishop’s Court*. Immediately to the south-west of the Area of Search is LLCA I: *Lower Clyst Valley*. The southernmost part of the Area of Search was not covered by the CVRP Landscape Character Assessment.

Each of the LLCAs covered by the Clyst Valley Regional Park Landscape Character Assessment contains a table setting out their special qualities, associated threats and issues, and guidance. These are set out below.

Landscape sensitivities of the *Clyst St Mary Farmlands* LLCA

Special quality to protect	Threats and issues	Guidance
The clear distinction between urban Exeter and its rural surroundings	This quality is retained over much of the LLCA, but is being lost along the A3052 due to creeping suburbanisation through various ‘urban fringe’ land uses. These have a	Consider the cumulative impact of any further development along the A3052 when making planning decisions. Seek to visually enhance this approach to Exeter, for example through new native tree planting, and the sensitive

	<p>cumulative affect when seen from the road.</p> <p>The rural character of some roads and villages is also already or potentially affected by urbanising features.</p>	<p>treatment of site boundaries. Minimise signage along the A3052.</p> <p>Aim to retain the rural character of lanes, minimising urbanising influences such as signage, lighting, concrete kerbs, and urban-style traffic calming schemes.</p> <p>Ensure that new development in villages is sensitive to the rural location in terms of design, layout, plot size, boundary treatments, etc.</p> <p>Minimise light pollution from street lighting, security lighting and buildings (including agricultural buildings).</p>
Patterns of native vegetation	<p>Hedges and hedgerow trees, woodland, riparian trees and copses are key to the character of this LLCA. They are vulnerable to loss through tree disease, highways works or development.</p>	<p>Manage woodland as appropriate to encourage diversity of ages and species of trees. Encourage new hedgerow trees and promote diversity (for example encouraging different species of oak) to increase resilience to tree disease.</p> <p>Any new development should retain (and ideally fit within) existing vegetation patterns, and should be designed to extend and enhance existing vegetation patterns, such as linking woodland and strengthening habitat corridors.</p>
Historic assets and their settings (including Listed Buildings, historic parkland and gardens at Winslade Park, and medieval strip fields near Woodbury Salterton)	<p>The settings of some Listed Buildings have already been compromised (for example Clyst St Mary Parish Church, which is surrounded by a Business Park). Other historic assets (or their settings) may be vulnerable to development, or loss through neglect.</p> <p>Non-listed historic assets are particularly vulnerable to gradual change and modification (for example replacement of wooden windows and doors with PVC).</p>	<p>Protect Listed Buildings and their settings, and other historic assets, and seek opportunities to enhance them where possible.</p> <p>Owners of non-listed properties should be encouraged to adopt good practice when undertaking building repairs.</p> <p>Historic structures (including farm buildings) and their fixtures and fittings should be recorded by a specialist prior to re-development. Record and raise awareness of non-designated historic assets.</p>
Areas retaining their rural character and sense of tranquillity. The Holbrook Valley is particularly	<p>Areas away from the A3052 and the Grindle Brook Valley still retain their rural character and sense of tranquillity. This could be eroded through new</p>	<p>Seek to retain the rural character and relative tranquillity of these parts of the LLCA, by discouraging development or land use changes detrimental to this special quality.</p>

tranquil and attractive, with riverside meadows, tree-lined streams and a secluded feel. Otters have been sighted in the Holbrook.	development within or close to these areas, and by issues such as noise, traffic and light pollution.	Consider the visual impacts, as well as other impacts (such as noise or light pollution) of new agricultural developments such as biogas generation within the LLCA. Site such structures carefully, and mitigate impacts through design and screening.
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Landscape sensitivities of *Aylesbore and Woodbury Farmlands* LLCA:

Special quality to protect	Threats and issues	Guidance
The elevated, wooded backdrop to views from lower land.	Much of this LLCA is visible from a wide area, so any large-scale developments here (particularly on higher land just below the ridge) may be highly visible.	Avoid constructing large buildings or structures in prominent locations. Consider the impacts of associated lighting on night-time views.
The well-treed and wooded character of the LLCA	Tree disease and climate change	Manage woodlands to promote age and species diversity. Link and extend woodlands and other treed habitats to create habitat networks. Encourage new hedgerow and roadside trees to grow out to become the mature trees of the future. Encourage local seed collection and planting to promote genetic diversity of oak trees, to increase resilience to tree disease.
The small scale of the LLCA	Large-scale or overly-urban developments which are out of scale with this relatively small-scale landscape.	Undertake appropriate Landscape and Visual Assessment to understand the potential impact of new development. Be mindful of the need to integrate any new development into the landscape through careful siting, design and mitigation. For example, use non-reflective and visually unobtrusive materials for the walls and roofs of agricultural buildings, such as Yorkshire boarding and dark green matt paint. Try to stagger rooflines, work with contours, and minimise use of cut and fill. Use native planting for screening.

Special quality to protect	Threats and issues	Guidance
Strongly rural character	The rural character could be affected by urbanising influences on (for example) property boundaries, rural lanes, signage or development styles.	Protect the character of rural lanes, keeping signage to a minimum and avoiding suburban features such as concrete kerbs. Property boundaries should respect rural character, e.g. native hedges and timber gates. Close-boarded fencing should be avoided. Any new development should fit with surrounding buildings in terms of plot size, massing, design and materials. Minimise light pollution from street lighting, security lighting and buildings (including agricultural buildings).

Landscape sensitivities of *Sowton and Bishop's Court* LLCA:

Special quality to protect	Threats and issues	Guidance
The visual and physical separation between this LLCA and urban Exeter	Large buildings have recently been constructed outside this LLCA which are visible from it. They increase awareness of the proximity of the city of Exeter and introduce modern structures into views from this historic and predominantly rural area. It is likely that this issue will increase due to development pressure.	Aim to strengthen the visual separation between this LLCA and urban Exeter. Strengthen peripheral planting (using native species woodland and hedgerows) to create strong northern and western edges to the LLCA. Any new buildings should be sited and designed to minimise their visual intrusion on the valley, for example by avoiding hilltop sites, using sensitive massing in building design, and using muted colours and non-reflective materials.
The settings of historic assets (particularly Sowton Conservation Area and Bishop's Court)	If future development extends into this LLCA (for example across the A30) it may impact on the setting of Sowton Conservation Area and erode the rural context of the village.	Development to the south of the A30 is likely to impact on the predominantly rural character of this LLCA and reduce the separation between this LLCA and urban Exeter (see above). Should development be proposed to the south of the A30, appropriate Landscape and Visual Impact Assessments, and Heritage Impact Assessments, must be undertaken to ascertain the level of impact on the setting to Sowton Conservation Area, and on views from within the valley. The settings of Bishop's Court and Bishop's Clyst Bridge should also be protected from inappropriate development, and enhanced where possible.

Special quality to protect	Threats and issues	Guidance
The historic landscape and field patterns of the valley floor	The valley floor contains areas of surviving medieval field systems and water meadows, as well as the Bishop's Court parkland and historic buildings on the edge of Sowton village.	The integrity of the historic landscape should be protected from development or land use changes which would affect it. The new Clyst Valley Trail should be designed with care through this LLCA so that it works with and enhances historic features.
Veteran trees	Tree disease, climate change, and damage by livestock and/or visitors.	Continue to monitor veteran trees and manage them accordingly. Use fencing or brushwood to prevent people and animals accessing the trunks. This is particularly important where they are in horse paddocks. Encourage new parkland trees which will become the veteran trees of the future.
The visual focus on the River Clyst	Most views within and across the valley are dominated by the river. Adding new elements to the landscape could erode this quality.	Remain mindful of how any new developments or land use changes will be perceived in relation to the river. Aim to keep the river as the dominant feature.

4.5 Topography and drainage

Map 4 shows landform and flood zones within the Area of Search. The Area of Search is between the Clyst Valley (to the west) and the Pebble Bed Heaths (to the east), and consequently slopes down towards the west. The highest points are therefore found in the eastern part of the Area of Search, reaching 81m asl just to the west of Woodbury Salterton, and 94m on an un-named hill to the west of Upham Farm south of Farringdon. Close by, on the south side of the A3052, the distinctive rounded knoll of Windmill Hill reaches 90m asl.

A series of streams run westwards across the Area of Search, draining into the Clyst Valley. The most northerly of these is the Holbrook Stream which (together with its un-named tributary issuing from springs at Upham) joins the Clyst near Clyst Honiton, and creates a relatively varied and intricate landform between the A30 and the A3052. The central part of the Area of Search is drained by the Grindle Brook and its tributaries which rise on the Pebble Bed Heaths. Its valley is relatively steep in the eastern part of the Area of Search, and gradually flattens out towards the west, where it flows through a broad floodplain and joins the River Clyst west of Winslade Park. Watercourses are least pronounced in the southern part of the Area of Search, which is drained by two small unnamed streams - one running to the east of Clyst St George and joining the Grindle Brook near Winslade Park before flowing into the River Clyst, and one running past Kenniford Farm and into the Grindle Brook.

The southernmost part of the Area of Search, to the south of Woodbury Road, drains into the unnamed stream which flows through Ebford to the Clyst, or into another unnamed stream which flows into the Exe near Exton.

4.6 Designated sites

There are no nationally-designated sites within the Area of Search, but there are several nationally and internationally-designated sites surrounding it. The Pebble Bed Heaths to the east (within the East Devon AONB) are designated Site of Special Scientific Interest, Special Protection Area, Special Area of Conservation and National Nature Reserve for their heathland habitat. They also contain several Scheduled Monuments, including prehistoric barrows, and the Iron-Age hillfort of Woodbury Castle. To the west of the Area of Search is the Exe Estuary, containing wetland habitats designated Site of Special Scientific Interest, Ramsar Site, and Special Protection Area. A contiguous County Wildlife Site extends northwards and includes the grazing marshes associated with the Lower Clyst Valley between Topsham and Bishop's Clyst. To the north-east of the Area of Search is a Registered Historic Park and Garden at Rockbeare, and a County Wildlife Site covering neutral grassland at Beautiport Farm near Aylesbeare.

Map 5 shows that within the Area of Search there is one County Wildlife Site – a former swimming pool with amphibian interest at Farringdon House. Listed Buildings are scattered throughout, concentrated within the villages at the peripheries of the Area of Search. Listed Buildings include churches, cottages, farmhouses, country houses, farm buildings, and features such as milestones. Faringdon [sic.] House is listed in the Devon County list of Gardens.

4.7 Priority Habitats

As would be expected, the majority of priority habitats are associated with the designated sites surrounding the Area of Search, including extensive areas of Lowland Heathland on the Pebble Bed Heaths, and Mudflats, Saltmarsh and Grazing Marsh in the Exe Estuary and Lower Clyst Valley. There are also several small blocks of deciduous woodland, particularly on the slopes of the Pebble Bed Heaths.

As shown on Map 6, within the Area of Search there is deciduous woodland at Farringdon Wood, Cat Copse, Creely Copse, and smaller blocks/ belts scattered throughout. There is some good quality semi-improved grassland in the Grindle Brook Valley near Oil Mill Lane. Small traditional orchards are scattered across the Area of Search, usually associated with farms. A larger traditional orchard is shown in the west of the Study Area, south-east of Winslade Park. However, fieldwork has confirmed this to be a poplar plantation, rather than an orchard.

4.8 Historic Landscape Characterisation

The Devon Historic Environment Record shows a range of field types across the Area of Search (see Map 7). The oldest date from the medieval period, with some notable surviving medieval strip fields to the west of Woodbury Salterton. There are also some fairly extensive areas of

Barton Fields (dating from 15th-18th Century) and post-medieval enclosures, particularly in the north and south-east of the Area of Search. These areas of older field patterns are separated by modern enclosures. In addition, parts of the Area of Search (particularly in the centre) are associated with recreation, public complex, and industrial land uses, and field patterns have therefore been lost.

5.0 Potential Development Types

5.1 Types of development considered

The following table sets out the three types of potential development which have been considered in this LSA.

Table 1: Development types to be considered in the sensitivity assessment

Development type	Key characteristics
A. Residential	Between 20-35 dwellings per hectare, generally 2 storeys/7-9m high but with occasional taller 3 storey buildings up to 10m
B. Employment/Commercial	Workshops, offices, educational, hospitality, business and industrial buildings up to approx. 12m high, 20m width and 100m length*
C. Very large scale distribution/warehousing	Very large scale distribution and other warehousing and industrial units**

*NOTE - the existing business park at Hill Barton is an example of industrial buildings within this development type.

**NOTE – the Lidl distribution centre near the airport is an example of this development type.

5.2 Aspects of development considered

The LSA considers the aspects of built development which have potential to adversely affect key landscape characteristics. These include consideration of height, density, boundaries, materials and associated infrastructure (including potential earthworks to accommodate building platforms). Landscape and visual constraints identified during the LSA inform potential mitigation measures, for example recommendations for a reduction in density or limits to the height of buildings in some areas.

6.0 Assessment Methodology

6.1 Approach

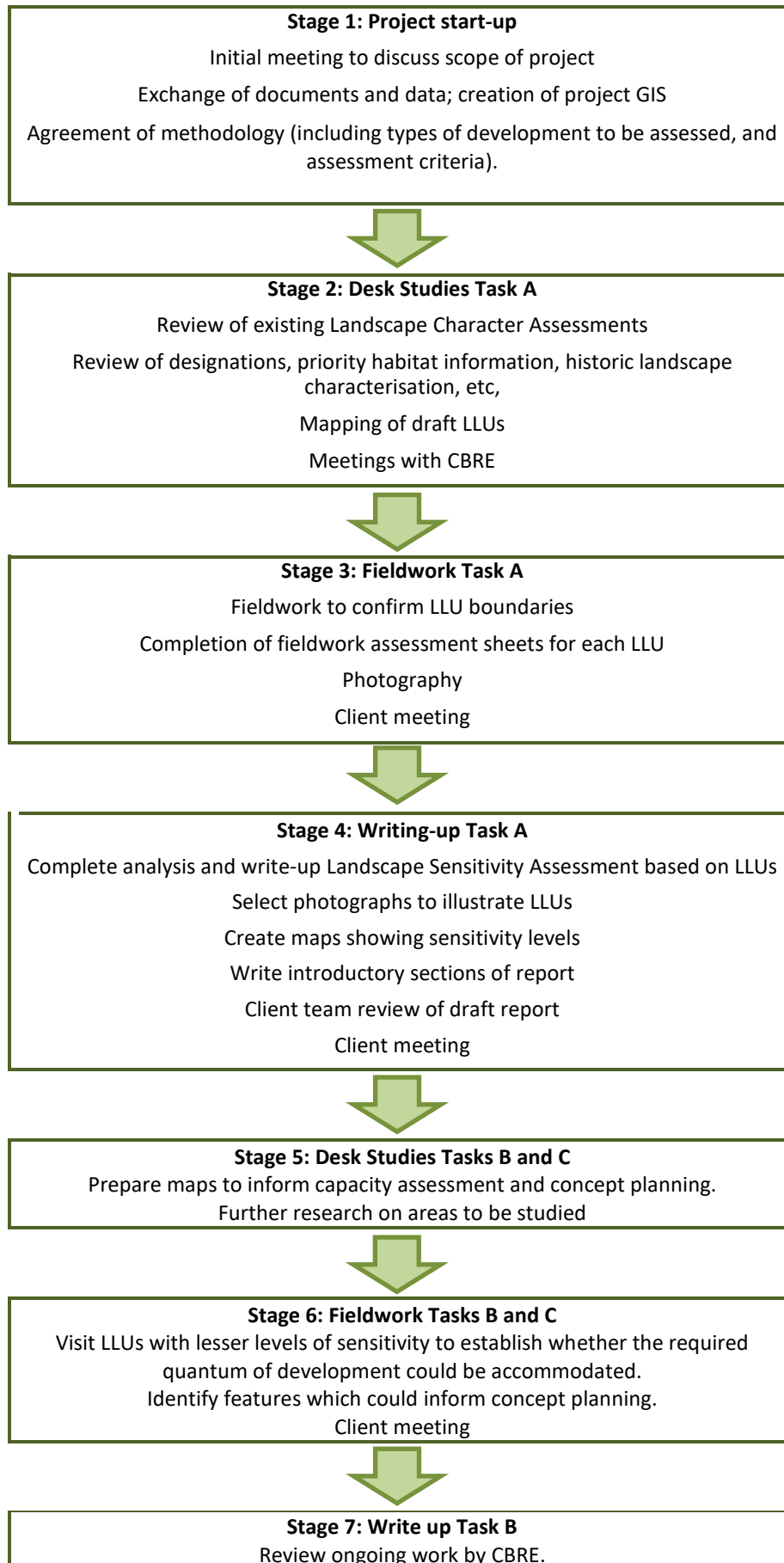
The proposed methodology was approved by the client team and the Devon County Landscape Officer prior to commencement of the Assessment. The methodology is compatible with that being used for the Landscape Sensitivity Assessment being undertaken concurrently for Exeter City Council, and is consistent with current best practice guidance in the following documents:

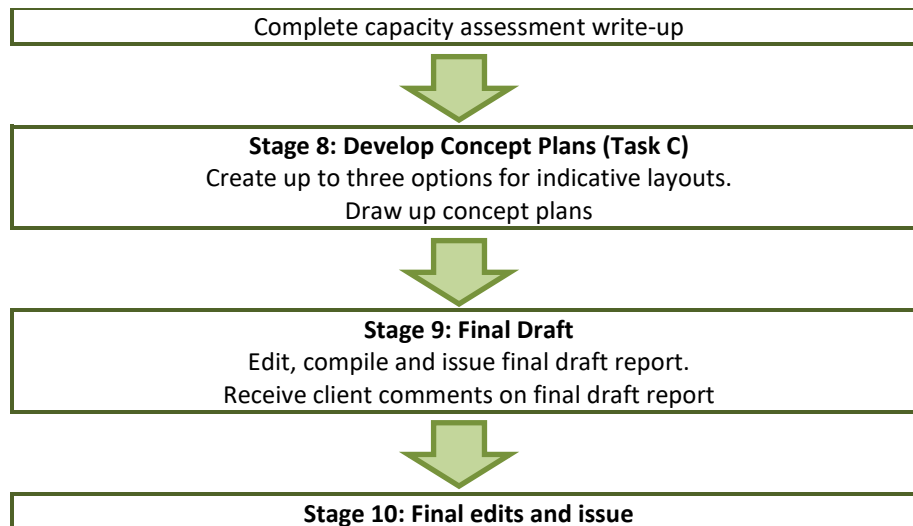
- Natural England (2014) *An Approach to Landscape Character Assessment*
- Natural England (2019) *An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management*
- Landscape Institute (2021) *Technical Guidance Note 02/21 – Assessing Landscape Value Outside of National Designations*
- Landscape Institute and IEMA (2013) *Guidelines for Landscape and Visual Impact Assessment 3rd Ed.*
- Landscape Institute Technical Guidance Note 02/21 *Assessing Landscape Value Outside National Designations*

Landscape sensitivity is defined as *a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices without undue negative effects on the landscape and visual baseline and their value*³. The sensitivity of a landscape is judged by considering the susceptibility of key characteristics to a defined development type together with the value associated with the landscape. The sensitivity assessment provides an assessment of relative sensitivity of landscapes across the study area with the aim of informing strategic planning, siting and design. It does not replace the need for Landscape and Visual Impact Assessment of specific development proposals.

³ Natural England (2019) *An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management p. 7*

6.2 Stages of Work





6.3 Local Landscape Units

The Area of Search has been divided into a series of Local Landscape Units (LLUs), shown in Map 8. Each of the LLUs is broadly consistent in terms of its landscape character, current land uses, and likely levels of sensitivity. The LLUs were defined at the desk study stage, and refined during fieldwork. They represent broad areas of landscape rather than individual field parcels, and therefore provide a strategic assessment of landscape sensitivity across the Area of Search.

Some LLU boundaries are clearly-defined, for example those following roads along ridgelines. Others are more transitional, reflecting a more gradual change in landscape character. In these cases, the LLU boundary follows a suitable line has been within the zone of transition.

The findings for each LLU are summarised in section 7.0, with more detail provided in Appendix C.

Those LLUs found to be of lowest sensitivity will be taken forward for more finer-grained analysis in the next stage of the project (Landscape Capacity Assessment), considering a wider range of landscape, technical and other constraints to development such as flood risk, major services wayleaves and road access, as well as the scope for accommodating the extent of development required, as set out in the project brief.

6.4 Assessment criteria

The assessment criteria have been selected to minimise overlap and potential 'double-counting' in the sensitivity assessment and to streamline the field assessment process whilst still providing a comprehensive assessment.

The assessment considers the susceptibility of key landscape and visual characteristics of each LLU within the Area of Search to 3 different potential development types. A rating is attributed against each criterion using a five-point scale of High, High-medium, Medium, Medium-low and Low. The inherent value associated with the landscape is judged without reference to the different development types. Table 2 sets out the landscape and visual criteria and indicators of relative sensitivity considered in the assessment.

Table 2: Landscape and visual sensitivity criteria

Sensitivity criteria	Factors considered in the assessment
Scale	Consideration of the scale of the landscape based on the degree of topographical relief, openness and enclosure and the presence of smaller scale features. In general, larger scale landscapes are likely to be less susceptible to larger forms of built development.
Landform	Consideration of the degree of complexity of landform including identification of any distinct topographical features. Assessment of how development, including ancillary works, could impact on or relate to landform. Simpler and more gently graded or flat landform would generally be less susceptible while more complex, steeper and distinctive landform would be of increased susceptibility.
Land cover	Consideration of the degree of complexity and diversity of land cover including field enclosure pattern (including consideration of historic patterns), woodlands, water courses/bodies and wetlands but also distinctive or rare landcover features. The contribution of landcover to green infrastructure will additionally be considered. More diverse and intricate landcover pattern would be more susceptible to development in general with a simpler or more fragmented landcover pattern being less susceptible. Effects include loss of the feature and diminishment of the integrity of landcover if features were removed to accommodate development and associated infrastructure.
Built environment	Consideration of the pattern, density and character of settlement and other built features, including prominent cultural heritage features, their relationship to topography or other natural features and their setting. Consideration of existing settlement boundaries and integration with the surrounding rural landscape. Assessment of how new development might impinge on positive aspects of the built environment and where there may be scope to attain some visual separation or appropriate amalgamation to minimise effects.
Perceptual aspects	Consideration of the degree of modification by human intervention and how development could affect perceptions of naturalness and tranquillity. Identification of landscapes where the number and distinctiveness of archaeological or historic features, and scarcity of modern built features, can give a strong sense of history or 'timelessness'. In general, landscapes which are more modified and developed are likely to be less susceptible while landscapes with a distinct sense of naturalness, tranquillity and

	timelessness will be more susceptible to development.
Visual amenity	The extent of relative visibility of the landscape (including considerations of whether it is well-settled and easily accessible) and key views to and from the landscape. The degree of openness or enclosure which influences visibility, including the amount of screening created by topography and woodland. The type of views, including elevated, extensive views from settlement, roads and recreational routes which are sustained or more intermittent views where woodland or landform provides some screening. Appraisal of the significance of skylines and key vistas including the presence of landmark features and distinct scenic qualities such as strong contrasts of character and/or harmonious features. Susceptibility is generally reduced if landform and woodland have the potential to provide screening. Prominent skylines and views to landmark natural or built features increase susceptibility as do promoted viewpoints/renowned views and notably scenic views. The presence of some forms of built development can reduce susceptibility as additional development may not significantly increase levels of intrusion.
Landscape Value	The presence of designated and other valued landscapes, which in the Area of Search (and its environs) comprise the Clyst Valley Regional Park, Conservation Areas, Listed Buildings, County Wildlife Sites, and a Registered Historic Park and Garden, would generally increase value. Related interests such as promoted viewpoints and recreational/tourist routes, cultural associations and the distinctiveness of the landscape will also be considered as will designations or values that reinforce landscape features, for example ancient woodland, landform, historic field patterns or landcover features. Judgements are made on the contribution to landscape value taking into account the nature, importance, extent and number of designations and recognised interests. Landscapes with no formal scenic, cultural or natural designations and no/very few otherwise valued features would have a lower landscape value.

6.5 Judgements on overall sensitivity

Landscape and visual susceptibility and value ratings are combined to arrive at an overall sensitivity rating for each development type. The overall sensitivity level is judged by considering the combined weight of evidence on landscape and visual susceptibility and value rather than using a numerical scoring system. Each criterion will be given equal weight when scoring. A five-point scale has been used in the assessment of each susceptibility criterion and with regard to the value associated with the LLU. This is also adopted in the overall sensitivity ratings accorded to each LLU as interpreted in Table 3 below.

Table 3: Explanation of sensitivity ratings

Overall Sensitivity rating	Definition
High	Key characteristics and qualities of the landscape are highly vulnerable to change from the development type. Development would conflict with several or most of the assessment criteria with widespread and severe adverse impacts likely to arise.
High-medium	Key characteristics and qualities of the landscape are vulnerable to change from the development type. Development would conflict with some of the landscape and visual criteria but may be able to be accommodated in very small parts of some LLUs.
Medium	Some of the key landscape characteristics or qualities of the landscape are vulnerable to change from the development type. There is some ability to accommodate development in some situations without widespread or severe changes to the landscape; the development type relates to some aspects of landscape character.
Medium-low	Fewer of the key characteristics and qualities of the landscape are vulnerable to change from the development type. There are opportunities to accommodate the development type in most locations without widespread or severe effects on the assessment criteria.
Low	Key characteristics and qualities of the landscape are unlikely to be adversely affected by the introduction of the development type. The development type relates well to the assessment criteria and change may be accommodated without widespread significant adverse impacts on the LLU.

6.6 Assumptions

When undertaking the Assessment we have assumed that existing built development within the Area of Search (e.g. business parks, housing, Crealy Great Adventure Park etc.) will remain. Land associated with the Country Showground at West Point (including the parking fields) is also assumed to remain in its current use.

6.7 Mitigation measures

Constraints and opportunities have been recorded for each LLU, and potential design and mitigation measures outlined. These include guidance on the appropriate type and density of building, the location of greenspace and walking/cycling routes, the treatment of settlement edges including screen planting, identifying where advance planting may be needed, and

landscape buffers necessary to protect sensitive landscape features. They therefore inform the capacity assessment and concept planning stages of the project.

7.0 Summary of Findings

7.1 General observations

A number of sensitivities and/or constraints to development occur throughout the Area of Search and are not limited to particular LLUs. These include:

The **character of rural lanes** – often narrow and winding, with high banks/hedges and a lack of passing places. Upgrading them (for example to take two-way traffic) would result in a loss of vegetation and of character to the point that they would become unrecognisable.

The presence of **large trees and hedges** – these are found alongside most roads, in field boundaries, and along watercourses. As a result the area appears much more heavily treed than suggested on a map. Loss of trees and hedges would impact on the character of the area, and would reduce the effectiveness of their screening function. There would also be ecological impacts.

The **lack of bridging points** – the Area of Search contains a number of streams and main roads, but relatively few crossing points. Constructing new bridges would involve significant engineering and cost.

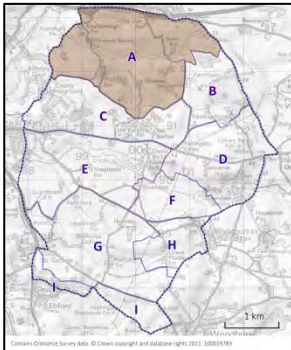
The **busy A3052** – this road physically and visually severs the Area of Search and could restrict the integrity of any new community without significant mitigation, including new bridge crossings.

The **character of existing settlements** – small historic villages such as Clyst St George, Farrington, Ebford and Woodbury Salterton, lying within / close to the Area of Search, are small and tightly clustered. They sit low in the landscape, being associated with narrow water courses. They are therefore not prominent in long views (for example from the elevated land of the nearby Pebblebed Ridge). Any new development sited on more elevated parts of the Area of Search would conflict with the established pattern and character of existing settlement.

Visual prominence – the degree of visual prominence varies across the Area of Search, but nevertheless much of the Area of Search is visible in distant views from the Pebble Bed Heaths, and also in views from high land across the Clyst Valley and Exe Estuary. In all these situations it is seen as part of a wider sweep of land.

7.2 Landscape Sensitivity Summary for LLU A: Holbrook

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This landscape is centred on the valley of the Holbrook watercourse and its unnamed tributary. It comprises rolling farmland lying close to the A30, Exeter Airport and associated business park on its northern boundary. The western boundary abuts the edge of the Clyst valley while a minor road on a low ridge forms the southern boundary, marking the slightly increased elevation of this LLU above the adjacent LLU C. A more gradual transition occurs to the east where the simpler landform of LLU B prevails.



A typical scene in the Holbrook LLU, looking north-east from the southern boundary of the LLU.

Sensitivity summary

A Residential	High - Medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

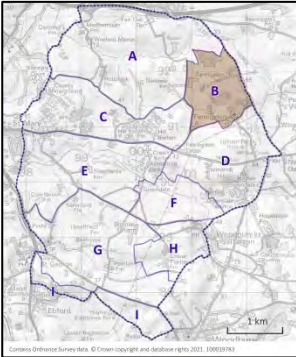
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High-medium The broader gently sloping ridges which rim the valleys would be less sensitive to residential development. The complex landform associated with the valleys would however be highly sensitive to development due to the considerable ground modification to accommodate building platforms and access. This LLU is influenced on its northern edge by adjacent development associated with Exeter Airport but the central part of the LLU has extensive historic field systems creating a strongly rural character and integrity, which would be significantly diminished by widespread residential development.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would require substantial ground modification to accommodate larger buildings. This development type would significantly diminish the strong rural character and integrity of this landscape.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would require substantial ground modification to accommodate larger buildings. This development type would significantly diminish the strong rural character and integrity of this landscape.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>More gently sloping fields on the northern, south-western and south-eastern edges of this unit would be more able to accommodate residential development. The setting and views to/from Bishop's Court and the Clyst Valley Regional Park is a potential sensitivity in the south-west and advance woodland planting may be necessary to provide screening in the long term. Public access routes could be provided within this landscape and enhancement of riparian habitats undertaken to provide a setting for any new community established within LLU to the south.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.3 Landscape Sensitivity Summary for LLU B: Farringdon

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU is located in relatively elevated and gently sloping land in the north-east of the Area of Search. It is associated with the historic village of Farringdon, and Farringdon House to the north. The setting of Farringdon House includes historic parkland, and a large block of deciduous woodland at Farringdon Wood. The northern and eastern boundaries are formed by the Area of Search boundary along the B3184. There is a gradual transition with the lower and more undulating landscape of LLU A (Holbrook) to the west. To the south the land rises where it meets LLU D (Windmill Hill and Greendale).



A typical scene within LLU B. Farringdon Wood is on the left of the picture, and parkland trees associated with Farringdon Hall are visible in the centre.

Sensitivity summary

A Residential	High - Medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High-medium Widespread residential development would significantly diminish the strongly rural character of this landscape which is divorced from urban centres and has relatively few incongruous features. The diverse woodlands and parkland characteristic of this LLU could be adversely affected by removal to accommodate development (for example the loss of mature trees against the B3184) and while woodland has potential to provide screening, dense housing would detract from its presence in the landscape. The setting of the historic village of Farringdon is a key sensitivity. Lower, less prominent, gently sloping farmland in the western part of this LLU would be of reduced sensitivity.</p>	<p>Overall sensitivity High This development type would significantly detract from the woodlands and parkland which characterises parts of this landscape. While it could be sited to avoid significant effects on the setting of Farringdon village, it would significantly diminish the strong rural character and integrity of this landscape.</p>	<p>Overall sensitivity High This development type would significantly detract from the woodlands and parkland which characterises parts of this landscape. It would require greater modification of topography and removal of mature vegetation and it would significantly diminish the strong rural character and integrity of this landscape.</p>

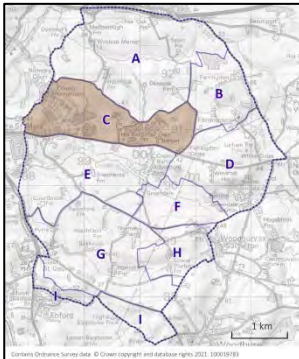
Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>It is considered that the scale of development required in the brief could not be met in this LLU given the landscape and visual sensitivities identified. Potential for a lesser extent of development may exist on the basis of the following constraints:</p> <ul style="list-style-type: none"> Woodland could provide a framework and screening for housing around Farringdon House although parkland (with mature trees) should be conserved and rejuvenated and the frontage to the house kept open. Housing in this area would need to be of the highest quality and of low density to respect the character of the designed landscape and setting of Farringdon House and should be of limited height to avoid breaching the containment 	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

<p>offered by woodland.</p> <ul style="list-style-type: none">• The settings of Farringdon village and the listed Glebe House are sensitive and development should be well set back from the narrow valley which they are associated with.• New recreational access routes could be focussed on the Holbrook valley which lies to the north of this unit.		
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7.4 Landscape Sensitivity Summary for LLU C: Cat and Fiddle

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU comprises an area of relatively low-lying farmland interspersed with isolated development uses including a business park and the County Showground. The southern boundary of this LLU is formed by the A3052; the northern boundary marks the transition with the generally more undulating LLU A. The eastern boundary is formed by the low mound of a restored tip while western boundary is formed by the Area of Search boundary along Bishop’s Court Lane, on the edge of the Clyst Valley.



A typical view within LLU C, looking east from County Showground parking field over agricultural land towards the Hill Barton Business Park

Sensitivity summary

A Residential	Medium - Low
B Employment/Commercial	Medium
C Very large scale warehousing/distribution	High

Supporting analysis

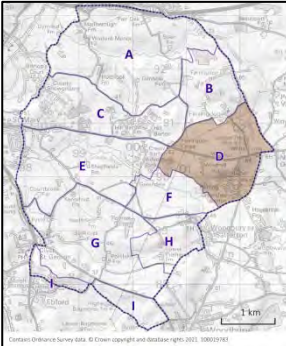
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity Medium-low The simple landform, limited visibility and presence of existing built development reduces sensitivity to this development type. Well-designed residential development has potential to have beneficial effects in parts of this landscape by improving the fragmented appearance of disparate built development and acting as a catalyst for enhancement.</p>	<p>Overall sensitivity Medium While this development type could fit with the scale, simple landform and built character of part of this LLU, the more rural and tranquil landscape present in the north-western part of this landscape is sensitive.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would also require some modification of the landform where it is more sloping. Development of this nature and size could exacerbate the existing detractive approach to Exeter from the A3052 and would increase the perceived fragmentation of disparate landuses and developments.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<ul style="list-style-type: none"> • The busy A3052 is a major barrier to creating an integrated community within the less sensitive LLUs C and E. Construction of green bridges across this road would create stronger links between housing and workplaces and open up access to the wider countryside for residents. • New recreational routes could be focussed within the Holbrook valley with links to the Clyst Valley Regional Park • Sustainable transport routes into Exeter should be established and the approach to the city from the A3052 improved – this may require acquisition/relocation of buildings close to the road. • Advance planting of field boundary trees and woodland should be undertaken on the western edge of this unit to provide long term screening from the Clyst Valley. 	<p>Some scope for development has been identified with this preferably being associated with the existing business park. Tree planting on the restored tip would enhance screening of development in views from the east.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.5 Landscape Sensitivity Summary for LLU D: Windmill Hill and Greendale

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU principally comprises an elevated ridge with a group of rounded tops lying close to the eastern boundary of the Study Area. It lies within the *Pebble Bed Heaths and Farmland* LCT which reflects its elevation and association with the transitional rolling slopes lying below the high Pebble Bed ridge. This LLU also includes the lower southern slopes of these hills at the transition with the upper Grindle Brook valley (an area largely occupied by the Greendale Business Park) and the narrow valley lying on the north-eastern boundary where the Upham fishing ponds are located. The lower southern fringes of this LLU are classified as the *Clyst Lowland Farmland* LCT.



Windmill Hill and Greendale Business Park looking west

Sensitivity summary

A Residential	High - medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

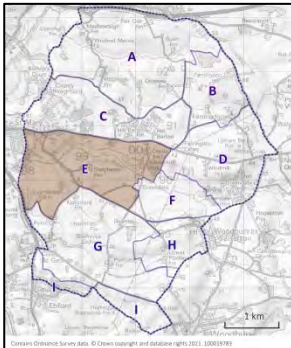
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High This development type would require significant ground modification on the more pronounced hill tops although more gently graded lower slopes would be less sensitive. Development would be prominent in long views from the west and east due to the elevation of this landscape.</p>	<p>Overall sensitivity High This development type would require significant ground modification on the more pronounced hill tops although more gently graded lower slopes would be less sensitive. It would overwhelm the scale of confined hill tops and the narrow Upham Farm valley. Development would be prominent in long views from the west and east due to the elevation of this landscape. Although this landscape is modified on its southern slopes, additional development on the more elevated parts of this LLU would breach the containment provided to the existing Greendale Business Park and exacerbate the negative perceptions associated with parts of this landscape.</p>	<p>Overall sensitivity High This development type would require significant ground modification. It would overwhelm the scale of this LLU. Development would be prominent in long views from the west and east due to the elevation of this landscape. Although this landscape is modified on its southern slopes, additional development on the more elevated parts of this LLU would breach the containment provided to the existing Greendale Business Park and exacerbate the negative perceptions associated with parts of this landscape.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>It is considered that the scale of development required in the brief could not be met in this LLU given the landscape and visual sensitivities identified. Potential for a lesser extent of residential development may exist on the more gently graded and less prominent lower western slopes of this LLU although residential development would appear dislocated, intrusive and would further erode the rural character of this landscape.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.6 Landscape Sensitivity Summary for LLU E: West Grindle Brook Valley

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This landscape unit lies to the south of the A3052 and generally comprises an area of lower ground associated with the broader floodplain of the lower Grindle Brook. The north-eastern boundary marks the transition into rising ground associated with the *Pebble Bed Heaths and Farmland* LCT (LLU D) while the eastern boundary reflects the transition into a steeper valley topography with smaller-scale enclosure (LLU F). The southern boundary is formed by a subtly higher ridge which encloses the farmed valley lying to the east of Clyst St George (LLU G). This LLU abuts Clyst St Mary and Winslade Park to the west.



A typical scene within LLU E, in the Grindle Brook Valley near Winslade Park

Sensitivity summary

A Residential	Medium- low
B Employment/Commercial	Medium
C Very large scale warehousing/distribution	High

Supporting analysis

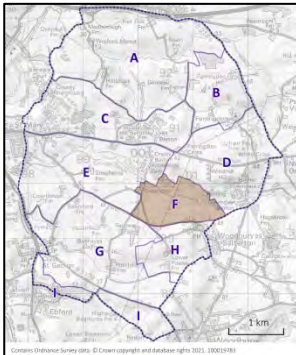
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity Medium-low The diverse vegetation and small scale of the floodplain pastures and remnant designed landscape features are sensitive. The simple landform, limited visibility and presence of existing built development however reduces sensitivity to this development type elsewhere in the LLU and residential buildings could be sited and designed to minimise effects on views from footpaths and near remnant designed features. Well-designed residential development has potential to have beneficial effects in parts of this landscape by improving the fragmented appearance of disparate built development and acting as a catalyst for enhancement.</p>	<p>Overall sensitivity Medium The diverse vegetation and small scale of the floodplain pastures and remnant designed landscape features are sensitive. This development type would require removal of hedges and trees although more open gently sloping farmland in the east would be less sensitive. Some ground modification may be necessary to accommodate larger units although the simple landform reduces sensitivity in general. The appreciation of the more diverse floodplain pastures and Winslade designed landscape could be diminished by intrusion of larger buildings, although association with existing industrial/business park developments would reduce sensitivity.</p>	<p>Overall sensitivity High The diverse vegetation and small scale of the floodplain pastures and remnant designed landscape features are sensitive. Development of this size would require widespread removal of hedges and trees and ground modification of more sloping ground. It would overwhelm the scale of this landscape and diminish the appreciation of the more diverse floodplain pastures and Winslade designed landscape even if located in the less sensitive eastern part of this LLU.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>There is scope for residential development on more open gently rising farmland avoiding sensitive semi-improved grassland and intact hedges of floodplain pastures which should be retained as open space. Some of this area has an increased flood risk which may inhibit sustainable development. Mitigation measures should include:</p> <ul style="list-style-type: none"> • Improvements to connectivity and creation of sustainable walking/cycling routes to/from Exeter possibly via Winslade Park, and to local employment. • The creation of green bridges across the A3052 to enhance community cohesiveness and provide sustainable travel routes if LLU C also considered suitable for development • Improvements to the approach to Exeter via the A3052. 	<p>There is some limited scope for development but this should be associated with the existing industrial/business park near Oilmill Lane and to the west of Crealy Adventure Park. These sites have easy vehicular access to the A3052.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.7 Landscape Sensitivity Summary for LLU F: East Grindle Brook Valley

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU comprises and the north-facing slopes of the Grindle Brook valley which has a distinctive pattern of small strip fields. It lies to the west of the small settlement of Woodbury Salterton and is principally accessed by the narrow road of Lower Lane which is aligned at the top of these valley side fields. The less modified floor of the Upper Grindle Brook valley also lies in this LLU where it abuts the steep southern slopes of LLU D. The western boundary of this landscape marks the transition from the distinct enclosure pattern and dense trees and hedges of this LLU to the more open farmland of LLU E.



Scene within LLU F – Fishing lake on valley floor with medieval strip fields visible on the valley side

Sensitivity summary

A Residential	High-medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

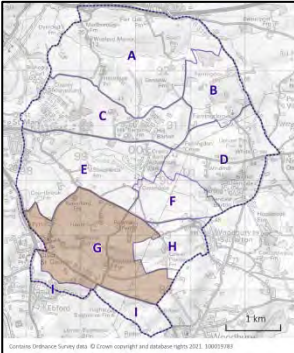
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High-medium Residential development would necessitate removal of trees/hedges on field boundaries and along the access road and, if extensive in scale, would significantly affect the integrity of the distinctive field enclosure pattern. While the valley floor is generally more open riparian features would be susceptible to all forms of development. Dense/extensive residential development would significantly diminish the rural character of this landscape.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would necessitate widespread removal of vegetation and obliteration of the distinctive field enclosure pattern. Development of this nature would significantly diminish the strongly rural character of this LLU and the setting to nearby Woodbury Salterton.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would necessitate widespread removal of vegetation and obliteration of the distinctive field enclosure pattern. Development of this nature would significantly diminish the strongly rural character of this LLU and the setting to nearby Woodbury Salterton.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>There is no scope to accommodate the scale of development stipulated in the study brief without significant adverse effects occurring on the distinctive field pattern and rural character of this landscape. Potential for smaller scale and very low density housing development has however been identified where this could be linked with the sustainable agricultural use of strip fields with the aim of conserving their integrity. Access is a key constraint and limits to development would be necessary to protect mature boundary trees and hedges.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.8 Landscape Sensitivity Summary for LLU G: Clyst St George Farmland

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU comprises two broad, gently undulating valleys. The larger southern valley extends eastwards from the small settlement of Clyst St George. The other, smaller, valley to the north is formed by the stream which runs past Kenniford Farm. The southern boundary of LLU G follows the ridge dividing it from the Ebford Slopes LLU to the south (followed by Woodbury Road (B1379) for much of its length). A lower ridge along the north-eastern edge of LLU G forms the boundary with LLU E. A gradual transition occurs to the east where LLU G borders LLU H – here the landform and vegetation pattern becomes more complex and the scale of the landscape is reduced.



Typical scene within LLU G, looking west towards Clyst St George village from road near Postlake Farm

Sensitivity summary

A Residential	Medium
B Employment/Commercial	High-medium
C Very large scale warehousing/distribution	High

Supporting analysis

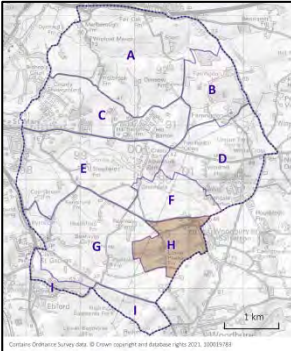
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity Medium Some ground modelling would be necessary to accommodate buildings of this size, particularly on steeper slopes. This development type would significantly detract from the rural character of this landscape. Residential development would need to be carefully located and designed to minimise effects on long views to surrounding landscapes and on the setting of historic Clyst St George.</p>	<p>Overall sensitivity High-medium Ground modelling and removal of hedges would be necessary to accommodate buildings of this size. This development type would significantly detract from the rural character of this landscape, its visual connection with surrounding landscapes and the setting of historic Clyst St George.</p>	<p>Overall sensitivity High Significant ground modelling and removal of hedges/trees and possibly also woodlands would be necessary to accommodate buildings of this size. This development type would significantly detract from the rural character of this landscape, its visual connection with surrounding landscapes and the setting of historic Clyst St George.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>The setting of Clyst St George, views to the wider landscape, and the strongly rural character are the key sensitivities associated with this landscape. In general, the southern part of the LLU is more sensitive than the northern part. Any residential development accommodated in this LLU should minimise effects on the setting of Clyst St George and retain key views to its church. Other mitigation measures that should be undertaken include:</p> <ul style="list-style-type: none"> • Avoid building on the highest and steepest land, and undertake advance planting of woodland and boundary trees to provide a more robust containing edge to development. • Buildings should be located and designed to retain open views across this landscape to more distant ridges. • Impacts on views from the East Devon AONB should be considered. • Recreational routes could be enhanced with better connectivity focussing on the valley which lies in the southern part of the LLU, with links east to Woodbury Salterton and west to Winslade Park and the Clyst valley. 	<p>There is only very limited scope for development of this type, which would need to be limited to the flattest, lowest land with largest land parcels to minimise loss of hedges. It would also need to be carefully designed and screened, and sited to limit impacts on long views and on the setting of Clyst St George.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.9 Landscape Sensitivity Summary for LLU H: Woodbury Salterton Farmland

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU largely forms a small area of rolling and elevated farmland lying adjacent to the small settlement of Woodbury Salterton. The western boundary marks the transition from the more complex landform of this LLU to the broader, more gently sloping farmland east of Clyst St George (LLU G). The northern boundary of this LLU is formed by Lower Road where a clear change occurs in field enclosure pattern within LLU F.



A typical scene within LLU H – small scale, elevated farmland seen from Bond's Lane

Sensitivity summary

A Residential	High-medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

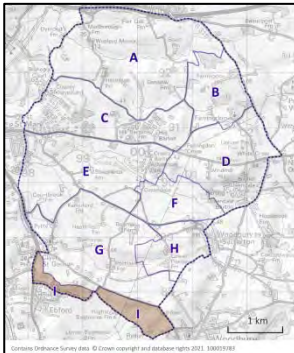
A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High-medium Steep and complex slopes would necessitate substantial ground modelling and removal of hedges and trees would also be needed to accommodate access and building platforms. The setting and character of Woodbury Salterton would be affected by development sited on elevated ground above the village. The elevation of this LLU, and its location in relation to the East Devon AONB, means that development here would be likely to impact on views from the AONB.</p>	<p>Overall sensitivity High Steep and complex slopes would necessitate substantial ground modelling and widespread removal of hedges and trees would additionally be needed to accommodate this development type. Larger buildings would overwhelm the scale of this small hill and valley and would significantly detract from the distinctly rural character of this landscape. The setting and character of Woodbury Salterton, and views from the AONB would be affected by development of this scale.</p>	<p>Overall sensitivity High Steep and complex slopes would necessitate substantial ground modelling and widespread removal of hedges and trees would additionally be needed to accommodate this development type. Larger buildings would overwhelm the scale of this small hill and valley and would significantly detract from the distinctly rural character of this landscape. The setting and character of Woodbury Salterton, and views from the AONB would be affected by development of this scale.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>There is no scope to accommodate the scale of development stipulated in the study brief. However, there may be limited opportunities for very small-scale residential development closely associated with Woodbury Salterton, and kept low to fit with the historic form of the village.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.10 Landscape Sensitivity Summary for LLU I: Ebford Slopes

Note – full survey sheets and additional photographs can be found in Appendix C. Sensitivity levels are shown on Maps 9, 10 and 11 (found in Appendix B).



Location and context

This LLU is located on the southern edge of the Area of Search, on the south side of the ridge largely followed by Woodbury Road. It comprises a series of steeply-sloping fields, mostly with a southerly aspect towards tributaries of the Exe, although those in the far west have a westerly aspect and are part of the Clyst Valley side. The northern boundary of the LLU is the ridge followed by (or close to) Woodbury Road (B3179), and the western boundary is Exmouth Road (A376). Minor lanes (one called Ebford Lane) form the southern and eastern boundaries. The historic village of Ebford is located immediately to the south-west of the LLU.



A typical scene within LLU I, looking east from Ebford Lane. The white houses in the centre are on Woodbury Rd.

Sensitivity summary

A Residential	High - medium
B Employment/Commercial	High
C Very large scale warehousing/distribution	High

Supporting analysis

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>Overall sensitivity High-medium The sloping landform makes this LLU highly sensitive to development due to the ground modifications which would be required to accommodate building platforms and access. In addition, the LLU contributes to the rural setting of the village of Ebford, and is highly visible from land to the south. In these views it forms a rural, small-scale backdrop and horizon. The eastern part of the LLU is close to (and often visible from) the East Devon AONB. The western part of the LLU forms an open sloping side of the Clyst Valley. Large-scale residential development in this LLU would be visually prominent over a wide area and would appear incongruous in the rural landscape.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape and would require substantial ground modification as well as removal of hedges. Although there are some existing large agricultural buildings nearby, they are located on the flatter land at the base of the slope (outside the LLU) and their scale would overwhelm the sloping, small-scale fields if they were replicated within the LLU. Industrial buildings within this LLU would severely diminish the rural character of the landscape and the setting of Ebford, and would be highly prominent in views, including from the East Devon AONB.</p>	<p>Overall sensitivity High This development type would overwhelm the scale of this landscape, and would require substantial ground modification and hedge removal to accommodate large buildings. It would significantly diminish the rural character of the landscape, and the setting of Ebford, and would be highly prominent in views, including from the East Devon AONB.</p>

Capacity and design guidance

A: Residential	B: Employment/Commercial	C: Very large scale warehousing/distribution
<p>There is no scope to accommodate the scale of development stipulated in the study brief without significant adverse effects occurring on rural character and views (including from the AONB), and on the setting of Ebford village. However, there may be limited opportunities for very small scale and carefully designed development closely associated with Ebford, provided that it is kept low, and integrated into the existing form of the village.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>	<p>No scope for development has been identified due to high sensitivity score.</p>

7.10 Overall Landscape Sensitivity for CBRE Options

The purpose of this section of the Landscape Sensitivity Assessment is to provide an overall landscape sensitivity numerical score for each of CBRE’s Options 1-3, which can be fed into their Options Appraisal. These scores were requested by CBRE at the end of the project and did not form part of the original brief. The landscape sensitivity scores provided are based on the following scale:

- High (H): 1
- High-medium (HM): 2
- Medium (M): 3
- Medium-Low (ML): 4
- Low (L): 5

In order to provide an overall score for the purposes of numerical comparison of the options, it is necessary to use the findings of the Landscape Sensitivity Study for each component LLU (and consider the relative proportions of the LLUs) within each option to inform a judgement on overall landscape sensitivity for each option. This is set out in the table below.

It is important to remember that LLUs represent broad areas of landscape rather than individual field parcels, and that within each LLU there are likely to be pockets of higher and lower sensitivity.

The maps in this report only show the indicative locations of the three options. It is therefore also necessary to refer to the maps in the CBRE Options Appraisal Report which show more refined boundaries for each option. CBRE’s maps show a considerable overlap between options 1 and 2.

Option	Component LLUs*	Sensitivity Levels for dev. type			Key Landscape Sensitivities	Overall landscape sensitivity
		A	B	C		
1	A Holbrook	HM	H	H	The majority of this option is within the Holbrook LLU, much of which is sensitive due to its relatively complex landform and small scale historic field patterns, and its strongly rural character and integrity. The eastern part of the option extends into Farringdon and Windmill Hill LLUs. These LLUs are more elevated, and therefore generally more visible over a wide area, including from parts of Exeter, and from the East Devon AONB. There is a relatively small area of lower landscape sensitivity in the south-western part of the option associated with the A3052 corridor, within the Cat and Fiddle LLU. Here there is scope to accommodate residential development, and some land parcels (in proximity to existing business park) which could accommodate Type B industrial development.	HM
	C Cat and Fiddle	ML	M	H		
	D Windmill Hill and Greendale	HM	H	H		Score 2
	B Farringdon	HM	H	H		

*listed in approximate order of size within the option, with the largest first

Option	Component LLUs*	Sensitivity Levels for dev. type			Key Landscape Sensitivities	Overall landscape sensitivity
		A	B	C		
2	D Windmill Hill and Greendale	HM	H	H	The majority of this option is within the Windmill Hill and Greendale LLU. This contains some of the most elevated land within the study area, and is within the 'Pebble Bed Heaths and Farmland' Devon Character Area. It is highly visible from parts of Exeter, from the East Devon AONB, and in general views from the surrounding area. The relative lack of tree cover increases its visibility. The northern part of the option overlaps with Option 1. This includes part of the Holbrook LLU, with its relatively complex landform and small scale historic field patterns, and its strongly rural character and integrity. Option 2 also includes the less sensitive land associated with the A3052 corridor, within the Cat and Fiddle LLU (plus a sliver of lower sensitivity land in the West Grindle Brook Valley at Creely). Option 2 extends into the rural valley floor within the East Grindle Brook Valley LLU. Where there are views of the Greendale Business Park the buildings appear incongruous and out of scale with the surrounding landscape.	HM
	A Holbrook	HM	H	H		
	C Cat and Fiddle	ML	M	H		Score 2
	B Farringdon	HM	H	H		
	E West Grindle Brook Valley	ML	M	H		
	F East Grindle Brook Valley	HM	H	H		
	G Clyst St Geo. Farmland	M	HM	H	The majority of this option is within the Clyst St George Farmland LLU, which has variable sensitivity but is considered to be of medium sensitivity overall, as the landscape here is of a larger scale and relatively gentle topography, and parts are well-treed which creates a strong landscape structure. However its role in the setting of Clyst St George village, and in long views to/from the East Devon AONB, increases its sensitivity. The southern and eastern parts of Option 3 extend into the more sensitive landscapes of the Ebford Slopes LLU (highly visible from the valley to the south and visually disconnected from the rest of the study area), and the Woodbury Salterton Farmland LLU, which is elevated and relatively steep, with a small-scale medieval field pattern. The lowest sensitivity land is in the northern part of this Option, associated with the West Grindle Brook Valley LLU.	M
	I Ebford Slopes	HM	H	H		
	E West Grindle Brook Valley	ML	M	H		Score 3
	H Woodbury Salt'n farmland	HM	H	H		

*listed in approximate order of size within the option, with the largest first

8.0 Conclusions and Next Steps

The lowest levels of landscape sensitivity are found in the west-central part of the Area of Search, around the A3052 and the Grindle Brook Valley (LLUs C and E). The next lowest is found towards the south of the Area of Search, north-east of Clyst St George (LLU G). Across the remainder of the Area of Search landscape sensitivity levels are relatively high, but the reasons for this vary.

As would be expected, landscape sensitivity for residential use is slightly lower than that for employment/commercial use. Landscape sensitivity for very large scale distribution/warehousing use is high across the Area of Search, suggesting that the key characteristics and qualities of the landscape are highly vulnerable to change from this development type. This type of development would conflict with several or most of the assessment criteria with widespread and severe adverse impacts likely to arise.

Within the A3052 corridor and the Grindle Brook valley are a number of existing features including existing commercial, residential and recreational land uses, floodplains, and the busy A3052. These are all likely to constrain development, but some also present opportunities. For example, the Grindle Brook floodplain could become a linear park with benefits for recreation, biodiversity and drainage. Existing business / industrial parks could be carefully expanded to accommodate new units, so that the new units appear as an extension of an existing land use. The A3052 is a barrier for north-south movement, but also has opportunities for enhancement (it is currently a relatively poor quality approach to Exeter) and could provide convenient access for new homes and businesses.

In terms of CBRE's three options, overall Option 3 is preferable in terms of landscape sensitivity. However, this option contains land of varying sensitivity, and therefore not all land within Option 3 will be suitable for development in landscape terms.

The least sensitive land is found in the northern part of Option 3, and in the southern part of Option 1. These areas of lowest sensitivity could potentially be combined to form a new Western Option. It is therefore suggested that next stages of the project (Capacity Assessment and concept planning) focus on two tasks:

Task 1: Undertake a finer grain capacity assessment and concept planning exercise for CBRE's Option 3, focussing on land parcels already put forward, but with some additional land take if necessary. It would take into account landscape, visibility, and other constraints (e.g. floodplains, services, access etc.). This task will explore if Option 3 could work in practice in landscape terms, and outputs could feed into later masterplanning.

Task 2: Undertake a finer grain capacity assessment and concept planning exercise to see if there is sufficient capacity to deliver the required development within the areas of lowest landscape sensitivity (found within LLUs C, E and G). This would include parts of CBRE's Options 1 and 3, plus the land between them. It would take into account landscape, visibility and other constraints (e.g. floodplains, services, existing land uses etc.).

Appendix A: Glossary

Acronyms

AONB	Area of Outstanding Natural Beauty
EDDC	East Devon District Council
ELC	European Landscape Convention
LCA	Landscape Character Area
LCT	Landscape Character Type
LLU	Local Landscape Unit
LSA	Landscape Sensitivity Assessment
NPPF	National Planning Policy Framework
SSSI	Site of Special Scientific Interest

Technical Terms

Green Infrastructure: a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Landscape Character Area: a single unique area which is the discrete geographical area of a particular landscape type. Each has its own individual character and identity.

Landscape Character Type: distinct types of landscape that are relatively homogenous in character. Wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, historical land use, and settlement pattern.

Landscape Sensitivity: a measure of the resilience, or robustness, of a landscape to withstand specific change arising from development types or landscape management practices without undue negative effects on the landscape and visual baseline and their value⁴.

⁴ Natural England (2019) *An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management* p. 7

Appendix B: Maps

List of Maps

Map 1: Area of Search

Map 2: Sites put forward and CBRE options

Map 3: Landscape character

Map 4: Topography and drainage

Map 5: Designated sites

Map 6: Priority habitats

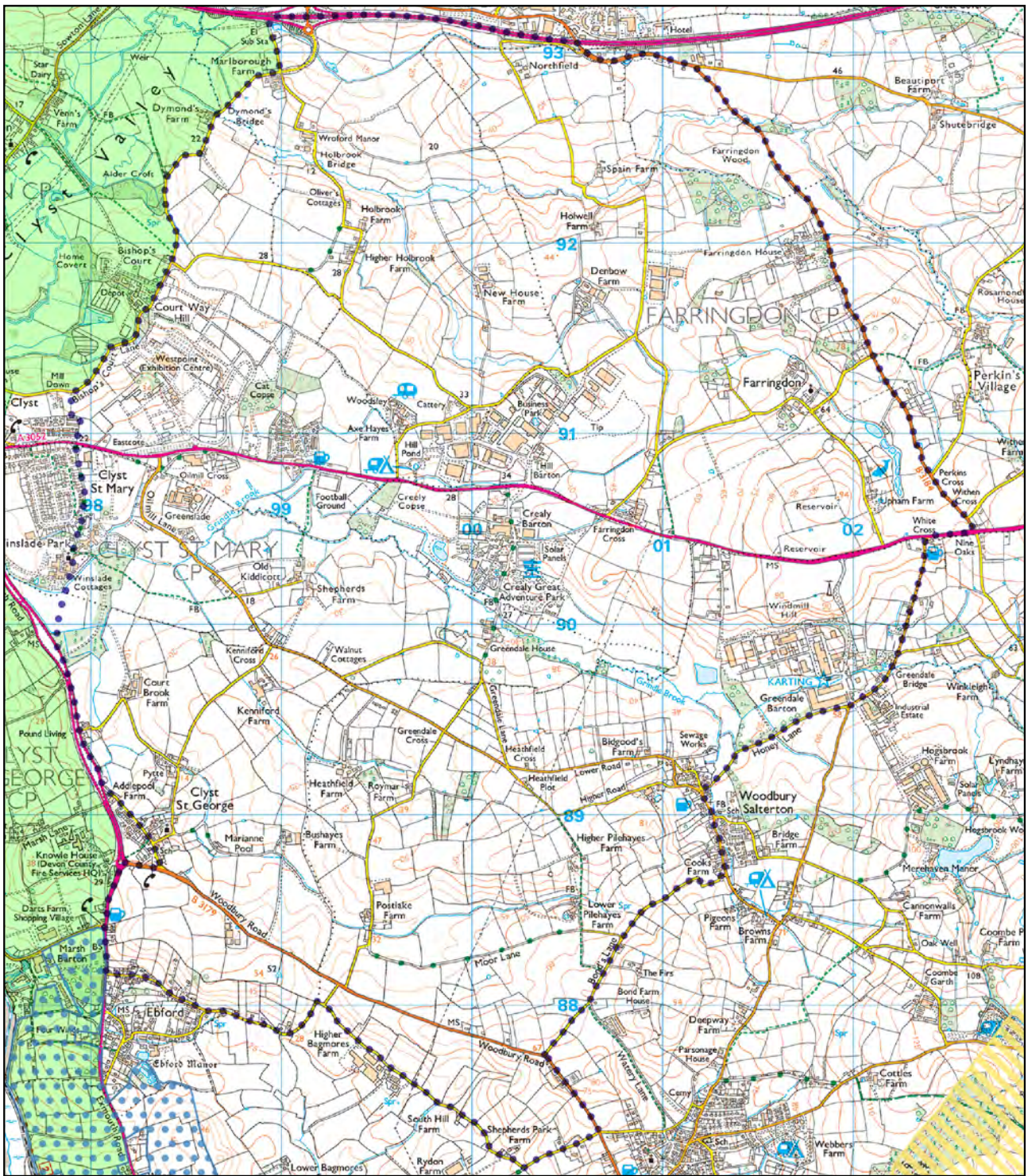
Map 7: Historic Landscape Characterisation

Map 8: Local Landscape Units (LLUs)

Map 9: Landscape sensitivity for housing





Map 10: Landscape sensitivity for employment/commercial

Map 11: Landscape sensitivity for very large scale warehousing/distribution

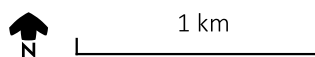


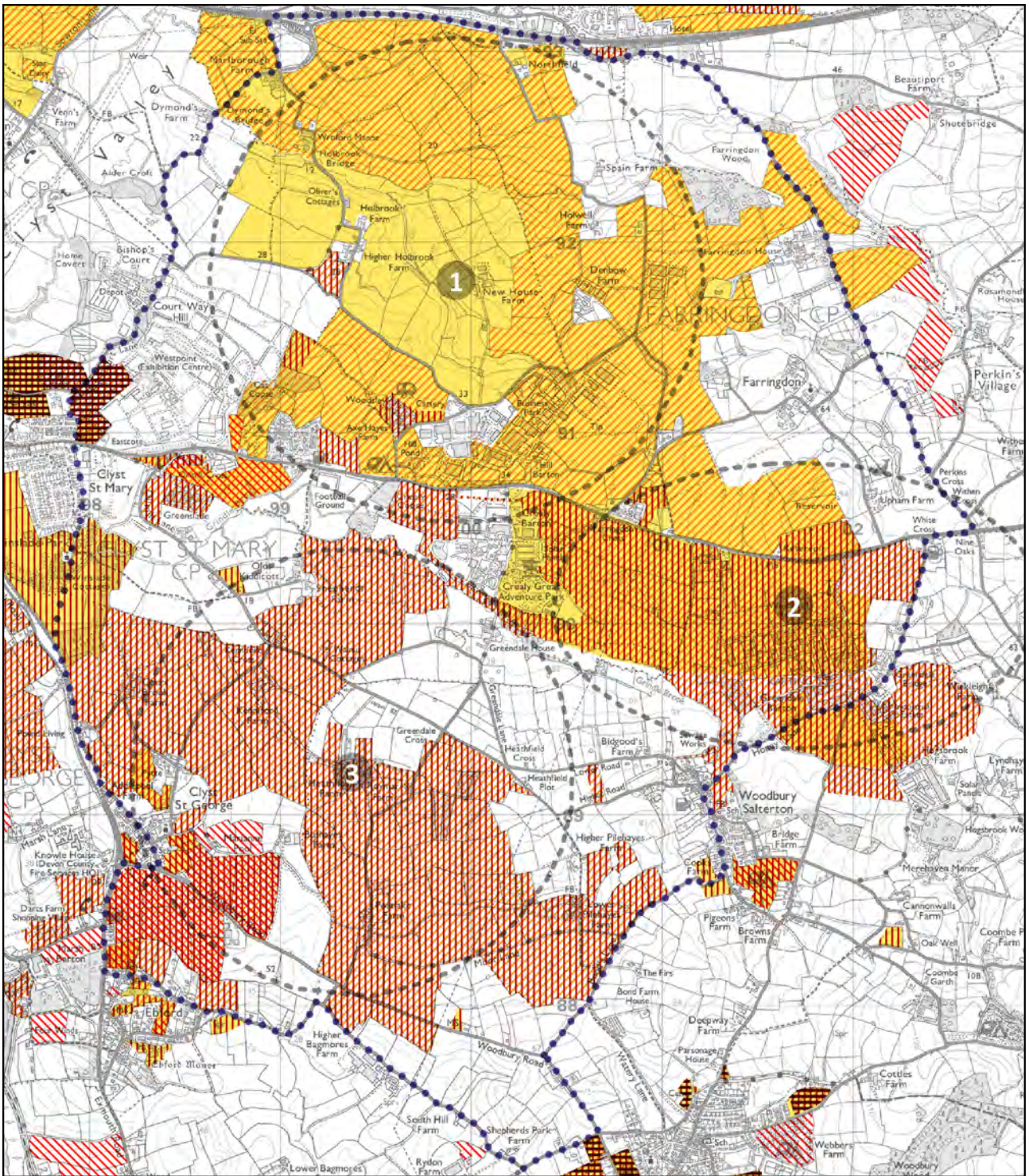
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September 2022

Map 1. Area of search

-  Area of Search
-  East Devon AONB
-  Coastal Preservation Area
-  Green Wedge

Policy boundaries are taken from the
East Devon Local Plan 2013-31
(Adopted January 2016)

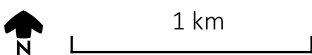


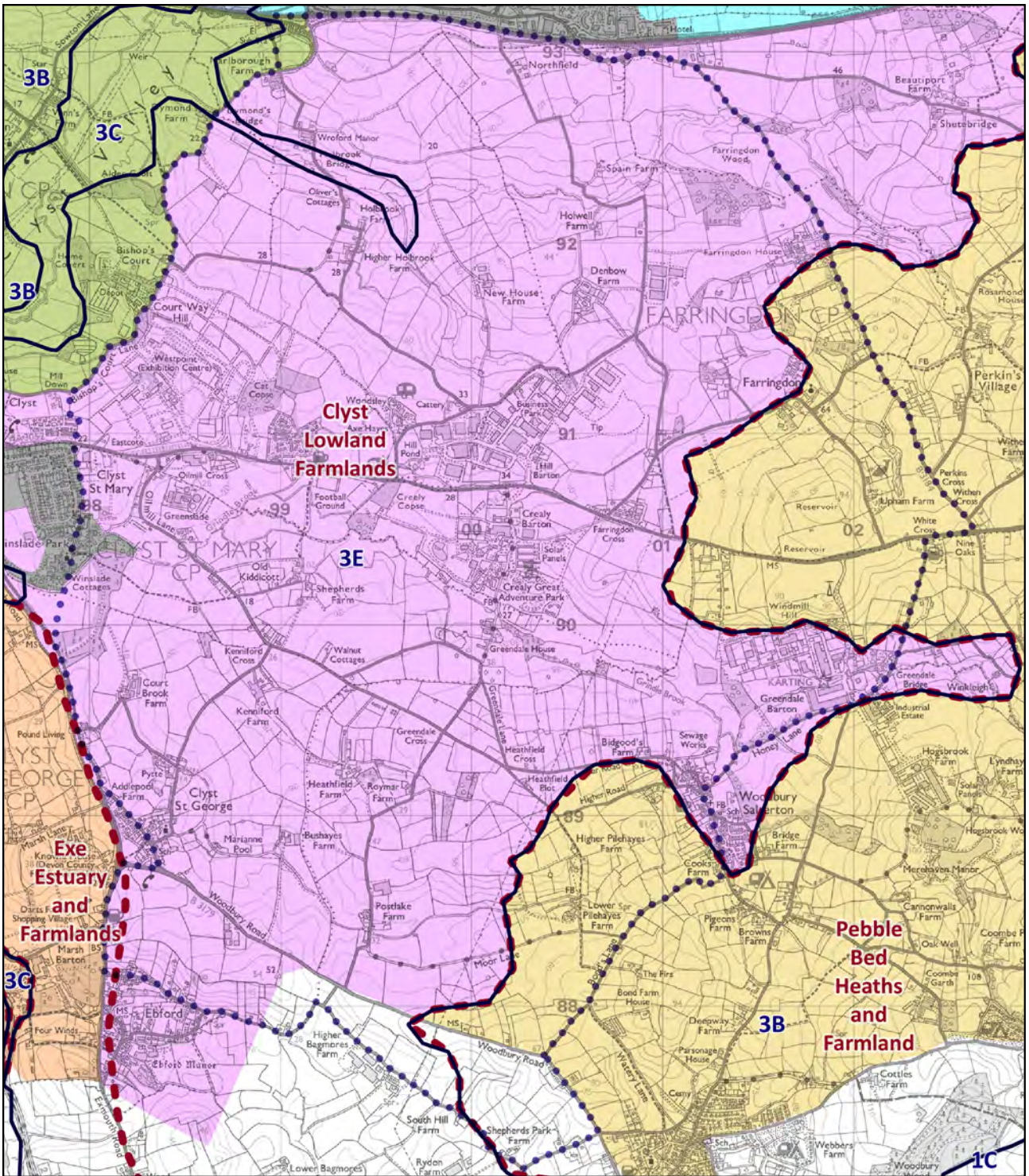


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September 2022

Map 2. Sites put forward and CBRE options

- Area of Search
- ▬▬▬ 1d Site Assessment Tier 3 and 4 Settlements
- ▨▨▨ HELLA 2021 Call for Sites
- ▧▧▧ 2022 Call for Sites
- ▨▨▨ 2021 Call for Sites
- ▭▭▭ 2017 Call for Sites
- ⊠⊠⊠ CBRE Options June 2022 (labelled with numbers)

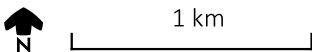


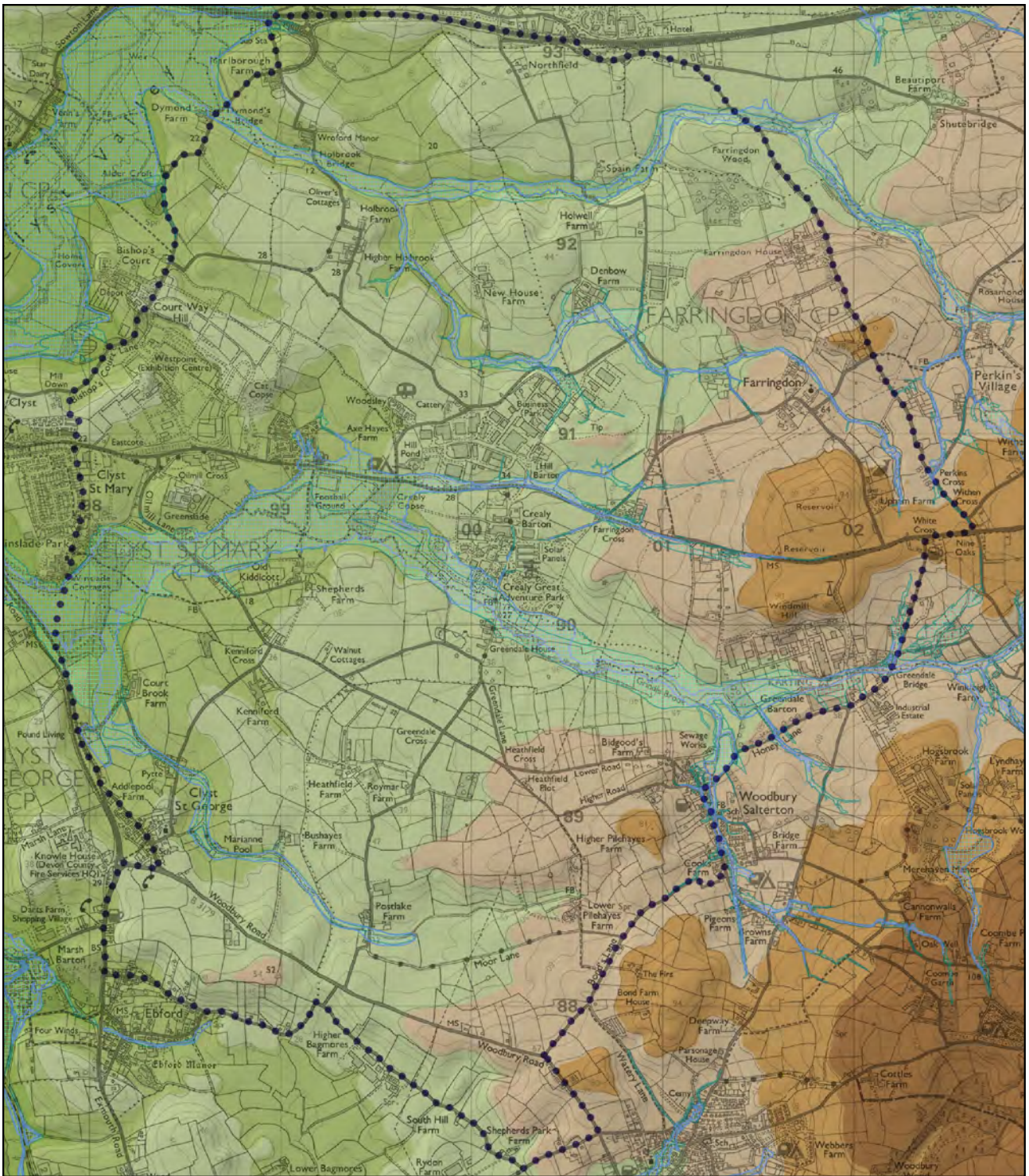


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September 2022

Map 3. Landscape character

- ⋯ Area of Search
- - - Devon Character Areas (red labels)
- Devon Landscape Character Types (blue labels)**
- 1C. Pebblebed heaths
- 3B. Lower rolling farmed and settled valley slopes
- 3C. Sparsely settled farmed valley floors
- 3E. Lowland plains
- 4A. Estuaries
- Cyst Valley Local Landscape Character Areas**
- Central Cyst Valley
- London Road Corridor
- Sowton and Bishop's Court
- Lower Cyst Valley
- Cyst St Mary Farmlands
- Aylesbeare and Woodbury Farmlands

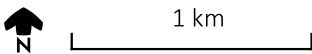


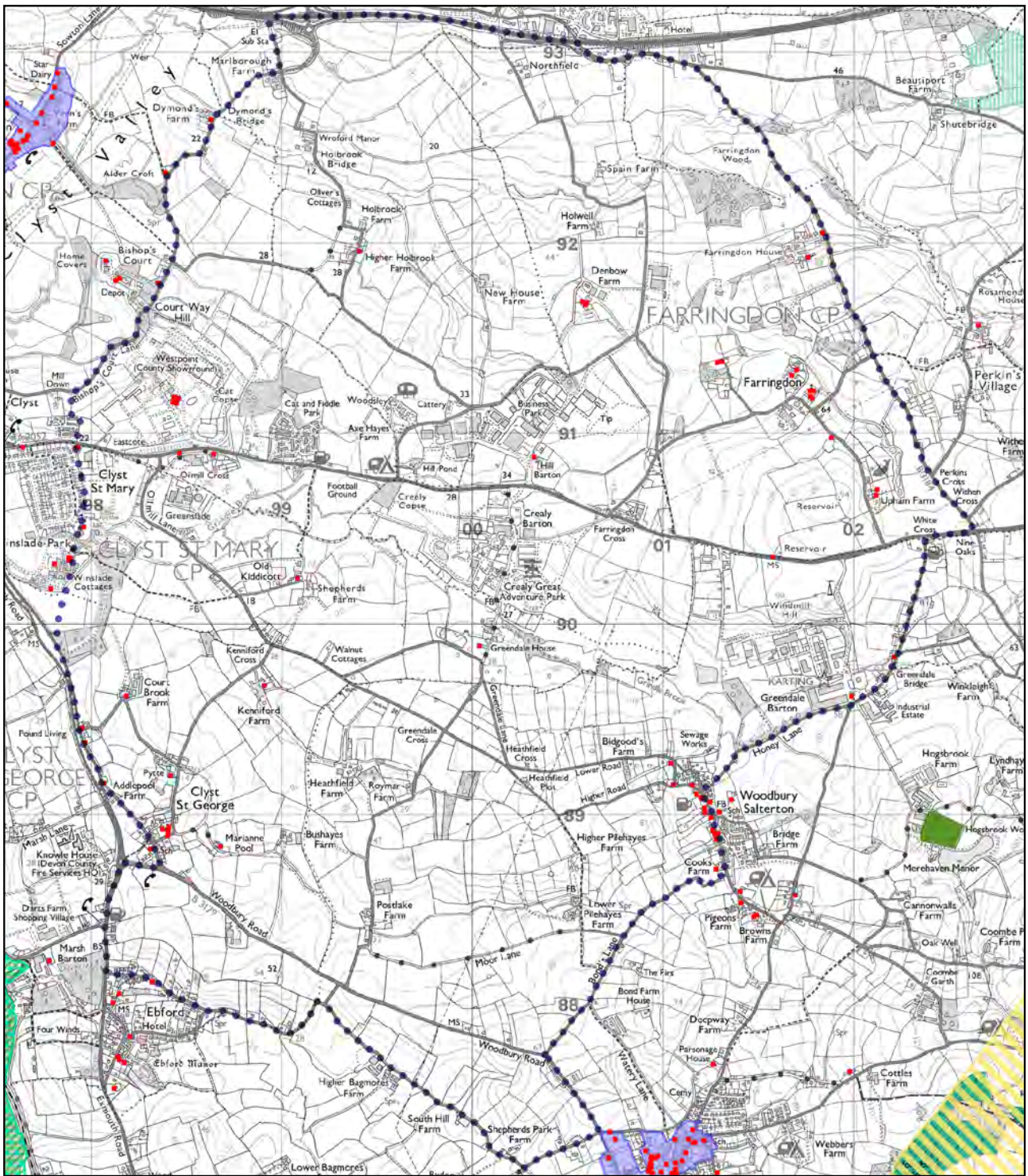


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September 2022

Map 4. Topography and drainage

- Area of Search
- < 10 m
- 10- 25 m
- 25- 50 m
- 50- 75 m
- 75- 100 m
- > 100 m
- ▨ Flood Zone 3
- ▧ Flood Zone 2

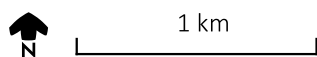


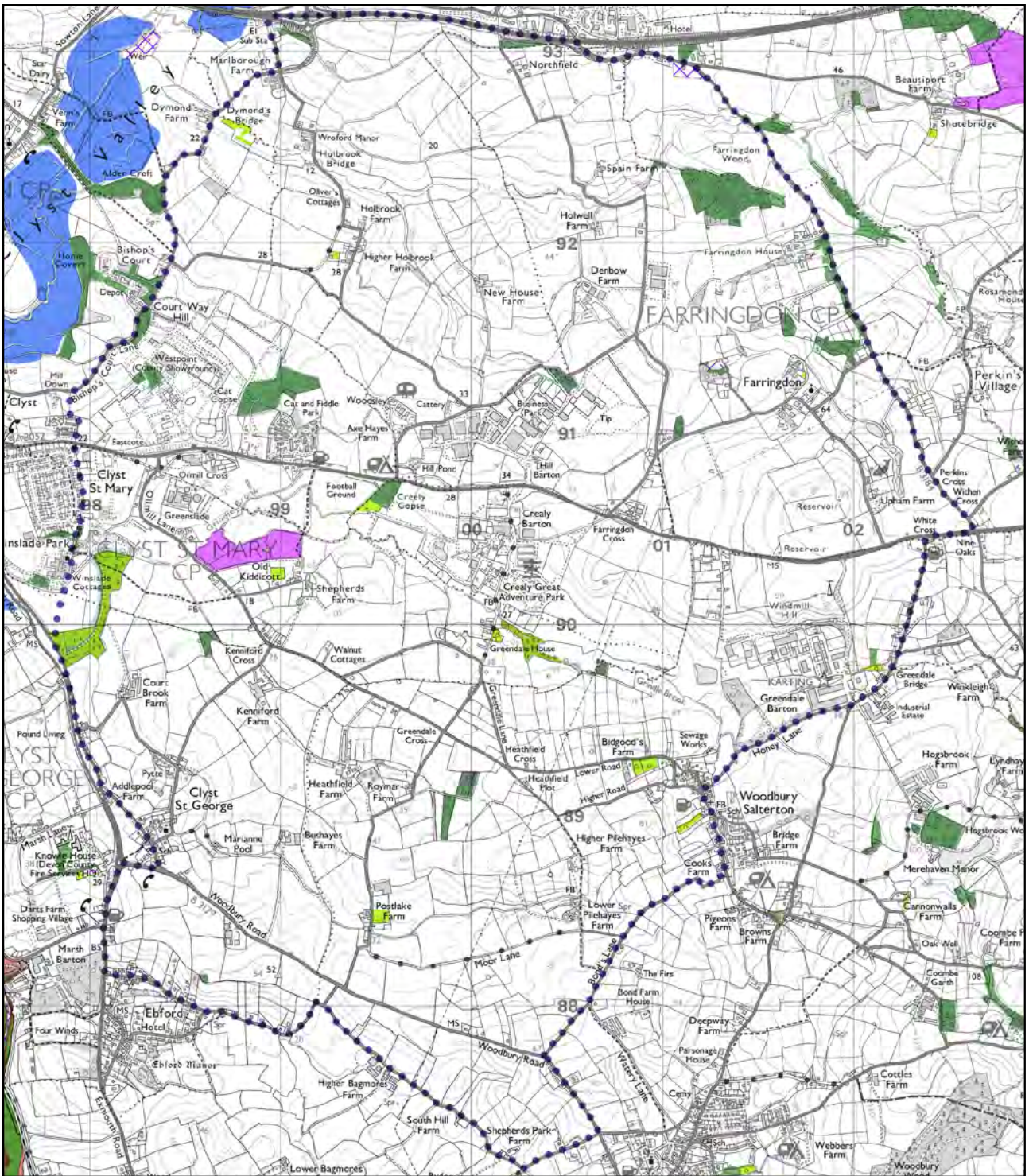


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September 2022

Map 5. Designated sites

- Area of Search
- East Devon AONB
- County Wildlife Sites
- Ancient Semi-natural Woodlands
- Plantations on Ancient Woodland Sites
- Listed Buildings
- Conservation Areas
- Special Protection Areas
- Sites of Special Scientific Interest
- Ramsar Site

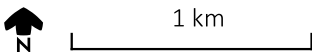


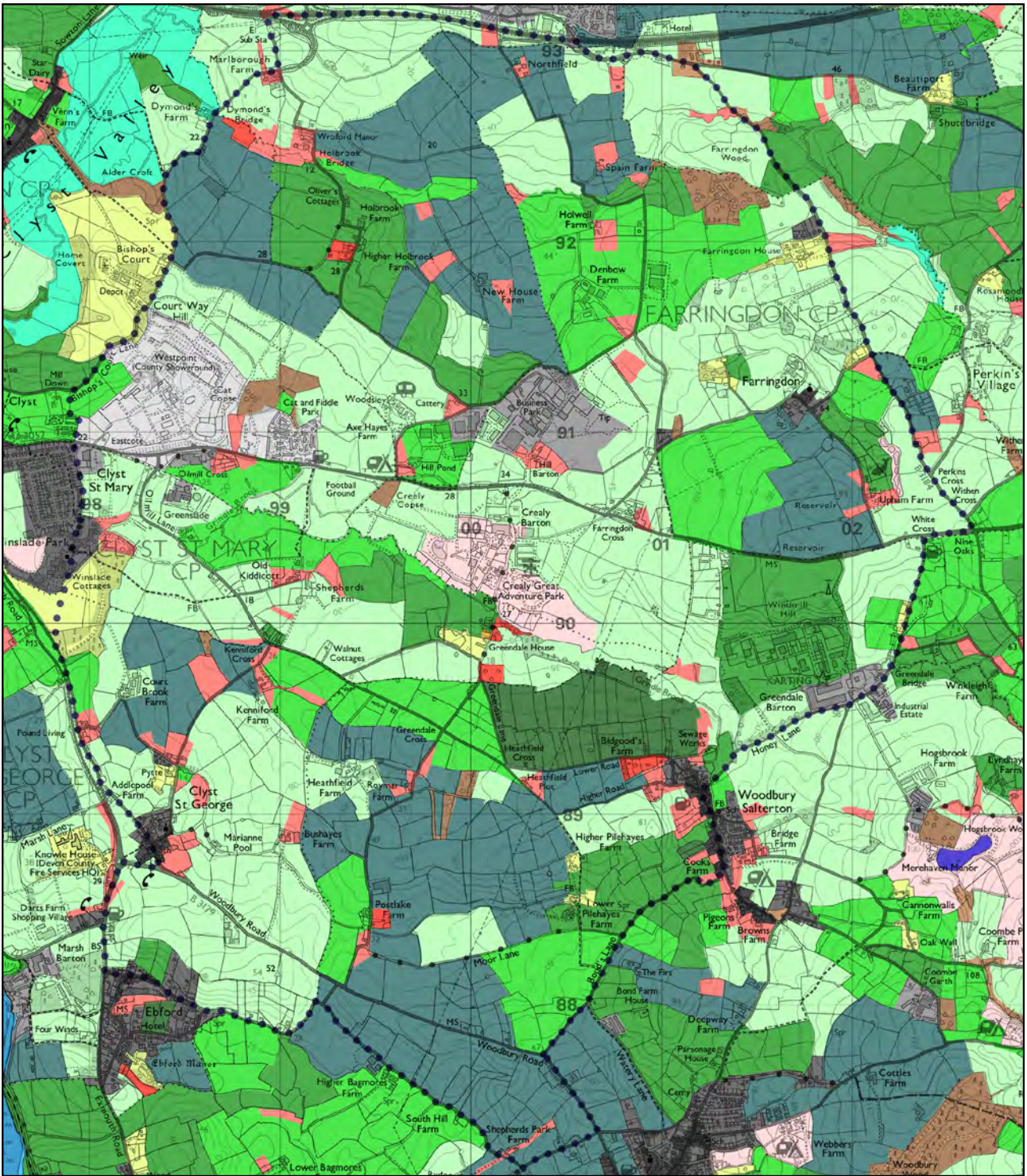


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Map 6. Priority habitats

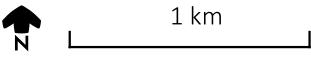
- Area of Search
- Priority Habitat Inventory
 - Coastal and floodplain grazing marsh
 - Coastal saltmarsh
 - Deciduous woodland
 - Good quality semi-improved grassland
 - Lowland fens
 - Mudflats
 - ✕ No main habitat but additional habitats present
 - Traditional orchard





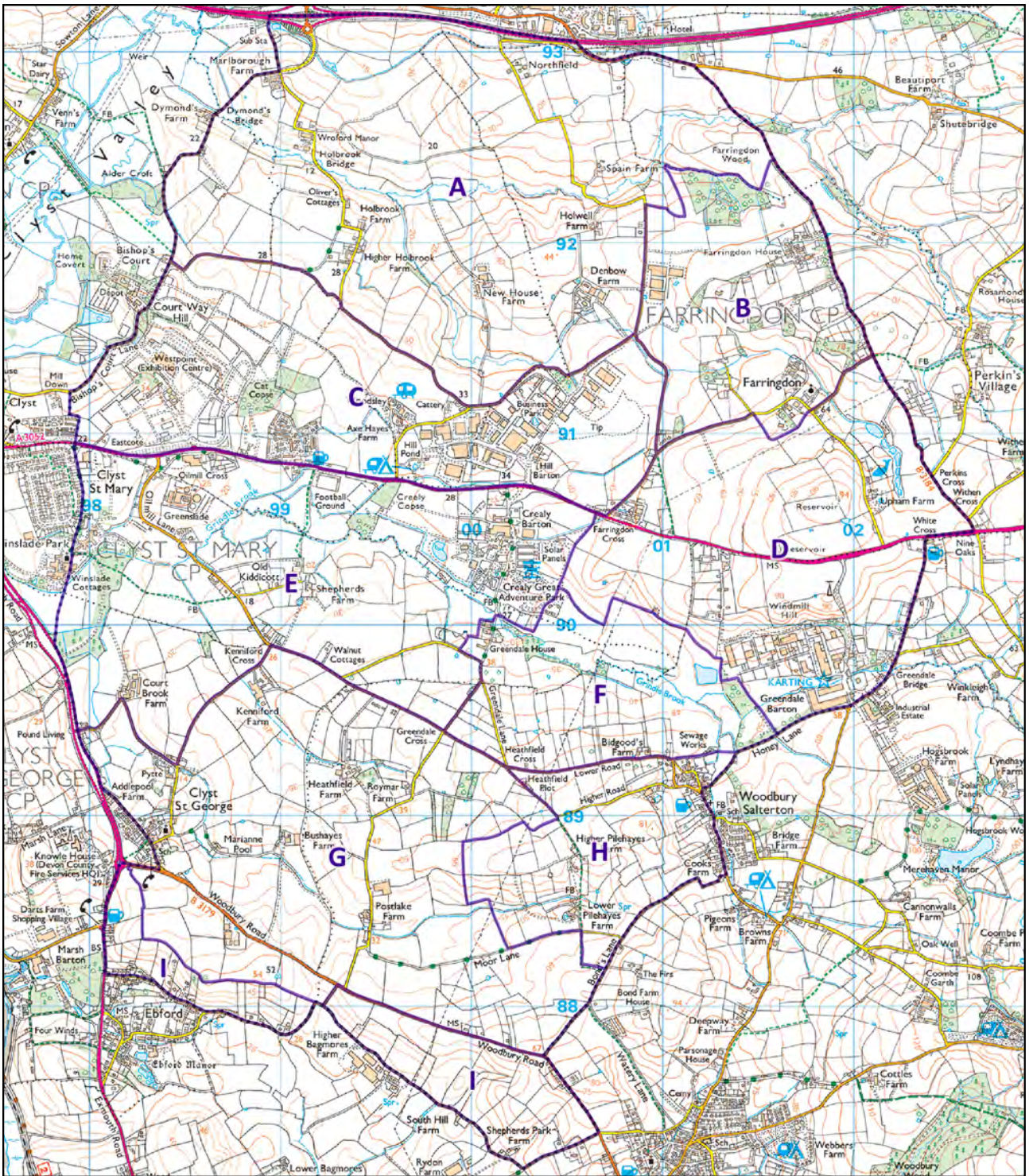
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September 2022

Map 7. Historic Landscape Characterisation





Contains Ordnance Survey data.
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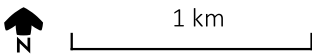
- Area of Search
- Water
- Recreation
- Horticulture
- Public complex
- Industrial complex
- Park/garden
- Orchard
- Historic settlements
- Watermeadow
- Conifers
- Post-medieval enclosures
- Barton fields
- Medieval enclosures
- Medieval strip-enclosures
- Intertidal mud & marsh
- Modern settlement
- Airfield
- Woodland
- Modern enclosures
- Former orchards

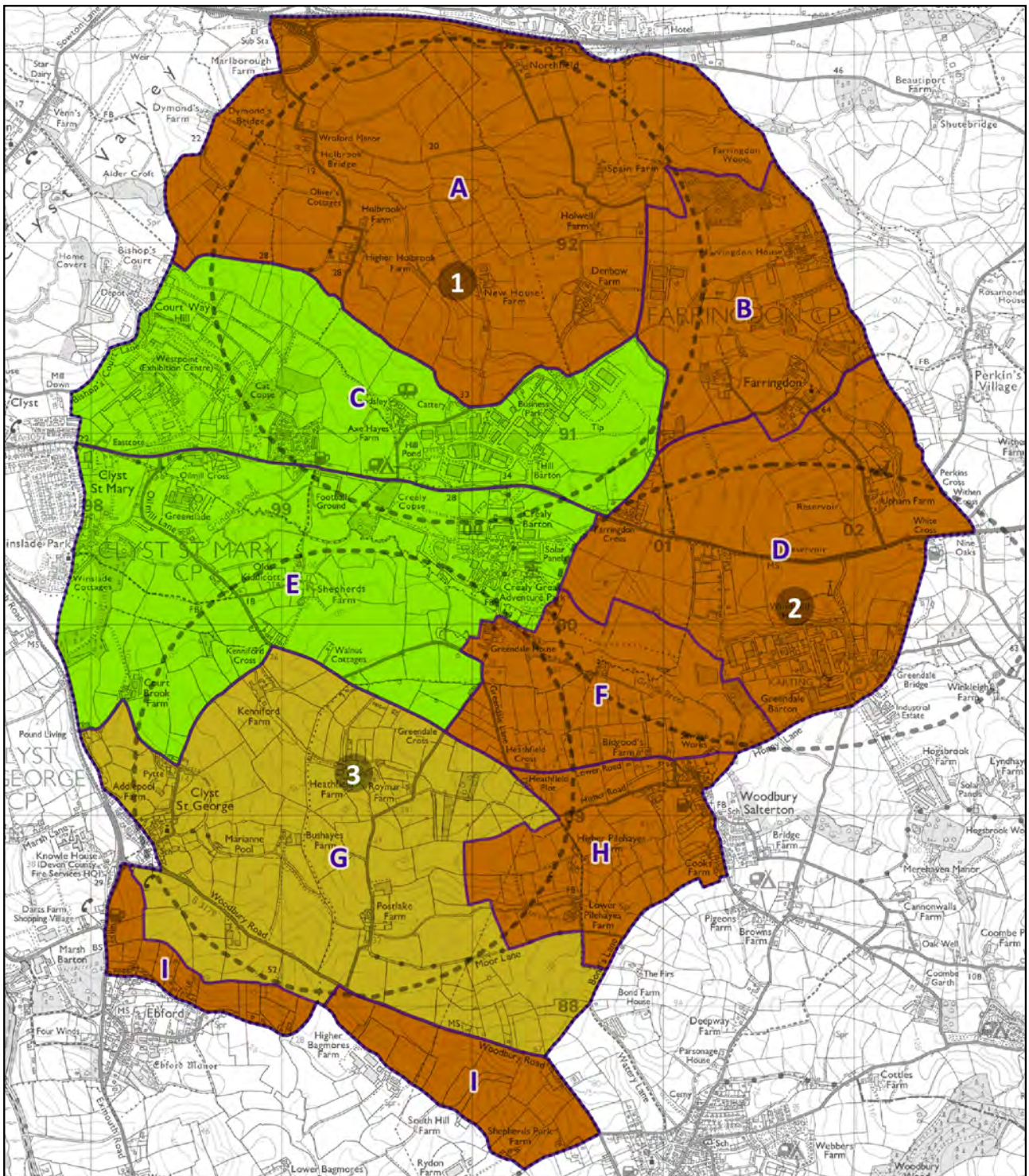


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September 2022

Map 8. Local Landscape Units (LLUs)

-  Area of Search
-  Local Landscape Units (LLUs)
- A. Holbrook
- B. Farringdon
- C. Cat and Fiddle
- D. Windmill Hill and Greendale
- E. West Grindle Brook Valley
- F. East Grindle Brook Valley
- G. Clyst St George Farmland
- H. Woodbury Salterton Farmland
- I. Ebford Slopes

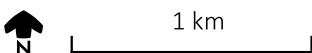


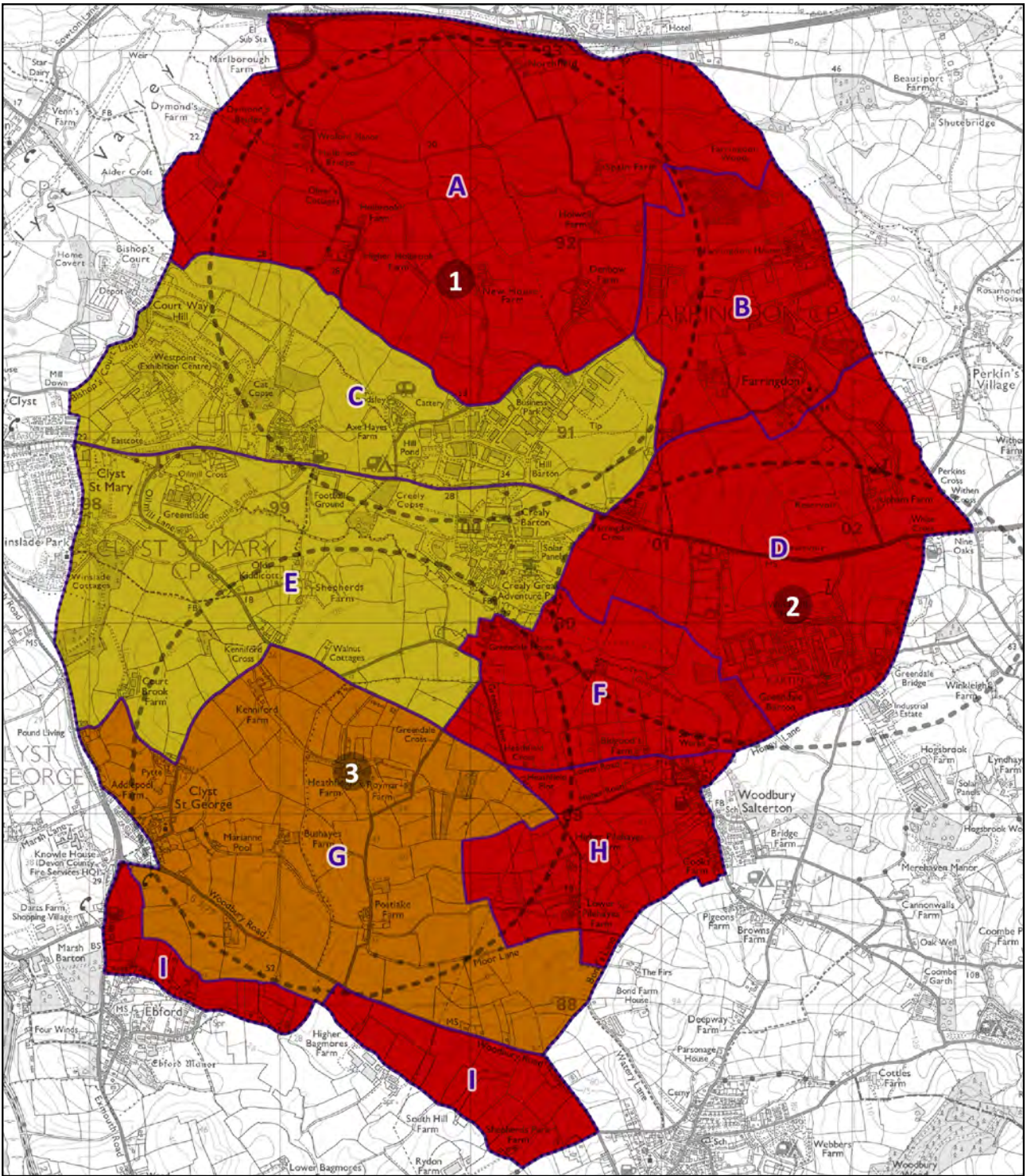


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September 2022

Map 9. Landscape sensitivity for housing

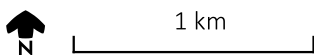
- ⋯ Area of Search
- ▭ Local Landscape Units (LLUs) (labelled with letters)
- Landscape sensitivity for housing
 - High-medium
 - Medium
 - Medium-low
- ⋯ CBRE Options June 2022 (labelled with numbers)





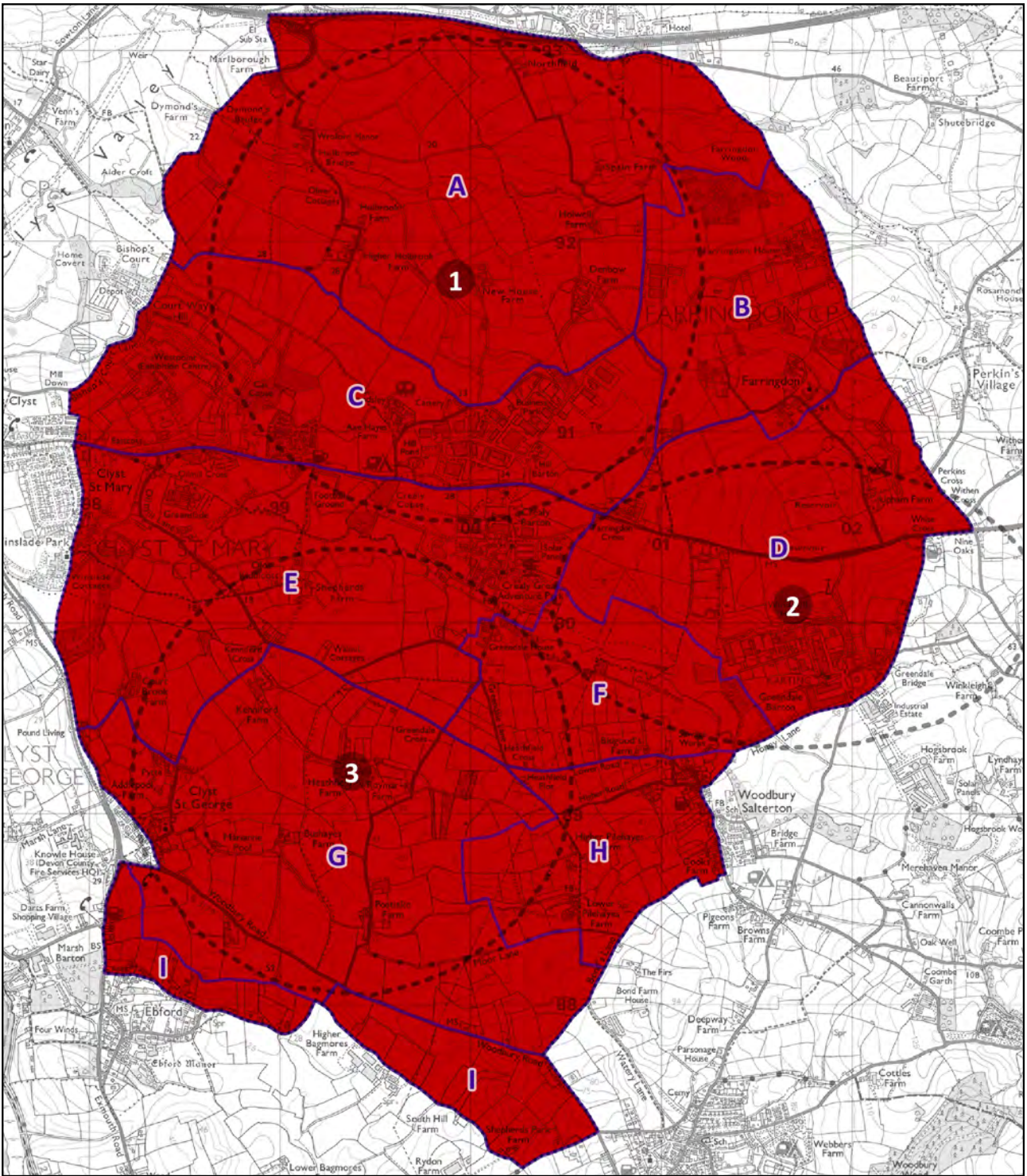
Landscape Sensitivity Assessment for
a New Community East of Exeter
September 2022

Map 10. Landscape sensitivity for
employment/commercial



Contains Ordnance Survey data.
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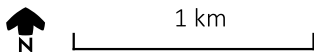
- ⋯ Area of Search
 - ▭ Local Landscape Units (LLUs)
(labelled with letters)
- Landscape sensitivity for
employment/commercial
- High
 - High-medium
 - Medium
- - - CBRE Options June 2022
(labelled with numbers)



**Landscape Sensitivity Assessment for
a New Community East of Exeter
September 2022**

Map 11. Landscape sensitivity for very large
scale warehousing/distribution

- ⋯ Area of Search
- ▭ Local Landscape Units (LLUs)
(labelled with letters)
- Landscape sensitivity for very large
scale warehousing/distribution
- High
- - - CBRE Options June 2022
(labelled with numbers)



Appendix C: LLU Survey Sheets and Photographs

Appendix C Contents

		Page
LLU A	Holbrook	i
LLU B	Farringdon	iv
LLU C	Cat and Fiddle	viii
LLU D	Windmill Hill and Greendale	xi
LLU E	West Grindle Brook Valley	xiv
LLU F	East Grindle Brook Valley	xvii
LLU G	Clyst St George Farmland	xx
LLU H	Woodbury Salterton Farmland	xxiii
LLU I	Ebford Slopes	xxvi

LLU A: Holbrook Desk Study Record Form

Landscape Character	DCA: <i>Clyst Lowland Farmlands</i> EDDC LCT: Mostly LCT 3E <i>Lowland Plains</i> . Small area of 3C <i>Sparsely Settled Farmed Valley Floors</i> around Holbrook Stream CVRP LLCA: Mostly J <i>Clyst St Mary Farmlands</i> . Small area of H <i>Sowton and Bishop's Court</i> in NW
Topography	Undulating. Holbrook Stream and tributaries (running NW into Clyst) create variety of landform with relatively steep slopes, and make it more complex than most other LLUs.
Flood Zones	Valley floors in flood zones 2 and 3.
Nature Conservation Designations	None
Priority Habitats	Traditional Orchard at Dymonds Bridge and Higher Holbrook Farm (small). Small strips of deciduous woodland. [Riparian habitats not on priority habitats list, but still important in this LLU]
Cultural Heritage Designations	Listed Buildings at Higher Holbrook Farm and Denbow Farm
Historic Landscape Characterisation	Mix of medieval enclosures, Barton fields, post-medieval enclosures (all extensive), Some modern enclosures in the northern part. Extensive park/garden at Bishop's Court immediately adjacent to west.
CVRP	Adjacent to Clyst Valley CVRP in W and NW. CVRP shown as extending into LLU around Dymonds Bridge.

LLU A: Holbrook Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The scale of this rolling landscape varies with stronger containment experienced within the valleys and a more open character prevalent on the ridges. Farm and residential buildings located on the rim of the valleys appear large in relation to the scale of the more complex and incised lower slopes.	HM	H	H
<u>Landform</u> Landform is varied with steep convex and concave slopes interspersed with more gently sloping ground. The area close to and	HM	H	H

between the confluence of the two narrow convoluted valleys which weave through the core of this landscape is particularly rolling and complex.			
<p><u>Landcover</u> Medium and small-sized fields of arable and pasture are enclosed by hedgerows. These include extensive areas of semi-regular medieval, post-medieval and Barton fields. There are some modern enclosures in the northern part of the LLU, which are larger and more rectilinear in form. Fields are notably smaller and more irregular where the landform is more complex near the valleys. Although there are relatively few boundary trees, a reasonably well-wooded character is present due to consistent riparian woodlands and clumps of trees associated with farmsteads. Traditional orchards and some small broadleaved woodlands are present.</p>	HM	HM	H
<p><u>Built environment</u> Farms and occasional residential buildings are located on the rim of the valleys. There are also some large agricultural sheds. This landscape is relatively sparsely settled although there are views to Exeter Airport and associated business park from more elevated areas in the north of the unit.</p>	M	HM	H
<p><u>Perceptual qualities</u> A sense of space and openness can be experienced from the upper slopes and ridges with long views to distant hills and ridges. While the more contained parts of this landscape can feel secluded, the proximity of the A30 and airport reduces the sense of tranquillity in the northern parts of this LLU. This landscape appears distinctly rural with a strong integrity and few incongruous or detractive features.</p>	HM	H	H
<p><u>Visual</u> Views into the interior valleys are restricted to the relatively few farms/residential buildings perched on higher slopes and ridges. This landscape is generally not readily visible in wider views from surrounding roads and settlement although larger buildings sited on ridges (40m AOD) would be prominent from across the Clyst Valley and from the more elevated parts of Exeter.</p>	M	HM	H
<p><u>Landscape value</u> There are a few Listed Buildings but no public footpaths or recreational use of this landscape. The water courses will have some biodiversity value.</p>	M	M	M
Overall sensitivity score	HM	H	H

LLU A: Holbrook Photographic Record (see also panoramic photo in main report)



Small-scale sloping fields in the Holbrook Valley near Spain Farm



Larger fields near the A30 with airport buildings visible in the distance



Farm track looking east from Wroford Manor



Riparian and field trees in the central part of the LLU

LLU B: Farringdon Desk Study Record Form

Landscape Character	DCA: Northern part is <i>Clyst Lowland Farmlands</i> . Southern part is <i>Pebble Bed Heaths and Farmland</i> . EDDC LCT: Northern part is 3E <i>Lowland Plains</i> . Southern part is 3B <i>Lower rolling farmed and settled valley slopes</i> . CVRP LLCA: Northern part is J <i>Clyst St Mary Farmlands</i> . Southern part is K <i>Aylesbeare and Woodbury farmlands</i>
Topography	Highest point is in SE. Gradual slope down towards NW. Landform is higher but less complex than LLU A.
Flood Zones	Flood zones 2 and 3 follow stream corridor quite tightly.
Nature Conservation Designations	County Wildlife Site: Abandoned swimming pool with amphibian interest in grounds of Farringdon School.
Priority Habitats	Relatively large amounts of woodland, including Farringdon Wood. Small traditional orchard in Farringdon Village.
Cultural Heritage Designations	Cluster of Listed Buildings in Farringdon Village (Church (II*), lychgate, headstone, church cottage, home farm and farmbuilding. Also Farringdon House and lodge, and Glebe House and barn. Faringdon House in Devon County List of Gardens. Description is as follows: <i>A mansion with C18 origins, modernised c1800, thoroughly remodelled 1897-1900. The home of the Cholwich family in the early eighteenth century through to 1835. Farringdon House has a C18 core, it is two and a half storeys, with a hipped roof and centre pediment. It was much altered in 1897—1900 for the Johnson family by E. H. Harbottle, who added the gables, half-timbering, towers and casement windows. Each front has a different elevation. In 1793 Polwhele noted the flourishing oak plantations and the quick growth of its shrubs and trees. Swete wrote in 1800 that it was ‘a most comfortable house and establishment, which, with the lawn and shrubberies around, from a union of taste subsisting between Mrs Hole and himself, have received every embellishment of which the nature of the place will admit.’ White (1850) noted that it was ‘a large cemented mansion with a handsome front, standing in a small park, and commanding extensive and beautiful views of the surrounding country.’ The sale particulars of 1910 noted that the pleasure grounds were not extensive but overlooked a well-timbered park. Nevertheless the grounds included parterres, a wilderness walk, three walled kitchen gardens, a bee house, a number of glass houses including a camellia house and a tropical house with palms and ferns. The park contained several ponds and a thatched cottage orné which was used as a coachman’s house. A terrace adjoins the north side.</i>
Historic Landscape Characterisation	Mainly modern enclosures. Some post-medieval enclosures, several small parks/gardens (around Farringdon House and Farringdon village); Woodland
CVRP	None

LLU B: Farringdon Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<p><u>Scale</u> While landform is generally gently sloping providing little containment, the relatively well-wooded nature of this landscape compartmentalises space, reducing overall scale to medium.</p>	M	HM	H
<p><u>Landform</u> This landscape is comparatively elevated at 75m AOD. It largely comprises gently graded west-facing slopes although landform is more complex and tightly constrained within the tributary valley of the Holbrook aligned close to Farringdon village.</p>	M	HM	H
<p><u>Landcover</u> Woodlands and parkland with mature trees are associated with the designed landscape of Farringdon House, including the sizeable broadleaved woodland of Farringdon Wood. A small orchard is present near Farringdon village. Arable land on more gently sloping ground is more open with few field-boundary trees although with intact but relatively low managed hedgerows.</p>	HM	H	H
<p><u>Built environment</u> There are some Listed Buildings within the tightly clustered historic Farringdon village and elsewhere. This village is set low within the landscape, associated with a small tributary water course of the Holbrook, and its immediate setting is sensitive. Farringdon House designed landscape is listed in the Devon County List of Gardens although accommodates a disparate collection of residential and commercial buildings of various ages and architectural styles. Large agricultural sheds on the western edge of this landscape unit are incongruous when seen at close quarters but not widely visible due to their location on lower ground.</p>	M	H	H
<p><u>Perceptual qualities</u> There is a distinct sense of timelessness associated with Farringdon village and, to a lesser degree, with Farringdon House and its designed landscape (due to the extent and mix of more recent development affecting part of its immediate setting). The relatively well-wooded nature of this landscape increases the perception of naturalness and a strongly rural character distant from urban centres.</p>	HM	H	H
<p><u>Visual</u> Both Farringdon village and Farringdon House are not readily visible from afar. Development located on the more elevated and</p>	M	H	H

<p>open slopes of this landscape would be likely to be visible from parts of the Pebblebed Ridge and while woodland would provide some screening, it would be much more prominent than existing settlement which is compact and tucked down into valleys and lower slopes. Larger buildings would be more intrusive in this respect.</p>			
<p><u>Landscape value</u> There are Listed Buildings within Farringdon village and elsewhere, a valued designed landscape but no footpaths or other features of recreational interest.</p>	HM	HM	HM
<p>Overall sensitivity score</p>	HM	H	H

LLU B: Farrington Photographic Record (see also panoramic photo in main report)



Farrington Church and Lych Gate



South Front of Farrington House (now converted into flats)



Farrington Wood



Parkland trees to the north of Farrington House

LLU C: Cat and Fiddle Desk Study Record Form

Landscape Character	DCA: <i>Clyst Lowland Farmlands</i> EDDC LCT: <i>3E Lowland Plains</i> CVRP LLCA: <i>J Clyst St Mary Farmlands</i>
Topography	Relatively low and flat but rises slightly in N and E.
Flood Zones	Mostly outside floodplain – but floodplain extends along A3052 and in one place (east of Cat and Fiddle) extends to the north of it.
Nature Conservation Designations	None
Priority Habitats	Deciduous Woodland at Cat Copse, and small area NE of Business Park.
Cultural Heritage Designations	Cluster of Listed Buildings within County Showground (former farm and outbuildings). Also ‘The Thatch’ at Hill Barton (just to south of Business Park).
Historic Landscape Characterisation	Mainly ‘public complex’, modern enclosures, and industrial complex. Some post-mediaeval enclosures shown, but these have mostly been built over. Some Barton Fields adjacent to road along northern edge. Woodland (Cat Copse), and former orchard sites.
CVRP	Runs close to W. edge (far side of Bishop’s Court Lane).

LLU C: Cat and Fiddle Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The flat to gently undulating landform, generally medium-sized and open fields and the presence of existing large business park buildings increases scale although woodland provides some containment in the west near the County Showground.	ML	M	H
<u>Landform</u> Gently sloping to flat topography although some ground modification indicated by the capped mound of the former tip in the eastern part of this LLU. In general, a simple landform which would require relatively little modification to accommodate smaller building types.	ML	M	HM

<p><u>Landcover</u> Fields of pasture and grassland (some used as temporary car parking areas for the County Showground and for turf growing) are contained by low managed hedgerows and occasional boundary trees. A larger area of woodland, Cat Copse, is present between the showground and a residential chalet park.</p>	M	HM	H
<p><u>Built environment</u> An existing business park, residential chalet park, cattery and some permanent buildings associated with the County Showground together with the busy A3052 create a fragmented pattern of development.</p>	L	L	H
<p><u>Perceptual qualities</u> This LLU feels closer to the urban centre of Exeter and is already more semi-urban in character due to the existing business park and the proximity of Clyst St Mary to the west. Noise from the A3052 is intrusive and the approach to the city feels degraded and unattractive. The area behind Cat Copse is more tranquil and rural in character.</p>	ML	M	H
<p><u>Visual</u> There is some visibility from the A3052 although this is restricted in extent due to the screening provided by existing buildings. Parts of this LLU are visible from the residential chalet park and other housing. There is limited visibility from the County Showground due to screening by woodland and other vegetation. The low elevation of this unit limits widespread views from surrounding areas.</p>	ML	M	H
<p><u>Landscape value</u> The County Showground has some value as a community resource although there are no footpaths or other recreational facilities in this LLU. Some Listed Buildings are present.</p>	M	M	M
<p>Overall sensitivity score</p>	ML	M	H

LLU C: Cat and Fiddle Photographic Record (see also panoramic photo in main report)



A3052 near Cat and Fiddle Inn



View west from Hill Barton Business Park access road towards Cat & Fiddle Park



West Point County Showground



View south across fields towards Cat Copse and the A3052

LLU D: Windmill Hill and Greendale Desk Study Record Form

Landscape Character	DCA: Mostly <i>Pebble Bed Heaths and Farmland</i> . Valley (industrial estate) is within <i>Clyst Lowland Farmlands</i> . EDDC LCT: Mostly 3B <i>Lower rolling farmed and settled valley slopes</i> . Valley (industrial estate) is 3E <i>Lowland Plains</i> . CVRP LLCA: Mostly <i>K Aylesbeare and Woodbury Farmlands</i> . Valley (industrial estate) is within <i>J Clyst St Mary Farmlands</i> .
Topography	Prominent rounded hills. Although doesn't easily show on map, there are 3 distinct summits: Windmill Hill; hill with mast on; hill with reservoir. Contains one of highest points in Area of Search. Also includes hill slopes and adjacent valleys (valley with fishing lakes S of Farringdon, and valley containing Greendale industrial estate).
Flood Zones	Follow valley floor streams. Some places where FZ2 extends notably beyond FZ3 creating floodplain.
Nature Conservation Designations	None
Priority Habitats	Small areas of traditional orchard and deciduous woodland on valley floor E of Business Park.
Cultural Heritage Designations	A few Listed Buildings scattered: Upham Cottage, Upham Farmhouse + barn, Milestone on A3052, Higher Greendale Farmhouse (in valley E of Business Park); Greendale Barton (in valley on S side of Business Park). Windmill Hill associated with 'Prayerbook Rebellion' battle in 1549.
Historic Landscape Characterisation	Mixture of Barton fields, post-medieval enclosures, medieval enclosures (though half of these are now under the business park), industrial complex and modern fields.
CVRP	None (but potential connection along Grindle Brook)

LLU D: Windmill Hill and Greendale Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The absence of a strong enclosure pattern and woodland gives an openness to this landscape although a medium scale generally prevails due to the confined nature of small hill tops. The large buildings of the Greendale Business Park overwhelm the scale of the upper Grindle Brook valley on the southern fringes of this LLU. A more intimate scale is experienced within the narrow Upham Farm valley.	HM	H	H
<u>Landform</u> A subtly rolling ridge with some pronounced rounded hill tops including Windmill Hill. Relatively smoothly graded slopes to the	HM	H	H

west but steeper on the southern side against the Grindle Brook valley. The Upham Farm valley on the eastern edge of this LLU is narrow and strongly contained.			
<p><u>Landcover</u></p> <p>The field enclosure pattern is not particularly distinctive or complex with low hedges enclosing medium to large arable fields. Rough pasture occurs on steeper slopes above the business park. There are relatively few field boundary trees although mature trees are present either side of the A3052. Small areas of broadleaved woodland are associated with the access road to the Greendale Business Park and near Upham Farm where the small string of fishing ponds set within the narrow valley add diversity to this landscape.</p>	ML	M	MH
<p><u>Built environment</u></p> <p>Greendale Business Park lies on the south-eastern edge of this unit. This development comprises large industrial units and storage sheds cut into the southern slopes of Windmill Hill and extending across the upper Grindle Brook valley. Greendale Farm Shop and associated development occupies a prominent position on the mid part of the longer western slopes of Windmill Hill. Upham Farm is tucked down within a small valley on the western edge of this unit. A small mast and access road is located on Windmill Hill and the A3052 crosses this landscape. While the presence of existing large-scale development reduces sensitivity to some degree, the remaining undeveloped ground is more elevated and plays an important role in screening the Business Park.</p>	M	M	MH
<p><u>Perceptual qualities</u></p> <p>Parts of this landscape are significantly modified with the Business Park being incongruous in this rural setting. However, the ridge is the most visible part of this landscape and has an intact character with well-managed farmland. This ridge forms a distinct threshold experienced from the A3052 when travelling westwards with views opening up across the <i>Clyst Lowland Farmlands</i> LCT.</p>	HM	H	H
<p><u>Visual</u></p> <p>This LLU forms the highest ground within the Study Area and plays an important role in screening incongruous and detractive development within the Greendale Business Park. The ridge of Windmill Hill (and other nearby tops) is locally prominent and this increases sensitivity in relation to visibility of development seen in long views across the Clyst valley, from the more elevated parts of Exeter, and from the East Devon AONB.</p>	H	H	H
<p><u>Landscape value</u></p> <p>A permitted footpath provides access between Greendale Farm Shop and Woodbury Salterton. The fishing ponds at Upham Farm valley have some recreational value.</p>	M	M	M
Overall sensitivity score	HM	H	H

LLU D: Windmill Hill and Greendale Photographic Record (see also panoramic photo in main report)



Distinctive summit of Windmill Hill as seen from the entrance to Greendale Business Park



View east towards the Pebble Bed Ridge, with Greendale Business Park in foreground



View towards highest point (94m asl) above Upham Farm from near Farringdon



Fishing lakes at Upham Farm

LLU E: West Grindle Brook Valley Desk Study Record Form

Landscape Character	DCA: <i>Clyst Lowland Farmlands</i> EDDC LCT: <i>3E Lowland Plains</i> CVRP LLCA: <i>J Clyst St Mary Farmlands</i>
Topography	Relatively flat and low lying, with gentle slopes. Simple landform
Flood Zones	Extensive. Broad band of FZ2 and 3 associated with Grindle Brook.
Nature Conservation Designations	None
Priority Habitats	Fairly large area of Good quality semi-improved grassland in valley floor floodplain N of Old Kiddicott. Deciduous Woodland at Creely Copse and W of Kenniford Cross. Traditional orchard at Old Kiddicott and to S of Creely Copse. Winslade poplar plantation is also shown as Traditional Orchard in priority habitat mapping
Cultural Heritage Designations	Scattered Listed Buildings: 'Linden Lea' and 'Coxe's Dairy or Farmhouse' immediately to S of A3052; Court Brook Farm; Various within Winslade Park, including church and terrace walk; Pound Living (on edge of LLU adjacent to A376). Unregistered historic park at Winslade Park immediately to the W.
Historic Landscape Characterisation	Mixture of modern enclosures, Barton fields; medieval fields; post-medieval fields; former orchards; recreation; park/garden (Winslade Park); industrial complex.
CVRP	Potential links through Winslade Park, and along Grindle Brook Valley.

LLU E: West Grindle Brook Valley Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The flat to very gently sloping landform increases openness although scale is reduced within parts of the floodplain pastures where fields are small and strongly enclosed by high hedgerows and trees.	ML	HM	H
<u>Landform</u> Landform is simple comprising a flat floodplain in the west with land rising gently in the south and east to around 30m AOD.	L	M	HM

<p><u>Landcover</u> Wet meadows and remnant designed landscape features are associated with nearby Winslade Park on the western fringes of this LLU. A poplar plantation is a locally distinctive feature. Small pastures of semi-improved grassland on the floodplain of the Grindle Brook are enclosed by tall hedgerows and boundary trees. Medium-sized and more open arable fields are present on gently sloping ground set above the floodplain.</p>	M	HM	H
<p><u>Built environment</u> Existing development is largely associated with the A3052 and comprises the Crealy Great Adventure Park, football pitches and the Greenslade industrial park near Oilmill Lane. Some small clusters of residential properties line minor roads.</p>	ML	M	H
<p><u>Perceptual qualities</u> This landscape has an 'urban fringe' character in places due to the fragmented pattern and disparate character of existing development including industrial estate and the amusement park. The A3052 is noisy and provides an unattractive approach to Exeter. Away from this road, deeper within the floodplain pastures of the Grindle Brook, a degree of tranquillity can be experienced.</p>	M	M	H
<p><u>Visual</u> Visibility is restricted because of the low-lying nature of this landscape. Trees and small woodlands also provide screening of existing buildings, including those within the Crealy Great Adventure Park. The flat to very gently undulating topography would principally result in the outer edges of development being visible from nearby roads and settlement although the presence of public footpaths increases visual sensitivity in some areas.</p>	ML	M	H
<p><u>Landscape value</u> Crealy Great Adventure Park and the recently upgraded football ground have some value as leisure and recreational facilities. Footpaths provide access to Winslade Park (potentially linking with CVRP) and across the Grindle Brook near Greendale House. There are some Listed Buildings including those in nearby Winslade Park.</p>	M	M	M
<p>Overall sensitivity score</p>	ML	M	H

LLU E: West Grindle Brook Valley Photographic Record (see also panoramic photo in main report)



Good quality semi-improved grassland habitat near Old Kiddicott



Historic gardens and valley-floor parkland at Winslade Park



Footpath over Grindle Brook near A3052



The Grindle Brook near Crealy Great Adventure Park

LLU F: East Grindle Brook Valley Desk Study Record Form

Landscape Character	DCA: <i>Clyst Lowland Farmlands</i> EDDC LCT: <i>3E Lowland Plains</i> CVRP LLCA: <i>J Clyst St Mary Farmlands</i>
Topography	Comprises valley floor and side. Rises relatively steeply.
Flood Zones	Narrow band of FZ3 associated with Grindle Brook. Wider area of FZ 2 on valley floor.
Nature Conservation Designations	None
Priority Habitats	Traditional Orchards around Greendale House. Small patch of deciduous woodland in valley floor (also larger areas shown on OS base). [Riparian habitats not on priority habitats list, but still important in this LLU]
Cultural Heritage Designations	Listed Building at Greendale House.
Historic Landscape Characterisation	Notable Medieval Strip Enclosures on valley side; park/garden around Greendale House and some existing orchards in valley floor. Modern enclosures elsewhere and former orchard site near fishing lake.
CVRP	None. But potential to connect via Grindle Brook.

LLU F: East Grindle Brook Valley Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The strong enclosure pattern of narrow strip fields, enclosed by tall hedgerows and many mature field trees often results in an intimate scale although scale is increased within the more open floor of the Grindle Brook valley and in the rare areas where containment by trees and hedges is less pronounced. Views towards the Greendale Industrial Park provide an indication of how larger buildings would overwhelm the scale of this LLU.	HM	H	H
<u>Landform</u> Landform is generally simple with gently sloping valley sides and a flat narrow valley floor. The Grindle Brook, although small, adds	ML	MH	H

some topographical diversity as does the artificial fishing pond close to the brook.			
<p><u>Landcover</u></p> <p>There are notable Medieval strip enclosures on the valley side with these comprising long, narrow pastures (some of these horse paddocks and with one field used for storage of building materials) strongly contained by thick high hedgerows and many mature boundary trees. Fields are small but squarer and enclosed by lower, more managed hedges closer to Greendale House in the west. The narrow lane which forms the southern boundary of this unit is also aligned with many mature trees and dense high hedgerows. Small orchards are associated with Greendale House and Bidgood’s Farm. The valley floor is more open although grassland and some riparian vegetation and a small broadleaved woodland add diversity.</p>	H	H	H
<p><u>Built environment</u></p> <p>The few existing buildings in this unit comprise farms, Greendale house and occasional small timber buildings associated with horse paddocks. The small, tightly clustered and historic settlement of Woodbury Salterton is located nearby in the east and is associated with a narrow tributary water course. The incongruous large warehousing and sheds of the nearby Greendale Business Park (located in LLU D) is visible from parts of this landscape.</p>	HM	H	H
<p><u>Perceptual qualities</u></p> <p>A sense of history is associated with the Medieval strip fields for receptors aware of their origin. The strong containment of hedgerows and trees provides a feeling of seclusion within the fields. Some traffic noise from the A3082 can be heard reducing tranquillity and the perception of history and containment is diminished where there are views of the large and incongruous nearby Greendale Business Park.</p>	HM	H	H
<p><u>Visual</u></p> <p>Views from within this landscape are generally contained and intimate in nature and views to this landscape are limited due to the screening effect of coalescing mature trees and hedgerows. There is little visibility of this landscape from nearby Woodbury Salterton and the valley landform additionally restricts widespread views of this landscape.</p>	ML	M	MH
<p><u>Landscape value</u></p> <p>Although not formally designated, the Medieval strip fields are listed in the Devon Historic Environment Record, Greendale House is Listed and public access routes are aligned across the Grindle Brook valley.</p>	HM	HM	HM
Overall sensitivity score	HM	H	H

LLU G: East Grindle Brook Valley Photographic Record (see also panoramic photo in main report)



Medieval strip field as seen from Lower Road, Woodbury Salterton



View from valley side, with Windmill Hill and buildings in Greendale Business Park visible



Fishing Lake on valley floor in view looking towards Woodbury Salterton



Valley floor fields near Greendale House

LLU G: Clyst St George Farmland Desk Study Record Form

Landscape Character	DCA: Mostly <i>Clyst Lowland Farmlands</i> . Small part of <i>Pebble Bed Heaths and Farmland</i> in east. EDDC LCT: 3E <i>Lowland Plains</i> . Small part of 3B <i>Lower rolling farmed and settled valley slopes</i> in east. CVRP LLCA: Mostly J <i>Clyst St Mary Farmlands</i> . Small part of K <i>Aylesbeare and Woodbury Farmlands</i> in east.
Topography	Slopes gradually down towards the W (Clyst Valley). Contains unnamed stream which runs through Clyst St George, which adds some diversity to topography, and a smaller unnamed stream (in a shallower valley) past Kenniford Farm.
Flood Zones	Flood Zone 2 and 3 tight to watercourse
Nature Conservation Designations	None
Priority Habitats	Traditional Orchard at Postlake Farm. Small patches of Deciduous Woodland E of Roymar Farm and on southern ridge top.
Cultural Heritage Designations	Listed Buildings at Kenniford Farm, Pytte, Addlepool Farm, Manor House, Cade's Cottage, Marianne Pool, and cluster in Clyst St George Village.
Historic Landscape Characterisation	Mostly modern enclosures (in west) and Barton Fields (in east), with some post-medieval enclosures, and several former orchard sites. Small park/garden at Pytte (to north of Clyst St George village)
CVRP	None, but possible connection via streams through Clyst St George and past Kenniford Farm to Winslade Park and Clyst Valley.

LLU G: Clyst St George Farmland Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The gently undulating landform and medium-sized fields give an openness to this landscape resulting in a medium scale overall. Scale is however reduced within the upper reaches of the valley at the transition with LLU H where a more pronounced narrow 'V' shaped valley form is present and where vegetation and smaller fields contribute to a small scale.	M	HM	H
<u>Landform</u> A relatively simple landform comprising shallow valleys contained by rounded ridges. The southern ridge (following / to the south of Woodbury Road) is relatively high, and forms a distinct topographical feature in views from the south and from the Pebble Bed	HM	HM	H

Ridge (within the East Devon AONB). The valley floor is more incised close to Clyst St George.			
<p><u>Landcover</u></p> <p>Fairly open with broad arable fields enclosed by low managed hedgerows and relatively few field boundary trees. Extensive area of Barton Fields in the east, and modern enclosures in the west. A vineyard is located on gentle south-facing slopes close to Clyst St George and there is a traditional orchard at Postlake Farm. Small deciduous woodlands are present at Roymar Farm although woodland is generally a rare feature in this landscape.</p>	M	M	HM
<p><u>Built environment</u></p> <p>The few existing buildings in this unit comprise farmsteads with occasional large agricultural sheds, notably at Postlake Farm where a haulage business operates. The tightly clustered historic estate-influenced settlement of Clyst St George lies on the south-western edge of this landscape, with fields forming its immediate setting.</p>	M	HM	H
<p><u>Perceptual qualities</u></p> <p>This landscape has a strongly rural character with few incongruous features located within it or seen from it and it therefore feels distant from urban centres. There is a sense of openness and connection to the wider landscape due to the wide-reaching views that are possible, particularly in the south of the LLU.</p>	HM	H	H
<p><u>Visual</u></p> <p>The openness of this landscape (particularly in the south of the LLU) allows distant views to surrounding landscapes and vice-versa including the Pebblebed ridge and the west side of the Exe Estuary. Key features of mid-range views include the concentrated arc of coalescing woodland seen to the east (principally comprised of woodlands and field boundary trees within LLUs F and H) and, in closer range to the west, the distinctive tower of Clyst St George church and the tall Wellingtonia in the graveyard which are landmark features seen from the B3179 and other local roads.</p>	HM	H	H
<p><u>Landscape value</u></p> <p>There are recreational routes aligned along Moor Road and, for a short distance, between Clyst St George and Marianne Pool. A number of farms are Listed and there are a cluster of Listed Buildings within Clyst St George.</p>	M	M	M
Overall sensitivity score	M	HM	H

LLU G: Clyst St George Farmland Photographic Record (see also panoramic photo in main report)



View east from the track to Bushayes Farm (just off the B3179), looking towards the Pebble Bed Ridge



View north-west from lane near Roymer Farm



Smaller enclosures on the eastern edge of Clyst St George village



Clyst St George church and Wellingtonia tree

LLU H: Woodbury Salterton Farmland Desk Study Record Form

Landscape Character	DCA: Mostly <i>Pebble bed heaths and farmland</i> . Couple of fields of <i>Clyst Lowland Farmlands</i> in NW EDDC LCT: Mostly 3B <i>Lower rolling farmed and settled valley slopes</i> . Couple of fields of 3E <i>Lowland Plains</i> in NW. CVRP LLCA: Mostly <i>K Aylesbeare and Woodbury Farmlands</i> . Couple of fields of <i>J Clyst St Mary Farmlands</i> in NW.
Topography	Relatively high - contains some of highest land in area of search. Forms dome-shaped hill in east, and valley and ridge extending out to west.
Flood Zones	None
Nature Conservation Designations	None
Priority Habitats	Traditional Orchard in N of LLU adjacent to Lower Road and others W of Woodbury Salterton village and at Postlake Farm.
Cultural Heritage Designations	Listed Buildings: Linhay on lower road; 'Crosshills'; Lots in Woodbury Salterton including just outside LLU.
Historic Landscape Characterisation	Extensive area of medieval fields in south of LLU. Modern enclosures to north, and Barton Fields between High Road and Lower Road, and west of Pilehayes Farm. Small parks/gardens at Higher and Lower Pilehayes Farms. Orchard south of Lower Road, and several former orchard sites on edge of Woodbury Salterton village
CVRP	None

LLU H: Woodbury Salterton Farmland Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> The complex rolling landform, irregular hedged fields and many mature field trees create containment and influence the intimate scale of this landscape. The narrow valley west of Lower Pilehayes Farm is strongly contained by steep slopes.	HM	H	H
<u>Landform</u> This landscape comprises a small hill rising to 81m AOD in the east (relatively high within the Study Area) with irregular and alternating concave and convex slopes. A narrow valley extends west of Lower Pilehayes Farm with this having particularly steep south-facing slopes.	H	H	H

<p><u>Landcover</u> There are many mature boundary and field trees and high hedgerows enclose small pastures (some fields are of Medieval origin in the southern part of the LLU). Narrow lanes providing access to this landscape are lined with many mature oak trees and hedgerows. Small orchards are present close to Woodbury Salterton and adjacent to Lower Road.</p>	HM	H	H
<p><u>Built environment</u> The few existing buildings in this LLU comprise compact farms and occasional timber sheds within fields used as horse paddocks. The small historic settlement of Woodbury Salterton lies adjacent to this LLU and is tucked low into a small valley - this landscape forms an important backdrop to the village.</p>	H	H	H
<p><u>Perceptual qualities</u> This is a strongly rural landscape with few incongruous features and a distinct sense of tranquillity.</p>	HM	H	H
<p><u>Visual</u> Visibility from surrounding roads and settlement is limited due to the degree of screening provided by the many trees, woodland and the rolling landform. Development on the elevated eastern area would be likely to be visible intermittently from more open parts of the Pebblebed Heaths (within East Devon AONB) and may also be visible at greater distances from elevated areas west on the west side of the Exe Estuary.</p>	HM	H	H
<p><u>Landscape value</u> Traditional orchards and a Medieval field pattern is present in parts of this LLU. There are a few scattered Listed Buildings with many more located within nearby Woodbury Salterton. A public footpath is aligned across the narrow valley near Lower Pilehayes Farm.</p>	M	M	M
<p>Overall sensitivity score</p>	HM	H	H

LLU H: Woodbury Salterton Farmland Photographic Record (see also panoramic photo in main report)



Elevated fields west of Woodbury Salterton



View north from Moor Lane showing steep valley-side fields near Pilehayes Farm



View north from Higher Road showing long view



Traditional orchard, Lower Road

LLU I: Ebford Slopes Desk Study Record Form

Landscape Character	DCA: Far west is <i>Exe Estuary and Farmlands</i> . Centre is <i>Clyst Lowland Farmlands</i> . East is <i>Pebble Bed Heaths and Farmland</i> . EDDC LCT: Mostly 3E Lowland Plains. Eastern part is 3B <i>Lower rolling farmed and settled valley slopes</i> . CVRP LLCA: Western part is <i>Clyst St Mary Farmlands</i> . Eastern part is outside study area for CVRP LLCA as outside Clyst Valley catchment.
Topography	Steep slopes, generally south-facing, largely within Exe catchment. West-facing slopes in west of LLU associated with side of Clyst valley.
Flood Zones	None (though flood zone of unnamed stream running through Ebford is close to southern boundary of LLU).
Nature Conservation Designations	None
Priority Habitats	None
Cultural Heritage Designations	None within LLU. Clusters of Listed Buildings in Ebford to SW and in Woodbury to E. Woodbury Conservation Area touches LLU boundary.
Historic Landscape Characterisation	Eastern part is mostly Barton Fields (part of larger block of historic field systems extending to N, E and S). Western part (around Ebford) is mix of modern enclosures, medieval enclosures, historic and modern settlement.
CVRP	None within LLU. Western end of LLU is close to Clyst Valley so potential for some connection here.

LLU I: Ebford Slopes Sensitivity Assessment Record Form

ASSESSMENT CRITERIA	DEVELOPMENT TYPE		
	A	B	C
<u>Scale</u> This is a relatively steeply-sloping landscape containing relatively small land parcels. The LLU appears smaller in scale than the wide valley to the south which it overlooks. Farm buildings located in flatter land immediately to the south of the LLU appear large in relation to the sloping fields within the LLU.	HM	H	H
<u>Landform</u> This LLU contains some of the steepest land within the Area of Search, and its slopes are a distinctive feature. Most of the LLU is south-facing and forms the northern side of a valley containing tributaries of the Exe (which meet the Exe at Exton). A small part in the west is west-facing and forms part of the Clyst valley side. The slopes immediately north of Ebford drain into the unnamed stream which flows through Ebford. Its association with the Exe catchment makes this LLU distinctive from the rest of the Area of	H	H	H

Search (which is within the Clyst catchment).			
<p><u>Landcover</u></p> <p>Landcover comprises generally small fields of pastoral or arable farmland. The eastern half comprises Barton Fields (part of a larger block of historic field pattern which extends north, east and south). Fields are generally divided by hedges with occasional trees, with field boundaries running up/down the slope which emphasise the steep landform. There are some fenced paddocks and some woodland/garden vegetation on the edge of Ebford.</p>	HM	H	H
<p><u>Built environment</u></p> <p>Buildings within the LLU are limited to properties along Ebford Road and Exmouth Road in the south-west of the LLU, and occasional farms and isolated houses along roads in the east. None are Listed. Large farms are located to the south of the LLU. The historic village of Ebford is located immediately adjacent to the LLU, and land within the LLU forms a green setting and backdrop to the village.</p>	M	MH	H
<p><u>Perceptual qualities</u></p> <p>The lack of development within this LLU, and its strongly rural character, gives it a sense of timelessness. However this is locally reduced to some degree by the presence of pylons, and occasional large / modern buildings on the peripheries.</p>	HM	H	H
<p><u>Visual</u></p> <p>This LLU is highly visible from the south, both from Ebford Village, and across the valley of the unnamed stream which runs into the Exe at Exton. In these views the LLU appears as a series of open fields forming the northern backdrop and skyline. Much of the LLU can also be seen in elevated views from high land to the east, within the East Devon AONB.</p>	H	H	H
<p><u>Landscape value</u></p> <p>There are no designated sites or buildings, or Priority Habitats within the LLU. Nor are there any footpaths or access land within it, although the lane along its southern boundary is a quiet lane and advisory cycle route. Nevertheless the LLU makes an important contribution to the appearance and rural character of the area.</p>	M	M	M
Overall sensitivity score	HM	H	H

LLU I: Ebford Slopes Photographic Record (see also panoramic photo in main report)



Steep slopes and small-scale field pattern near South Hill Farm



Rural lane along southern edge of LLU



LLU forming backdrop and skyline in view looking north from lane SE of Exton



LLU forming setting to Ebford village (wall of Ebford Manor on right of picture)