

BURTON REID
ASSOCIATES



TEIGNBRIDGE
LANDSCAPE CHARACTER
ASSESSMENT UPDATE
(EXCLUDING DARTMOOR
NATIONAL PARK)

**TEIGNBRIDGE LOCAL PLAN REVIEW
PROPOSED SUBMISSION**

TEIGNBRIDGE DISTRICT COUNCIL

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1.0 INTRODUCTION

1.1 GENERAL

1.1.1 This chapter provides an overview of the Landscape Character Assessment update and its policy context

1.1.2 This Landscape Character Assessment (LCA) for Teignbridge District Council has been prepared by Burton Reid Associates for the authority. It is an update of the character types and character areas of the original Landscape Character Assessment for Teignbridge (excluding Dartmoor National Park) which was adopted by the Council in 2009 with minor amendments in 2010 and 2014.

1.1.3 This new LCA provides an up-to-date and robust evidence base on landscape, assessing the character of the districts' diverse landscapes, evaluating current and potential future drivers for change, and setting out guidance for landscape conservation, planning and enhancement. It also incorporates an update of Devon Character Areas that fall not only within the District but extend into neighbouring authorities. Devon Character Areas will replace Teignbridge Character Areas in this update in the interests of ensuring consistency in the Devon-wide landscape character assessments throughout the geographical county of Devon.

1.1.4 This LCA will support planning and land management decisions within the district.

1.1.5 This report can be used to consider landscape character when planning any type of change, such as:

- to inform work on policy development as part of Development Plans;
- to guide landscape change arising from development and land management that is sympathetic to local character and sense of place;
- to promote an understanding of how landscapes are changing and how they can be strengthened to become resilient to future pressures (including climate change);
- To inform an understanding of landscape character, context, and sensitivity in landscape and visual impacts assessments (LVIA) for specific developments.
- to inform decisions on strategies and proposals in respect to land management, nature recovery, biodiversity net gain and increasing tree and woodland canopy cover.

1.1.6 The assessment covers all of the land within Teignbridge district, except part within Dartmoor National Park for which the updating of Landscape Character Types is not undertaken.

However, the assessment takes account of the special qualities that underpin the national designations of the setting of the National Park, along with the setting of the East Devon Area of Outstanding Natural Beauty (AONB) to the east.

1.1.7 The location of the district in the context of the National Park is shown in Figure 2.

1.2 POLICY CONTEXT

The European Landscape Convention

1.2.1 The European Landscape Convention (ELC) came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.

1.2.2 The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

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

1.2.3 The Convention puts emphasis on the whole landscape and all its values and is forward looking in its approach, recognising the dynamic and changing character of landscape. Specific measures promoted by the Convention, of direct relevance to this study include:

- the identification and assessment of landscape; and
- improved consideration of landscape in existing and future sectoral and spatial policy and regulation.

1.2.4 The ELC remains in place following the UK's departure from the EU in 2020.

25 Year Environment Plan

1.2.5 The 25 Year Environment Plan was published in 2018 and set out the UK Government's aims to deliver cleaner air and water, protect threatened species and improve biodiversity. The policies within the plan aim to protect and restore the environment and have wide reaching implications for agriculture, forestry and land use, including a drive for sustainable land use, creating new habitats for wildlife and planting more trees to ensure landscape and ecological resilience in the face of climate change and biodiversity decline. The updated LCA include guidelines that reflect the aims of this Plan at a high level. More detail on nature recovery will emerge through the Devon Local Nature Recovery Strategy (in preparation at time of writing).

England Trees Action Plan 2021-2024

1.2.6 The England Action Plan 2021 to 2024 (ETAP) was published in 2021 and sets out the government's long-term vision for the treescape it wants to see in England by 2050 and beyond. It outlines over 80 policy actions to deliver the government's target to plant 30,000 ha of woodland per year across the UK by 2025, to expand tree cover, support woodland management and increase public engagement with trees and woodlands as well as combat climate change and recover biodiversity. The ETAP highlights an important role that local authorities play in delivering many aspects of the ETAP. The updated LCA include guidelines that reflect the aims of this Action Plan at a high level. More detail will emerge through the Devon Trees and Woodland Strategy (in preparation at time of writing).

Environment Act 2021

1.2.7 The Environment Act 2021 set clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste, and includes an important new target to reverse the decline in species abundance by the end of 2030. It requires local authorities to develop Local Nature Recovery Strategies which will help deliver nature recovery within a national framework. It will also facilitate funding for trees and woodland across England. This includes both public and privately funded tree planting initiatives in order to meet the government's overall target to treble current woodland creation rates.

Agriculture Act

1.2.8 The Agricultural Bill was passed into law in 2020. The new Agriculture Act introduces the concept of 'payment for public goods', meaning that agricultural subsidies should be directed towards public goods (such as environmental improvements) that are not rewarded through the market. At time of writing there remains uncertainty over the mechanisms for payment but in general this new legislation is intended to result in beneficial outcomes for the natural environment, and likely to offer scope to restore and strengthen characteristic features of the countryside such as Devon hedges.

National Planning Policy Framework (NPPF)

1.2.9 The revised NPPF, published in July 2021, states in paragraph 174 that:

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

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

- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

The proposed update of the NPPF published in late 2022 retains these policies and strengthens the need for design guidance to inform good design. The updated LCA include guidelines that aim to encourage good siting and design of new development in the countryside, the outcome being to achieve sustainable development whilst respect the character, distinctiveness, and valued qualities of the landscape.

1.2.10 The NPPF is supported by Planning Practice Guidance (Natural Environment, 2019) which recognises the role that Landscape Character Assessment plays in helping to understand the character and local distinctiveness of the landscape.

Local Plans

1.2.11 The Teignbridge Local Plan 2013-2033 was adopted on 6th May 2014.

<https://www.teignbridge.gov.uk/planning/local-plans-and-policy/teignbridge-local-plan-2033/>

1.2.12 One of the overarching objectives is as follows:

"We benefit from being in a beautiful part of the country, and we will be protecting and managing this really important asset for future generations".

1.2.13 The key policies relating to landscape character within the 2013-2033 Local Plan are provided in Appendix D.

1.2.14 The 2013-2033 Local Plan has been subject to comprehensive review and the Teignbridge Local Plan to 2040 will replace it, once adopted. This Plan continues to place quality environment at the heart of its strategic objectives.

1.2.15 The key policies relating to landscape character in the Teignbridge Local Plan to 2040 are provided in Appendix E.

1.2.16 The Teignbridge Local Plan to 2040 has deleted the previous AGLV designation and relies on the use of landscape policies supported by Landscape Character Assessment evidence to balance development need with conserving and enhancing the district's landscape, seascape and townscape character and scenic quality. Other tools such as landscape and visual impact assessments for specific development proposals and landscape sensitivity assessments for specific development types are also relevant in this context.

1.2.17 As part of the Local Plan Review, parts of the evidence base that were out-of-date have been updated. This includes the Teignbridge Landscape Character Assessment, which was last updated in 2014.

1.2.18 The updated Teignbridge Landscape Character Assessment 2023 will be published alongside the Proposed Submission Local Plan in January 2023, and will be further consulted on during the Local Plan examination period.

1.2.19 This new Landscape Character Assessment will provide up-to-date evidence to underpin the above policies in the 2013-2033 Local Plan and in the Local Plan to 2040, once adopted.

Dartmoor National Park

1.2.20 The expanse of Dartmoor covers the western half of the District, but lies within Dartmoor National Park. Where character areas straddle admin boundaries there is /has been a need for both sides to agree content of DCA profiles.

1.2.21 The special qualities of the Dartmoor landscape are recognised nationally through the area's status as a National Park, designated in 1951. As such, its landscape is of outstanding importance, protected under the first statutory purpose of National Parks as established under the 1949 National Parks and Access to the Countryside Act and updated in the Environment Act 1995. The current designated area stretches for 954 square kilometres (368 square miles).

1.2.22 The Dartmoor Local Plan 2018 – 2036 sets out the vision, aims and policies for development in Dartmoor National Park. It is supported by a separate Landscape Character Assessment dated 2017 that focuses on Landscape Character Types, and recognises Devon Character Areas as a strategic county-wide LCA. The Landscape Character Assessment (LCA) forms part of the evidence base for Dartmoor National Park Authority's Local Plan and also informs the current National Park Management Plan. The LCA is designed to be used both as a tool to guide development to be in sympathy with local variations in landscape character, and to inform land management activity to conserve and enhance the special qualities of the National Park.

<https://www.dartmoor.gov.uk/living-and-working/business/planning-policy/local-plan>



Southern edge of Dartmoor and foothills.

GPS Coordinates: 278203, 70682

National Character Areas

1.2.23 At the national level, England is divided into 159 distinct National Character Areas (NCAs). Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. There are descriptive profiles available for each NCA setting out information on landscape character, changes happening in the landscape and an assessment of ecosystem services delivered.

1.2.24 There are four NCAs which make up Teignbridge District. These are: The Culm- Northern part (NCA149), Devon Redlands- eastern part (NCA148), South Devon – southern part (NCA151) and Dartmoor (NCA150) – covering DNP and small parts of the Teignbridge Local Plan area's western fringes. See Figure 1

The character of these NCAs is described in Natural England's publications

Link to The Culm NCA 149

<http://publications.naturalengland.org.uk/publication/4292167>

Link to Devon Redlands NCA 148

<http://publications.naturalengland.org.uk/publication/6150022>

Link to South Devon LCA 151

<http://publications.naturalengland.org.uk/publication/1911063?category=587130>

Other relevant Devon-wide strategies and guidance

1.2.25 A number of existing and emerging Devon-wide strategies and guidance are relevant to this assessment.

- The Devon Local Nature Recovery Scheme (LNRS) - being prepared through the Devon Local Nature Partnership (DLNP) in response to the 25 Year Environment Plan, hoping to be published in 2023.¹
- The Devon Tree and Woodland Strategy - being prepared through the Devon LNP Trees for Devon initiative in response to the ETAP, expected to be published in 2023.²
- Teignbridge Tree Strategy 2021-2026 - prepared in response to the ETAP, focused on its own land holdings.
- Devon Landscape Policy Group (DLPG) Advice Notes- that draw upon or relate to LCA evidence.

These are discussed in more detail in the section Current and future forces for change.

1.3 STRUCTURE OF THIS REPORT

1.3.1 This report is structured as follows:

- Chapter 2 details the physical and cultural evolution of the landscape.
- Chapter 3 describes the Landscape Character Assessment method.
- Chapter 4 provides information for each Landscape Character Type (LCT), under the following headings: Summary description; Key characteristics; Valued landscape attributes; Management guidelines – Protect, Manage, Plan.
- Chapter 5 provides information for each Devon Character Area (DCA), under the following headings: Summary description; Distinctive characteristics; Valued landscape attributes; Management guidelines – Protect, Manage, Plan.
- Appendix A contains the data list used to inform the LCA update.
- Appendix B contains a table outlining the changes made to the Landscape Character Type (LCT) and Devon Character Area (DCA) classification as part of this review.
- Appendix C contains a list of the stakeholder who have attended meetings and/or commented on previous drafts.

¹ <https://www.gov.uk/guidance/natural-environment>

² Consultation on the England tree strategy can viewed here: <https://consult.defra.gov.uk/forestry/england-tree-strategy/>

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- Appendix D contains landscape and other related policies in The Teignbridge Local Plan 2013-2033
- Appendix E contains landscape and other related policies in the Teignbridge draft Local Plan 2020-2040

1.3.2 Regarding LCTs described in Chapter 4, this omits LCT7 'Main cities and towns' to be consistent with LCAs of other Devon districts. A townscape character assessment approach would be more suitable for such urban areas.

2.0 THE PHYSICAL AND CULTURAL EVOLUTION OF THE LANDSCAPE

2.1 GENERAL

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

2.2 PHYSICAL INFLUENCES

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

Geology

2.2.2 There are a range of rock types in the Study Area which include the red sandstones of the coastal areas, the hard pink grey limestones around Chudleigh and Newton Abbot, and an array of sandstones, gravels and shales. The rocks and sediments range from 350 million year old Devon Strata to the still shifting and drifting sands and alluvium deposits of the estuaries and coast, which are approximately 6000 years old (see Figure 7).

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

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

batholith of Dartmoor on the boundary of the Study Area and folding and faulting of the older Devonian and Carboniferous rocks.

- 2.2.5 During the Permian and Triassic Periods the newly uplifted land was weathered by a subtropical arid climate, which gave rise to a sequence of coarse breccias and red sandstones. These red sandstones are exposed along the cliffs of the Study Area between Torbay and Dawlish Warren.
- 2.2.6 There was also considerable volcanic activity in Devon during this period, lavas are evident at Dunchideock and other locations around Exeter. These extrusions are today exposed as rounded hillocks left proud of the surrounding softer sandstones by the forces of erosion.
- 2.2.7 The Cretaceous Period ensued with much of Devon again being submerged under the sea, although Dartmoor may have remained as an island. Sands and clays settled, with Upper Greensand and Gault Clay forming along the Haldon Ridge. Calcite in the form of chalk was deposited with flint bands forming within the strata.
- 2.2.9 The start of the Tertiary Period 65 million years ago saw a period of mountain building, and Devon rose out of the Cretaceous sea. The exposed chalk beds were weathered away leaving large expanses of flint and gravel, such as those evident on Haldon Ridge today.
- 2.2.10 About 30 million years ago the Sticklepath Fault, which runs from Bideford to Torbay, caused local subsidence to create the Bovey Basin. Rivers and streams weathered and eroded the granite mass of Dartmoor and underlying shale and then flowed into the basin. Here the rivers and lakes accumulated sands, clays and lignites in their beds and the ball clay deposits of the Bovey Basin were formed.
- 2.2.11 The Study Area did not experience the full effects of the Quaternary Ice Age, 10,000 years ago as the glacial limit did not reach most of Devon. However, there is some evidence of periglacial structures in the Bovey Basin and windblown deposition on the Haldon Hills. Subsequent river erosion of the exposed rocks, river terracing and fluctuating sea levels throughout this period created some of the physical structures of the landscape visible today and river and estuarine alluvium continues to be deposited. The current topography and drainage pattern is shown in Figure 3.
- 2.2.12 In summary, the geological formation of the Study Area is a result of repeated marine incursions and transgressions. The ancient flat surfaces of sedimentary rocks laid down by a succession of seas or deserts have periodically been folded and uplifted, and then sometimes subjected to igneous activity before being slowly denuded and dissected by weathering and erosion. The rocks varying resistance to these forces has resulted in the

formation of the topography seen today; the granite and Devonian slates and limestones forming much of the hilly high ground with the softer sandstones, clays and lignites forming the lower undulating ridges and valleys. The Upper Greensand, clays and flint gravels have protected the underlying sandstone of the Haldon Ridge, resulting in upstanding high ground. In places rocks are exposed, as with the limestone at Chudleigh and Orley Common and the sandstone along the coastal cliffs.

Landform and Drainage

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

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

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

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



Varying topography is found throughout the district.

GPS Coordinates: 281702, 68554

Land Cover including natural and semi-natural habitats.

2.2.17 A range of soils, including the rich red soils overlying the sandstone to the east of the Study Area and thinner soils over the slates and shales, gravels, clays and limestone to the west, have produced a mosaic of vegetation cover. The soil types can be accessed from the National Soil Map. <https://www.landis.org.uk/data/natmap.cfm>

2.2.18 Many of the remaining natural habitats have been designated for their nature conservation value. A map showing Habitats is shown in Figure 8, Statutory Wildlife Sites nature conservation designations is shown in Figure 9. Land cover is dominated by a rich patchwork of agricultural land, which is predominantly pastoral, with patches of arable. Mature and often species-rich hedgerows, frequently with banks and hedgerow trees, are a feature of the fields and lanes throughout the Study Area and are important wildlife corridors.

2.2.19 Teignbridge district has reportedly the highest woodland cover of all the Devon districts. Large expanses of productive coniferous and mixed woodland cover the Haldon Ridge and are interspersed with areas of heathland and scrub and unimproved grassland, notably at Little Haldon. Extensive woodlands also occur at the northern boundary of the area and within the Bovey Basin, where remnant heathlands also occur. Ancient broadleaved woodland is a feature throughout, notably in the north, on the flanks of the Haldon Ridge,

along the Teign Valley and associated with limestone river systems to the south. Large areas of woodland are frequently associated with historic parkland with veteran trees, which occur on the slopes below the Haldon Ridge, along the Exe Estuary and within the Bovey Basin. A pattern of smaller mixed and broadleaved woodlands, small parks and areas of semi-improved grassland occurs within the Teign Valley, land to the east of the Haldon Ridge and in the south of the Study Area. Areas of unimproved grassland occur on limestone commons to the south and heaths within the Bovey Basin and along the Haldon Ridge.

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

2.2.21 The Teign and Exe estuaries provide the largest areas of seminatural habitats, with expanses of tidal open water, mud flats, sandbanks, marshes and coastal grasslands. The sand spit at Dawlish Warren, with its mosaic of dunes, lagoons, grassland and marsh, is a SSSI, National Nature Reserve SPA, SAC and Ramsar Site, and the Exe estuary combines, National Nature Reserve, SSSI, SPA and Ramsar Site designations. The coastline includes steep red sandstone cliffs with arches and stacks and there is a designation to a section of the cliffs at Dawlish, the Dawlish Cliffs Geological SSSI. Coastal scrub and Pine woodland is present in places and long sand/ shingle beaches occur along with rocky intertidal areas at headlands.

2.2.22 There are four main urban areas within the district, comprising the three main towns of Newton Abbot, Teignmouth and Dawlish, each where the landscape is dominated by built development. In addition, there is an area of expanding development within the district adjacent to the south western edges of Exeter. This area is characterised by undulating landform with hills and valley, with higher land to the west and south and lower lying Exe floodplain to the east.



Teignmouth rises up above the coast and Teign Estuary.

GPS Coordinates: 293103, 72629

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



An example of a small village with vernacular buildings at Denbury.

GPS Coordinates: 282356, 68869

2.2.24 Within each area, there has been growth since 2009, particularly in the area of Exeter framed by the city on the north, Exe floodplain to the east, the M5 motorway to the south and the A30 to the west. In Newton Abott, the growth has been predominantly on the western side off the Ashburton Road, within Teignmouth on its north western edge, and on the northern edges of Dawlish.

Climate

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

2.2.26 The characteristic ever-changing weather is an important and integral part of the experience of the Study Area. Changing light and weather conditions, along with the more predictable seasonal changes, are part and parcel of the varying landscape. The mists and fogs which

hang over the Haldon Ridge add to its character. The exposed, windswept nature of the Exeter Hills and Slopes and the sea mists and haze of the coastal areas all add to the sensual experience.

2.2.27 If current climate change predictions are correct, rising sea levels will squeeze and put pressure on coastal habitats and species. Inland habitats and species will have to cope with new and changing seasonal temperatures and rainfall patterns. Pests and diseases are likely to take on a new prevalence (including phytophthora, ash dieback and acute oak decline), as well as exotic, non-native plant and animal species – combining to change the distribution and composition of semi-natural habitats across the landscape.

2.3 CULTURAL AND HISTORIC EVOLUTION

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

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

Late Mesolithic/ Early Neolithic (c.4500 BC).

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

Bronze Age (2800-600 BC)

2.3.4 Much more is known about the local Bronze Age (2800-600BC) landscape. Air photography combined with other evidence tells us that Bronze Age fields have been identified across the

Study Area and that they existed in a variety of shapes and sizes. Today they survive most obviously in upland areas, many of which have been abandoned for the last 3000 years. Dartmoor is rich in Bronze Age artefacts; here the pattern of land use was one of networks of small fields laid out in parallel patterns on the sides of valleys with the upper moorlands serving as common grazing areas. Similar field patterns are still evident in the study area in the Ambrook Valley near Broadhempston, between the Reedy and Sowton Brooks east of Dunsford, along the east side of Dawlish Water near Mamhead, and on the limestone hill tops near Ipplepen.

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

Iron Age (600BC-AD55)

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

Romano-British (55-400 AD)

- 2.3.7 Although the Romans (55-400 AD) created vast panoramas of rigidly geometrically planned fields in Europe, in Britain the existing native field pattern tended to dominate the landscape. There are no clearly definable Roman field patterns in the study area. The Romans did, however, add some characteristically straight military roads to the landscape of the Study Area.
- 2.3.8 A Roman road ran from Exeter (then a Roman fortress) south west to Ashcombe, branching west and crossing the Teign at Teignbridge and with the eastern branch crossing the Teign below Kingsteignton and connecting to a possible fort at Milber. Archaeological finds indicate that there were Roman villas near these roads.

Post Roman (400-700 AD)

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

Anglo-Saxon (700-1068 AD)

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

Medieval (AD1068-1540)

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

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

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

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

Post Medieval (1540-1750 AD)

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

Early Modern Period (1750-1900 AD)

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

2.3.17 The resort towns Teignmouth, Dawlish, Starcross and Shaldon expanded as the tourist trade developed, aided by new roads and particularly the railway. Local landowners built grand terraces along the seafronts. Newton Abbot became a major railway town; terraced houses were built for rail workers and elegant town houses constructed for wealthy businessmen.

Modern Period (1901 AD – present day)

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

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

2.3.20 In the latter half of the 20th century, main roads were widened and straightened, and by-passes were introduced along with ancillary development. In the 21st century, road schemes completed after 2009 include the South Devon link road, and there have been new or

improved roads associated with areas of urban expansion e.g. A382 widening, A382/A383 link. Settlements have generally experienced expansion around their original traditional cores both in the form of concentric and ribbon development. The Ball Clay industry expanded dramatically and as production methods changed to open cast quarrying there was a consequential dramatic change to the landscape, particularly in the eastern side of the Bovey Basin. This area is an area of active landscape change, with ongoing minerals quarrying, waste tips, and construction of a new section of the B3194 road to allow for quarry enlargements. Some worked out quarries and tips have been subject to full or partial landscape restoration.

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

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

2.3.23 There has been a number of field-scale solar pv farms constructed as a new feature in some areas, arising since 2010 when feed in tariff introduced.



Example of a solar farm in the south west of the district.

GPS Coordinates: 279335, 67881

2.3.24 In summary, the Teignbridge landscape is rich in surviving remnants of earlier landscapes. These include prehistoric and medieval field patterns, open heaths, ancient woodlands, historical settlement patterns and layouts, traditional Devon banks, hedgerows and winding, sometimes sunken lanes. All these features contribute immensely to the special quality and distinctiveness of the Study Area's present day landscape. A Historic Landscape Characterisation of Devon has been carried out by Devon County Council and maps the historic character of the present day landscape. This information has been used to inform the Teignbridge Landscape Character Assessment. The Historic Landscape – Modern character of the Study Area is shown on Figure 14.

2.4 CURRENT AND FUTURE FORCES FOR CHANGE

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

2.4.2 The pace, mixture and scale of landscape change will continue in the future, which may impact, positively or negatively, upon those qualities that make the landscape special. A key challenge is to understand, manage and direct future positive change in the landscape in

ways that conserve and enhance its essential characteristics and valued attributes, whilst enabling sensitively designed development to be accommodated to meet social and economic need.

- 2.4.3 The key drivers for landscape change in the district are likely to include a combination of some or all of the following:

Climate Change

- 2.4.4 Climate change – mitigation (reducing the causes of climate change, including renewable energy generation) and adaptation (adapting to the effects of climate change both naturally and through planned interventions, seeking to minimise adverse effects).

- 2.4.5 Changes to natural processes, including the effects of climate change – such as flooding, coastal and river erosion and the changing patterns of pests and diseases, all of which are likely to become more extreme with climate change. There is also a shift towards nature-based solutions to flood risk management in response to this, some of which could affect the landscape e.g. upstream dams, increasing woodland cover in upper catchments, reconnecting watercourses to floodplains, and river restoration.

- 2.4.6 The effects and our responses to climate change are fast becoming the most important driver for change in the 21st century. The UK Government has set out policies relating to climate change in the 25 Year Environment Plan and the Net Zero Strategy. In February 2019, Devon County Council agreed to declare a 'Climate Emergency'. The district council have also declared a climate emergency and signed 'The Devon Climate Declaration' which commits to collaborating to engage Devon's residents, businesses, and visitors to develop and implement a plan to achieve a 45% reduction in carbon emissions by 2030 and by 100% by 2050 or at the earliest credible date supported by emerging research.

- 2.4.7 If current predictions are correct, rising sea levels will squeeze and put pressure on coastal habitats and species. Inland habitats and species will have to cope with new and changing seasonal temperatures and rainfall patterns with drier summers and wetter winters, increased storms and flooding. Pests and diseases are likely to take on a new prevalence (including phytophthora, ash dieback and acute oak decline), as well as exotic, non-native plant and animal species – combining to change the distribution and composition of semi-natural habitats across the landscape.

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

and species composition, particularly on mudflats, dunes, saltmarshes and heaths, habitat fragmentation, rises in sea and river levels leading to coastal and inland flooding, coastal beach and cliff erosion, and soil erosion, changes in agricultural land use, recreation and tourism and erosion or damage of cultural heritage. The requirement for major engineering repair and reinforcement of the coastal Riviera Railway Line from Exeter to Teignmouth following major storm damage in 2019 is a particular risk for adverse landscape impacts.

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

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



Climate change is having and will continue to have a major impact on the estuarine environment within the district.

GPS Coordinates: 297647, 82108

Land Management and Land Use

2.4.10 Shift towards regenerative farming, rewilding opportunities, and the emerging ELMS that is environmentally led, paying farmers for public goods and ecosystem services. Changes in land management and land use due to political policy changes, and payments for emerging environmental land management schemes. Economic and market trends – driven by booms / recessions, shifting economic power, globalisation / localisation. International, national, regional and local policy and regulatory responses to all of the above.

Social and Cultural Trends, and Technological Advancement

2.4.11 These include demographic change including migration and life expectancy, health and physical wellbeing, human needs and wants, and changing patterns of living. These which in combination are likely to lead to increased development. which includes access to local green routes/trails/ greenspace /SANGs- to meet growing human need for contact with nature as our local landscapes become increasingly urban in character. Neighbourhood planning has resulted in more local engagement in issues and ability for neighbourhood policies to shape neighbourhoods.

2.4.12 Advances in technology in all aspects of life from communication (e.g. increased numbers of people working from home following the Covid-19 pandemic) and energy production to industrial-scale food growing.

Devon Carbon Plan

2.4.13 The Devon Carbon Plan was published on the 27th September 2022 and is the roadmap for how Devon will reach net-zero emissions by 2050 (at the latest). It has been built on detailed, ongoing assessments of Devon's greenhouse gas emissions.

2.4.14 Broadly speaking, emissions in Devon can be divided into five key sectors: economy and resources, energy supply, food, land and sea, transport, and the built environment. The Devon Carbon Plan outlines actions for how each of these sectors can reach net-zero emissions by 2050.

2.4.15 Organisations around Devon are already working towards net-zero. The plan is an ongoing initiative and will develop further going forward working with a broad span of organisations and individuals.

<https://devonclimateemergency.org.uk/>

Nature Recovery - Devon Local Nature Recovery Strategy

2.4.16 As part of the 25 Year Environment Plan³, the UK Government has committed to creating the Nature Recovery Network, with the aim of enhancing valued semi-natural habitats, creating/restoring new semi-natural habitats outside of protected sites and improving linkages and connectivity between habitats. This will increase the resilience of the landscape to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems such as improved soil, clean water, clean air and recreational opportunities. The Devon Local Nature Partnership has begun to create a Nature Recovery Network Map which will provide an evidence base to guide opportunities/priorities for habitat restoration and creation. The Wildlife Trusts describe a Nature Recovery Network (NRN) as a joined-up system of places (habitats) important for wild plants and animals, on land and at sea. It will provide the habitats that wildlife needs to feed, breed, sleep and move from place to place. Critically it will allow the natural world to adapt to change. The benefits arising from the plan for the landscape will include an improvement and increase in its character and visual qualities through the delivery of more natural feature and connected landscape fabric.

2.4.17 The new Environment Act will require 10% Biodiversity Net Gain as part of developments which will also contribute to habitat creation within the districts.

2.4.18 Woodland planting is a focus of the UK Government pledge for Net Zero greenhouse gas emissions by 2050. New tree and woodland planting bring a range of benefits for both nature and society, but need to be carefully planned. This is not least in recognition of the fact that other natural habitats that may be characteristic in a landscape are equally as important (or in some cases, more so) for ecosystem service delivery, including carbon sequestration. New tree and woodland planting should therefore take account of the receiving landscape – with a focus on 'right place, right tree, right way' principles. Additionally, the Environment Act 2021 seeks to improve legal protection for existing trees and woodland and it requires local authorities to develop Local Nature Recovery Strategies. It will facilitate funding for trees and woodland across England, including both public and privately funded tree planting initiatives in order to meet the government's overall target to treble current woodland creation rates by May 2024.

³ The Government's 25 Year Environment Plan.

Trees for Devon

2.4.19 Prepared by the Devon Local Nature Partnership, this provides a vision is for Devon's woodlands and hedges to be sustainably managed and rich in wildlife through being re-connected to the local economy and local communities.

<https://www.devonlnp.org.uk/our-work/trees-for-devon/>

Devon County Council. Trees, hedges and woodland

2.4.20 A Devon County Council website providing information and guidance on a range of topics relating to trees, hedges and woodland.

<https://www.devon.gov.uk/environment/landscape/trees-and-woodland>

Right Place Right Tree

2.4.21 Prepared by the Devon Local Nature Partnership, this guidance relates to increasing tree cover in Devon's landscape and takes account of the variety of the county's landscapes. It presents a vision for how these could change in future if actions were taken in response to the climate and ecological emergency. The vision encompasses ways of increasing tree cover, including re-creating lost landscape features (such as hedges, orchards, and connected woodlands), creating new climate-resilient productive woodlands, and identifying sites where trees can be allowed to re-establish naturally.

2.4.22 It provides a step-by-step process – from considering the possibilities and reasons for new trees and woodland within the landscape, through to finding the right place, choosing the right method for establishing trees, choosing correct species and designing schemes to fit into the landscape.

<https://www.devonlnp.org.uk/knowledge-hub/trees-and-hedges/right-place-right-tree/about-this-guidance/>

Devon Land Use Framework

2.4.23 Prepared by the Food, Farming and Countryside Commission. Between April and June 2022 the Commission's Devon Design Group assessed how the principles of a land use framework could work in Devon, in practice, and have produced a Devon Land Use Framework visualisation. This builds on FFCC's original visualisation and aligns the LUF process with achieving the UN Sustainable Development Goals and Government policies such as the 25 year Environment Plan, Levelling Up Bill, Net Zero Plan and the new Food Strategy.

<https://ffcc.co.uk/devon-land-use-framework>

Agriculture and Land Management

2.4.24 The vast majority of the landscape in the Study Area is in productive agricultural use and therefore changes in farming practice potentially have far reaching consequences on its visual character. Agricultural intensification has in the past led to the loss of some traditional

features such as hedges, orchards, woodland and seminatural grasslands. Many hedgerow trees were lost in the 1970s through Dutch Elm disease and the disease still persists in hedgerows, affecting young Elm suckers. Ash Dieback disease is resulting in the significant loss of ash trees which will continue into the future. Loss of hedgerows continues with the creation of new accesses for farms and horse paddocks, and lack of appropriate hedgerow management is resulting in continued loss. Erosion of the once strong enclosure pattern is ongoing, albeit at a lesser rate than in the past. Small farm woodland is also suffering from a general lack of management usually for economic reasons. In addition to agricultural land, pockets of the landscape are managed as nature reserves, country parks and recreational land. The construction and further demand for solar farms within the farmed landscape which may result in adverse landscape and visual impacts is also an issue.





Pastoral farming is widespread as well as arable farming.

GPS Coordinates: 290431, 89679 and 295858, 82145

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

2.4.24 Agricultural intensification and diversification has increased in recent years leading to traditional redundant farm buildings being put to new, particularly residential uses, new larger scale agricultural buildings being constructed, the introduction of more intensive stock farming and new crops. Leisure parks, golf courses, caravan parks, holiday accommodation, stable blocks, garden centre and farm shop developments have also eroded the traditional rural landscape character. In some areas their presence is having a considerable urbanising effect on the landscape, in particular in the urban fringes and along road corridors. As well as an industrialisation of agriculture, legislation relating to the storage of farm waste (to minimise diffuse pollution) has resulted in the construction of large buildings and covered livestock standing areas, often out of context with the small-scale, medieval landscapes found across much of the landscape. Despite these pressures, Teignbridge's agricultural landscape has largely retained patterns of land use that typified its former character.

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

- Hedgerow maintenance;
- Ditch management;
- Introduction of arable field margins;
- Protection and restoration of archaeological and historic features;
- Management of woodland edges;
- Restoration and maintenance of heathland;
- Restoration of traditional orchards;
- Restoration of woodland;
- Maintenance of reed beds.

2.4.26 In addition, there are three new DEFRA schemes that will reward environmental land management. These schemes are intended to support the rural economy while achieving the goals of the 25 Year Environment Plan and a commitment to net zero emissions by 2050. Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following:

- Clean and plentiful water;
- Clean air;
- Thriving plants and wildlife;
- Protection from environmental hazards;
- Reduction of and adaptation to climate change;
- Beauty, heritage and engagement with the environment.

2.4.27 The Sustainable Farming Incentive (SFI) is the first new environmental schemes being introduced under the Agricultural Transition Plan. SFI aims to help farmers manage land in a way that improves food production and is more environmentally sustainable.

Environmental Land Management Scheme - Farming Incentive, Local Nature Recovery, Landscape Recovery

2.4.28 There are 3 new schemes that will reward environmental land management: Sustainable

- Farming Incentive.
- Local Nature Recovery.
- Landscape Recovery

These schemes are intended to support the rural economy while achieving the goals of the 25 Year Environment Plan and a commitment to net zero emissions by 2050. Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following:

- clean and plentiful water.
- clean air.
- thriving plants and wildlife.
- protection from environmental hazards.
- reduction of and adaptation to climate change.
- beauty, heritage and engagement with the environment

Sustainable Farming Incentive

The Sustainable Farming Incentive scheme will pay farmers to manage their land in an environmentally sustainable way.

Local Nature Recovery

This is the improved and more ambitious successor to the Countryside Stewardship scheme in England. It will pay for locally-targeted actions to make space for nature in the farmed landscape and the wider countryside, alongside food production. The scheme will begin piloting around 10 projects in 2022, and launch in 2024. This has the following targets.

Local Nature Recovery

- The Local Nature Recovery scheme will pay for actions that support local nature recovery and meet local environmental priorities;
- The scheme will encourage collaboration between farmers, helping them work together to improve their local environment;
- The scheme will begin piloting in 2022, and launch in 2024.

Landscape Recovery

The Landscape Recovery scheme will support landscape and ecosystem recovery through long-term projects, such as:

- Restoring wilder landscapes in places where it's appropriate;
- Large-scale tree planting;
- Peatland and salt marsh restoration

2.4.29 The character of the area's farmland is also likely to change in response to a changing climate. Changing weather patterns will affect growing seasons, yields, viable crops and stock.

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

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

Forestry and Woodland.

2.4.31 Since the First World War intensive forestry production saw the planting up and management of extensive commercial coniferous plantations. In the Study Area this took place on marginal open heathland on Haldon, the Bovey Basin and Tedburn area. These plantations significantly changed the landscape and they are now part of its defining landscape character. The Haldon Forest Plan from Forest England core aim is to deliver the 50 Year Vision by producing woodlands with increased conservation, recreation and landscape benefits whilst maintaining a viable timber output. The long term aim of management is to continue to sustainably produce timber whilst providing a forest rich in wildlife, attractive to people and increasingly resilient to climate, pests and diseases.

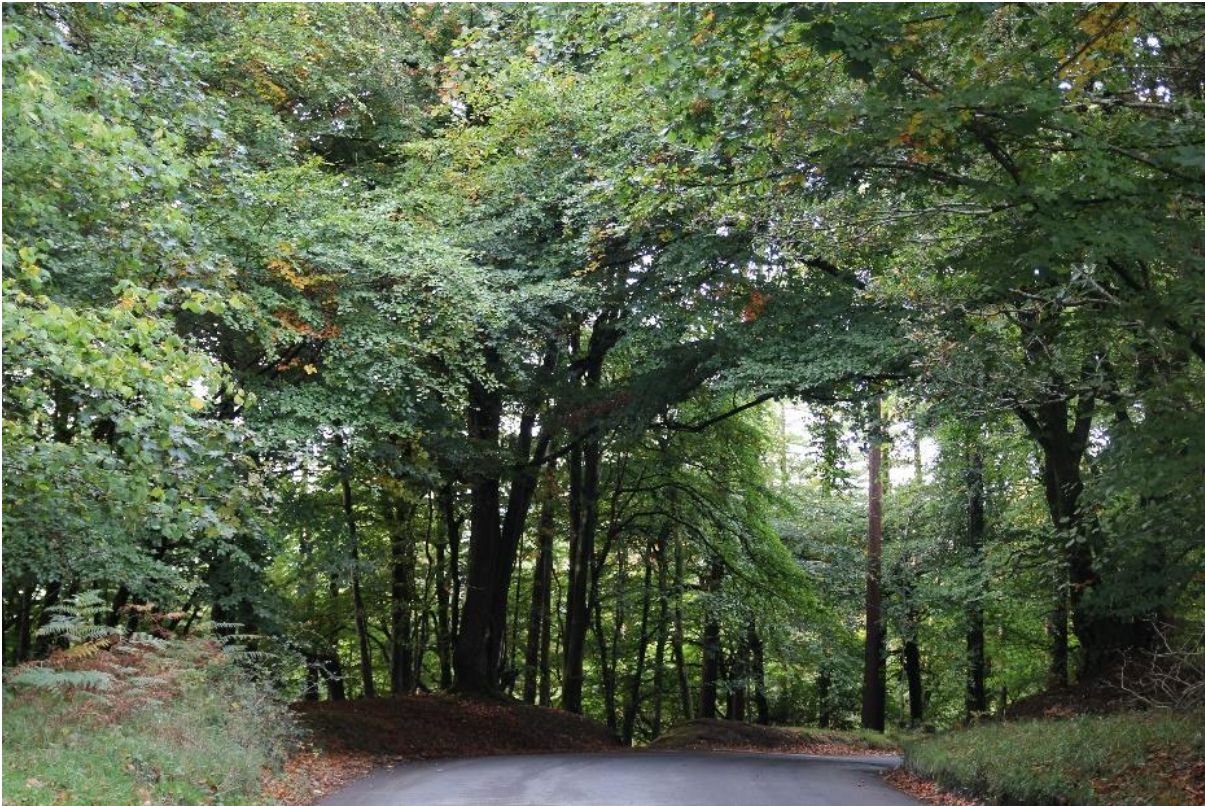
2.4.32 The social, economic and environmental objectives of management are:

- The continued production of sustainable and marketable woodland products;
- The protection and enhancement of woodland and open habitats and their associated species;
- The creation and maintenance of permanent and transient open habitats;
- The restoration and management of the Site of Special Scientific Interest;
- The provision and maintenance of recreation facilities;
- Support the development of increased and sensitively managed recreation provision;
- Improve stand resilience around recreation infrastructure;
- The delivery of well-designed proposals that comply with landscape design principles in keeping with the local landscape character;
- The conservation, maintenance and enhancement of cultural and heritage assets.

<https://www.forestryengland.uk/forest-planning/haldon-forest-plan>

2.4.33 There are also a number of mixed and broadleaved woodlands throughout the Study Area, some of which are associated with existing historic parks such as Mamhead, Luscombe,

Ugbrook & Powderham or former historic estates. These woods are of historic as well as landscape & wildlife interest and are frequently managed for amenity as well as commercial value.



Broadleaf and coniferous forestry within Haldon Ridge.

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

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

Residential Development

2.4.35 There is considerable pressure to release land for housing development within the Study Area, particularly around the edges of the main towns of Newton Abbot, Teignmouth and Dawlish, as well as the fringes of Exeter. This includes pressure to build on countryside that contributes to the setting of the district's main towns and villages and Exeter's landscape setting. These are protected within existing (Strategic Open Breaks) and proposed policies (Setting of Settlements).



An example of recent residential expansion to the west of Newton Abbot.

GPS Coordinates: [To be added](#)

2.4.36 The coalescence of settlements is a potential result of this expansion, which could erode the identity and landscape setting of individual settlements. Development on the periphery of settlements can represent an opportunity to enhance the setting, through sensitive building

design, and the enhancement of features such as woodlands and hedgerows and provision of new open space. Conversely, it can have an adverse impact on the adjoining landscape. Infill sites can disrupt the historic form of settlements and result in loss of visual amenity from gardens and open space if not sensitively sited.

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

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

- Pressures for housing development on the edge of settlements, particularly as planned urban extensions to main settlements, and potential coalescence of settlements;
- Pressure for new development sites, larger replacement dwellings and large extensions on the edge of towns and villages and in the open countryside;
- Pressure for infill sites in existing settlements, with potential loss of open space and visual amenity;
- Potential coalescence of settlements through peripheral expansion.

Employment/ Commercial Development

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

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

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

Renewable energy

2.4.41 In the 21st century, the development of renewable and low carbon forms of energy has emerged as a major force for change in today's landscape. At a domestic and farm scale, the development of building-mounted or free-standing wind turbines and solar panels has introduced new structures into the landscape. Farmers have also developed ways to use their farm waste as an energy source through the installation of anaerobic digestion facilities.

2.4.42 The landscape's strong coastal winds and presence of significant tracts of non-designated land (i.e. National Parks or AONBs) mean that there is increasing pressure for siting small and large scale wind turbines both onshore and offshore.

2.4.43 Over the past decade, ground-mounted solar PV farms have become a more frequent feature in the landscape of the district and a notable force for change. These range from small 'farm-scale' installations to large commercial solar PV farms which cover multiple fields. There is likely to be ongoing pressure for solar PV in the districts resulting from the drive towards Net Zero and the presence of south-facing slopes and higher than average levels of solar radiation which provide the technical potential for these installations.

Mineral Extraction and Waste Management

2.4.44 Mineral working is a significant industry in the Study Area. Ball clay and various aggregate minerals are worked throughout the District. The Bovey Basin is underlain by extensive ball clay deposits, which are an important raw material for the ceramics industry. The working of these deposits since medieval times has modified the landscape of the basin. At present there are a number of active quarries as well as several inactive sites that are likely to be worked in the future. Thus this landscape has been, and will continue to be, dynamic in nature with progressive working and subsequent restoration over a very long period of time. The ball clay open cast workings, spoil heaps and associated dust, noise and traffic have an adverse effect on landscape quality during the active life of the workings. In the long term, progressive restoration can reinstate this quality through, for example, woodland and heathland creation and provide landscape enhancements as well as higher levels of biodiversity and the retention of geological exposures. Whilst some sites may return to a 'green' after-use, others are under pressure for residential and employment after-uses and

the future landscape character and quality depends on the nature of the after-use and restoration.

2.4.45 Not only is the Bovey Basin a major source of Ball Clay in Europe, it is also one of the most significant resources known in the world. Britain and the Bovey Basin in particular is a leading world producer and exporter of high quality ball clays. Current extraction is generally located in the eastern part of the Bovey Basin following particular known productive seams of ball clay. There is a trend towards changed patterns of working, allowing access to more clay at deeper levels and a consequential lengthening of operations in current extraction areas.

2.4.46 It is estimated that the permitted reserves will last over 100 years at current rates of production, although certain grades of clay will have more limited availability. In addition to the reserves with planning permission, there is potential for further extraction of, as yet, largely unproven reserves within lands safeguarded in the Minerals Local Plan. These lands extend for 14km² within the Bovey Basin area. This consultation area also protects land with potential for mineral tipping particularly land which is known to have limited or no mineral potential. Any further tipping space required outside existing voids whether permanent or temporary would have an impact on the landscape. The Devon Minerals Plan 2011 – 2031 has adopted an approach that favours the development of new resources at existing quarries through their extension, with a presumption against new quarries being permitted except in limited circumstances. Ball Clay development proposals must demonstrate no adverse effect on the integrity of the South Hams Special Area of Conservation.

2.4.47 The Devon Minerals Plan states that the development, management and restoration of Ball Clay sites in the Bovey Basin should, as appropriate to its scale and context, contribute positively to the area's biodiversity, distinctive landscape character, heritage, environmental assets and other green infrastructure and, on its adoption, deliver the objectives and proposals of the proposed Bovey Basin masterplan.

<https://www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan/>

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

2.4.49 Within the Study Area, there are a number of large landfill sites, all of which have some adverse landscape impact. With Government policy geared towards more sustainable waste management, with a greater emphasis on reduction, reuse and recycling, it is possible that

such large sites may not feature within the future landscape, however, landfill capacity will continue to be required and the life of some sites may be prolonged, albeit over a reduced footprint. Alternatively, the incineration of municipal waste may result in a requirement for further landfill space. Space is also needed for waste management facilities such as composting and recycling.

2.4.50 Sites within Teignbridge include:

- Heathfield landfill, still operational,
- Trood Lane, operational but will be restored;
- Kenbury Wood, operational;
- Yannon Lane, full and awaiting restoration.

2.4.51 There may be ongoing pressure for further inert landfill capacity to deal with excavation waste/subsoils, particularly in that part of Teignbridge around Exeter but also potentially around Newton Abbot and Torbay. However, the proposed submission Local Plan seeks to ensure the use of appropriate construction techniques which would not result in the over compaction, pollution or reduction in the quality of soil, and minimising the importation to and exportation of soils from the site.

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

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

Transport, Communications and Infrastructure

2.4.53 The District has always formed an important gateway in the South West. Since Roman times, Teignbridge has contained major trading and communication routes. The ongoing improvement of the road network continues to have a considerable impact on the landscape. In particular, the sections of the M5, A38, A380 and the A30 all form substantial road corridors in the Study Area, which present visual intrusions such as cuttings, embankments, barriers and signs. While some of these elements have been integrated into the landscape with a

degree of success, the effects of noise, light and ancillary development such as service stations are intrusions which can erode landscape quality and result in a loss of local distinctiveness both within and to neighbouring districts and Dartmoor National Park. The railway network also has an impact on the landscape of the Study Area, introducing a source of noise and movement, particularly along the coast, where the embankment is a significant feature along some stretches. The coastal railway has become a route of some historic interest and in the current economic climate improvements to the rail network are likely to be localised. Major engineering works are being undertaken and planned for the Exeter to Teignmouth Riviera Railway Line resulting from the major damage caused by storms in 2019. These works have the potential for harm to the environment and landscape.



The coastal railway line at Dawlish Station is undergoing major coastal reinforcement works.

GPS Coordinates: 296207, 76703

2.4.54 There is currently one major road improvement project in the Study Area; ongoing widening and improvements to the A382 from Drumbridges to Newton Abbot which was granted planning consent in 2016 and 2019 and which is being constructed in phases. New road infrastructure will also be required to serve new housing and employment areas around the main settlements and is likely to include sustainable transport routes such as bus routes, cycleways and footpaths. Pressure continues for ancillary roadside developments including service areas along the main road corridors of the A38 and A380. All such developments and works have the potential to harm landscape character but can be successfully integrated in

the right location. There is a dense network of minor roads and lanes throughout the Study Area carrying significantly greater volumes of traffic and larger vehicles than they were designed to accommodate. The ancient road network is a major component of the area's landscape character. Incremental 'improvements' such as new access splays and widenings tend to weaken the landscape quality and character of the rural lanes.

2.4.55 Electricity pylons, overhead cables, and communication masts register as significant elements in the landscape of the Study Area. They have often been insensitively positioned on skylines and at times punctuate otherwise unspoilt landscapes. This is a development pressure, which may well increase in the future.

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

- One road proposals – the A382 from Drumbridges to Newton Abbot;
- New road infrastructure, cycleways and footpaths serving new housing and employment areas;
- Pressure for new ancillary road developments and improvements to existing major roads;
- New access splays and widening of minor road corridors;
- Pressure for overhead cables, electricity pylons, and communication masts.

Tourism and development

2.4.57 Tourism and leisure make a vital contribution to local Employment within the district. In recent years, there has been a substantial increase in the number and proportion of people taking part in outdoor recreational activities. An increasing population is leading to continued pressure for development on fringes of existing settlements as well as the upgrading of roads including the dualling of A-roads and new traffic management infrastructure/junctions. Tourism (particularly domestic tourism following the Covid-19 pandemic) is resulting in demand for facilities including accommodation (including farm conversions and camping/caravan/glamping sites) and new access routes/car parking. The seasonal nature of tourism leads to issues including heavy traffic on rural roads and potential damage to sensitive habitats from increased footfall.

2.4.58 Pressure continues for extensions to leisure parks, golf courses and caravan parks, along with new proposals for holiday accommodations within the rural landscape. The many 'traditional' villages, the rural landscape and coast are major attractions in their own right. There is a need to manage visitor numbers to key sites such as Haldon Forest Park, Dawlish Warren, the Exe estuary and South West Coast Path to avoid adverse effects upon the landscape, particularly important historic landscapes, sensitive coastal & heathland habitats, archaeological sites

and nature reserves. The need to avoid recreation impacts on Dawlish Warren and the Exe estuary, both internationally important wildlife sites, is likely to lead to the need to provide more Suitable Alternative Natural Green Spaces (SANGS) to attract use away from the SAC/SPA. Without more SANGS, it may not be possible to allocate/grant planning permission for more holiday accommodation or more residential development as both result in increased recreation use of the SAC/SPA. New leisure developments and recreational pressures, may in turn lead to pressures on existing infrastructure such as roads and railways, which if insensitively improved, could potentially change the character of the surrounding landscape.

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



An example of public information informing and encouraging use of the environment at Labrador Bay.

GPS Coordinates: 293087, 70564

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

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

2.4.61 The individual Devon Character Area profiles include more locally-specific information on current and future forces for change affecting landscape character.

3.0 METHOD

This chapter sets out the method for the LCA update and provides some background on the Devon-wide LCA.

3.1 LANDSCAPE CHARACTER ASSESSMENT ADVICE NOTE

3.1.1 This updated Landscape Character Assessment for Teignbridge is in line with the approach promoted by Devon Landscape Policy Group Advice Note 1: A Guide to Devon's Landscape Character. Assessments. Landscape Character Types (LCTs) were preceded by identification of Landscape Descriptions Units (LDUs), and in Devon LCTs were derived in a 'bottom up' process – and not a cascade down from NCAs.

<https://www.devon.gov.uk/planning/planning-policies/landscape/landscape-policy-and-guidance/>

3.1.2 The DLPG Advice Note explains that landscape character assessments form part of the evidence base for local and neighbourhood plans throughout the geographical county of Devon. It describes that a Landscape Character Assessment is:

- The process of identifying and describing variation in character within the landscape;
- It includes all landscapes, whether outstanding, everyday or degraded;
- A tool for guiding landscape change and allowing the distinctive character and special qualities of landscapes to be taken into account in the planning, management and design of sustainable development.

3.1.3 The National Planning Policy Framework recognises landscape as a strategic planning issue. This is reflected in Devon's Duty to Co-operate Protocol 2014. The Devon Landscape Policy Group is recognised in the Protocol as the steering group for developing and updating Devon's Landscape Character Assessments.

3.1.4 The Advice Note shows a map, A new picture of Devon which illustrates the varying factors which inform the landscape character assessment, all of which are read together. The map shows the variations in landscape character within Devon, based on generic 'Landscape Character Types' that can occur throughout the county (e.g. 'Estuaries'), and geographically unique 'Devon Character Areas' that people recognise as distinct (e.g. the 'Teign Estuary').

3.1.5 These typologies sit within the wider framework of National Character Areas that cover England. Variations in landscape character rarely coincide with administrative boundaries. This has underpinned the need for a common methodology and shared landscape evidence base to ensure a consistent cross-boundary approach.

3.1.6 Landscape character assessments are used in both strategic planning and development management. They inform guidance relating to good siting and design, and help to conserve and enhance the distinctive character and special qualities of Devon's landscapes. Devon's very best landscapes are nationally valued and protected through designation of two National Parks and five Areas of Outstanding Natural Beauty. The statutory Management Plans for these protected landscapes draw heavily upon Devon's landscape character assessments.

3.1.7 The Devon-wide landscape character assessments provide a basis for assessments of landscape sensitivity and capacity for specific development types, such as wind and field scale solar pv developments, and urban extensions. DLPG Advice Note 2 provides guidance on minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design of these development types. It highlights aspects of the landscape that can indicate higher or lower sensitivity to these development types. The guidance, which was prepared in 2013 by LUC on behalf of the Devon Landscape Policy Group, has been extensively used in both strategic planning and management of these development types in Devon, and now forms part of the evidence base for many existing and emerging Local Plans throughout Devon.

<https://www.devon.gov.uk/planning/planning-policies/landscape/landscape-policy-and-guidance/>

3.1.8 This updated LCA comprises a review of both LCTs and DCAs across the district. Following guidance from the Devon Landscape Policy Group, the written profiles for Landscape Character Types and Areas have been updated using a format that is consistent with the approach being applied in updates across the county and which originated in N Devon and Torridge District. The formats seek to ensure the two layers work better together, with less repetition and content that is fit for purpose to guide current and future forces for change.

3.2 APPROACH TAKEN TO THE LCA UPDATE

3.2.1 The process for undertaking the assessment involved four main stages, described below:

Stage 1: Desk study and classification

3.2.2 This stage involved the collation of a wide range of mapped information (see Appendix A) to 'sense-check' the landscape classification established in the original LCA and ensure any significant changes to landscape character are reflected in an updated classification.

Updated classification of Landscape Character Types

3.2.2 A total of 19 Landscape Character Types (LCTs) as well as identifying where they extend into neighbouring districts, are identified for the district, as listed in Table 3-1 below. Although the larger settlements within the districts are excluded from the assessment (in line with the Devon-wide approach), they are categorised as a specific LCT – Main Cities and Towns.

3.2.3 The LCT classification for Teignbridge is shown in Figure 4.

Table 0-1: LCTs within Teignbridge and adjacent districts where the LCT overlaps

LCT code	LCT name	Torbay	South Hams	Dartmoor NP	West Devon	Mid Devon	East Devon	Exeter City
1E	Wooded ridges and hilltops		•			•		
1G	Open inland plateau							
1H	Forested plateau							
2A	Steep wooded scarp slopes							
3A	Upper farmed & wooded valley slopes	•	•	•				•
3B	Lower rolling farmed and settled slopes	•	•	•				•
3C	Sparsely settled farmed valley floors			•				
3E	Lowland plains			•				
3F	Settled valley floors			•				
3G	River valley slopes and combes					•	•	
3H	Secluded valleys							
4A	Estuaries						•	
4B	Marine levels and coastal plains							•
4C	Coastal slopes and combes with settlement	•						
4D	Coastal slopes and combes							

LCT code	LCT name	Torbay	South Hams	Dartmoor NP	West Devon	Mid Devon	East Devon	Exeter City
4F	Dunes							
4H	Cliffs							
5A	Inland elevated undulating land			•	•	•		
7	Main cities and towns							

3.2.4 Appendix B sets out the findings, recommendations and actions taken during the boundary review, which were subject to field verification under Stage 2. The majority of changes are relatively minor; largely 'tidying up' boundaries, reflecting areas of growth on main towns and cities urban edges and ensuring the LCT classification does indeed reflect current character. The most significant change from the 2009 classification is the addition of one new LCT 3H Secluded valleys.

3.2.5 A thorough review of cross-boundary landscapes was also undertaken, to ensure that character 'flows' across administrative areas. This primarily focused on the other Devon authorities utilising the Devon approach (Torbay, South Hams, West Devon, Mid Devon and East Devon), as well as the LCAs available for Dartmoor National Park (2017). Users of this document are therefore encouraged to refer to the LCAs produced by the other local authorities for any locations close to or on administrative boundaries.

3.2.6 The classification of LCTs has been mapped at a scale of 1:25,000 which means that it is suitable for use at this scale. The scale of this classification will need to be taken into account whenever the assessment is used to ensure that the level of detail is compatible with the intended application. In reality landscape character does not change abruptly at the LCT boundaries. Boundaries therefore often represent transitions rather than marked changes in character visible on the ground.

Updated classification of Devon Character Areas

3.2.7 Appendix B also sets out the changes made to any DCA boundaries resulting from the updates made to the underlying LCT classification. The changes are relatively minor; these being 'tidying up' boundaries, reflecting areas of growth on urban edges and ensuring the DCA classification does indeed reflect current character. Table 3-2 below shows the DCAs within the study area and which district they are located in, as well as identifying where they extend into neighbouring districts.

3.2.8 Figure 5 show the DCA classification for Teignbridge.

Table 0-2: DCAs within Teignbridge and adjacent districts where the LCT overlaps

DCA code	DCA name	Torbay	South Hams	Dartmoor NP	West Devon	Mid Devon	East Devon	Exeter City
9	Bovey Basin							
10	Breccia Hills and Coast	•						
20	Denbury and Kerswell Farmlands		•					
21	Asburton and Dartmoor Foothills						•	•
24	Exe Estuary and Farmlands						•	•
26	Exeter Slopes and Hills					•	•	•
30	Haldon Ridge and Foothills							
40	Mid Dart Valley and Slopes		•					
60	Teign Estuary							
61	Teign Valley and Slopes							
62	Torbay Hinterland	•						
69	Yeo Uplands and Slopes					•		

Devon Landscape Character Types and Devon Character Areas - Links

Devon County Council Planning

<https://www.devon.gov.uk/planning/planning-policies/landscape/devons-landscape-character-assessment/>

Devon Environment Viewer

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Stage 2: Field survey

3.2.9 The main field survey work undertaken to inform the updated LCA took place in October 2022.

3.2.10 The fieldwork exercise was used to:

- Verify and fine-tune the spatial classification of LCTs and DCAs, including checking areas crossing into adjacent authorities;
- check key characteristics of the LCTs and note local variations in character across the DCAs;
- gather information on perceptual qualities and views (including visual relationships with adjacent areas);
- identify valued attributes/special qualities;
- assess landscape condition and forces for change within the DCAs.

3.2.11 Following fieldwork, the spatial classification and descriptive profiles were updated, ready for consultation under the next stage.

Stage 3: Consultation

3.2.12 The draft LCA 2023 has been subject to informal meetings and consultation with Devon County Council, adjacent local authorities and organisations such as Natural England, Woodland Trust, Devon Wildlife Trust, Forestry Commission and Historic England. It will also be subject to formal consultation when published as evidence alongside the Proposed Submission Local Plan to 2040 in January 2023. This will enable opportunity for further input from interested parties.

Stage 4: Reporting

3.2.14 The LCT profiles are structured as follows:

- Context map and representative photograph
- Summary description
- Key characteristics
- Valued landscape attributes
- Landscape management guidelines under the headings of protect, manage and plan.

3.2.15 The DCA profiles are structured as follows:

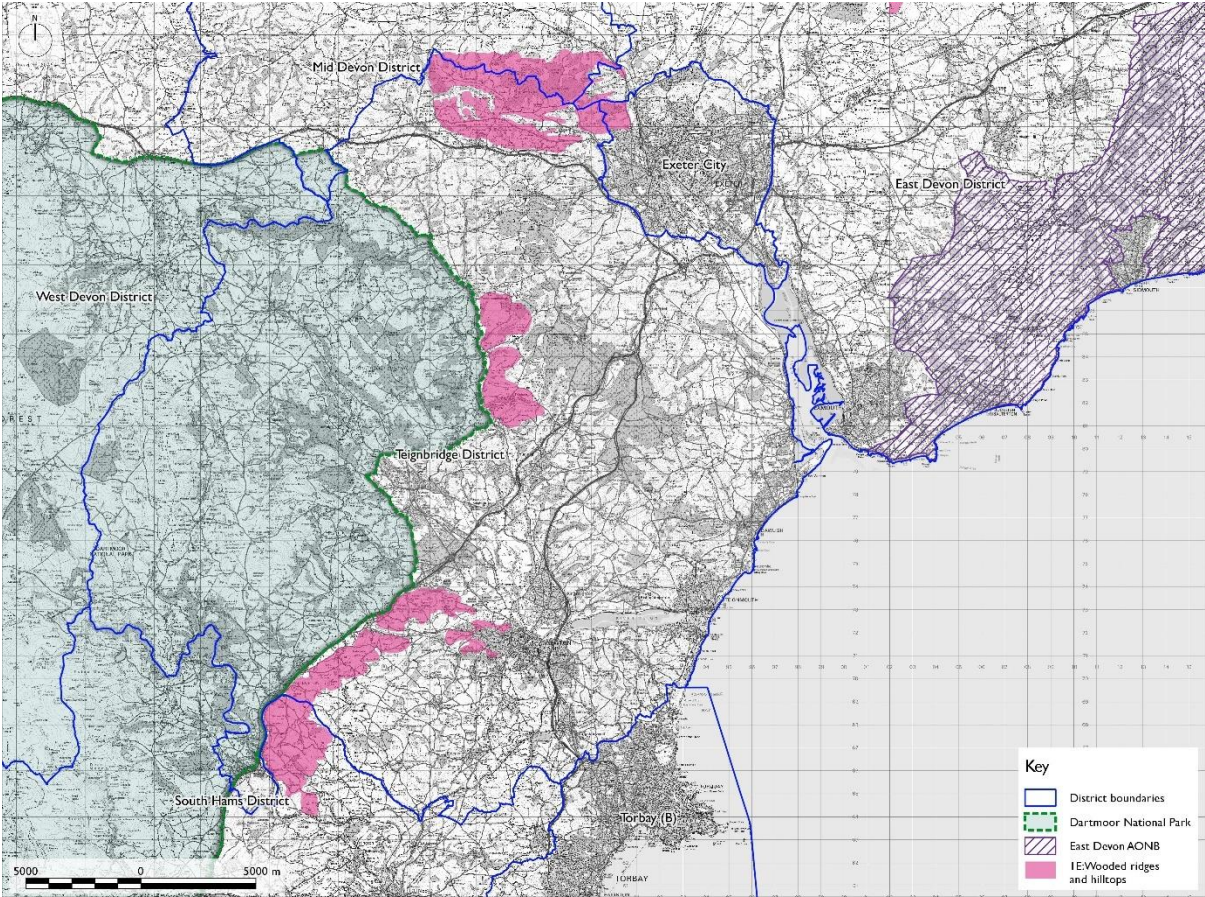
- Context maps showing extent of the DCA and component LCTs.
- Representative photographs

Landscape Character Assessment Update (excluding Dartmoor National Park)

- Contextual description of the location of the DCA
- Summary character description providing an overview of the landscape.
- List of distinctive landscape characteristics
- A list of special qualities and features of the landscape.
- Forces for change and their landscape implications – both past and current and forces for change which are likely to have a future impact.
- Landscape guidelines under the headings of protect, manage and plan.

4.0 LANDSCAPE CHARACTER TYPES (LCTS)

LCT 1E: WOODED RIDGES AND HILLTOPS



View from lane south of Farlacombe showing typical undulating land and wooded ridges.

GPS Coordinates: 279067, 70880

Constituent Landscape

Character Devon Character Areas:

- 20 Denbury and Kerswell Farmlands
- 21 Asburton and Dartmoor Foothills
- 26 Exeter Slopes and Hills
- 40 Mid Dart Valley and Slopes
- 61 Teign Valley and Slopes

Summary description

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

Key characteristics

Topography, geology and drainage

- Small hills and associated small ridges, or area of undulating small hills standing out from the lower valley slopes. The hills are separated by narrow often steep valleys with small tributary streams rising on higher ground. Some notably higher hills act as landmarks.
- Surface and underlying geology is mainly a combination of the following:
 - Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin);
 - Lower Carboniferous: Black Shales, Cherts, Limestones and Volcanics;
 - Upper Devonian: Slates and Volcanics;
 - Middle Devonian: Slates, Volcanics and Limestones.
 - With small area of:
 - Upper and Middle Devonian: Limestones.

Woodland cover

- Deciduous and mixed woodlands of varying size on slopes and often running alongside watercourses. Large coniferous and mixed woodlands more prevalent in the north of the LCT.

Land use and field patterns

- A mix of land uses with cattle and sheep-grazed pasture and arable fields on some hilltops.

- Many small irregular fields of variable size. some with spring-line mires fields. Field pattern with sinuous boundaries suggesting medieval origins. Distinctive hedges in some locations.
- Field boundaries are generally species-rich hedgebanks and tree rows, ancient woodland and great species diversity with oak and ash common as hedgerow trees.
- Small disused quarries and mining remains to the east side of the southern parts of the LCT.

Semi-natural habitats

- The frequent mixed deciduous woodland provides a valued habitat, as do traditional orchards associated with some farms.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grasslands with woodland, purple moor grass and rush pasture, lowland heath with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- No key characteristics relating to archaeology or cultural heritage have been identified for this LCT.

Settlement, road pattern and rights of way

- A sparsely settled area of isolated farmsteads and houses nestled into the folded landscape, often screened by woodland. Sense of remoteness reduced close to main urban areas.
- Narrow winding lanes enclosed by high Devon hedges which often traverse at steep angles to the hillsides.
- A network of footpaths and byways runs within the LCT, resulting in permeability of public access.

Views and perceptual qualities

- There are long-distance views across the hills from the valley sides, with panoramic views from hill summits across to the high moorland on Dartmoor from the locations within the LCT.

- Major road corridors within adjacent LCTs can reduce tranquillity of this generally tranquil and remote LCT



*View south from road west of Whitestone looking over the valleys and rolling hills with woodlands and hedgerow network.
GPS Coordinates: 285909, 93898*

Valued landscape attributes

- Folded Unspoilt, 'natural' and peaceful landscape.
- landscape with many small fields and wooded slopes.
- Trees and woodlands, important for biodiversity and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Small villages, hamlets and farms.



View from lane south of Farlacombe showing typical undulating land and wooded ridges.

GPS Coordinates: 279067, 70880

Forces for change

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

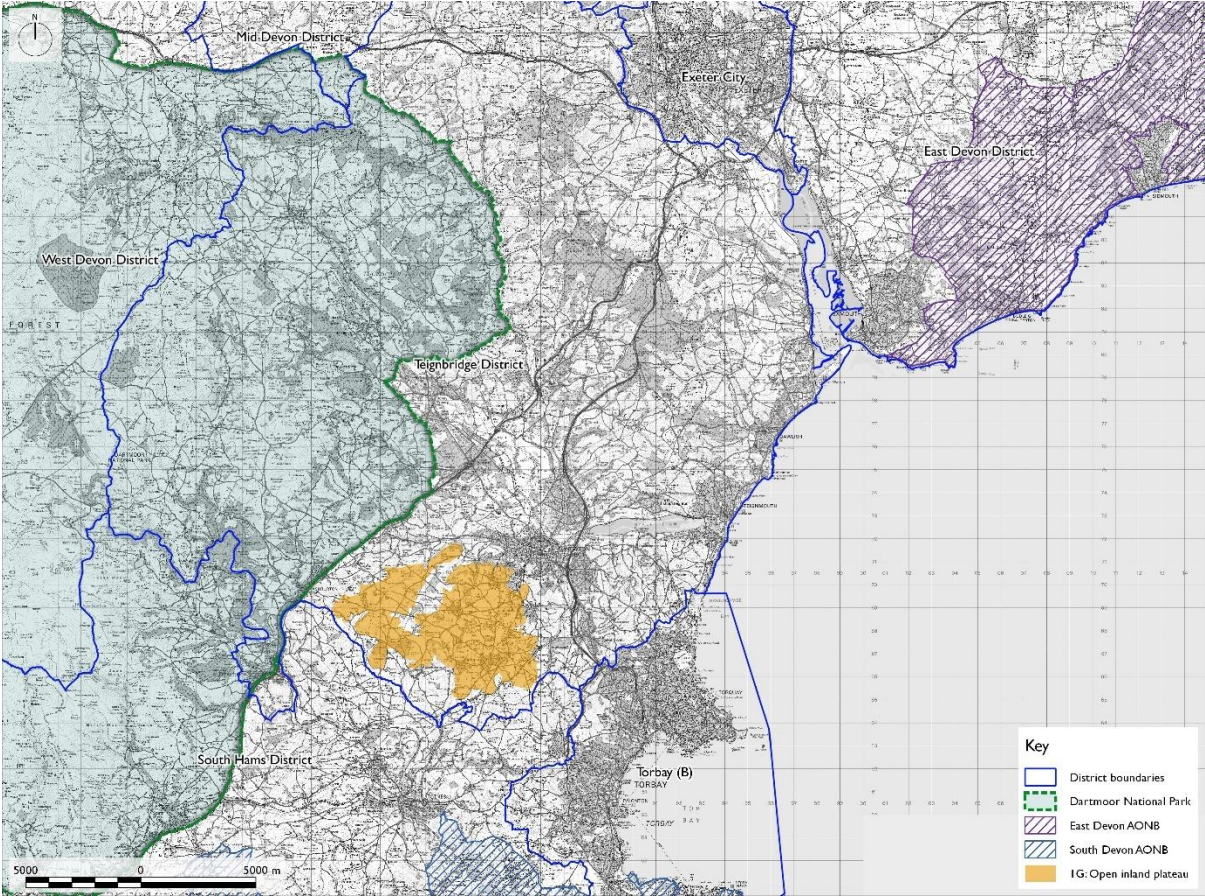
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.

- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 1G OPEN INLAND PLATEAUX



View from West Down showing typical topography and land use.
GPS Coordinates: 279187, 70131

Constituent Landscape

Character Devon Character Areas:

20 Denbury and Kerswell Farmlands

Summary description

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

Key characteristics

Topography, geology and drainage

- A plateau with gently rolling hills which rise to 159 metres OAD at Dendury Down.
- Surface and underlying geology is mainly a combination of the following:
 - Upper Devonian: Slates and Volcanics;
 - Upper and Middle Devonian: Limestones;
 - Middle Devonian: Slates, Volcanics and Limestones
- Some limestone caves, outcrops and small disused quarries.

Woodland cover

- A mix of medium to small mainly broadleaved woodland, with some conifer plantations located throughout the LCT. Several distinctive wooded hilltops in places.

Land use and field patterns

- A landscape of pastoral and arable farmland with variable field sizes. The pastures are generally smaller and more irregular in shape, with the arable fields generally being larger, more regular in shape and with fewer, sometime with denuded hedgerow boundaries.
- Field boundaries are typically low Devon hedges, some well treed.
- Small areas of common land.
- Other land uses typically include solar farm(s), golf course, caravan parks.

Semi-natural habitats

- Disused limestone quarry and limestone caves supporting flora and fauna. Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: including lowland dry acid grasslands with woodland, lowland heath with woodland, lowland calcareous grassland with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F

for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924Primary>

Archaeology and cultural heritage

- Prehistoric earthworks which act as notable features and landmarks at visible high points in the landscape.
- Occasional old orchards are scattered throughout the LCT.

Settlement, road pattern and rights of way

- A sparse pattern of dispersed hamlets, isolated farms, a number of villages of varying sizes with historic cores.
- Vernacular of limestone in walls and buildings.
- There is a dense network of narrow sinuous lanes with curved verges of variable width. Main road corridor with associated modern leisure developments, power lines and railway.

Views and perceptual qualities

- Although some of the roads are sunken with tall hedges, there are many low field boundaries which create an open character, with long views to the rolling landscape and frequent woodlands. On higher ground, more extensive and far-reaching views are gained.



View north from Denbury Down Hillfort over the rolling plateau with mixed field sizes and some large woodland blocks.

GPS Coordinates: 281702, 68554

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape.
- Rolling plateau with mixed field sizes and some large woodland blocks.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Villages with historic cores.



*View west from lane south of Purcombe Cross showing rolling countryside with network of woodlands, hedgerows and fields.
GPS Coordinates: 279335, 67881*

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.

- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

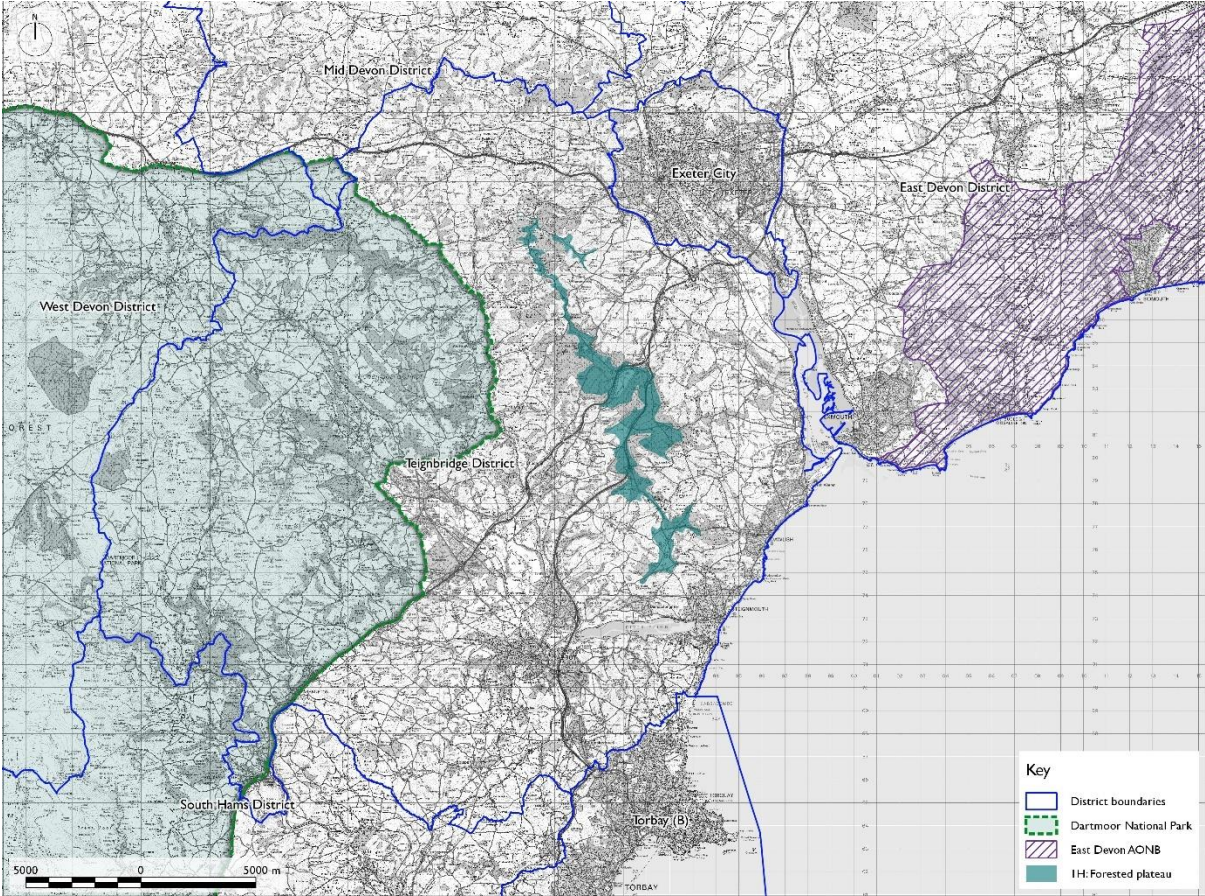
Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management

and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.

- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 1H: FORESTED PLATEAU



View south from the main 'spine' road which runs north - south along the Haldon Ridge showing broadleaf woodland.
GPS Coordinates: 287355, 86123

Constituent Landscape

Character Devon Character Areas:

30 Haldon Ridge and Foothills

Summary description

Upland plateau dominated by plantation woodland and heathland especially to the south and crossed by the major road corridors.

Key characteristics (Type occurs only in Teignbridge):

Topography, geology and drainage

- A gently rolling elevated plateau running broadly north to south rising up to 253 metres AOD which rises above the surrounding area.
- Surface and underlying geology is mainly a combination of the following:
Tertiary: Haldon Gravels (Tower Wood and Bullers Hill gravels), Flint gravels;
Lower Cretaceous: Upper Greensand, Sand and Chert.

Woodland cover

- Much of the area is conifer plantation with relic heathland persisting in clearings and along rides. There are smaller areas of mixed woodland.

Land use and field patterns

- Predominant land use is forestry actively managed for timber and recreation, with large areas of heathland managed for wildlife and informal access. There are also a golf course and a racecourse.

Semi-natural habitats

- Open lowland heathland, and broadleaved woodland and scrub.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following:
lowland
- dry acid grasslands with woodland, purple moor grass and rush pasture, lowland heath with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- The area is rich in prehistoric sites including cairns and hillforts reflecting its more defensible high relief and extensive views.

Settlement, road pattern and rights of way

- The area is very sparsely settled with only isolated houses and farms along minor roads.
- Woodland context and elevated plateau location can help to accommodate large development without it being visually prominent.
- Teignmouth golf course occupies the southern end of the ridge.
- Haldonforest supports modern leisure and recreational development including car parks, picnic sites and trails resulting in a high permeability of public access.
- Duelled trunk roads run through the central area.
- Main connecting roads are typically straight with no kerbs and bordered by woodland or elevated grass. Connecting lanes off this are similar in nature.

Views and perceptual qualities

- Extensive panoramic views out are occasionally gained but restricted to vantage points and gaps in woodland cover along the plateau edges.
- Duelled trunk road road corridors have a local impact on the tranquillity of this otherwise remote landscape.



View west from the main 'spine' road which runs north - south along the Haldon Ridge showing the land falling away and distant panoramic views towards the Teign Valley and Dartmoor.

GPS Coordinates: 287355, 86123

Valued landscape attributes

- Away from duelled trunk road corridors are areas of 'semi-natural' and peaceful landscape.
- Enclosed centre but with dramatic distant views from high plateau edges.
- Coniferous plantations, woodlands and swathes of heathland are important for biodiversity and carbon sequestration.
- Prehistoric sites add sense of depth of time.
- Importance for recreation and 'escapism'.
- Panoramic view vantage points.



Typical example of mixed coniferous and broadleaf woodland and plantation found on Haldon Ridge.

GPS Coordinates: 287678, 85655

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect valued areas of relic lowland heathland under woodland and areas of open heathland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect panoramic view vantage points ensuring woodland growth is managed to retain views out for public enjoyment and a sense of place/orientation.

- Protect the natural qualities of rural lanes and tracks and their associated verges, hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

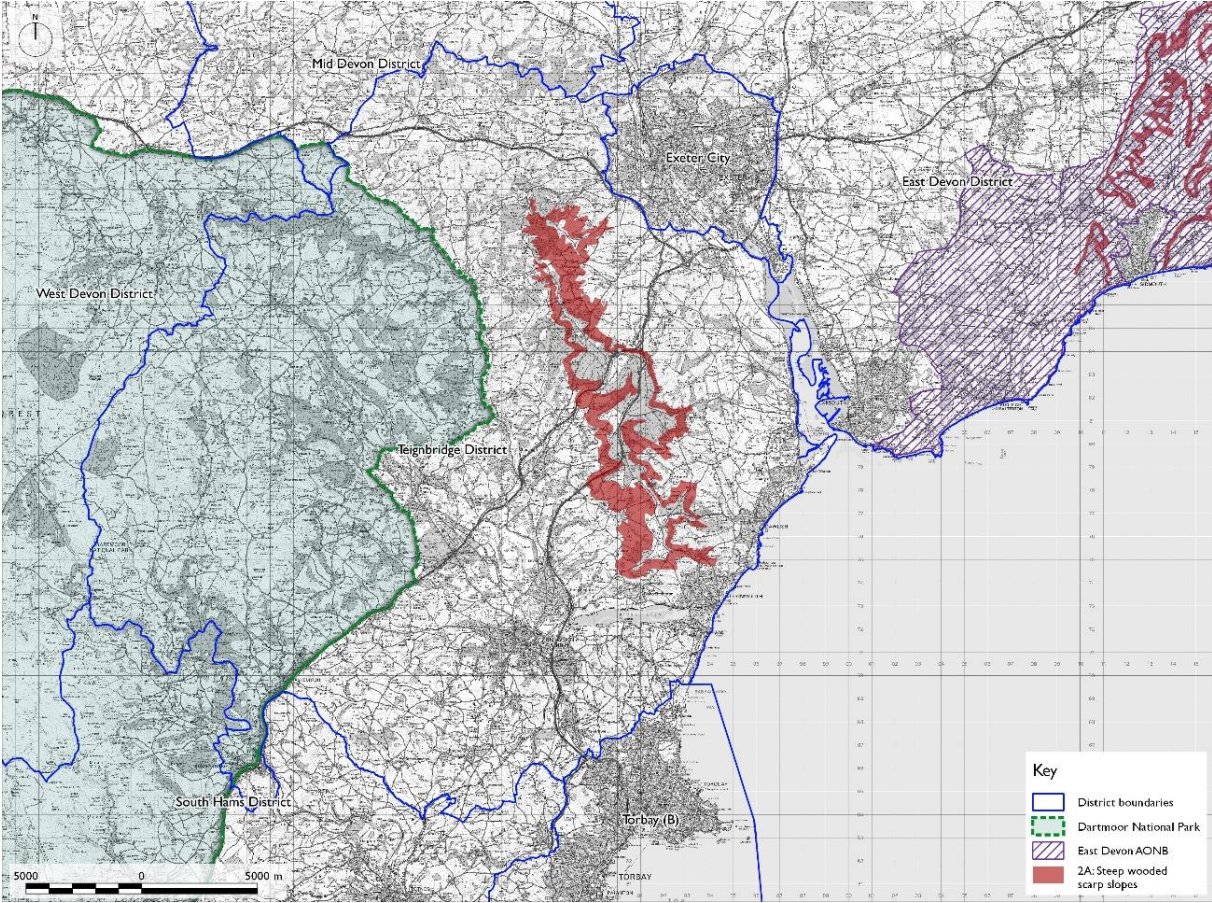
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of relic lowland heathland under woodland and areas of open heathland.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.

- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Explore opportunities for the creation of new traditional orchards, including community orchards.

LCT 2A: STEEP WOODED SCARP SLOPES



View towards land rising to the Haldon Ridge showing fields and woodland blocks on the scarp slopes.
GPS Coordinates: 295858, 82145

Constituent Landscape

Character Devon Character Areas:

30 Haldon Ridge and Foothills

Summary description

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

Key characteristics

Topography, geology and drainage

- A narrow band of steeply sloping scarp and land immediately below a plateau edge running in a broadly north to south direction rising above the locally lower lying land.
- Surface and underlying geology is mainly a combination of the following:
 - Tertiary: Haldon Gravels (Tower Wood and Bullers Hill gravels), Flint gravels;
 - Lower Cretaceous: Upper Greensand, Sand and Chert.

Woodland cover

- The area comprises large areas of conifer plantation and mixed woodland with areas of relic heathland among the ground flora, on the area of steep scarp slopes falling away from the ridge.

Land use and field patterns

- Predominant land use is forestry actively managed for timber and recreation. There are also areas of heathland.
- There are occasional small farms with semi improved or unimproved pasture with small-scale irregular field patterns.
- Open areas of Access Land.

Semi-natural habitats

- The mixed woodlands and wet and dry lowland heathland provide a rich habitat for wildlife, whilst the coniferous forests provide some, but less valuable habitat. The many patches of semi-natural habitats, including spring-line mires and scrub provide additional wildlife benefits.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grasslands with woodland, purple moor grass and rush pasture,

lowland heath with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Registered Parks and Gardens are located to take advantage of elevated views towards the sea.

Settlement, road pattern and rights of way

- The area is very sparsely settled with only isolated houses and farms along minor roads.
- There are a limited number of lanes running through the forested areas often bordered by woodland on either side, whilst there are more lanes within the smaller farmed areas bordered by well maintained hedgerows.
- Narrow winding lanes with well treed banks
- The forest supports leisure car parks, picnic sites and trails resulting in a high permeability of public access.
- Duelled trunk roads run through the central area.

Views and perceptual qualities

- Extensive panoramic views out are occasionally gained from within the area but restricted to vantage points and gaps in woodland cover except above the scarp slopes and within the farmland areas where more viewpoints are gained.
- The A38 and the A380 road corridors have a local impact on the tranquillity of this otherwise remote landscape.



View east from Haldon Ridge eastern slopes just above Higher Hill towards the falling ground below towards the Exe Estuary in the distance.

GPS Coordinates: 288804, 85435

<p>Valued landscape attributes</p> <ul style="list-style-type: none">• Areas away from duelled trunk road corridors areas of 'semi-natural' and peaceful landscape.• Dramatic distant views from scarp slopes.• Coniferous plantations, woodlands and relic heathland important for biodiversity and carbon sequestration.• Importance for recreation and 'escapism'.

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect valued areas of relic lowland heathland under woodland and areas of open heathland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.

- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points ensuring woodland growth is managed to retain views out for public enjoyment and a sense of place/orientation.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

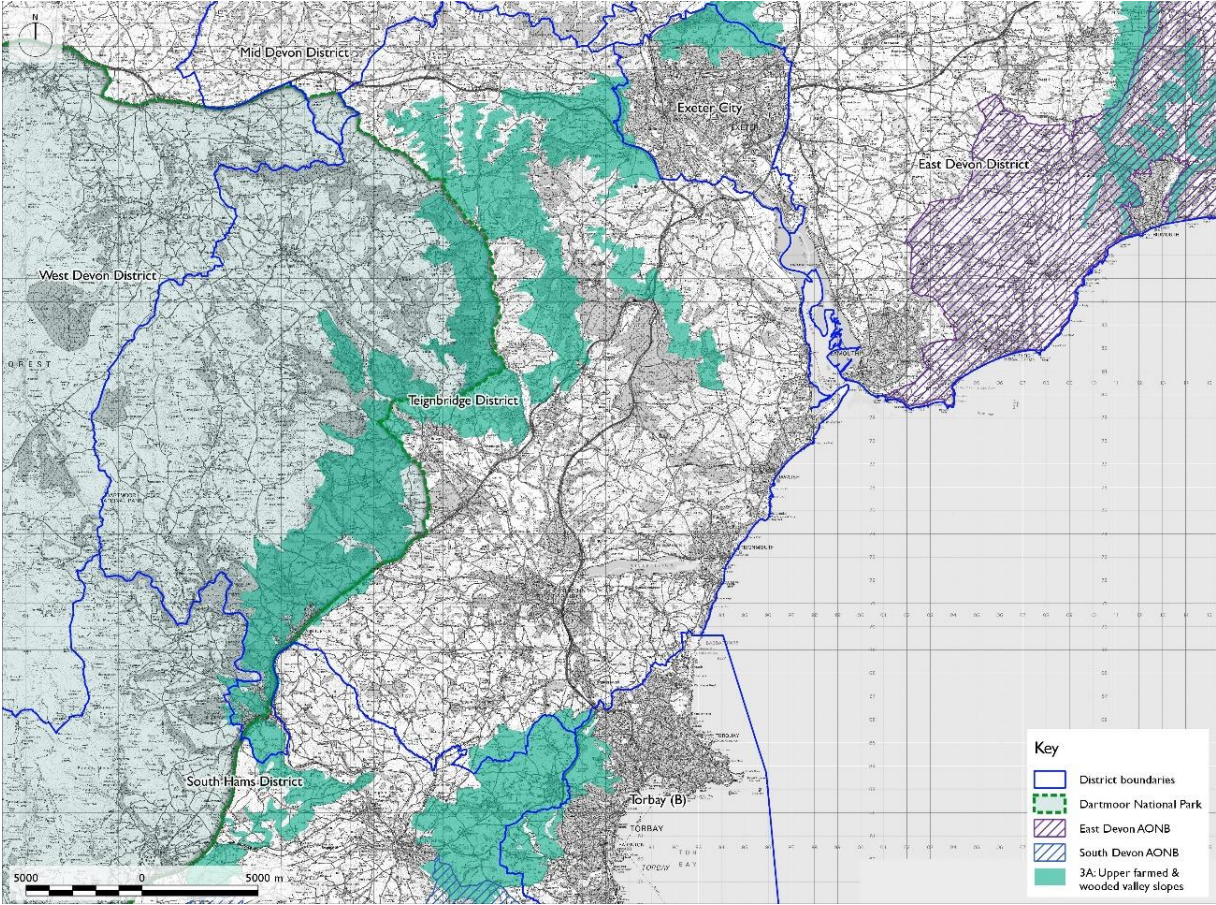
Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of relic lowland heathland under woodland and areas of open heathland.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3A: UPPER FARMED AND WOODED VALLEY SLOPES



View east from field just south of Lower Weekaborough of rolling farmland and valleys.
GPS Coordinates: 284557, 64263

Constituent Landscape

Character Devon Character Areas:

- 21 Asburton and Dartmoor Foothills
- 26 Exeter Slopes and Hills
- 30 Haldon Ridge and Foothills
- 40 Mid Dart Valley and Slopes
- 61 Teign Valley and Slopes
- 62 Torbay Hinterland

Summary description

Extensive areas of high undulating slopes, in pastoral cultivation with some villages and urban areas, and river valley slopes and river valleys

Key characteristics

Topography, geology and drainage

- In the west, undulating and rolling hills rising up to 220 metres AOD with rolling upper valley slopes, many steep sided, with numerous narrow river valleys extending towards the River Teign corridor.
- In the east, undulating and rolling hills rising up to 177 metres AOD with rolling and steeply sided slopes with river valleys extending towards the River Exe corridor.
- Surface and underlying geology is mainly a combination of the following:
- Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin);
- Lower Carboniferous: Black Shales, Cherts, Limestones and Volcanics.

With small areas of:

- Permian: Breccias and Sandstones;
- Permian: Basal Volcanics;
- Upper and Middle Devonian: Limestones.
- Igneous rock quarrying along the western slopes of the Teign Valley with Limestone near Ashburton and Buckfastleigh.

Woodland cover

- Deciduous woods and copses, especially on hilltops and upper slopes with some larger coniferous woodland and mixed woodland blocks below the western and eastern side of the Haldon Ridge.
- Numerous wooded valleys running along the watercourses and steep slopes of the valley sides.

Land use and field patterns

- Pastoral farmland, with a wooded appearance is generally located on the more steeply sloped land, with areas of arable cultivation on the less steeply sloped land.
- A pattern of small to medium size fields with irregular boundaries, with larger fields on the less steeply sloped land.
- Hedgerows vary, some with very wide, usually low, species-rich hedges with many hedgerow trees, whilst there are areas where hedgerows tend to be mature and substantial, rather than low.

Semi-natural habitats

- These areas are characterised by a mosaic of pasture fields and broadleaved woodlands. On the steeper slopes the fields tend to have escaped agricultural improvement, so retain a diverse variety of grasses and herbs. The rivers Teign and Bovey and their tributaries here have rocky-substrates and patches of accumulated cobbles which support a diversity of unusual invertebrates. This results in a "bat-friendly" landscape.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grasslands with woodland, purple moor grass and rush pasture, lowland fen with woodland, lowland meadow with woodland, lowland heathland with woodland reedbeds and woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Registered Parks and Gardens are located to the east of Haldon Ridge and slopes.

Settlement, road pattern and rights of way

- There is a dispersed settlement pattern of isolated farms, houses and small villages throughout the LCT with little modern development.
- Extensive lengths of duelled trunk roads pass through the LCT.
- There is a predominance of very winding narrow lanes with high hedgerows lanes often running up steep slopes.

Views and perceptual qualities

- Some long distance views are gained from the higher areas in the north towards Exeter, in the east towards the Exe Estuary, and in the west to Dartmoor. All higher areas gain views towards the Haldon Ridge.
- However, much of the area, particularly in the west is a hidden, intimate and intricate landscape with wider views often restricted by vegetation and intervening higher relief.
- The sense of remoteness and tranquillity reduced locally close to main roads, towns and the city of Exeter.
- The A30 and the A38 road corridors, both of which generates noise and visual intrusion, have a local impact on the tranquillity of this otherwise remote landscape.



*View west towards the Haldon Ridge from elevated ground located between Markham Lane and Ide.
GPS Coordinates: 290380, 89588*

Valued landscape attributes

- Areas away from duelled trunk road corridors and city outskirts with areas of rural agricultural character dominated by natural elements and a distinct lack of modern built development and built features are well integrated into the landscape.
- 'Hidden' area of high hills, folds and numerous steep sided river valleys.
- Trees and woodlands tracing watercourses, important for biodiversity, flood mitigation and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.



View east towards the A30 and edge of Exeter on lower ground.

GPS Coordinates: 290431, 89679

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

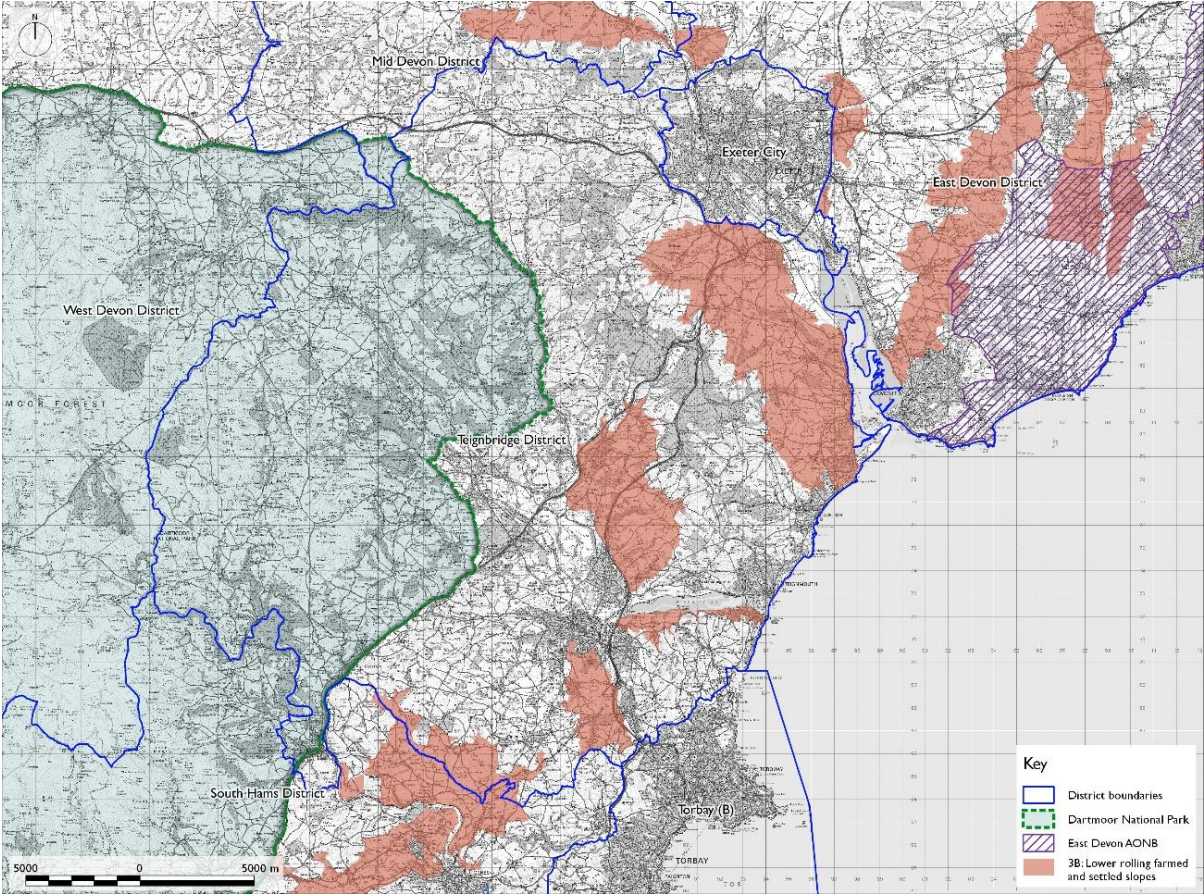
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.

- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3B: LOWER ROLLING FARMED AND SETTLED VALLEY SLOPES



View south from public footpath east of Broadhempston over gently rolling hills and lower valley slopes.

GPS Coordinates: 281099, 65709

Constituent Landscape

Character Devon Character Areas:

20	Denbury and Kerswell Farmlands
24	Exe Estuary and Farmlands
26	Exeter Slopes and Hills
30	Haldon Ridge and Foothills
40	Mid Dart Valley and Slopes
60	Teign Estuary
62	Torbay Hinterland

Summary description

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

Key characteristics

Topography, geology and drainage

- Gently rolling hills and lower valley slopes which rise up to 220meters AOD but more typically lower. In the east, the LCT includes flat floodplain where it reaches the coast.
- A network of streams and ditches run throughout the LCT
- Surface and underlying geology is mainly a combination of the following:
 - Permian: Breccias and Sandstones;
 - Permian: Basal Volcanics;
 - Upper Devonian: Slates and Volcanics;
 - Upper and Middle Devonian: Limestones.
 - With small areas of:
 - Tertiary: Bovey Formation, Sand clay, gravel and lignite;
 - Permian: Basal Volcanics;

Woodland cover

- Some large coniferous and mixed woodland blocks in the east, mixed woodland sizes scattered elsewhere. Woodlands run along many of the steeper river valley slopes.

Land use and field patterns

- Pastoral farmland, with a wooded appearance

- Area of mixed arable and pastoral agricultural land with larger fields in the central more gently rolling and lower land and smaller fields in areas the higher elevations, and on steeper valley slopes.
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern. More open with some smaller hedgerows on Exe slopes.
- Many hedgerow trees, copses and streamside tree rows.

Semi-natural habitats

- Tree lined riparian habitats.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland heath with woodland, lowland dry acid grassland with woodland, lowland fen with woodland, purple moor grass and rush pasture, lowland meadow with woodland, coastal and floodplain grazing marsh, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Historic parklands are located in the north and coastal areas in the of the area which are extensive in size with woodlands and parkland trees. The buildings and gardens are tourist destinations.
- An Iron age hillfort is located within the central area.

Settlement, road pattern and rights of way

- Settled, with a range of settlement sizes ranging from larger coastal villages and holiday accommodation, to smaller villages, hamlets and isolated farms and dwellings inland.
- There are a range of building ages and styles, sometimes with unity of materials in places through use of stone, with more modern materials found in the coastal areas.
- Presence of leisure-related development often associated with coast •
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- The sense of remoteness and tranquillity reduced locally close to main roads, towns and city of Exeter.

- There are a number of duelled trunk roads which run through the area.
- A number of recreational routes are located in the area including along the coast, estuaries and inland, and the area has many byways and footpaths resulting in a high permeability of public access.

Views and perceptual qualities

- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation
- In the east of the LCT views are gained to the west towards the higher land, and to the east and south, dramatic views across valleys and estuaries.
- In the central inland areas, views are more contained by hedgerows and woodlands and the rolling topography. There are some occasional more extensive views from the higher land.
- The sense of remoteness and tranquillity reduced locally close to the coast, main roads, towns and city of Exeter.
- The A30, A380 and the A38 road corridors, all of which generates noise and visual intrusion, have a local impact on the tranquillity of this landscape.



View west from lane west side of Warboro Plantation towards land rising to the Haldon Ridge with area of mixed arable and pastoral agricultural land.

GPS Coordinates: 295858, 82145

Valued landscape attributes

- Areas away from duelled trunk road corridors and city outskirts areas of unspoilt, 'natural' and peaceful landscape.
- Some valued riparian and floodplain habitats with associated wildlife.
- Trees and woodlands, some tracing watercourses, important for biodiversity, flood mitigation and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Historic features including historic parkland, village and town cores providing a sense of time-depth to the landscape.
- Importance for recreation and 'escapism'.



*View west from public footpath higher ground at Peamore Farm towards the A30 and eastern edges of Exeter.
GPS Coordinates: 292190, 87948*

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.

- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

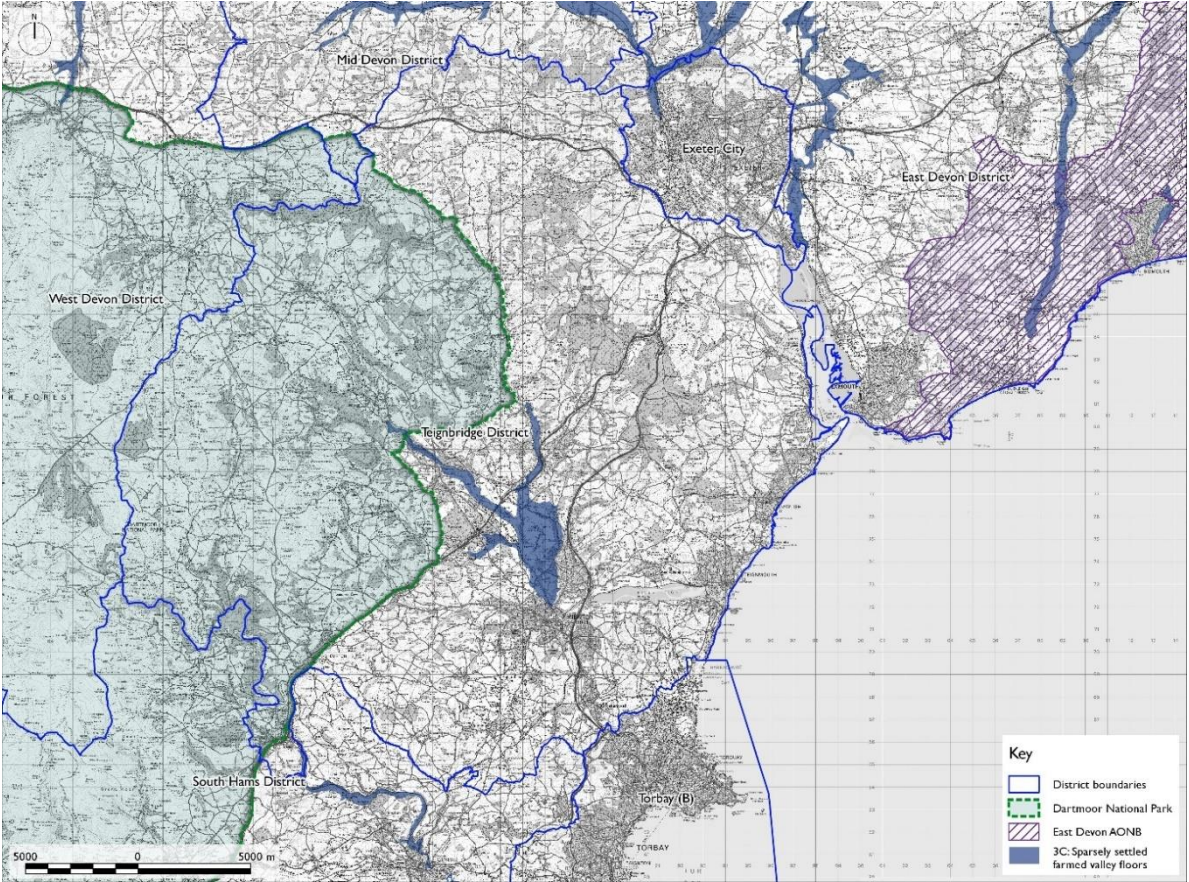
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.

- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3C: SPARSELY SETTLED FARMED VALLEY FLOORS



View of the River Teign from the road bridge at Gallows Cross, north of Newton Abbot showing the typical tree lined river.
GPS Coordinates: 285883, 73466

Constituent Landscape

Character Devon Character Areas:

9	Bovey Basin
21	Asburton and Dartmoor Foothills
24	Exe Estuary and Farmlands
26	Exeter Slopes and Hills
40	Mid Dart Valley and Slopes
61	Teign Valley and Slopes
69	Yeo Uplands and Slopes

Summary description

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

Key characteristics

Topography, geology and drainage

- An area of river floodplain alongside large rivers with an open flat landform, with distinct vegetated floodplain edge confined by shallow valley sides.
- A distinctive and extensive area of numerous Bovey Basin Ball Clay quarries with associated large often linear steeply sided waste tips, flood protection bunds and lowland settling ponds giving rise to a locally varied and dramatic topography.
- Surface and underlying geology is mainly the following:
 - Tertiary: Bovey Formation, Sand clay, gravel and lignite.

With small area of:

- Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin).

Woodland cover

- The river corridors are almost wholly clothed in deciduous mature waterside trees and narrow woodlands.
- There are mainly deciduous tree screen belts around many quarries and a number of restored Ball Clay waste tips planted with areas of deciduous woodland at various stages of establishment.

Land use and field patterns

- Along the river floodplains, there is mainly pastoral land and wet meadows in the northern narrow floodplain areas, but a mix of pasture and arable in the southern

section where the floodplain widens. Fields have a variable size with hedges, not banks with some areas apparently unenclosed.

- Small areas of reedbeds sometimes occur locally at the lower river reaches where it is tidal.
- Land much disturbed, but also defined, by the extensive areas of Ball Clay quarries, tips, and processing sheds and plant.

Semi-natural habitats

- Ponds and naturally regenerated woodland in disused clay pits.
- Reed beds.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, lowland fen with woodland, coastal and floodplain grazing marsh, lowland heath with woodland, lowland meadow with woodland, reedbeds with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- There is a disused mineral railway and canal with recreational route which runs alongside the main river route.

Settlement, road pattern and rights of way

- The area is unsettled except for a hamlet set within the Ball Clay quarry complex.
- Stone is sometimes used for walls, bridges and quays.
- There are few roads and lanes except for occasional bridge crossings and a route following a section of a river valley. A recent road has been built to bypass the Ball Clay quarry complex.
- Duelled trunk road crosses the area.
- A recreational route runs through the main river corridor as well as occasional footpaths providing some permeability of public access.
- There are industrial buildings associated with clay works and canal.

Views and perceptual qualities

- The river floodplains are generally open internally, with views along the valley lengths by views out are screened by boundary vegetation.
- The watercourses are screened by riparian vegetation often with low flood-banks. Views are gained from some bridge crossings.
- There are views of the Ball Clay tips gained from a number of locations with those being actively tipped being particularly noticeable with their white and grey colours and unnatural landforms. Those that are restored contrast less and the more matured planted sites blend more into the landscape.
- The A38 road corridor and active quarrying areas and processing plant and equipment areas, which generates noise and visual intrusion have a local impact on the tranquillity of this landscape.



*View of the low lying flood pastoral plain of the River Teign at Gallows Cross, north of Newton Abbot.
GPS Coordinates: 285883, 73466*

Valued landscape attributes

- Valued riparian and floodplain habitats with associated wildlife.
- Trees and woodlands tracing watercourses, important for biodiversity, flood mitigation and carbon sequestration.

- Historic features including, stone bridges providing a sense of time-depth to the landscape.



*View west of the Rixey Park Tip and clay pit bund comprising Ball Clay waste from the B43193.
GPS Coordinates: 285463, 76153*

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.

- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for

Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.

- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3E: LOWLAND PLAINS

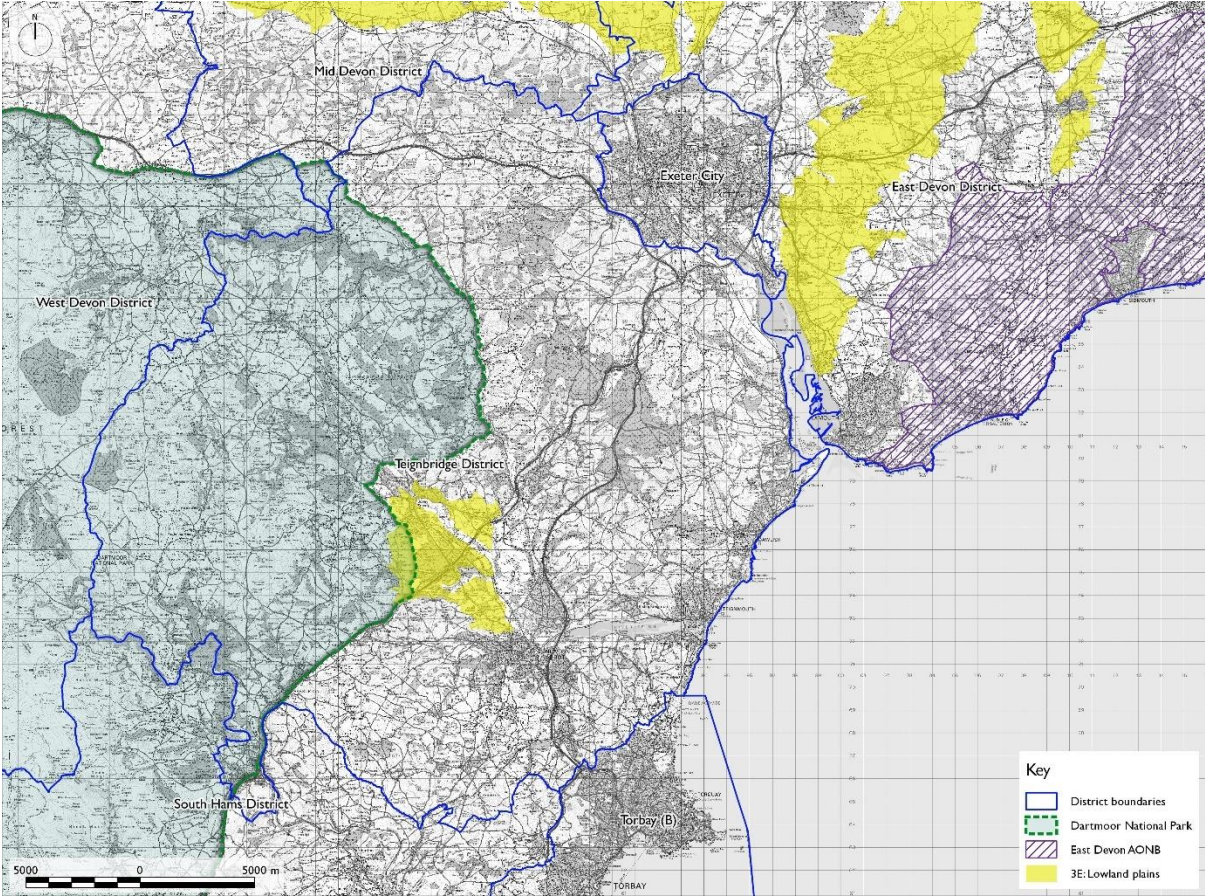


Photo to be added

Photo title to be added

GPS Coordinates: To be added

Constituent Landscape

Character Devon Character Areas:

9 Bovey Basin

Summary description

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

Key characteristics

Topography, geology and drainage

- An area of level to gently sloping or rolling plain with shallow river valleys and higher hills within other LCTs framing.
- Areas of Bovey Basin Ball Clay smaller quarries with some linear steeply sided waste tips, flood protection bunds and lowland settling ponds giving rise to a locally varied and dramatic topography.
- Surface and underlying geology is mainly the following:
 - Tertiary: Bovey Formation, Sand clay, gravel and lignite.
- With small area of:
 - Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin).

Woodland cover

- Variable woodland pattern, sometimes with small discrete mainly broadleaved woodlands, coniferous plantations varying from large to small size, and or linear screen planting.

Land use and field patterns

- A highly variable landscape with a broad range of land uses.
- Areas of mixed arable and pastoral farmland, with a regular or irregular medium to large scale field pattern. Hedgerows are often low and well maintained and hedgerow trees may be sparse or dominant.
- Some large tracts of conifer dominated forest and remnant heathlands are found on the acidic soils.
- Ball Clay extraction quarries and plant are found in areas close to the main river floodplains in an adjacent LCT.
- There are extensive urbanised areas.

Semi-natural habitats

- Heathland.
- Ponds associated with disused clay pits.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, purple moor grass and rush pasture with woodland, lowland heath with woodland, meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.
<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- An historic parkland is located within the area which contains lakes, woodlands, pasture with mature parkland trees and gardens.
- Part of the parkland is a country park and tourist destination within which, the Ted Hughes Poetry Trail has been created to celebrate his poetry and long-standing links with Devon.

Settlement, road pattern and rights of way

- An area with a high degree of settlement and urbanisation, with a mixed pattern of densely settled villages and to sparsely settled hamlets.
- Extensive modern industrial estates with large buildings, Ball Clay quarrying sheds, and a large out of town shopping complex. Occasional caravan parks and a plant nursery.
- Local dominance of stone as building material, but great variety of materials and styles throughout with modern materials used for the industrial buildings which are sometimes large in size.
- Variable highway network from sparse to major roads including a section of a duelled trunk roads which runs through the centre of the area.
- A recreational route runs through the area as well as many tracks in the forested and heathland areas, and country park as well as occasional footpaths providing a high permeability of public access.

Views and perceptual qualities

- Views are generally contained by a combination of hedgerows, copses, woodland and intervening topography. Views are variable in quality, sometimes marred by pylons and communication masts.

- There are occasional long views from higher ground towards Dartmoor.
- Areas close to settlements have a reduced sense of tranquillity but in some parts away from these have a surprising feeling of remoteness.
- The A38 road corridor and active quarrying areas and processing plant and equipment areas, which generates noise and visual intrusion have a local impact on the tranquillity of this landscape.
-



*View north-east towards the Clay Lane Ball Clay quarry and processing shed showing typical nature of the quarry landscape.
GPS Coordinates: 284453, 76706*

Valued landscape attributes

- Some areas away from duelled trunk road corridor and main settlements have 'semi-natural' and peaceful landscape.
- Trees and woodlands important for biodiversity, and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Historic features including historic parkland providing a sense of time-depth to the landscape.
- Importance for recreation and 'escapism'.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

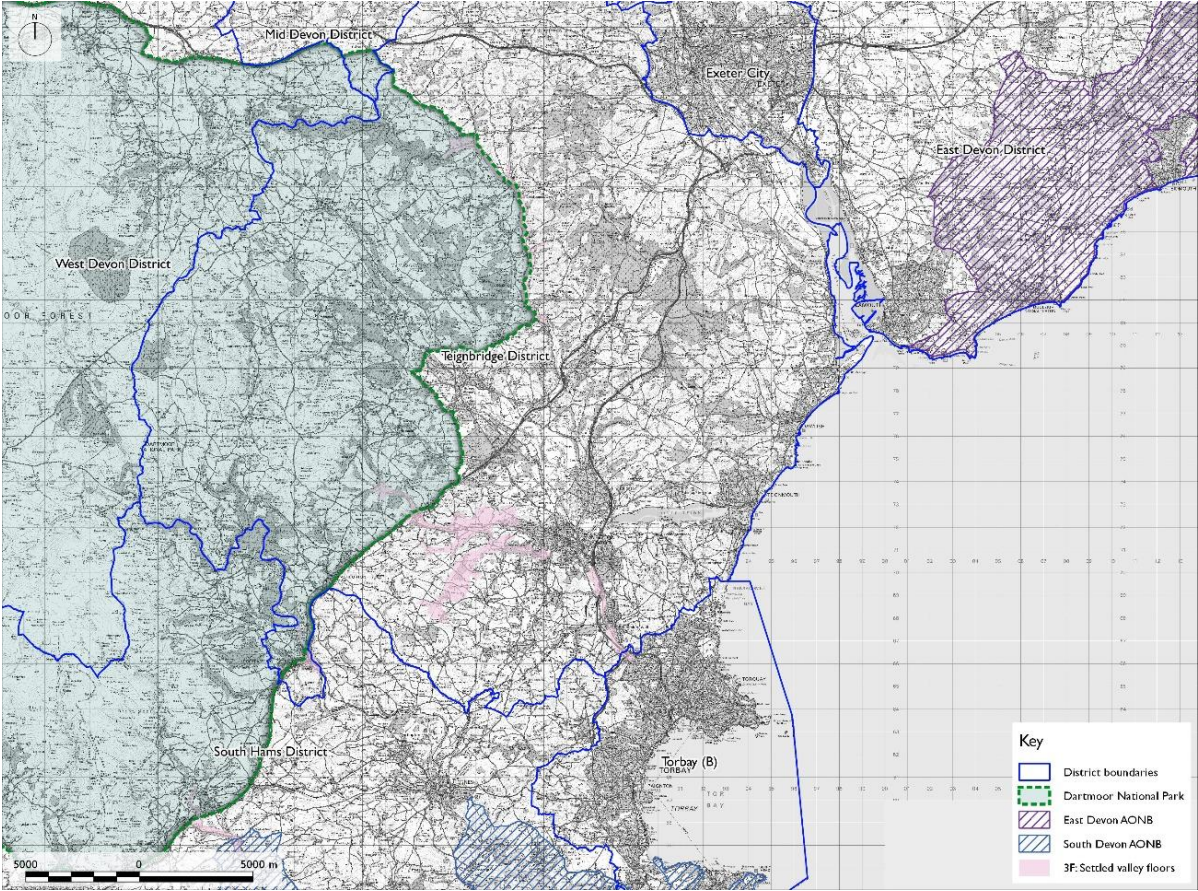
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.

- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3F: SETTLED VALLEY FLOORS



View east from lane north of the A383 close to Ingsdon Manor looking towards to the west of Newton Abbot and recent urban expansion.

GPS Coordinates: **TO BE ADDED**

Constituent Landscape

Character Devon Character Areas:

- 20 Denbury and Kerswell Farmlands
- 61 Teign Valley and Slopes

Summary description

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

Key characteristics

Topography, geology and drainage

- A series of sometimes broader but often narrow areas of flat river floodplain or undulating land low hills lying either side of a network of watercourses which are contained to both sides within separate LCTs by steeply sloping valley slopes to higher land.
- Surface and underlying geology is mainly the following:
Upper Devonian: Slates and Volcanics
- With small areas of:
 - Lower Carboniferous: Black Shales, Cherts, Limestones and Volcanics;
 - Middle Devonian: Slates, Volcanics and Limestones.

Woodland cover

- Much of the watercourse are tree-lined with waterside deciduous species sometimes broadening out to form narrow linear woodlands which weave across the landscape often in a sinuous pattern.
- Occasional small woodlands are located in the broader areas with some areas supporting more frequent blocks.

Land use and field patterns

- The area is predominantly agricultural with areas of mixed arable and pastoral farmland, with a regular or irregular medium to large scale field pattern in the broader areas but smaller fields in the narrow valleys.
- There are extensive modern developments along the western sides of Newton Abbot and Kingkerswell.

Semi-natural habitats

- Small areas of marshy grassland as well as woodland.

- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: coastal and floodplain grazing marsh with woodland, lowland dry acid grassland with woodland, purple moor grass and rush pasture with woodland, lowland heath with woodland, lowland meadow with woodland, purple moor grass and rush pasture, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

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Archaeology and cultural heritage

- There is an Iron Age hill fort set above a river valley and an historic manor house attracting visitors.
- A number of attractive and historic stone bridges are located in the northern area in particular and throughout the LCT, there are mills are occasionally present fed by the rivers.

Settlement, road pattern and rights of way

- The area is sparsely settled with occasional small villages, farms and hamlets. However, the parts of the LCT located close to the main settlements are influenced by their urbanised setting, with some areas in the south being isolated linear remnant farmland.
- Variable highway network from narrow lanes to major roads including a section of a duelled trunk roads which runs through the southern part of the area.
- Recreational routes runs through some of the river corridors as well as occasional footpaths providing good permeability of public access.

Views and perceptual qualities

- In many areas, the views are contained by woodland and trees on valley sides and floor, or by higher land extending beyond, many of them wooded giving an enclosed feel.
- Most areas are tranquil where located away from main roads. However, in the southern area the main roads, railway and power line tend to visually dominate Aller Valley and reduce tranquillity.



*View north from the road bridge linking the B3344 to Lower Ashton showing typical wooded nature of the River Teign banks.
GPS Coordinates: 284326, 84066*

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape.
- Some areas of valued riparian and floodplain habitats with associated wildlife.
- Trees and woodlands tracing watercourses, and on valley slopes important for biodiversity, flood mitigation and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Historic features including old stone bridges and mills providing a sense of time-depth to the landscape.
- Importance for recreation and 'escapism'.



View south of the historic stone road bridge off the linking the B3344 to Lower Ashton showing typical wooded nature of the River Teign banks and wooded valley slopes.

GPS Coordinates: 284326, 84066

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and

allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.

- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3G: RIVER VALLEY SLOPES AND COMBES

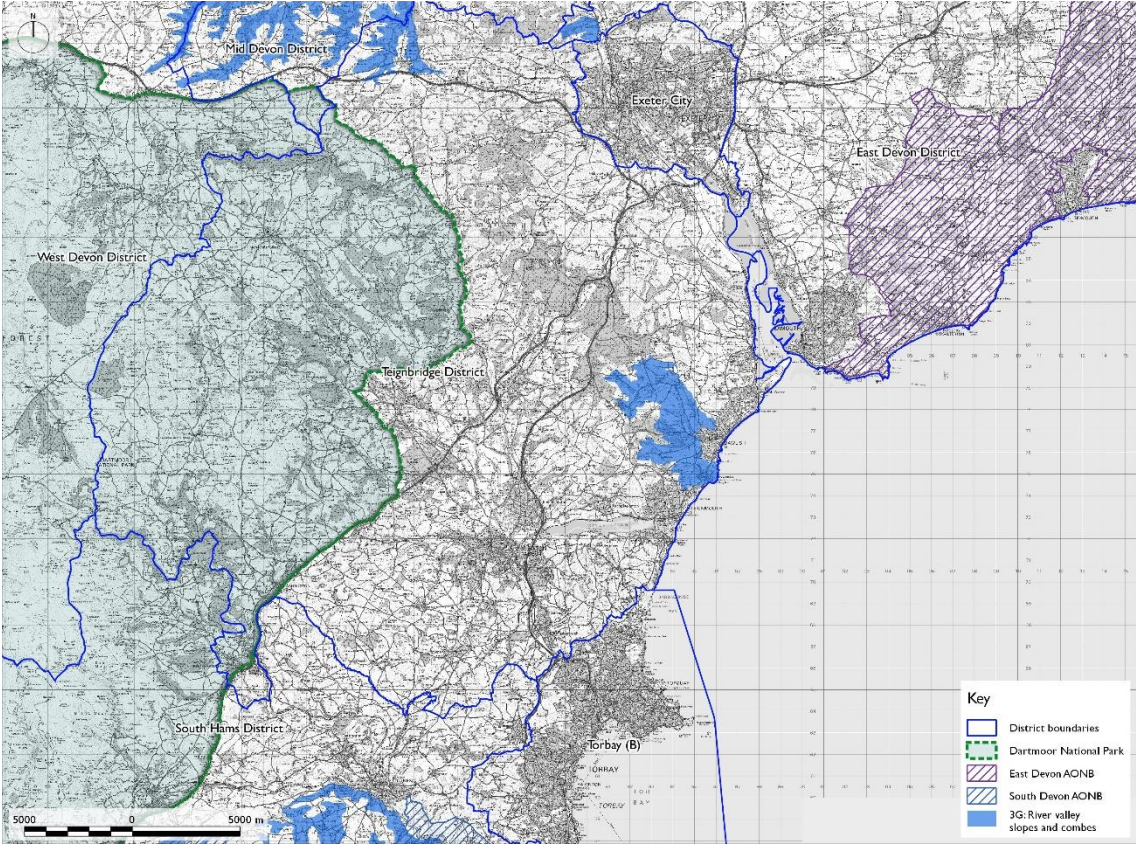


Photo to be added

Photo title to be added

GPS Coordinates: To be added

Constituent Landscape

Character Devon Character Areas:

- 30 Haldon Ridge and Foothills
- 69 Yeo Uplands and Slopes

Summary description

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

Key characteristics

Topography, geology and drainage

- An area of slopes to high hill tops outside the LCT, often forming undulating or rounded hillforms to either side of small often steeply sloping narrow valleys. Occasional sometimes with exposed rock faces.
- Limited areas of lower lying floodplain land in the southern areas towards the coast.
- Surface and underlying geology is mainly the following:
 - Permian: Breccias and Sandstones;
 - Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin).

Woodland cover

- Northern area has a higher proportion of mixed and broadleaf woodland with less frequent cover in the southern area except for an extensive area of mixed woodland within a Registered Park and Garden.
- Broadleaved woodland found on lower slopes with scrub, often in discrete small woods or extending to water's edge of the extensive watercourse networks. Conifer plantations sometimes extend over whole valley sides.

Land use and field patterns

- A mixture of pastoral farmland particularly on the steeper and wetter land, and with more arable farmland on the higher ground and towards the coast. A pattern of mixed field sizes with regular and irregular small to medium scale fields with hedgerows
- Other land uses include a solar farm and some plant nurseries.

Semi-natural habitats

- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following:

lowland dry acid grassland with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Large area of historic estate and parkland with areas of mature woodland around a castle on the upper slopes.

Settlement, road pattern and rights of way

- Limited settlements with a scattering of small villages, hamlets or farmsteads often situated on valley floors. The largest settlement lies at the coastal edge where there is more extensive development and a caravan park.
- The area is served by narrow lanes and are few main roads often aligned with river valleys.
- A recreational route runs along the coastal section and there are byways and footpaths running along the valley bottoms in places providing some permeability of public access.
- A major road passes through the northern area affecting tranquility locally.

Views and perceptual qualities

- There are coastal views from the higher areas of the land rising from the coast and extensive views over river valleys from some areas upper valley slopes.
- In many areas, the views are contained by woodland and trees on valley sides and floor, or by higher land extending beyond, many of them wooded giving an enclosed feel.
- Power cables also run through one area reducing the visual quality.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

<p>Valued landscape attributes</p> <ul style="list-style-type: none"> • Unspoilt, 'natural' and peaceful landscape. • Steep sided farmed and wooded narrow valley sides with farmed and wooded river corridors. • Trees and woodlands tracing watercourses, important for biodiversity, flood mitigation and carbon sequestration.
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- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Coastal edge importance for tourism.
- Coastal views.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.

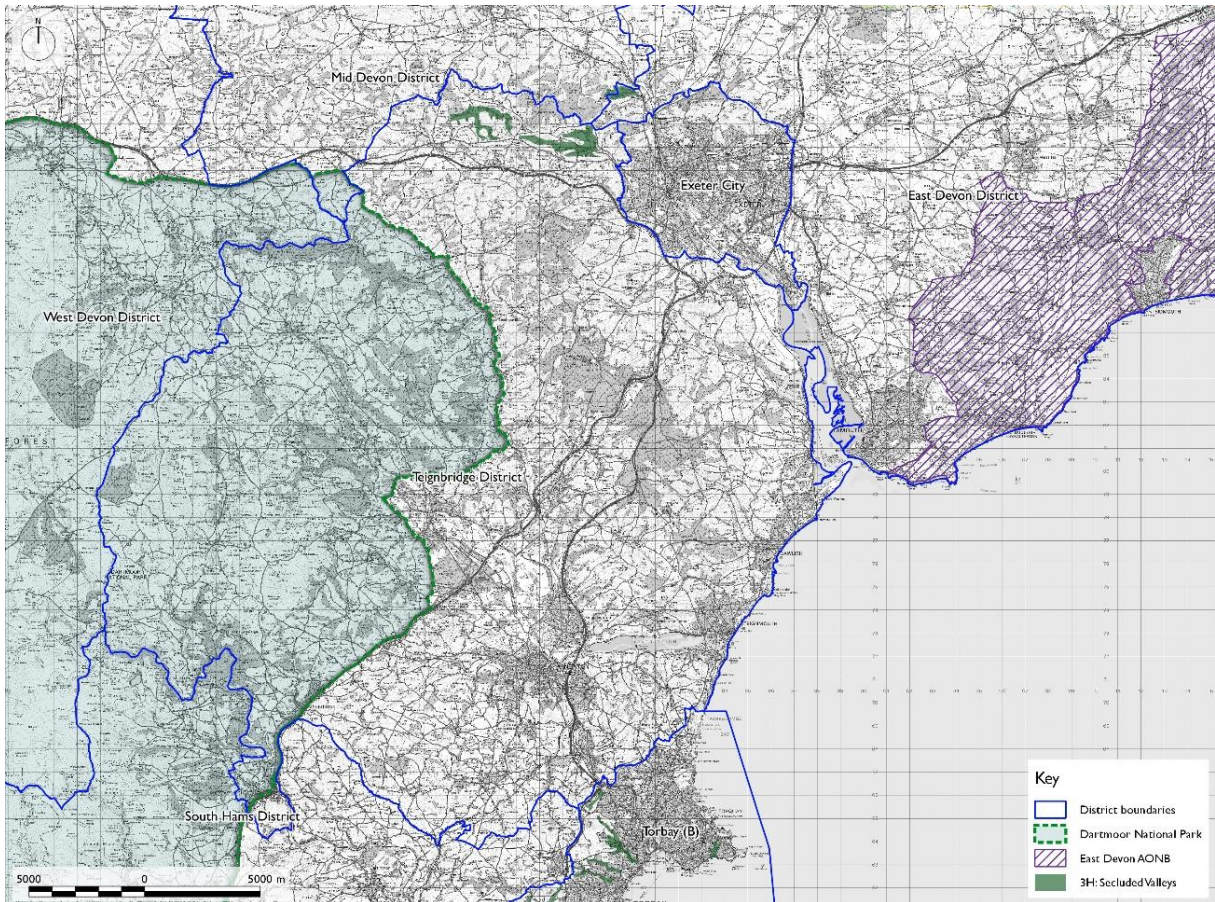
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.

- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 3H: SECLUDED VALLEYS



View taken with telephoto lens looking south from road west of Whitestone looking over the strongly undulating and steeply sloping topography and wooded valley bottoms.

GPS Coordinates: 285909, 93898

Constituent Landscape

Character Devon Character Areas:

26 Exeter Slopes and Hills

62 Torbay Hinterland

Summary description

Floors of Lilly Brook tributaries and Nadder Brook and tributaries in the north of the district. Relatively narrow valleys well defined by adjacent landform.

Key characteristics

Topography, geology and drainage

- Valley side and valley floor, strongly undulating and steeply sloping variety of sloping land, almost always very steep.
- Valley bottoms are narrow with a wet and damp character. Drains are often present at the bottom of the relatively narrow spaces with meandering small streams. There tends to be little or no defined floodplain or valley bottom.
- Rivers are fast flowing in steep valleys, indicating that flooding could be 'flashy' in nature.
- Surface and underlying geology is the following:
Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin).

Woodland cover

- Deciduous woodland is extensive and characterised by sinuous woodlands following the line of the watercourses which broaden in places with woodlands extending up the slopes.

Land use and field patterns

- Complex and irregular small-scale pattern of hedge-banks and lanes, which separate small woodlands, orchards and areas of permanent pasture.
- Lanes and fields are often damp and species rich with small streams, overhanging trees and small-scale enclosure.
- Scrub and woodland dominate the steep slopes and narrow bottoms of the valleys. Higher slopes with fields of a generally pastoral character.
- Tree lines on hedgebanks are extensively found in the fields extending up the valley slopes adding to the well-wooded and enclosed character.

Semi-natural habitats

- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Many of the isolated farms and dwellings are of local historical importance, frequently constructed from local materials including stone, cob and thatch.

Settlement, road pattern and rights of way

- The settlement pattern is simple and dispersed with only isolated dwellings and farmsteads tucked into the valley sides.
- Bridges and fords cross the watercourses and lanes run up through the bottoms of the larger valleys, and create a break in the otherwise isolated nature of the landscape.
- Minor lanes crossing the valleys are steep and winding, and are enclosed by woodland and trees in adjacent hedgebanks.
- The landscape is generally not very accessible due to the steepness of the landform and vegetation with few public rights of way.

Views and perceptual qualities

- Secluded character due to the enclosing topography and complex network of narrow sunken lanes enclosed by high hedge-banks which contain views across fields and out to the surrounding landscape.
- The nature of this topography which helps to enclose and separate these areas from the wider landscape.
- Views tend to be small scale and confined, only allowing odd glimpses across the valleys. Overhanging trees frequently frame the narrow winding road and restrict views creating a tunnel effect.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape.
- Valued riparian and floodplain habitats with associated wildlife.
- Trees and woodlands tracing watercourses, important for biodiversity, flood mitigation and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect Registered Parks and Gardens, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.

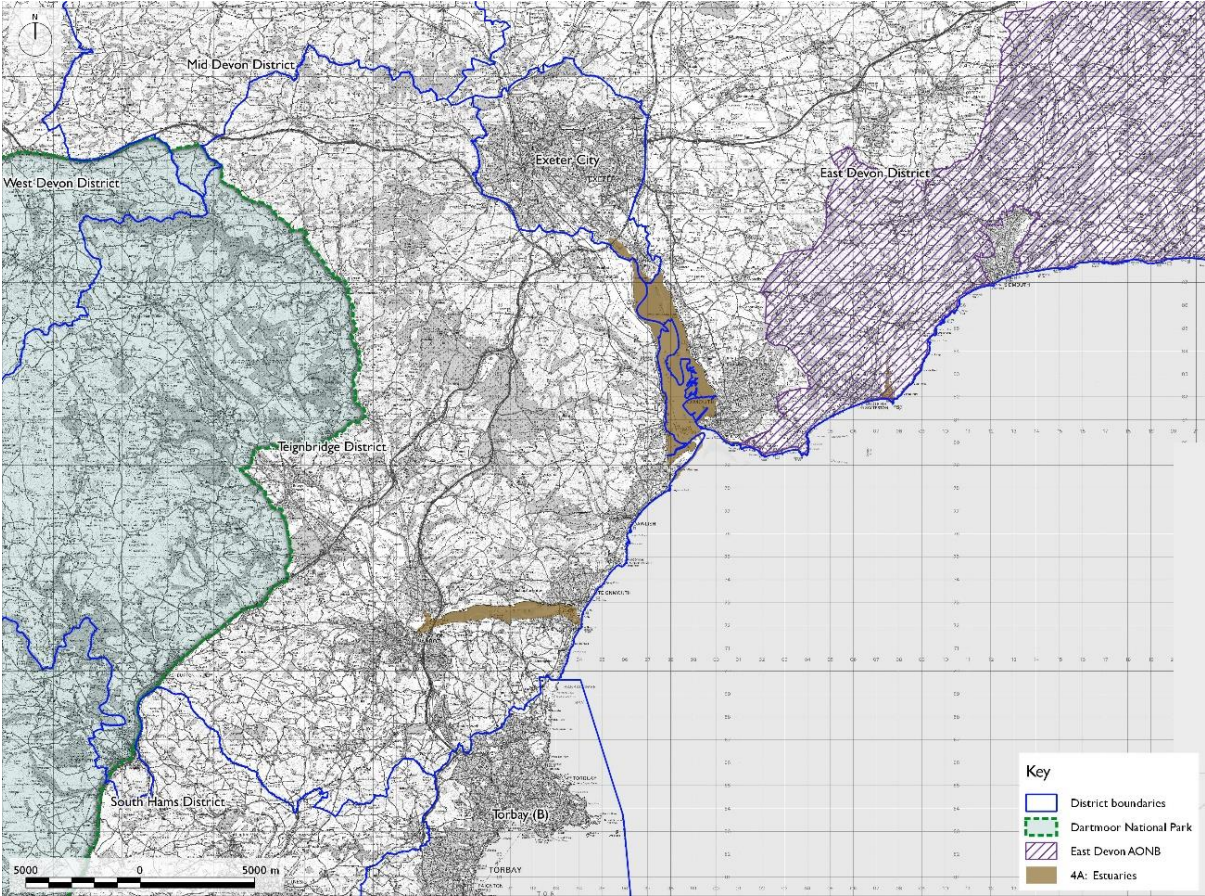
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Tree/hedge planting in the catchment and tree planting along the riparian corridor as part of implementing natural flood management measures would help to slow these flows and reduce flood risk to downstream communities.

- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

4A: ESTUARIES



View east from Teignmouth and Shaldon Bridge down the Teign Estuary to Teignmouth and the sea.
Coordinates: 293103, 72629

Constituent Landscape

Character Devon Character Areas:

24 Exe Estuary and Farmlands

60 Teign Estuary

Summary description

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

Key characteristics

Topography, geology and drainage

- Extensive, wide, shallow area of mudflats, sand banks, marshes or large sandy bays, inundated by salt water at high tide.
- Creeks and tidal rivers are highly influenced by prevailing tidal condition and the river channels can be narrow and shifting, with strong tidal flows which alter their shape and composition.
- Surface and underlying geology is the following:
 - Estuaries and Sea.

Woodland cover

- Lack of tree cover in the LCT which increases its openness and exposure to the elements.

Land use and field patterns

- Can be fringed with areas of saltmarsh, sandspits, lagoons and reclaimed areas of marshland where the plan form of the estuary edges are more sinuous and indented.
- Sea walls and other man-made structures associated with the extensive lengths of coastal railway lines create a hard edge to the estuary boundaries in many locations.
- Estuary edge can be defined by a variety of features including ridges, valley slopes, lowland headlands, grazing marsh, arable fields or pastures.
- Estuary edge is also fringed by extensive urban development in some locations and scattered dwellings and buildings in other places along with quays and jetties found along the shoreline.

Semi-natural habitats

- The Exe estuary habitats are internationally important for biodiversity, supporting major populations of migratory and overwintering wading birds. The Exe is designated as a SSSI, SPA and Ramsar site.
- Both estuaries support a range of intertidal habitats and invertebrate species.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: coastal and floodplain grazing marsh with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Historic bridge crossing.
- Conservation Areas about the LCT in some urban areas.

Settlement, road pattern and rights of way

- No settlements are located within the LCT but in some areas they are strongly influenced by adjacent towns and development which abuts the estuary which include a port and fishing villages.
- Low accessibility but well used for water-related recreation
- No roads or public rights of way within the LCT except where there are major road crossings and bridges present.
- Estuaries are well-used for water-based recreation, with majority of boat traffic comprising small recreational boats and ferries.
- There are no paths within the LCT but recreational routes run alongside the extensive sections of the estuary edges.

Views and perceptual qualities

- The estuaries are mainly tranquil except close to settlements and major roads and are subject to frequent but brief periods of noise and visual disturbance when the coastal trains run through the adjacent areas.
- Strong sensory characteristics: colour and texture of habitats, smell of mudflats, birdcalls, sight of sunlight reflecting off water. River channel is a dominant feature even at low tide, movement of tides and boats a feature.

- An open and expansive landscape, with large skies where the estuary is wide and with low lying land adjacent. Where the edges are bounded by built development and the land rises up on hillsides, there is a more enclosed feel.
- Major road crossings dominate close to main settlements, with reduced tranquillity and interruptions to the visual link between the estuarine landscape beyond.



View east from the edge of the Exe Estuary east of Starcross towards the eastern edge of the estuary and rising East Devon AONB beyond.

GPS Coordinates: 297647, 82108

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape except where close to major motorway.
- Valued and nationally important tidal estuary and coastal habitats with associated wildlife.
- Extensive coastal and estuary views.
- Importance for recreation and 'escapism'.



View south from the edge of the Exe Estuary east of Starcross towards the western edge of the estuary with typical shoreline features and coastal railway line wall.

GPS Coordinates: 297647, 82108

Management guidelines

Protect

- Protect valued, saltmarsh and mudflat habitats.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect panoramic view vantage points.

Manage

- This landscape is going to be impacted massively from climate change with sea level rise completely changing the estuary saltmarsh and mudflat habitats and associated flora and fauna where coastal defences are not in place. Coastal creep will happen as sea level rise will flood surrounding low-lying fields and farmland.
- In areas affected by coastal creep, management to be focused on adaptation and how these habitats and this landscape will be managed as sea level rise. Management to potentially include coastal restoration projects which seek to create new habitats

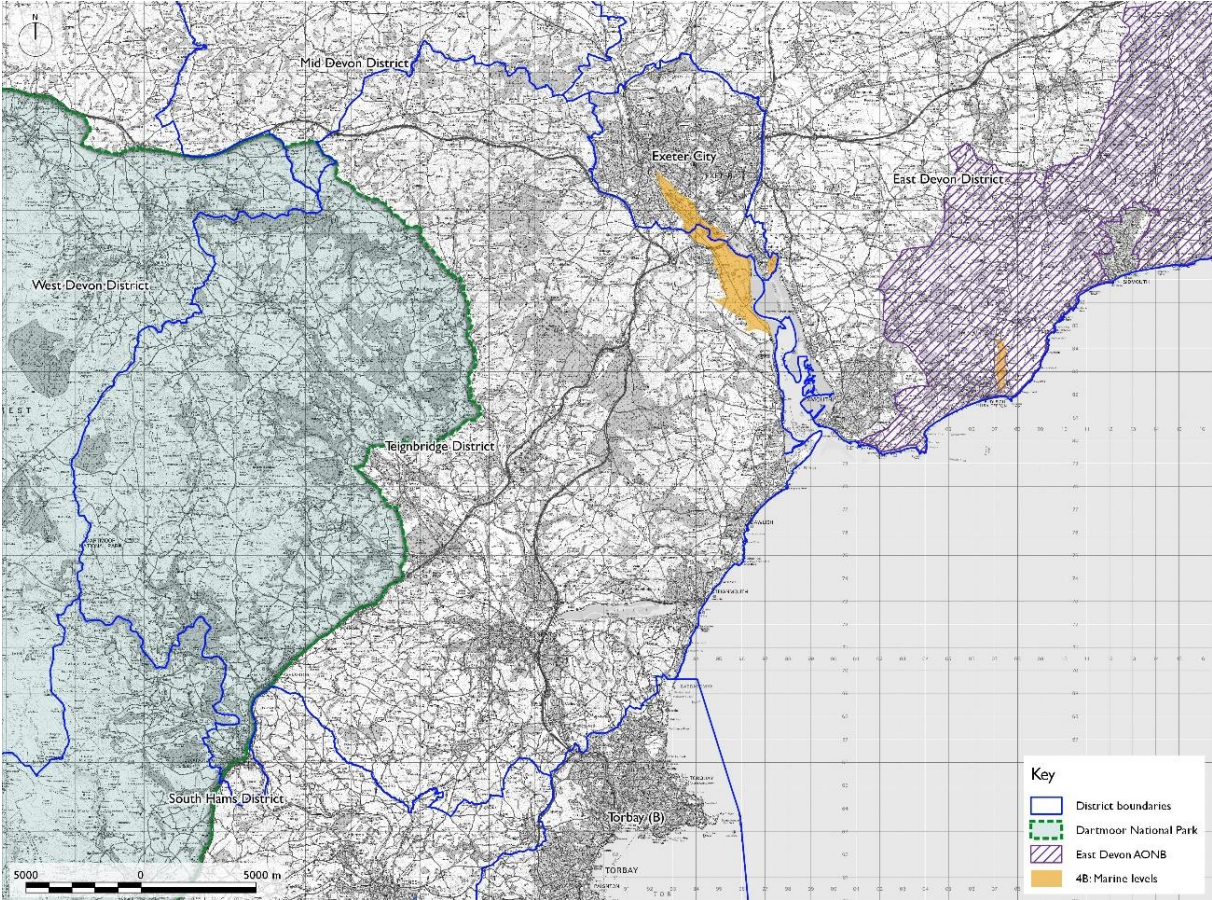
within this landscape so that when some habitat is lost there is land that has been adapted so that it is not lost completely. This may mean replacing one valuable habitat with another (turning freshwater marsh into saltwater marsh for example) so this type of adaptation must be done carefully.

- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Link management to South Devon and Dorset Shoreline Management Plan (SMP2).

Plan

- Understand likely hydrological changes in sea levels resulting from climate change and the impact of these changes on flood risk. Natural flood defences and allowing space for flooding by restoring marshland connectivity should be enhanced where appropriate within the landscape.
- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy estuaries.

LCT 4B: MARINE LEVELS AND COASTAL PLAINS



View east from the low-lying coastal grazing pastures towards the development on the eastern side of the Exe Estuary.
GPS Coordinates: 295857, 87451

Constituent Landscape

Character Devon Character Areas:

24 Exe Estuary and Farmlands

Summary description

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

Key characteristics

Topography, geology and drainage

- Flat land within a protected floodplain, based on alluvial or tidal deposits, and containing primarily reclaimed farmland in area of formerly estuary.
- Network of drains and ditches criss-cross the low-lying land with occasional shallow saline lagoons.
- The land drainage regimes relate strongly to the vegetation character and farming patterns.
- Surface and underlying geology is mainly the following:
 - Recent: River and Estuarine alluvium, sand and mud.
- With small areas of:
 - Permian: Breccias and Sandstones.

Woodland cover

- Vegetation influenced by coastal conditions with some hedges and scrub but limited tree cover.

Land use and field patterns

- Predominance of grazing marsh but with some areas of arable. Fields are defined by a combination or singularly by low hedgerows, (although frequently absent), ditches and drains resulting in extensive tracts as unenclosed. Fields are often irregular in shape and are generally small.
- Marine levels comprise mainly wet pastures, reclaimed grazing marsh enclosed by reed-fringed, often brackish, drainage ditches and streams providing habitats with high biodiversity value and
- Extensive informal recreational use, including nature reserves.

Semi-natural habitats

- Habitats of national importance include coastal grasslands, reedbeds, open water and grazing marsh. Exminster Marshes are part of the Exe Estuary SSSI, SPA and Ramsar site.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: coastal and floodplain grazing marsh with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- No key characteristics relating to archaeology or cultural heritage have been identified for this LCT.

Settlement, road pattern and rights of way

- Extremely limited extent of settlement with only barns and sheds.
- Mainline railway crosses levels on embankment or runs along the edge of the LCT.
- Major roads cross on embankments/bridges and ship canal runs parallel to the estuary boundary.
- Recreational route runs along the coastal section and there are byways and footpaths running through the area providing good permeability of public access.

Views and perceptual qualities

- Strong sensory characteristics: colour and texture of habitats, birdcalls, sight of sunlight reflecting off ditches and pools along with seasonal inundation. Informal recreational use sometimes evident.
- Flat, expansive horizontal landscape giving a feeling of space and 'big skies' with long views within the LCT and across adjacent wide estuary in places and seascapes evoking perceptions of 'wildness.' Views across the estuary can be limited by railway line on embankment.
- Strong sense of exposure with tree cover limited to occasional stands of trees with riparian and secondary woodland.
- Proximity of roads, railway lines and settlements in adjoining areas reduces tranquillity.
- Parts are exceptionally tranquil, however, in some locations, the proximity of roads and settlements in adjoining areas reduces tranquillity.



*View north from the Exe valley Way running alongside the Exeter Canal with glimpse to the eastern side of the Exe Estuary.
GPS Coordinates: 296285, 87328*

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape except where close to major motorway and city fringes.
- Valued and nationally important coastal marsh and pasture habitats with associated wildlife.
- Extensive coastal and estuary views.
- Importance for recreation and 'escapism'.



View west from the coastal grazing pastures towards the rising land of the Haldon Ridge in the distance.

GPS Coordinates: 295857, 87451

Management guidelines

Protect

- Protect valued, wet coastal and floodplain grazing marsh.
- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

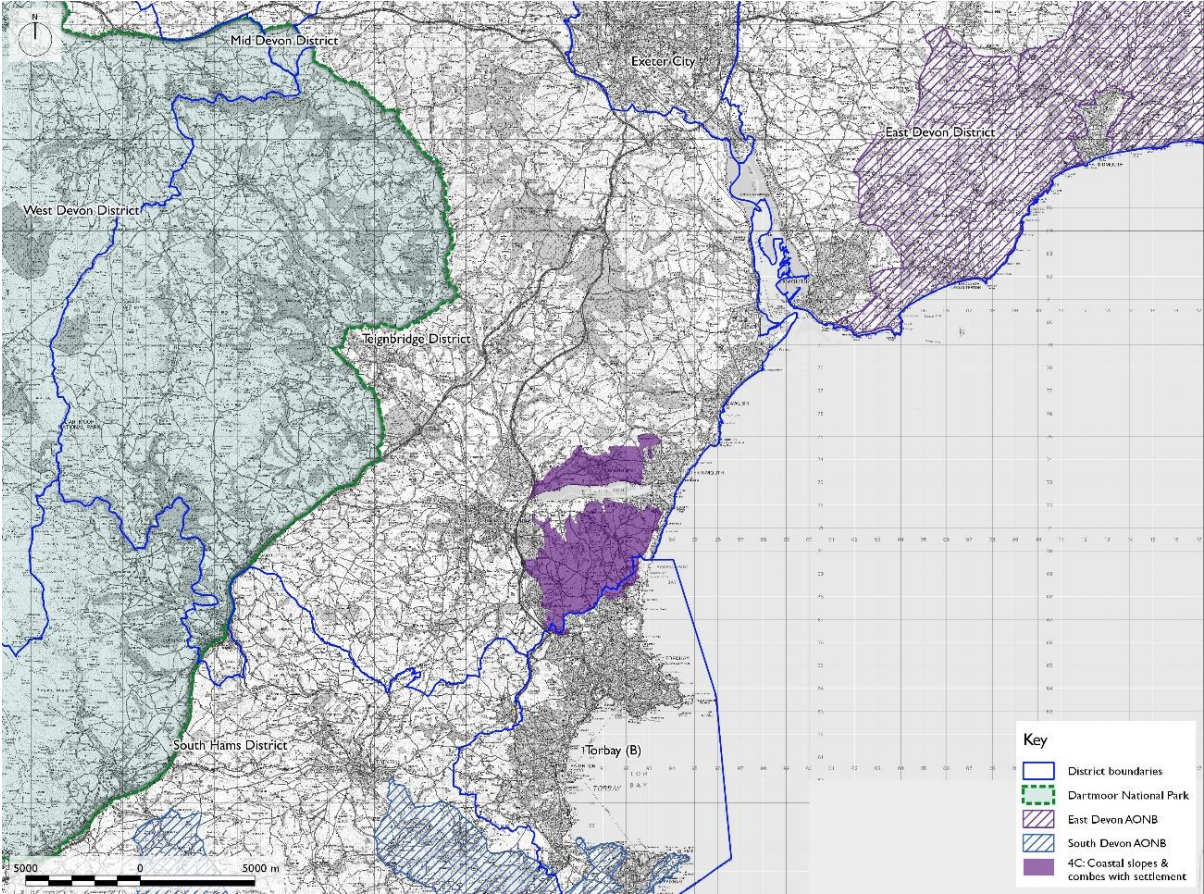
- This landscape is going to be potentially impacted massively from climate change with sea level rise completely changing the estuary saltmarsh and mudflat habitats and associated flora and fauna where coastal defences are not in place. Coastal creep will happen as sea level rise will flood surrounding low lying fields and farmland.
- In areas affected by coastal creep, management to be focused on adaptation and how these habitats and this landscape will be managed as sea level rise. Management to potentially include coastal restoration projects which seek to create new habitats within this landscape so that when some habitat is lost there is land that has been adapted so that it is not lost completely. This may mean replacing one valuable habitat with another (turning freshwater marsh into saltwater marsh for example) so this type of adaptation must be done carefully.
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Understand likely hydrological changes in sea levels resulting from climate change and the impact of these changes on flood risk. Natural flood defences and allowing space for flooding by restoring marshland connectivity should be enhanced where appropriate within the landscape.

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.

LCT 4C: COASTAL SLOPES AND COMBES WITH SETTLEMENT



View looking west from the A379 at Labrador Bay towards the folded land with steep-sided valley slopes and narrow branching combes, and distant Dartmoor.

GPS Coordinates: 293087, 70564

Constituent Landscape

Character Devon Character Areas:

- 10 Breccia Hills and Coast
- 60 Teign Estuary

Summary description

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

Key characteristics

Topography, geology and drainage

- An area of folded land with steep-sided valley slopes and narrow branching combes with small watercourses draining into an estuary, contrasting with and cutting into the surrounding rolling and hilly coastal landform.
- The steeper slopes can be near vertical in places with visible geological features, sometimes with landslips evident.
- Surface and underlying geology is mainly the following:
 - Tertiary: Bovey Formation, Sand clay, gravel and lignite;
 - Permian: Breccias and Sandstones.

Woodland cover

- Scattered pattern of mainly deciduous small woodlands with some mixed woodland and few large woodland but dense woodland sometimes at the heads of combes and tree-lined streams.

Land use and field patterns

- A mix of woodland and largely small to medium irregular fields with wide hedgebanks, both pastoral and frequent wet pasture and horse paddocks prevailing on the steeper slopes and lower land, with more arable on the higher ground.
- Small orchards in valleys and on lower slopes.

Semi-natural habitats

- Semi-natural habitats include ancient oak-dominated woodland, wet woodland, and mosaics of unimproved grassland heath and scrub, with maritime grassland.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following:

lowland dry acid grassland with woodland, lowland meadow with woodland, lowland heathland with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- Historic villages with many vernacular buildings rather than Victorian or 'resort' development.

Settlement, road pattern and rights of way

- Small villages often with an historic villages with strong local vernacular, and linear settlements in the larger combes often above or along valley floors with occasional scattered farms;
- Large village and some modern development to the north of the Teign estuary with some Edwardian and Victorian seaside architecture and and predominantly small-scale 20th century development
- Main road to the east, following the coast and main road and railway to the north of the Teign estuary but predominantly sparse winding narrow lanes often traversing the higher ground.
- A recreational route runs through the area as well as some accessible paths providing some permeability of public access.

Views and perceptual qualities

- Much of the area has a strong sense of tranquillity despite proximity to main towns;
- Sea and estuary views are gained from vantage points from ridges and higher slopes
- There are areas with a coastal influence, even where sea views restricted by narrow combe mouth
- The small scale, sheltered valleys offer a strong sense of containment, contrasting with more exposed, open ridges and higher slopes.
- Views often limited by the steep wooded combe slopes, with more extensive views out to sea on upper slopes.



View of vernacular cottages in Stokeinteignhead with cob and thatch, and stone and slate, painted white and cream.

GPS Coordinates: 291631, 70499

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape except where close to major settlements.
- Trees and woodlands important for biodiversity, and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Extensive coastal and estuary views.
- Importance for recreation and 'escapism'.



View east from A381 south of Bishopsteington over the farmed lower slopes and Teign Estuary.

GPS Coordinates: 292628, 74059

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

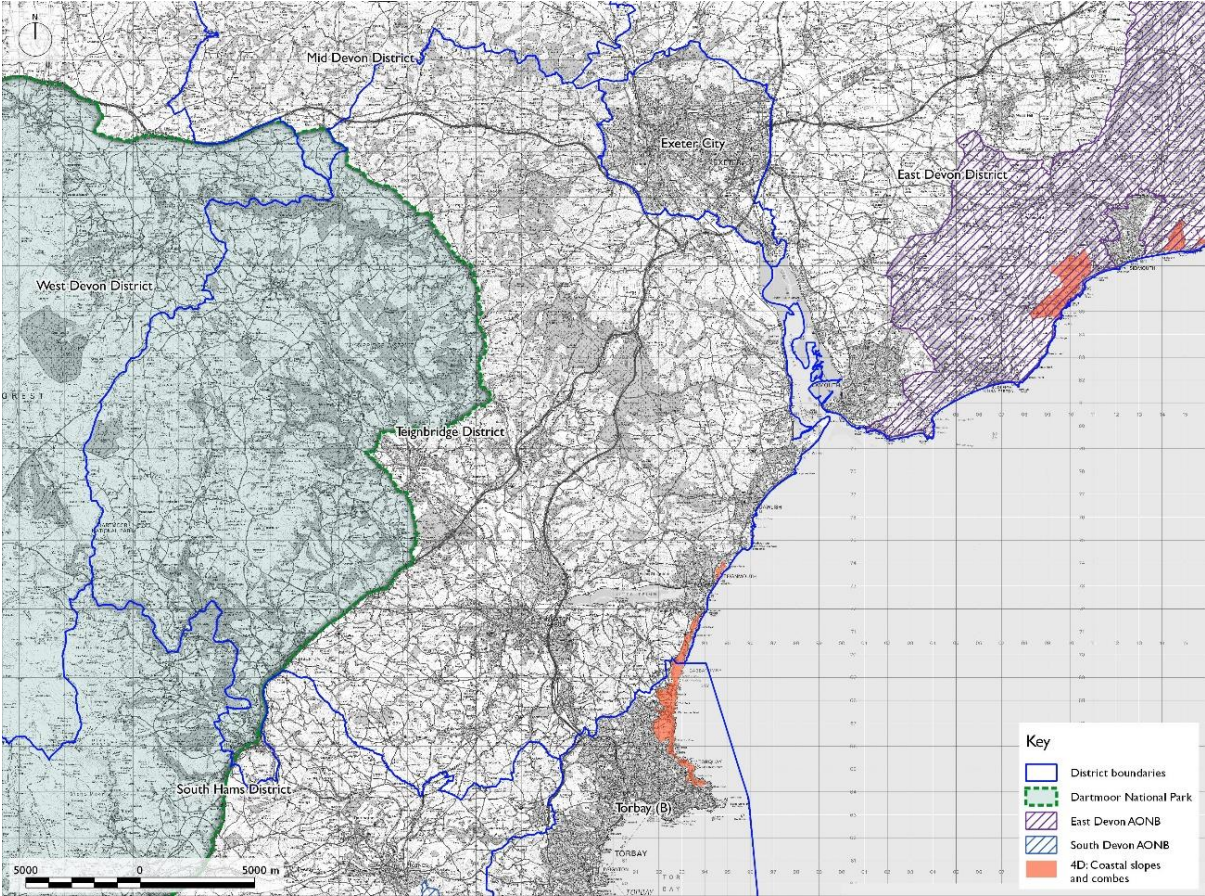
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.

- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Tree/hedge planting in the catchment and tree planting along the riparian corridor as part of implementing natural flood management measures would help to slow these flows and reduce flood risk to downstream communities.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 4D: COASTAL SLOPES AND COMBES



View looking south above Labrador Bay down the coast where steep slopes cut by narrow combes lead down to the shore.
GPS Coordinates: 293087, 70564

Constituent Landscape

Character Devon Character Areas:

- 10 Breccia Hills and Coast
- 60 Teign Estuary

Summary description

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

Key characteristics

Topography, geology and drainage

- Narrow coastal strip with land falling steeply in places towards the sea, incised by narrow steep individual valley systems along coast.
- Surface and underlying geology is the following:
 - Permian: Breccias and Sandstones.

Woodland cover

- Limited areas of broadleaved woodlands which are scrubby in nature nearer the coast.

Land use and field patterns

- Small areas of pasture or mixed cultivation and scrub with small to medium irregular field pattern marked by often low hedgebanks.
- Parkland public open space on the edge of Teignmouth; with Victorian plantings;
- Golf courses are located close to urban centres.

Semi-natural habitats

- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- No key characteristics relating to archaeology or cultural heritage have been identified for this LCT.

Settlement, road pattern and rights of way

- Extremely sparsely settled, old settlements in combes, with stone as dominant building material
- Extensive coastal rights of way with steep paths down to beaches
- Narrow winding roads and limited vehicle access to coast unless a main road follows the coast.
- Recreational route runs along the coastal section and there are byways and footpaths running through the area including steep paths down to beaches providing good permeability of public access.

Views and perceptual qualities

- Tranquil and remote in areas with limited vehicle access, contrasting with less tranquillity where main roads and main settlements are in proximity.
- Coastal influence and sea views. High, open and exhilarating on top slopes, grading to intimate and enclosed in lower valley where views are restricted by narrowness of combe mouth.



View looking north above Labrador Bay down the coast with extensive coastal panoramic views.

GPS Coordinates: 293087, 70564

Valued landscape attributes

- Unspoilt, 'natural' and peaceful landscape except where close to major settlements.
- Trees and woodlands important for biodiversity, and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.
- Extensive coastal and estuary views.
- Importance for recreation and 'escapism'.

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.

- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Tree/hedge planting in the catchment and tree planting along the riparian corridor as part of implementing natural flood management measures would help to slow these flows and reduce flood risk to downstream communities.

- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

LCT 4F: DUNES

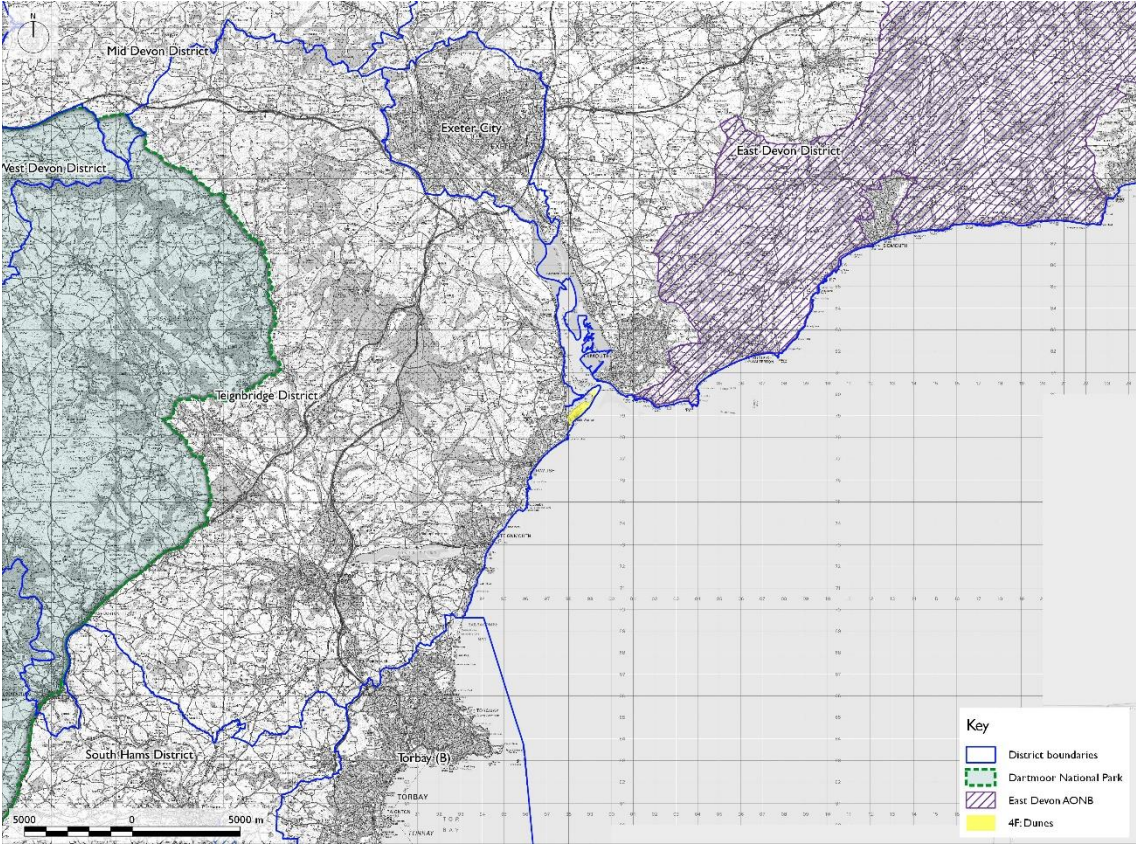


Photo to be added

Photo title to be added

GPS Coordinates: To be added

Constituent Landscape

Character Devon Character Areas:

24 Exe Estuary and Farmlands

Summary description

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

Key characteristics

Topography, geology and drainage

- Hummocky transient sand dune system forming dominant features in the local landscape, fronted by sandy beach.
- Surface and underlying geology is the following:
Recent: River and Estuarine alluvium, sand and mud

Woodland cover

- Areas of scrubby deciduous woodland are found in the more sheltered areas of the dunes.

Land use and field patterns

- An area of unenclosed sand dunes, dune and coastal grasslands, some ponds and rush-dominated pasture and scrub woodland.
- Substantial areas used as a golf course in leeward area.
- Sandy beach on its southern seaward flank.
- Semi-natural habitats
- Coastal sand dunes with woodland with high biodiversity value associated with rich dune grasslands, wildflowers and scrub supporting diversity of rare plant and animal species.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: coastal sand dunes with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- No key characteristics relating to archaeology or cultural heritage have been identified for this LCT.

Settlement, road pattern and rights of way

- Unsettled, without roads but with well used tracks and footpaths.
- Recreational use evident with golfers and high tourist use in summer season particularly on the beach side.
- Mainline railway runs adjacent to the western edge.

Views and perceptual qualities

- Proximity of adjacent village and extensive leisure developments as well as the extensive use of the dunes for recreation reduces tranquillity and remoteness.
- Exposed along seaward edges but interior of dunes provides shelter.
- Extensive views along the coast, out to sea and inland from elevated parts.
- Perceptual qualities influenced by views of nearby urban and tourism-related development.
- Sense of wildness and high levels of tranquillity and remoteness in the more remote parts.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

<p>Valued landscape attributes</p> <ul style="list-style-type: none"> • 'Natural' landscape, affected by development and tourist activity. • Valued dune habitats with associated wildlife important for biodiversity. • Extensive coastal and estuary views. • Importance for recreation and 'escapism'.
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Photo to be added

Photo title to be added

GPS Coordinates: To be added

Management guidelines

Protect

- Protect valued dunes habitats.

- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect panoramic view vantage points.

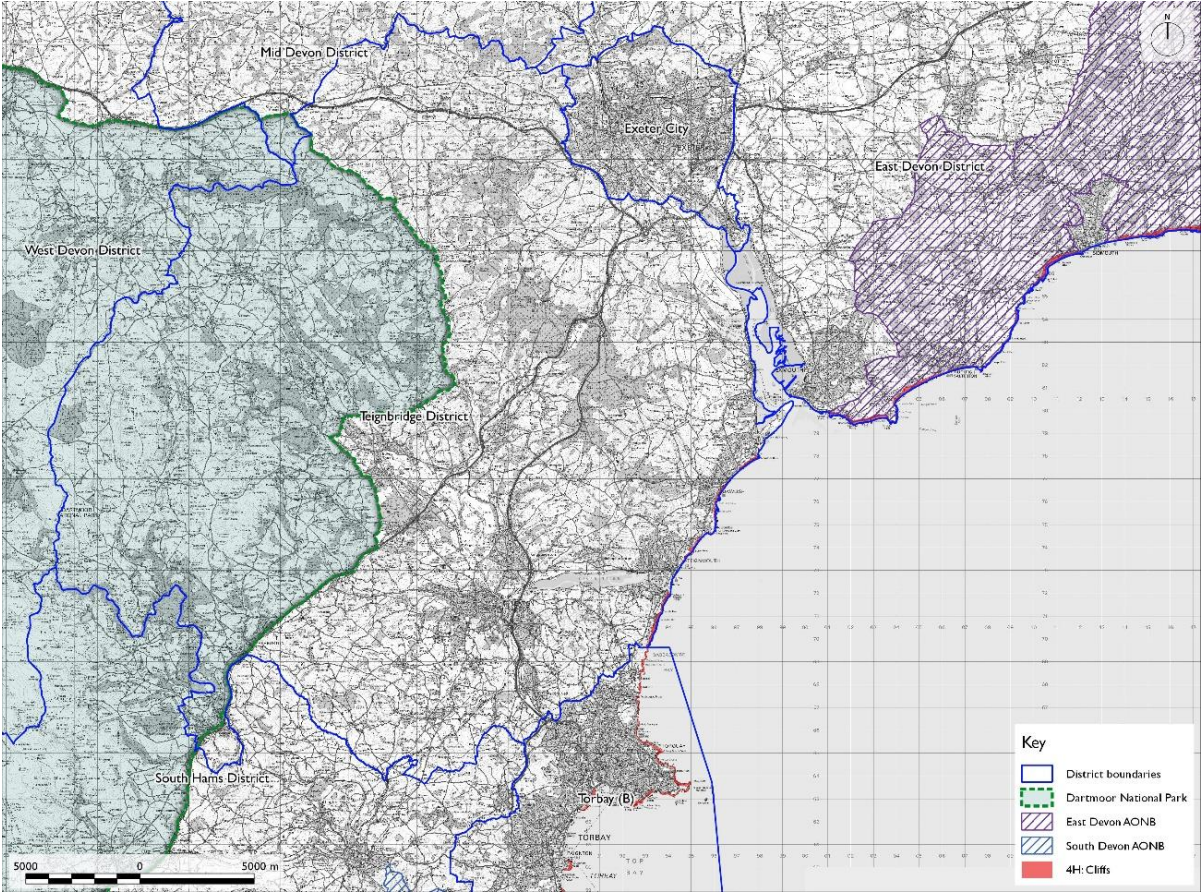
Manage

- The Warren is no longer a natural feature, given man's ongoing attempts to control sea processes, retain the beach etc. Continue with works already undertaken to the Warren to try to retain its flood defence role for the estuary/railways/settlements, whilst gradually easing it towards more natural geomorphological processes.
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks. Link management to South Devon and Dorset Shoreline Management Plan (SMP2).
- Link management to South Devon and Dorset Shoreline Management Plan (SMP2).
- Manage the risk of harmful impact to coastal landscape and habitats from the pressures of recreational and tourist human use through active measures and education.

Plan

- Understand likely hydrological changes in sea levels resulting from climate change and the impact of these changes on flood risk and plan for protection of dunes through more natural geomorphological processes.
- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.

LCT 4H: CLIFFS



View north from promenade and beach at Teignmouth towards the distinctive red sandstone cliffs, stacks and arches.
GPS Coordinates: 294243, 72687

Constituent Landscape

Character Devon Character Areas:

10 Breccia Hills and Coast

Summary description

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

Key characteristics

Topography, geology and drainage

- Steep and rugged deep red sandstone cliffs with headlands, rock outcrops, coves and stacks.
- Cliffs can be bare and rocky or vegetated coastal cliffs of varying heights, near-vertical in places, sometimes heavily incised with valleys. Narrow beaches, small stony coves or rocky foreshore at foot of cliffs.
- Some areas of low cliffs where urban areas abut the coast.
- Surface and underlying geology is the following:
 - Permian: Breccias and Sandstones.

Woodland cover

- Predominantly treeless, although may include stretches of significant mature oak-dominated woodlands clinging to the cliff tops.

Land use and field patterns

- Cliffs, sometimes vegetated with grassland and scrubby woodlands.

Semi-natural habitats

- Cliff faces support important breeding colonies of seabirds.
- Rich in semi-natural habitats on less steep slopes, including mosaics of maritime grassland, heath and scrub.
- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- No key characteristics relating to archaeology or cultural heritage have been identified for this LCT.

Settlement, road pattern and rights of way

- Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/ Dawlish creating a dramatic route for travellers;
- Long beach fronting Victorian seafront and promenades at the resort of Dawlish; Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs to the north east.
- Accessible only along cliff top paths or in some places along shore.
- Unsettled or very sparsely settled on less steep slopes.
- A recreational route runs through the area as well as some accessible paths providing some permeability of public access.

Views and perceptual qualities

- Extensive and dramatic views, reaching out to sea along the coastline and inland over ridgelines
- Exposed and sometimes wild with dominant marine influence
- A 'wild' and remote landscape with high levels of tranquillity in many locations.
- Cliffs in close proximity of adjacent urban areas reduces tranquillity and remoteness.



View south from promenade and beach at Teignmouth towards the distinctive red sandstone cliffs headland at Shaldon.
GPS Coordinates: 294243, 72687

Valued landscape attributes

- Predominantly unspoilt and 'natural' landscape.
- Valued cliff and shoreline habitats with associated wildlife important for biodiversity and carbon sequestration.
- Historic features including Victorian seaside architecture and promenade providing a sense of time-depth to the landscape.
- Importance for recreation and 'escapism'.

Photo to be added

Photo title to be added

GPS Coordinates: To be added

Management guidelines

Protect

- Protect valued, beaches, coves, foreshore and distinctive cliffs, maritime grassland, heath and scrub hedgerows, and implement appropriate management regimes. This is particularly relevant to the design and implementation of coastal railway line erosion protection measures.

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other cliff top woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect panoramic view vantage points.

Manage

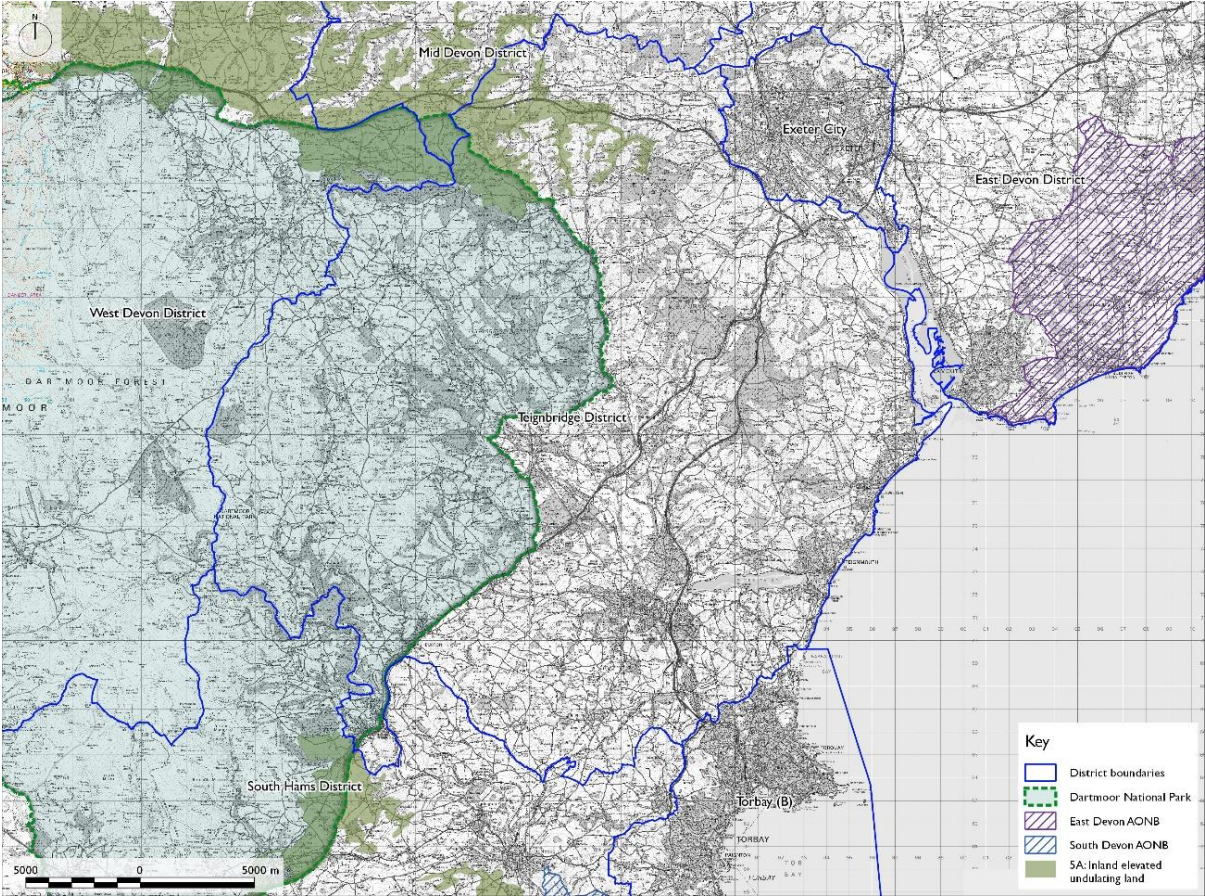
- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain cliff top woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Promote cliff top woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Management of cliff top woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Link management to South Devon and Dorset Shoreline Management Plan (SMP2).
- Manage the risk of harmful impact to coastal and recreational route adjacent landscape and habitats from the pressures of recreational and tourist human use through active measures and education.

Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.

- Encourage and increase cliff top woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of cliff top woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Carefully plan the design and implementation of coastal railway line erosion protection measures to avoid or reduce harmful impact on the distinctive cliffs.

LCT 5A: INLAND ELEVATED UNDULATING LAND



View from north of Tedburn St. Mary over gently rolling to steeply sloping landform with high points above the valley slopes.
GPS Coordinates: 281556, 95247

Constituent Landscape

Character Devon Character Areas:

61 Teign Valley and Slopes

69 Yeo Uplands and Slopes

Summary description

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

Key characteristics

Topography, geology and drainage

- Medium to large scale gently rolling to steeply sloping landform with high points above the valley slopes. At the base lie the lower valley bottoms and small watercourses (outside LCT).
- Surface and underlying geology is the following:
 - Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin).
- In the northern part of the LCT, the upper slopes drain to valleys with brooks flowing northerly into a number of tributaries of the River Yeo, which lies to the north of the type. In the southern part of the LCT, the slopes drain to the upper catchment of the River Teign.

Woodland cover

- There are some areas with frequent woodland but others with occasional blocks. These comprise mixed and broadleaved woodlands and copses, and a parkland estate at Great Fulford.

Land use and field patterns

- Mixed pastoral and arable farmland with mixed field sizes. Hedge patterns are highly visible, being seen from the roads within the type as they meander across the hillsides and slopes.
- Variable shaped field patterns, with low tightly clipped hedgerows as the dominant field boundary. Species rich hedgebanks.

Semi-natural habitats

- Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential

suitable habitats with the LCT range dependant on location include the following: lowland dry acid grassland with woodland, lowland heathland with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Archaeology and cultural heritage

- An historic houses and parkland (not on Registered Park and Garden).

Settlement, road pattern and rights of way

- Settlement patterns defined by villages and hamlets are connected by winding narrow roads with isolated farms well-sited within an isolated landscape.
- Clusters of modern residential and leisure development associated with the main road corridor in contrast to predominantly sparse, older settlement pattern.
- A duelled trunk road runs through the LCT.
- There is generally a lack of visually prominent buildings, with isolated houses and cottages sited sympathetically into the landscape. Traditional building style includes brick, cob, thatch and slate roofs.

Views and perceptual qualities

- The type has a strong rural character with a strong sense of remoteness and tranquillity.
- Long distance views to high ground glimpsed through hedge breaks or over low cut hedges towards the Haldon Ridge in the south and Dartmoor in the south west.
- Major east-west road corridor along the line of lower ground between finger valleys, reduces tranquillity locally. Photo to be added



View from high ground with the slopes of the upper Teign Valley and eastern fringe of Dartmoor beyond.

GPS Coordinates: 282339, 91805

Valued landscape attributes

- Areas away from duelled trunk road corridors of unspoilt, 'natural' and peaceful landscape.
- Trees and woodlands, important for biodiversity, and carbon sequestration.
- Network of field hedgerows and trees add to landscape quality and provide habitat.



View from high ground with woodlands, network of field hedgerows and trees adding to landscape quality.

GPS Coordinates: 282339, 91805

Management guidelines

Protect

- Protect valued distinctive hedgerows, species-rich hedgebanks, tree rows, ancient and other woodland.
- Protect habitat and corridors important for wildlife and protected species in line with the Local Nature Recovery Strategy (LNRS) once published.
- Protect and conserve Priority Habitats.
- Protect prehistoric sites, their setting and important views where appropriate.
- Protect areas of common land.
- Protect and manage remaining traditional orchards.
- Protect panoramic view vantage points.
- Protect the natural qualities of rural lanes and tracks and their associated hedges, hedgebanks and flower-rich hedge-banks, resisting unsympathetic highways measures, lighting and intrusive signage.

Manage

- Avoid damage to tree root systems when undertaking land management and development.
- Retain ancient/veteran/dying trees/dead wood for their wildlife value.
- Manage and repair hedgerows and hedgebanks appropriately for biodiversity respecting locally distinctive characteristics.
- Manage areas of semi-natural habitat for biodiversity.
- Link and extend habitats where possible to increase biodiversity, join up fragmented habitats, and contribute to nature recovery networks.
- Maintain woodland cover and seek to replace plantation with mixed, native, broadleaved woodland.
- Management of woodlands should be based on an understanding the wildlife value of the specific woodland with detailed management prescriptions based on what will be most beneficial to achieve landscape and wildlife benefit.
- Promote woodland planting which extends and strengthens the existing woodland and hedge network, in line with Devon Local Nature Partnership's Right Place, Right Tree guidance.
- Manage common land to conserve habitats, facilitate exercise of rights by commoners and enable sustainable public access.
- Manage watercourses natural flood management (NFM) to reduce flood risk to communities, through providing NFM or NFM implementation.

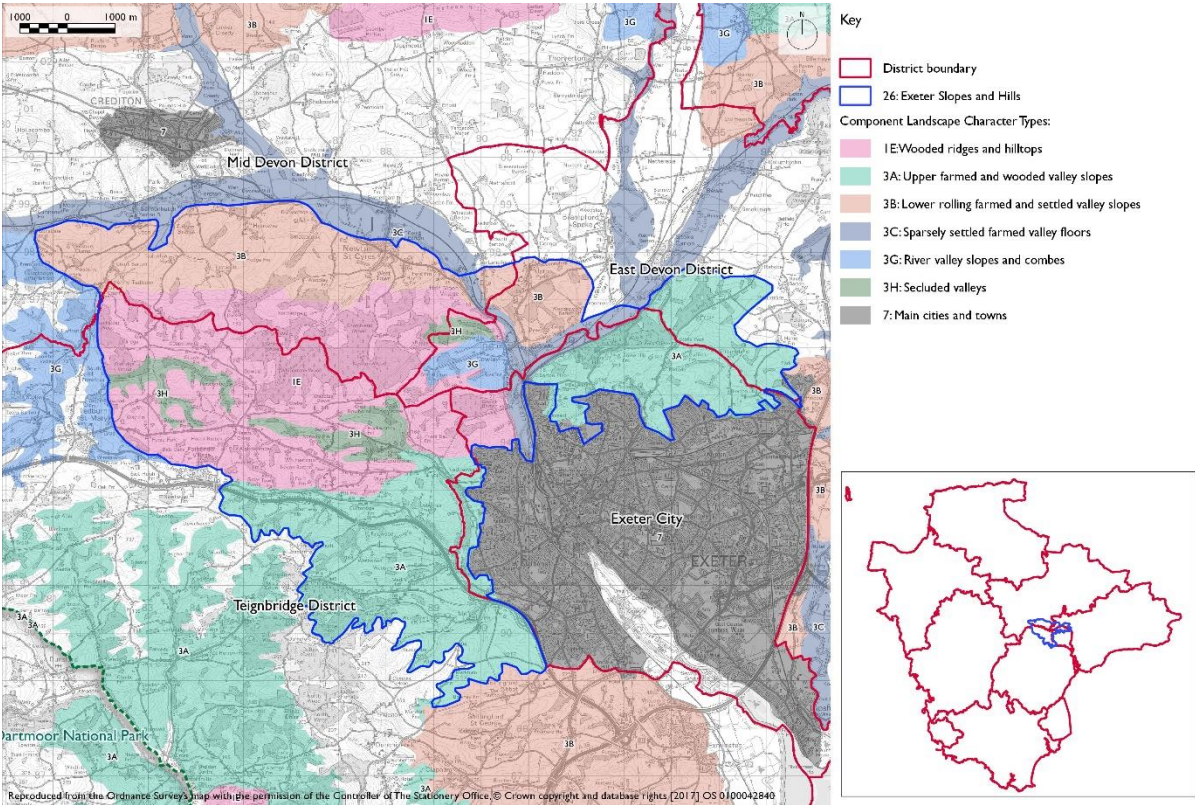
Plan

- Restore locally appropriate habitats, as identified in the Nature Recovery Network Habitat Suitability Map, to increase biodiversity, link up fragmented sites and contribute to nature recovery networks.
- Encourage and increase woodland cover where appropriate with mixed, native, broadleaved woodland. This is especially relevant to areas suffering from Ash Dieback disease where losses can be extremely high.
- Seek to plant the next generation of [veteran/open growth/character] trees using locally appropriate, climate-resilient, native species.
- Restore lengths of lost Devon hedges, respecting traditional bank styles and species composition, to contribute to landscape structure, provide habitats, link up flyways for Greater Horseshoe and other bats, make important linkages between semi-natural habitats, and to prevent agricultural run-off.
- Encourage natural regeneration of woodland and undertake new planting (using climate-hardy, native species) to link fragmented sites.

- Understand likely hydrological changes in watercourses resulting from climate change and the impact of these changes on flood risk. Use natural flood management and allowing space for flooding by restoring floodplain connectivity where appropriate within the landscape.
- Create, extend and link woodland habitats to enhance the water storage capacity of catchment areas (reducing incidences of downstream flooding) and improve water quality through reducing soil erosion and agricultural run-off.
- Tree/hedge planting in the catchment and tree planting along the riparian corridor as part of implementing natural flood management measures would help to slow these flows and reduce flood risk to downstream communities.
- Reduce nutrient and sediment pollution of water courses by creating riparian buffer strips, creating new hedges along contours, and constructing wetlands to intercept pollutants.
- Encourage the provision of wide corridors/buffers for rivers and streams.
- Restore riparian habitats by removing hard engineering which impedes natural processes and ceasing practices including dredging which are detrimental to healthy rivers.
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards.

5.0 DEVON CHARACTER AREAS (DCAS)

DEVON CHARACTER AREA 26 : EXETER SLOPES AND HILLS



Constituent Landscape

Character Types:

- 1E: Wooded Ridges and Hilltops
- 3A: Upper Farmed and Wooded Valley Slopes
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 3C: Sparsely Settled Farmed Valley Floor
- 3H Secluded Valleys

Part of National Character Area: 149: The Culm



View south from road west of Whitestone looking over the valleys and rolling hills.

GPS Coordinates: 285909, 93898

Contextual description

This area comprises the farmed and wooded slopes to the north and west of the city of Exeter, forming an important backdrop to the conurbation. The incised and constrained valley of the River Exe passes to the east of the hills and contains the rail and road links into the city from the north – this landscape therefore strongly influences northern approach routes to the city. The boundary of this area to the north is abrupt where the River Exe joins the Culm and the valley floor opens out to form the Culm and Exe Lowlands. To the south the boundary is the urban edge while to the east and west there is a gradual transition in character to the Clyst Lowland Farmlands and the elevated rolling hills of the Yeo Uplands and Slopes respectively.

Summary Description:

This area has a varied topography, rising to the north-west to around 248m around Waddles Down Cross. This landscape feels elevated above surrounding areas, offering views across Exeter city and the Exe estuary as well as to Crediton, Dartmoor and Haldon Ridge in the distance. Areas of steep slopes, particularly those that face northwards, are well wooded with plantation and ancient semi-natural woodland – Stoke Wood being particularly important for recreation. Within the narrow and tightly enclosed valleys the character is more intimate.

Distinctive views, strong topography, notable woodland and proximity to Exeter contribute to a strong sense of place. Despite the proximity to Exeter this landscape has a strongly rural character with increasing tranquillity and sense of remoteness in the small intimate valleys as well as further west away from the urban fringe and A30 corridor.

Distinctive Characteristics:

- Predominantly sandstone with some shales, grits and cherts, giving rise to a strong varied topography of steep hills and tightly enclosed, intimate small stream valleys.
- Steep-sided gorge where River Exe breaks through these hills.
- Concentrations of woodland on high ground and steep slopes (both plantations and ancient semi-natural broadleaved woodland) e.g. fringing Haldon Ridge, Stoke Woods to the north and Whiptail, Whitestone and Newton Woods further west.
- Loamy brown soils providing moderate agricultural land quality supporting mainly pasture in the west and arable in the east.
- Irregular medieval field patterns, small to medium in scale and larger to the south, delineated by a mature hedgerow network with some hedgerow trees, interspersed by small woodland copses.
- Mixed farming patterns with a higher concentration of arable in the south.
- Semi natural habitats of semi-improved neutral grassland, mixed and broadleaved woodland, small streams and hedgerows.
- Historic features including historic sites located strategically on high land above the Exe/Culm confluence and historic settlements such as Ide.
- Small villages, hamlets and farmsteads with many vernacular buildings and clusters of modern residential and industrial along the A30 corridor.
- Settlements connected by a network of sometimes sunken, winding lanes along valleys or more open straight roads along ridges.
- Vernacular buildings of stone and render, slate and thatch.
- Open long distance views in places to Haldon Ridge, Exeter and the Exe estuary as well as northwards across the Crediton trough and west to Dartmoor.

Evaluation

Special Qualities and Features:

- Strong rural character, with woodlands, fields, hedgerows and vernacular settlements, giving rise to high scenic quality and providing an attractive setting to the city of Exeter.
- The contrast between elevated open views and inner valleys with intimate character emphasised by the presence of woodlands.

- Intermediate sense of visual enclosure – in places, the elevated nature of the landform facilitates long distance panoramic views across the landscape, with glimpsed views towards the Exe Estuary and coast. In other locations, patches of woodland and the rolling nature of the topography provide an intermittent sense of enclosure.
- Generally high intervisibility with adjacent LCAs. Due to the elevated nature of this LCA and the pattern of woodlands which punctuate the skyline, this landscape tends to be visually prominent within views from adjacent LCAs, both within and outside the District.
- Strong sense of tranquillity and dark night skies to the west, but reduced close to the A30 corridor and the urban edge of Exeter.
- Many nature conservation designations (SSSIs and CWSs) comprising neutral grassland and semi-natural/ancient broadleaved woodland, as well as three LNRs (Alphington-Whitestone Valley Park, Barley Valley, Belvidere Meadows).
- SMs at Stoke Hill Camp (hillfort), Roman signal station north of Exeter and earthwork enclosure north of Cowley, reflecting the historic strategic importance of the hills overlooking the Exe/Culm confluence.
- High value for recreation in close proximity to the city.

Forces for Change and Their Landscape Implications:

Past and Current

- Gradual 'gentrification' and suburban influences, eroding the historic and rural character.
- Recreational pressures leading to demand for urban fringe land uses such as golf courses, country parks with associated planting, and infrastructure.
- Hedgerow removal on more elevated land in the drive for agricultural intensification.
- Poor hedgerow management resulting in gappy hedgerows particularly on lower-lying slopes and close to the urban edge.
- A30 corridor and associated unsympathetic development eroding local perceptions of peace and tranquillity.
- Prominent telecommunications masts e.g. Waddles Down.
- The past planting of large conifer plantations, some of which break the skyline and are visually dominant.
- Urban extension beyond Exeter.
- Current pressure for increased landfill capacity to accommodate inert waste from development sites on steep or undulating topography.

- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Potential road improvements and roadside developments along the A30, leading to further urbanisation along the road corridor and erosion of rural character.
- Potential new large-scale built development on elevated open ridges or slopes, which could be out of scale and highly visible and require further infrastructure.
- Potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern as well as new large scale farm buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Potential new built development, including residential expansion on the edge of Exeter which could be highly visible within this elevated landscape and require further infrastructure.
- Pressure for new masts and wind turbines, communication towers and pylons, which would be highly visible on prominent skylines.
- Pressure for new solar farms on visually prominent valley sides and hill tops which could have a very high visual impact on this elevated landscape.
- Potential new leisure and recreation developments (associated with Exeter), which would affect the predominantly rural character of this landscape and overall strong sense of tranquillity throughout.
- Demand for renewable energy schemes, including wind turbines and solar arrays, particularly on south-facing slopes.
- Conversion of traditional agricultural buildings and land for domestic and leisure use, potentially bringing unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics. Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

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

Guidelines:

Protect

- Protect important views to and from the hill tops and ridgelines surrounding the city of Exeter.
- Protect the landscape's dark night skies in the west by resisting highway improvements and lighting schemes.
- Protect the landscape's rural character in close proximity to urban areas by resisting piecemeal urban expansion and recreational developments which undermine landscape patterns and sense of place.
- Protect the character of rural lanes, minimising road widening and signage in association with new development.
- Protect and appropriately manage nationally important historic/ archaeological sites and provide interpretation where appropriate to express the individual and group value strategic sites above the Exe valley.

Manage

- Manage and enhance the valleys' semi-natural woodlands through appropriate traditional techniques including controlled access by livestock to promote natural regeneration.
- Explore opportunities for community utilisation of woodland products as a low-carbon fuel source.
- Manage existing pattern of field enclosure and enhance the network of hedgerows by encouraging traditional hedgerow management practices including the restoration of lost and gappy hedgebanks.
- Manage semi-improved neutral grassland through appropriate grazing and traditional land management regimes.
- Manage the area's existing plantations for sustainable timber production and wildlife interest, creating new green links to surrounding semi-natural habitats.

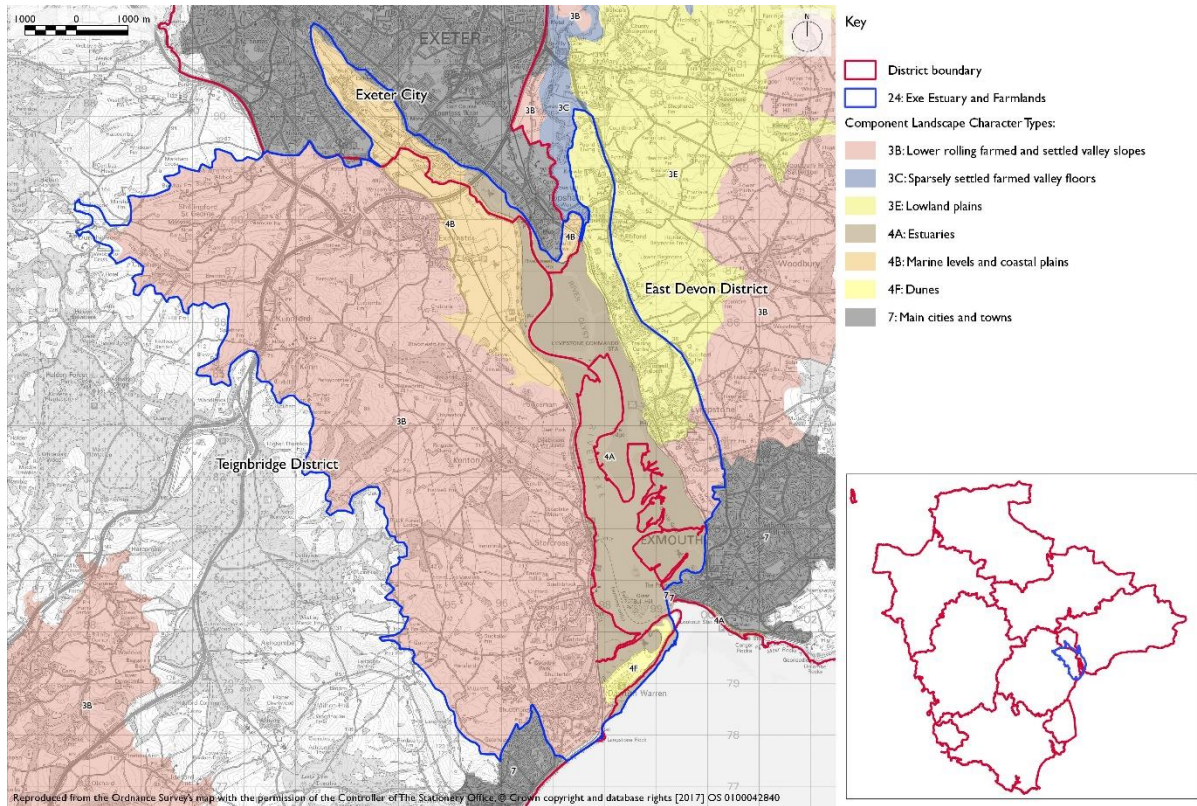
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Pressure for new solar farms and masts.

Plan

- Plan to ensure the **sensitive location of new development** where they contribute to the landscape setting and particularly new urban extensions of Exeter, avoiding prominent open ridges and slopes.
- Plan to **screen visually intrusive sections of the A30 corridor**, to limit the impact of noise and movement on the surrounding landscape.
- Plan to ensure the **sensitive location of prominent tall vertical developments** (such as telecommunication masts and wind turbines), avoiding prominent skyline locations which are valued as a rural backdrop to the city of Exeter.
- Plan to ensure the sensitive siting of solar farms so that these can be sited in appropriate locations and their impacts mitigated through careful design. For guidance on how to take landscape sensitivity into account and ensure good siting and design see DLPG Advice Note 2.
- Plan for a **network of green spaces and green infrastructure** links to support the current and future population of Exeter whilst integrating new development into the landscape.
- Plan to conserve and enhance the existing small-scale, low-density settlement pattern of hamlets and farmsteads;
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Ensure any new development – particularly within 5km of Dartmoor National Park – is sensitive in terms of its design and scale and impacts on the naturalistic/tranquil qualities, dark skies and wildlife are minimised.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.

- Plan to ensure a cut and fill balance from new development to ensure no export of waste soils to landfill. Where new or extended landfill is needed, ensure the landform restoration design respects the character of the distinctive natural topography avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 24: EXE ESTUARY AND FARMLANDS



Constituent Landscape

Character Types:

- 3B Lower Rolling Farmland and Settled Slopes
- 3E Lowland Plain
- 4B Marine Levels
- 4A Estuaries
- 4F Dunes
- 4H Cliffs

Part of National Character AreaCA: 148: Devon Redlands



*View east from the coastal grazing pastures towards the development on the eastern side of the Exe Estuary.
GPS Coordinates: 295857, 87451*

Contextual Description

This area focuses on the Exe Estuary to the south of Exeter and extends inland to the east and west to include adjacent farmland. The northern boundary is defined by the built up area of Exeter, and the southern boundary by open sea. The eastern and western boundaries are transitional and defined by declining association with the estuary as the farmland becomes increasingly undulating and rises to meet Haldon Ridge to the west and Pebble Beds to the east.

Summary Description:
The estuary is the visual focus of this area; and although Devon has a number of estuaries few are as extensive as the Exe. This is a landscape of open skies characterised by the sound of seabirds, the masts of boats, and mud and dunes at Dawlish Warren. Views over the river are distinctive and the detail of the scene changes according to tide and season. The open expanse of intertidal mudflat when covered with water reflects the colour of the huge skies above. The whole scene is framed by rising landform on either side, which provides low level enclosure. The land rises gradually to the high ground of Woodbury Common to the east and Haldon to the west.

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

Distinctive Characteristics:

- Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.
- Deep red, fertile underlying soils that support intensive mixed farming and are visible within ploughed fields and as red sandstone cliffs at the coast.
- Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.
- Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.
- Few farm woods, but tree cover along streams or within occasional old orchards.
- Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).
- Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.
- Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.
- Network of sunken, winding lanes with often dense, high hedgebanks connecting historic settlements and contrasting with modern infrastructure of M5 and railway.
- Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.
- Views to major urban areas including Exeter and Exmouth which lie adjacent.
- Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.
- Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.

Evaluation

Special Qualities and Features:

- Strong sense of place and scenic quality derived from the open character of the estuary with its maritime influences.

- Character and unique qualities reinforced by the contrasting wooded backdrop of elevated land at Haldon Ridge and Woodbury Common.
- Internationally important habitats valued for wildfowl including Ramsar, SPA, SSSI, NNR, LNR and CWS designations for estuary habitats and sea cliffs near Dawlish.
- Notable Historic Parks and Gardens – including Powderham Castle, Oxton House and A La Ronde and The Point-in-View – which influence landscape character and scenic qualities and have notable collections of veteran trees.
- High quality views enjoyed including those that contribute to Exeter's landscape setting. These include, naturally rolling hillsides of high scenic quality patterned by fields, hedges and woodland that feature in important views towards and from Exeter, Exmouth and smaller settlements, contributing to their green hill setting; skylines punctuated by distinctive historic landmarks both within and beyond this DCA that lend a sense of place e.g. Haldon Belvedere, Powderham Belvedere, Exmouth church, Woodbury castle hillfort. Various SMs – archaeological earthwork sites around junction 31 of the M5.
- Extensive opportunities for water-based as well as coastal recreation (Exe Estuary, Trail East Devon Way and Exe Valley Way long distance routes).
- Distinctive views across and up and down the estuary, which can be particularly scenic under certain light conditions; this, along with abandoned vessels or hulks in the estuary, attracts artists to the area.
- Buildings and features which denote the rich commercial history of the estuary; Exeter Canal and Locks (oldest of their kind in Britain); the Brunel Tower; and Second World War remnants such as the radar station on Exminster Marshes and coastal defence pillboxes at Dawlish Warren which remain intact.
- Strong associations with seafood – important area for shellfisheries, with the Bass nursery and Exmouth estuary mussels.

Forces for Change and Their Landscape Implications:

Past and Current

- Light and noise pollution, as well as visual intrusion from nearby development at Exeter, Topsham, Exmouth and Dawlish which have affected scenic quality in places, particularly the undeveloped coast.
- M5 elevated crossing at the head of the estuary which has undermined tranquillity.
- Scattered unsympathetic development within more rural areas resulting in a general urbanisation of the landscape, particularly along major road corridors; and expansion of some villages (e.g. Exminster) resulting in loss of local distinctiveness.
- Significant leisure developments at Dawlish Warren and Royal Marine Barracks near Lympstone.

- Loss of traditional orchards due to lack of management.
- Reclamation of part of estuary as a repository for Second World War debris.
- Major engineering works are being undertaken on the Exeter to Teignmouth Riviera Railway Line resulting from the major damage caused by storms in 2019. Increasing severity of storms threatening coastal rail infrastructure, stability of cliffs and natural coastal defences resulting in requirement for major coastal engineering works.
- Landfill operations at Trood lane and Kenbury Wood. Climate change causing potential sea-level rise, which could lead to the loss of dunes, marshes, coastal grassland, mudflats and intertidal habitats (including the sand spit at Dawlish Warren) and increase in flood defences. Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Continued climate change causing potential sea-level rise, which could lead to the loss of dunes, marshes, coastal grassland, mudflats and intertidal habitats (including the sand spit at Dawlish Warren) and increase in flood defences.
- Coastal erosion, exacerbated by climate change leading to changes to the coastline, coastal habitats and land use.
- Potential agricultural intensification, leading to loss of traditional field boundaries, change to existing landscape patterns, and the need for larger farm buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Uncertainty over post-Brexit agricultural support.
- Potential for further leisure and recreation development and visitor pressure (including pressure for new access points for water-borne recreation and new cycle routes), which can erode rural character and potentially damage or disturb sensitive estuarine habitats.
- New development at the fringes of urban areas and larger villages and on undeveloped estuary sides potentially affecting estuarine and coastal views and eroding rural character e.g. growth of Exmouth.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure uses, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Conversion of traditional agricultural buildings and land for domestic and leisure use, potentially bringing unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- Potential pressure for the tidal energy of the estuary to be harnessed as a renewable energy source in response to government targets for climate change mitigation.

- Abandoned vessels and shipwrecks on the Exe which may have detrimental visual and environmental impacts.
- The restriction of natural processes by human development, including railway lines on either side of the estuary, as well as coastal defences and sea walls, all of which will continue to contribute to coastal squeeze.
- Ongoing landfill operations at Kenbury Wood until 2036 and Trood Lane restoration
- Further major engineering works on the Exeter to Teignmouth Riviera Railway Line.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect extensive open views across the landscape to the estuary, coast and high ground of the Haldon Ridge and Woodbury Common; and to protect and enhance the area's valued maritime character. Historic settlement pattern and vernacular character are reinforced in new development; and the pattern of fields, woodlands, hedgerows and narrow lanes is managed and enhanced. Hedgerows, woodlands, historic parkland and other historic features area all sensitively managed. The natural and cultural heritage of the estuary is conveyed through sensitive interpretation, and local communities are involved in planning for future landscape change as a result of sea level rise and change in coastal erosion.

Guidelines:

Protect

- Protect the distinctive, unspoilt, and exposed skylines which define the estuary.
- Protect the setting of Powderham Castle including the historic designed views between Powderham and Haldon Belvedere.
- Conserve the open, expansive views across the estuary, and the area's coastal and sea views.
- Protect the tranquillity and remoteness experienced in this landscape, particularly along the immediate fringes of the estuary.

- Protect traditional building styles and materials, particularly local red sandstone with red brick detailing and cob/ thatch cottages, utilising the same styles and materials in new development wherever possible (whilst seeking to incorporate sustainable design).
- Protect the undeveloped character of remaining areas of designated undeveloped coastline.
- Protect the settlement pattern of nucleated villages, hamlets, farms and houses and avoid coalescence of villages and hamlets.
- Protect the landscape setting of Exeter, Exmouth and Dawlish, ensuring new development enhances and restores features such as hedgerows, woodlands and designed landscapes.
- Protect the landscape's network of quiet lanes enclosed by woodland and species-rich hedgebanks, resisting unsympathetic highways improvements or signage.
- Protect the unsettled relatively wild character of the coastline - permit development only where there will be no negative impacts on biodiversity value and wildland character.

Manage

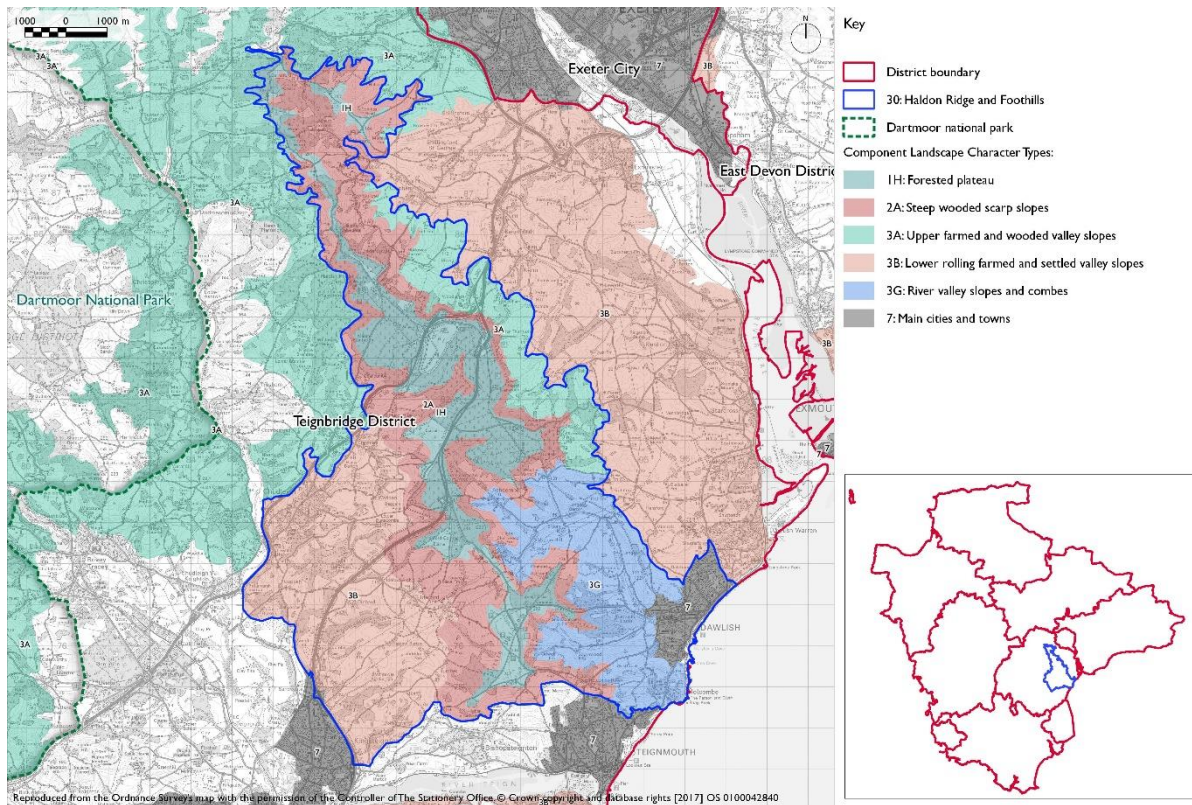
- Manage the hedgerow network by encouraging traditional hedgerow management practices and restoration of lost or gappy hedgerows sections particularly along slopes to minimise soil erosion and reduce diffuse pollution.
- Manage designed landscapes and other historic features such as old orchards and veteran parkland and field trees and encourage a programme of replacement.
- Manage estuarine and coastal habitats, including intertidal habitats, sand dunes, salt marsh, coastal grasslands, scrub and woodland, ensuring marshes are grazed at appropriate levels.
- Manage the landscape's popularity for recreation, encouraging the use of existing facilities whilst providing sustainable transport options and green infrastructure links to the surrounding settlements and balancing recreational use with environmental pressures and coastal squeeze.
- Manage the agricultural land fringing the estuary, particularly mixed farming systems of value for bird life, encouraging local farmers to use the pastures and marshes for livestock grazing as part of their farming systems.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for sensitive design of surfacing, way marking and signage on the Exe Estuary Trail, South West Coast Path and Exe Valley Way to maintain rural character and reduce soil erosion.

- Plan for appropriate, distinctive design of new development – particularly new residential development on the edges of villages or conurbations – and provide green infrastructure links to recreational routes.
- Plan to enhance and restore rural character and tranquillity through sensitive siting of any new development avoiding prominent ridges, valley sides and shoreline locations, with enhancement of hedgerows, woodlands and roadside planting to major road corridors.
- Plan for recreational and leisure-related infrastructure that is sensitive and appropriate to the landscape setting and provide interpretation on the significance and ever-changing nature of the landscape, ecology and geology.
- Plan to control moorings and water-based activities to maintain tranquillity and regulate timing and zoning of non-peaceful water-based activities to minimise impact.
- Plan for the future impacts of climate change, particularly sea level rise and coastal erosion, allowing natural processes to take place wherever possible.
- Plan for expansion of estuarine habitats to build resilience to future climate change, through intact nature recovery networks.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for appropriate landscape and environmental enhancement measures to be incorporated into any major engineering works such as the Exeter to Teignmouth Riviera Railway Line.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 30: HALDON RIDGE AND FOOTHILLS



Constituent Landscape

Character Types:

- 2A: Steep Wooded Scarp Slopes
- 3A: Upper Farmed and Wooded Valley Slopes
- 2B: Lower Rolling Farmland and Settled Valley Slopes
- 3G: River Valley Slopes and Combes
- 1H: Forested Plateau

Part of National Character Area: 148: Devon Redlands



*View west from lane west side of Warboro Plantation towards land rising to the Haldon Ridge.
GPS Coordinates: 295858, 82145*

Contextual Description

This area comprises a distinctive sandstone ridge running north-south from the A30 to the Teign Estuary and its surrounding farmland. To the north, the ridgeline gives way to a rolling upland landscape; in the west the spurs and valleys of the valley slopes interlock with the River Teign; and to the east, a patchwork of minor ridges and valleys flows eastwards towards the Exe estuary and coast. To the south the area is more open and broadens into farmland comprising a series of ridges and valleys extending to the coast at Dawlish.

Summary Description:

The Haldon Ridge and Foothills has a strong sense of place and is one of the most prominent landscape features in eastern Devon, affording a textured, rising backdrop to much of the surrounding landscape, including the towns of Teignmouth and Dawlish and parts of Exeter. The area encompasses a narrow, forested plateau with adjoining steep scarp slopes broadening to more open farmed ridges and valleys to the south. From this landscape there are spectacular panoramic views east to the coast and west to Dartmoor. In places, the sides of the main wooded ridge are deeply incised with combes and small river valleys lending topographic interest. This landscape supports a diverse range of habitats including heathland, conifer

plantations, mixed and broadleaved woodland, with a higher concentration of pasture and arable fields to the south. Collectively these land uses give rise to high scenic quality and provide varied texture and seasonal changes. This landscape also includes notable areas of parkland.

Distinctive Characteristics:

- Central core underlain by Upper Greensand and flint gravel ridge; thin stony sand or sandy brown soils blending into red sandstone soils in the foothills; limestone outcrop near Chudleigh, with natural caves and past quarrying.
- Imposing, flat-topped, tree-clad ridge and surrounding foothills.
- Dominant backdrop to the Exe estuary and Exeter to the east, the valley of the River Teign and Dartmoor to the west; and the Teign estuary to the south.
- Deeply incised combes cut into the west side of the ridge; while to the south the foothills are drained by incised streams including Dawlish Water, Colley Brook and Kate Brook.
- Extensive coniferous forests particularly on the ridge; mixed and broadleaved woodland on steep slopes and valley sides.
- In the foothills, a rich patchwork of irregular pasture and arable fields of small to medium size bounded by mature hedgerows with trees.
- Remnant heathland and ancient semi-natural broadleaved woodland particularly on valleys sides and steep scarp slopes.
- The large areas of open lowland heathland, including Great Haldon Heaths SSSI and Little Haldon Heaths SSSs, provide a rich habitat for wildlife and a distinctive landscape. Haldon Forest SSSI attracts a range of rare birds and butterflies to its rides and recently felled conifer stands. Broadleaved woodland and scrub add to the range of habitats here and, in the south of the area, support the rare species Devon Whitebeam, whose clusters of white flowers add a distinctive note along roadsides in May. Prehistoric remains including cairns, barrows and hillforts (e.g. Castle Dyke Fort) reflecting earlier, unenclosed landscape.
- Mamhead Park and Oxtot Estate, historic parkland landscapes and historic estates containing veteran and mature trees.
- Very sparse settlement on the ridge where there are occasional isolated vernacular stone farmsteads and buildings associated with trunk roads, forestry or leisure activities.
- Dispersed settlement in the foothills, with some larger settlements e.g. Chudleigh and Holcombe and small common edge villages e.g. Ideford and Luton; vernacular buildings of thatch and cob or stone and slate.

- Duelled trunk roads crossing the landscape, introducing noise and movement; elsewhere a network of sunken, narrow winding lanes, often with tree lined banks.
- Leisure and recreation within Forestry Commission conifer plantations; larger leisure developments at Exeter racecourse and Teignmouth golf course.
- Strong sense of tranquillity and remoteness, with dark night skies.
- Spectacular panoramic views from the ridge across adjacent landscapes, east to the coast and west to Dartmoor contrasting with a strong sense of enclosure within the woodlands.
- Coastal cliffs, rocks and stacks along coast at Dawlish and notable steep red sandstone cliffs with railway hugging the coast.

Evaluation

Special Qualities and Features:

- High scenic quality and strong sense of place due to distinctive landform and contrast between enclosed woodland and open heath; patchwork of woodland and heathland also gives a varied texture and seasonal contrast.
- Wooded ridge punctuated by Haldon Belvedere on the skyline visible from, and forms an important backdrop to, the Exe and Teign Estuaries and Dartmoor. Also contributes to Exeter's rural landscape setting, visible in many views from the City.
- Magnificent panoramic views of the coastal and inland landscapes.
- Many natural heritage features, including heathland (much designated as SSSI particularly around Little Haldon), mixed and broadleaved woodlands (many ancient – Eastern Cotley Woods, Tower Wood, Luscombe Woods and Holcombe Wood), scrub and rough grassland.
- Prehistoric remains including cairns, barrows and hillforts reflecting the earlier open landscape, much of which was enclosed from heathland in the late 19th century.
- Important parkland landscapes including Luscombe Castle, Stonelands House, Lindridge, Mamhead and Ugbrook Park and House; some scarp woodlands also form parts of former estate designed landscapes and include historic features such as the distinctive landmark of Haldon Belvedere (Lawrence Castle).
- Strong sense of tranquillity overall, in places disturbed by recreational activities within the forests and by traffic and leisure developments along the busy main roads.

Forces for Change and Their Landscape Implications:

Past and Current

- Occasional masts, pylons, unsympathetic leisure (racecourse and golf course) and road developments that erode scenic quality in places.
- Road improvements and associated development (e.g. filling stations) on the A38, A380 and A379, affecting the tranquillity of the immediate area.
- Two parallel lines of pylons that cross the southern half of this character area and affect scenic quality.
- Agricultural intensification and hedgerow removal, particularly in the east and south creating a more open landscape and loss of historic pattern.
- Past quarrying of limestone around Chudleigh.
- Urban expansion of some settlements such as Chudleigh, Dawlish and Holcombe, altering historic character and pattern.
- Loss of heathland through extensive conifer planting.
- Major engineering works are being undertaken on the Exeter to Teignmouth Riviera Railway Line resulting from the major damage caused by storms in 2019. Increasing severity of storms threatening coastal rail infrastructure, stability of cliffs and natural coastal defences resulting in requirement for major coastal engineering works. Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Road improvements and roadside developments along the duelled trunk roads, which could lead to the erosion of remote and undeveloped character.
- Pressure for new masts, wind turbines and solar farms, which could have a very high visual impact on this elevated landscape and its distinctive skyline.
- New leisure development, which could be highly visually intrusive in elevated locations.
- Recreational pressures within forestry and woodland, which may disturb sense of tranquillity and introduce signage clutter or erode sensitive ground flora or heathland habitats.
- Changes in woodland management, leading to changes in species composition and in the amount and distribution of woodland and heathland.
- Loss or damage to heathland, due to lack of management or erosion from recreational use.
- Continued sand quarrying and some landfill activity.
- Pressure for residential development on the edge of Chudleigh and Dawlish which could be highly visible along the ridge and require further infrastructure.

- Potential agricultural intensification, leading to loss of traditional field boundaries and patterns.
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Conversion of traditional agricultural buildings and land for domestic and leisure use, potentially bringing unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- Higher sea level and storm frequency as a result of climate change, leading to increased coastal erosion and cliff instability.
- Plan for appropriate landscape and environmental enhancement measures to be incorporated into any major engineering works on the Exeter to Teignmouth Riviera Railway Line.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the panoramic views to and from the wooded ridge as well as to key features and landmarks such as Haldon Belvedere; manage the network of valued semi-natural habitats including broadleaved woodland and heathland and varied historic features. Opportunities are sought to restore broadleaved woodland particularly along valley sides and steep slopes and to restore and connect areas of heathland. The landscape's time-depth continues to have a strong influence, whilst opportunities for sustainable recreation and limited low-carbon development are sensitively accommodated. Field patterns are reinforced through the restoration and management of Devon hedgebanks using traditional management techniques. New development is sympathetic to the existing field pattern, woodland and lanes and reflects existing patterns and local vernacular.

Guidelines:

Protect

- Protect dramatic panoramic views to and from the ridge by sensitive siting of development, particularly tall structures, and the avoidance development on prominent ridges and valley sides.
- Protect the overall strong sense of tranquillity and dark night skies.
- Protect views to historic landmarks, such as Haldon Belvedere (Lawrence Castle).
- Protect and appropriately manage the rich cultural heritage of the area including Bronze Age barrows, hillforts and historic parklands through appropriate management agreements and conservation management plans.
- Protect the historic settlement pattern of occasional farmsteads and small villages and prevent settlement expansion which is uncharacteristic or undermines perceptions of traditional form and character or the rural character of historic lanes.
- Protect traditional building styles and materials, particularly thatch and cob or stone, utilising the same styles and materials in new development wherever possible (whilst seeking to incorporate sustainable design).
- Protect the undeveloped character of remaining areas of designated undeveloped coast.

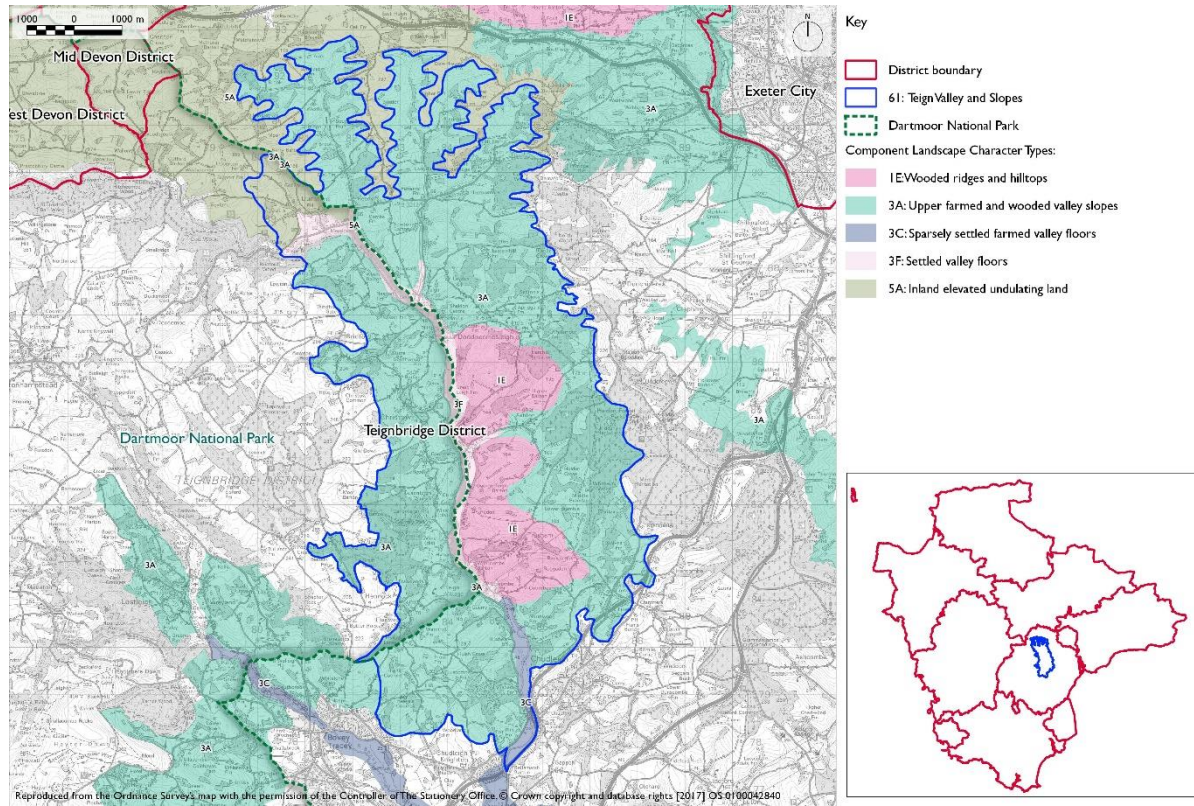
Manage

- Manage existing field enclosures and enhance the network of hedgerows and hedgebanks through reinstatement of enclosure where it has been previously lost.
- Manage the network of broadleaved woodland, banks and lines of mature trees; and remove laurel and rhododendron where they have colonised.
- Manage the mosaic of heathland habitats for landscape and wildlife benefits
- Manage the areas of historic parkland and associated features including veteran trees through the development of conservation management plans.
- Manage the South West Coast Path to maintain the rural character of the landscape and reduce soil erosion through the sensitive design of surfacing, way marking and signage.
- Manage coastal habitats to conserve and enhance; and encourage interpretation of geological and ecological features.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan to screen visually intrusive sections of the A38 and A380 corridors to limit the impact of noise and movement on the surrounding landscape.
- Plan for gradual heathland restoration through reduction in conifer plantations and replacement with a balanced mix of broadleaved woodland and heathland;
- Plan for the planting of deciduous edges to coniferous plantations to reduce impact of harsh edges and clear fells.
- Plan for the progressive restoration of quarries and associated landfill sites, including woodland, grassland and wetland enhancements.
- Plan for the enhancement of the landscape settings of Teignmouth, Dawlish and Newton Abbot within and adjacent to this landscape character area through appropriately sited woodland and hedgerow planting.
- Plan for the interpretation of features of ecological, geological and historic interest.
- Plan for the future impacts of climate change, particularly as a result of sea level rise and coastal erosion, allowing natural processes to take place wherever possible.
- Plan for the sensitive location and design of new development in the countryside, avoiding significant effects on the setting and special qualities of Dartmoor of Dartmoor National Park considering effects of built development and lighting on rural tranquillity and the quality of views.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for appropriate landscape and environmental enhancement measures to be incorporated into any major engineering works in particular on the Exeter to Teignmouth Riviera Railway Line.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 61: TEIGN VALLEY AND SLOPES



Constituent Landscape

Character Types:

3A: Upper Farmed and Wooded Valley Slopes

5A: Inland Elevated Undulating Land

1E: Wooded Ridges and Hilltops

3F: Settled Valley Floor

Part of National Character Area: 150: Dartmoor



*View west from road at Whetcombe Barton towards the River Teign valley and rising land beyond.
GPS Coordinates: 284891, 81833*

Contextual Description

This area comprises the middle Teign valley between Dunsford in the north and Chudleigh in the south. It is a linear landscape with a north-south orientation flanked to the north by the higher ridges of the Yeo Valley Uplands, to the west by the rising fringes of Dartmoor and to the east by the wooded Haldon Ridge.

Summary Description:
The Teign valley is perhaps the most dramatically steep and consistently wooded valley in Devon. Its steep, deep, narrow valley, twisting course, woodlands and nearby moor on Dartmoor are inspiring. It provides a wooded and often rocky flank to the eastern boundary of Dartmoor National Park. The steepness of the valley sides is accentuated by the height of the land either side, giving it a distinctive appearance in the wider landscape. The valley floor is relatively narrow (even in the south) and is flat-bottomed, open and marked by the tree-lined course of the river with occasional historic stone bridges, which add interest. Frequent broadleaved woodland along the valley sides (some ancient), gives a heavily wooded appearance, although many areas are in fact pastoral. These are marked by small, irregular fields with mature hedges and broken by a series of interlocking tributary valleys – particularly

to the north where the valleys become narrower and more intimate. This is a landscape with high levels of tranquillity and dark night skies. Within the valley are scattered settlements and farmsteads and there has been a history of mining, reflected in the now dismantled railway.

Summary Description:

Distinctive Characteristics:

- Underlain by sedimentary rocks which have been metamorphosed by the heat of the igneous granite intrusion of Dartmoor.
- Metalliferous deposits that have been mined on a small scale since the thirteenth century - hence small abandoned quarries and manganese and barytes mines along the valley sides as well as the larger active Trusham Quarry to the south of the area.
- Steep-sided, narrow river valley, tributary valleys and undulating slopes.
- Intimate river corridor highlighted by sinuous belts of woodland; frequent broadleaved woodland on steep slopes and extensive mixed woodland fringing the Haldon Ridge.
- Strong contrast between the flat-bottomed, narrow valley floor, marked by tree-lined course of the river and adjacent, steeper, rougher textured valley sides.
- Patchwork of small-scale, irregular field pattern with pasture and a mature and historically intact network of hedgebanks which often have individual and linear groups of trees growing on them.
- Semi-natural habitats including species-rich hedgebanks (often denoting ancient boundaries), semi-improved grasslands, scrub and ancient broadleaved woodlands.
- Cultural heritage features include stone bridges, small disused quarries, occasional historic mills and a dismantled railway (Teign Valley Line) following the course of the Teign and Sowton/Culver Brook.
- Occasional remnant deer parks and orchards.
- Settlement pattern of scattered farmsteads, hamlets and occasional small historic, intact villages, usually nestled along valley slopes above the valley floor.
- Vernacular buildings of stone, including granite, dolerite and slate or lime-washed cob and thatch.
- Network of winding, enclosed, narrow lanes and minor roads linking settlements.
- Very strong sense of tranquillity, except where disturbed locally in the south where the A38 crosses the valley and active quarrying occurs and there are some leisure developments.
- Channelled views along Teign valley and views west to Dartmoor and east to the Haldon Ridge from upper slopes and hills.

- Dark night skies that predominate through much of the area.

Evaluation

Special Qualities and Features:

- Landscape strongly defined by the rugged upland of Dartmoor National Park to the west and the wooded Haldon Ridge to the east giving a strong integrity to this landscape.
- Strongly recognisable sense of place and wide visibility from surrounding countryside.
- Complex landscape of high scenic quality, combining a strong landform with frequent woodland, a strong pattern of pasture fields with hedgebanks, narrow winding lanes and vernacular buildings.
- Remnants of historic industries, along with ancient woodland and boundaries, and charcoal burners' hearths adding interest and diversity.
- Many natural heritage features, including semi-improved grassland (much designated as CWS or SSSI), broadleaved and ancient woodland, scrub, river and stream corridors, mature trees and hedgerows.
- Many cultural heritage attributes, including disused quarries and mines, a dismantled railway, historic bridges, mills and vernacular buildings, remnant deer park and orchards.
- Conservation Areas in villages of Doddiscombsleigh, Higher and Lower Ashton and Trusham, reflecting intact historic character.
- Strong sense of tranquillity overall and dark night skies.

Forces for Change and Their Landscape Implications:

Past and Current

- Scenic quality eroded to an extent at the southern edge by an active quarry, the A38 and an industrial site.
- Decline in mining with abandonment of quarry and railway.
- Conifer plantations on sites of ancient woodland and on valley sides.
- Loss of orchards due to lack of management.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Potential agricultural intensification, leading to loss of traditional field boundaries and change to existing landscape patterns and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Pressure for new masts, wind turbines and solar farms, which could have a very high visual impact on the elevated areas of this scenic landscape.
- Break up of traditional farmsteads into multiple ownership and use for non-agricultural practices such as equine development.
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings.
- Potential road improvements and roadside developments along the A38, leading to an erosion of rural character.
- Potential development connecting active quarries straddling the River Teign.
- Peripheral development to settlements and construction of large extensions to existing houses and buildings in high visibility locations such as valley sides, resulting in visual intrusion and erosion of characteristic vernacular built form.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, leading to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- Potential for new leisure and recreation development, affecting the rural character and sense of tranquillity.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the valley and the pattern of pastoral fields, broadleaved woodlands, hedgebanks and narrow lanes that is fundamental to the integrity of this character area. New development is integrated sensitively within the existing landscape pattern of small-scale pastoral fields, mature woodland, hedgebanks and narrow lanes and reflects the small-scale, scattered settlement pattern and vernacular character. Recreation is sensitively developed and the special qualities of the landscape are interpreted.

Guidelines:

Protect

- Protect the overall strong sense of tranquillity and dark night skies, resisting highway improvements and lighting schemes that would affect these special qualities.
- Protect the small-scale, scattered settlement pattern of farmsteads, hamlets and small villages and ensure that new development reflects the existing vernacular character of thatch, cob, stone and slate.
- Protect and maintain channelled views along the Teign Valley and views across the landscape from upper slopes and hills.
- Protect the intimate character of the narrow valley floor, ensuring that new development conserves the River Teign, historic stone bridges and intact historic settlement pattern.
- Protect the route of the disused Teign Valley Railway for potential reopening or recreational use.

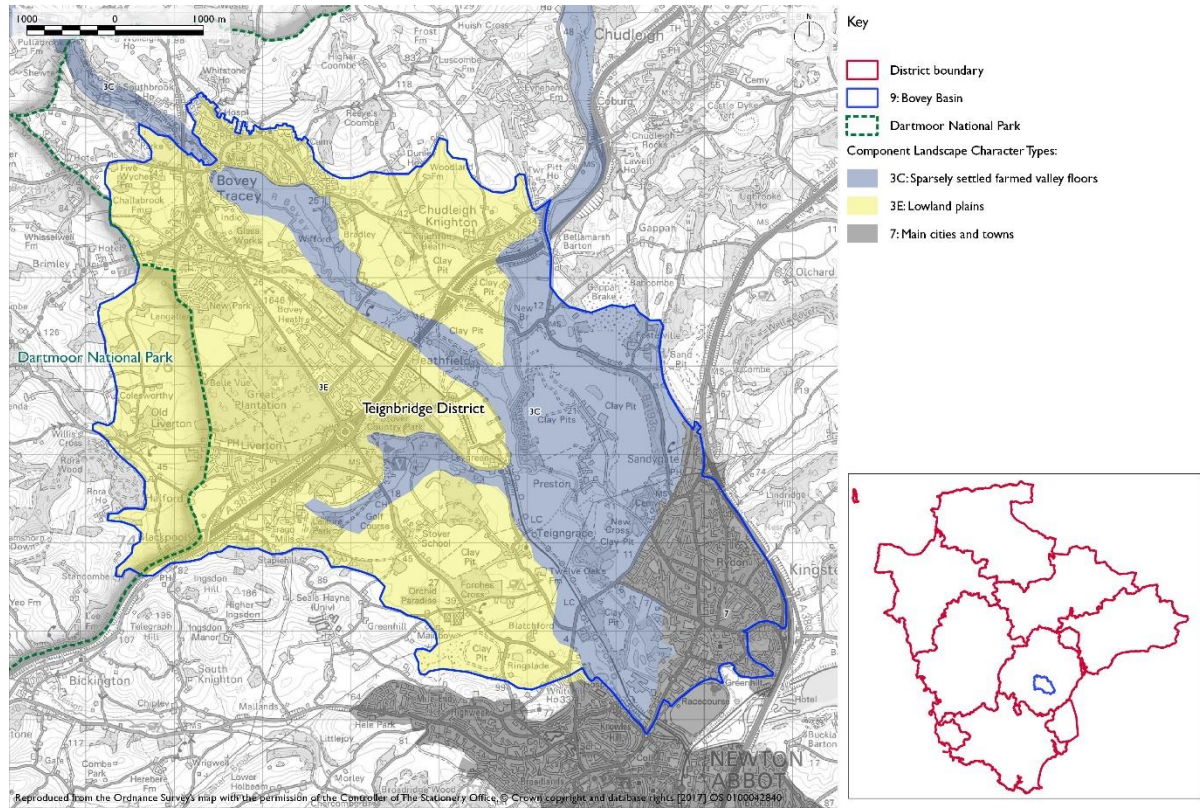
Manage

- Manage the mature hedgerow network, particularly ancient boundaries, using traditional hedgerow management practices.
- Manage individual and linear groups of trees growing on the hedgebanks and replace trees where they have been lost.
- Manage historic features including historic stone bridges and settlement Conservation Areas.
- Manage using traditional techniques (particularly coppicing) the landscape's semi-natural woodlands, to promote a diverse age and species structure and provide low carbon fuel for local communities.
- Manage semi natural grasslands and riparian habitats including damp meadows through appropriate grazing and traditional land management regimes – both to enhance their wildlife value and assist flood prevention.
- Manage the area's existing plantations for sustainable timber production and wildlife interest, creating new green links to surrounding semi-natural habitats; explore their use as recreational spaces away from more sensitive habitats which surround them.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for the sensitive location of new development, avoiding prominent open valley sides and hills, locations visible from sensitive locations within 5km of Dartmoor National Park.
- Plan for the expansion of fragmented semi-improved natural grassland sites to create an intact and climate-resilient green network where conditions allow (i.e. considering underlying geology and soils).
- Restore and manage areas of relic traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.
- Plan for the long-term restoration to open habitats and broadleaved woodland (as appropriate) of the more prominent conifer plantations.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 9: BOVEY BASIN



Constituent Landscape

Character Types:

3C: Sparsely Settled Farmed Valley Floors

3E: Lowland Plains

Part of NCA:

151: South Devon



*View north-east from Highweek Church grounds towards the low lying Bovey Basin.
GPS Coordinates: 285137, 72123*

Contextual Description

This area comprises a river basin containing the lower reaches of the River Bovey and middle reaches of the Teign. It extends from Bovey Tracey in the north-west to Newton Abbot in the south-east and is surrounded by rising land in adjacent areas. To the west the land rises noticeably to form the East Dartmoor Moorland Fringes and to the east the area is defined by spurs of higher land extending from the Haldon Ridge. To the north there is a more gradual transition to the Teign Valley and Slopes; while to the south there is a ridge of higher land which separates the basin from the Lemon valley within the Denbury and Kerswell Farmlands area.

Summary Description:
The Bovey Basin is a relatively small area, characterised by predominantly flat, broad alluvial floodplain enclosed by encircling hills and, importantly, by the influence of ball clay extraction activities. The quarrying activity has resulted in large areas of despoiled land including open cast quarries, spoil heaps (creating regular-shaped hills), settling lakes, and large modern industrial buildings. These features, along with road infrastructure and development, have altered the river basin character, giving rise to a fragmented and disturbed ambience in places. Nevertheless, there are remnant areas of irregular, mainly pastoral fields with hedgerows, woodlands and some important areas of acid heath, e.g. Bovey Heath and Chudleigh Knighton Heath, reflecting the presence of underlying sand and gravel. The tree-lined Rivers Bovey and Teign also provide a more naturalistic character amongst an otherwise complex, settled

landscape; and the designed parkland of Stover Estate lends a sense of continuity within an area which has undergone considerable change. This is generally an inward-looking landscape due to the basin landform and the presence of notable areas of mixed and coniferous woodland, which provide a sense of enclosure.

Distinctive Characteristics:

- Underlying deposits of distinctive mineral-rich clays, silts and sands and gravels, the former of which continue to be extracted and are evident in the presence of spoil heaps in the landscape.
- Flat river basin, which encompasses the broad alluvial floodplain of the meandering Teign and Bovey Rivers, altered by extraction.
- Repetitive pattern of active, open-cast ball clay quarries, associated spoil pits, settling lakes and industrial buildings.
- Enclosed by high ground including Dartmoor, Highweek Hills and Haldon Ridge, with occasional views to these landmark features.
- Remnant areas of irregular, mainly pasture fields, areas of rough ground defined by hedgerows and meadows along the course of the rivers, creating a complex mix of land use patterns.
- Tree-lined rivers and small woodlands (some wet woods associated with abandoned quarries or river course).
- More extensive mixed and coniferous woodlands at Great Plantation and Stover Park Estate.
- Ecological interest including heathland areas which create colour and textural diversity, areas of wet grassland, woodlands along watercourses and marshes/ponds associated with former clay pits.
- Historic canal and railway reflecting the industrial heritage of the area; historic river bridges are a feature.
- Historic settlement pattern of farmsteads, hamlets and villages connected by narrow lanes and minor roads persists to the north and east.
- Modern housing and industrial developments which have notable urbanising influences at Chudleigh Knighton and on edges of Newton Abbot and Kingsteignton; industrial developments at Heathfield and Coldeast.
- Generally disturbed landscape with pockets of tranquillity in areas of woodland, heathland and pasture fields along the river courses.
- Major roads with associated development – A38 in particular.

Evaluation

Special Qualities and Features:

- Localised areas of scenic quality include Stover Park (designed landscape), heathlands, woodlands and wetlands, and the riverside landscapes of the Teign and Bovey, where sense of tranquillity may be strong.
- Areas of woodland and riparian landscape that provide an important setting for many settlements.
- The Rivers Bovey and Teign that provide wildlife havens and attractive tranquil riverside walks in an otherwise actively changing landscape.
- Remnant areas of heathland (CWSs and SSSIs) and acid grassland, wetlands and ponds and areas of mixed and broadleaved woodland associated with river corridors.
- Nationally significant Historic Park and Garden at Stover Park with extensive designed landscape.
- Other undesignated historic features associated with mineral extraction e.g. pottery, ponds and flooded clay pits, tin streamings or channels on Bovey Heathfield, the Stover Canal and mineral railway (Heathfield branch), historic river bridges and farmsteads make a particular contribution to this landscape's sense of place.

Forces for Change and Their Landscape Implications:

Past and Current

- Considerable mineral extraction and landfill activities, with associated visual intrusion and fragmentation of landscape character and integrity.
- Expanding urban areas particularly associated with Chudleigh Knighton, Newton Abbot and Kingsteignton including leisure and retail development.
- Scattered residential development, industrial estates, main roads and power lines.
- Urban fringe activity including motorbike scrambling on rough ground, trespass, fly-tipping, advertising and unmanaged agricultural land.
- Extensive planting of conifer plantations in the twentieth century.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Pressure for further expansion of mineral extraction activities, and need for clear restoration programmes.

- Potential restoration of worked out and abandoned quarries to provide landscape enhancements such as new areas of heath, woodland and wetlands.
- Potential for landfill or waste management sites in worked-out quarries and continuing land raising operations at Heathfield.
- Pressure for new residential developments at the edges of the main settlements, including on former mineral workings, which could lead to a further erosion of rural character.
- Potential expansion of existing industrial and commercial areas (particularly around Heathfield and Drumbridges), with loss of woodland and rural landscape character.
- Potential widening or other road improvements and associated roadside developments leading to further loss of tranquillity and erosion of character.
- Potential for new pylons and cables, which create visual clutter and do not respect existing landscape pattern and elements.
- Pressure for new leisure and recreational developments, which may further erode rural character and tranquillity.
- Continuing decline in traditional woodland management, threatening age and species diversity of semi-natural woodlands.
- More intense summer drought conditions as a result of climate change leading to a drying out of wetland habitats including riparian landscapes and meadows.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics. Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To manage the valley basin character, particularly areas of remnant rural farmland, historic parkland, river corridor and heathland whilst planning to reduce the impacts of past and future extraction activities. Existing and new mineral extraction sites have progressive restoration plans with landscape enhancements. New built development (particularly that associated with existing settlements) assists in the restoration and enhancement of woodland, heaths, wetlands, fields and hedgerows and improvements to settlement landscape settings. Consideration is also given to the provision of appropriate recreational opportunities close to centres of population whilst conserving special landscape qualities and features.

Guidelines:

Protect

- Protect and manage the woodland and wetland settings to existing settlements.
- Protect the integrity of remaining woods, heaths and wetlands, fields and hedgerows from damage by new development where feasible.
- Protect the condition and setting of historic structures associated with the river, the industrial heritage of the canal and railway corridor and the industrial heritage of the ball clay industry and canal and railway corridor.
- Protect historic parkland and features.
- Protect the Teign and Bovey corridors and other wetland habitats from inappropriate development and land uses which affect its natural flow.
- Protect the function of the floodplain by preventing further tipping within Flood Zone 3.

Manage

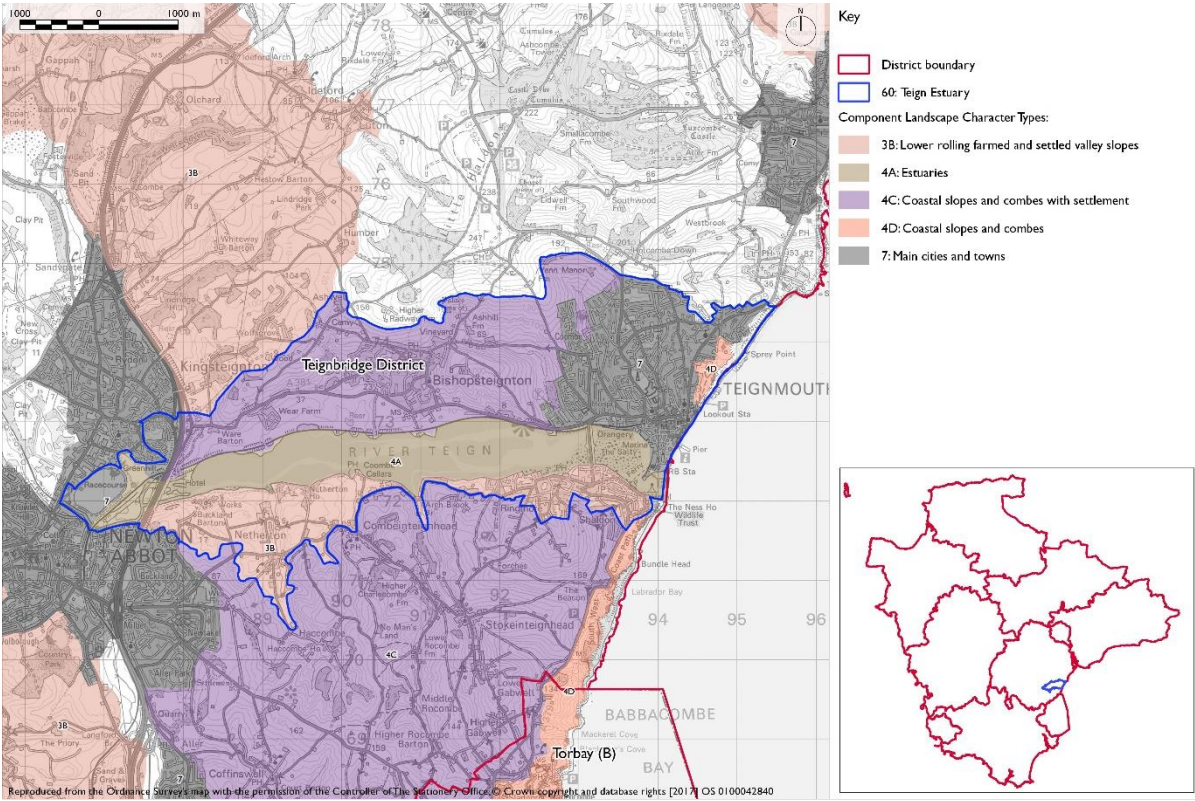
- Manage the impacts of minerals and waste workings through the identification, safeguarding and management of woodland and other green infrastructure that fulfils the functions of screening, visual integration, filtering dust, and providing wildlife habitats and corridors.
- Manage existing conifer plantations for sustainable timber production and wildlife interest with a gradual transition to mixed and broadleaved woodland and the restoration of heathland.
- Manage existing areas of heath and encourage restoration of heathland to its historic sites where appropriate substrates will support it.
- Manage floodplain grassland through appropriate grazing and traditional and management regimes – both to enhance wildlife value and functions in flood prevention.
- Manage wet woodland, broadleaved woodland and hedgerows.
- Manage restoration of historic parkland and heritage features associated with river and industrial heritage.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for the use of local building materials within new developments.

- Plan for the restoration of minerals sites to respect and enhance the character and biodiversity of the area through sensitive ground modelling and re-vegetation with woodland, wetland, lowland heath and pasture.
- Seek improved habitat linkages and the creation of wildlife corridors through the use of green infrastructure in mineral development plans.
- Plan for new development to be well integrated into the surrounding landscape through the enhancement of woodlands, hedgerows and other features distinctive of the area.
- Plan for the restoration of floodplain pastures and marshland along the river corridors to allow natural river flooding and a dynamic, meandering river course.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for the sensitive location of new development, avoiding locations visible from sensitive locations within 5km of Dartmoor National Park.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 60: TEIGN ESTUARY



Constituent Landscape

Character Types:

- 4A: Estuaries
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 4C: Coastal Slopes and Combes with Settlement

Part of National Character Area: 148: Devon Redlands



View west from Teignmouth and Shaldon Bridge up the Teign Estuary.

GPS Coordinates: 293103, 72629

Contextual Description

This character area has an east-west alignment comprising the tidal section of the River Teign and adjacent farmland between Newton Abbot in the west and Teignmouth in the east. It is flanked to the north by the rising land which forms the lower slopes of the Haldon Ridge, and to the south by the Breccia Hills and Coast.

Summary Description:

The Teign Estuary includes the broad tidal river channel, intertidal areas and adjacent lower slopes. The estuary is defined by steeply rising high rounded hills with distinctive folds to the north and south. The river channel and the intertidal mudflats with their dynamic pattern of winding creeks dominate the landscape, and along with the enclosing hills and expansive cross-estuary views, provide a very strong sense of place. At high tide the estuary becomes a large expanse of water and the changing tides and presence of seabirds and waders add diversity and movement. To the south, there is a succession of sheltered inlets with shingle beaches at the mouths of combes; and intervening sandstone cliffs; while to the north gently rising slopes with an undulating shoreline give way to steeper hills around Bishopsteignton and Teignmouth.

On these valley sides land use is predominantly pastoral with strong hedgerow patterns. This is often a busy landscape with movement along transport corridors and recreational activity on the estuary although greater tranquillity can be found within secluded combs and along parts of the estuary shore. This landscape has notable views to adjacent landscapes and other landscapes further afield, including Dartmoor; while at the mouth of the estuary Shaldon and Teignmouth frame views out to sea.

Distinctive Characteristics:

- Open, flat, low-lying estuary landscape with adjacent lower slopes, enclosed by steeply rising high rounded hills, with sheltered inlets, shingle beaches and sandstone cliffs along the south side.
- Underlying red soils occasionally visible in ploughed fields, cliffs and hedgebanks.
- A patchwork of mainly pastoral fields (with some notable areas of arable) on the estuary slopes, delineated by a network of mature hedgerows, with occasional small woodlands which create a distinctive pattern.
- Semi-natural habitats include the river channel, intertidal habitats of mudflats, shingle banks, sand spits and marshes, broadleaved woodland and mature hedgerows.
- Historic features include vernacular buildings, historic coastal railway, flood walls, and quays.
- Settlement pattern of large villages (Bishopsteignton, Shaldon, Ringmore), scattered farms, houses and hamlets frequently containing vernacular buildings of cob and thatch, render and slate, particularly in the smaller settlements.
- Main roads with bridge crossings near mouth (A379/A381) and head of estuary (A380) and mainline railway following the north shore.
- Occasional leisure and industrial developments along the estuary slopes and frequent small boats, boatyards, moorings, quays and slipways, particularly at Shaldon, Ringmore and Teignmouth.
- Expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes and some channelled views out to sea, framed by the settlements of Teignmouth and Shaldon and connecting bridge at the estuary mouth.

Evaluation

Special Qualities and Features:

- High scenic quality associated with expanses of open water, mudflats, changing tides and birdlife, complemented by the adjacent pasture fields and visually pleasing pattern of hedgerows and small vernacular settlements.

- Generally strong sense of openness, with many stunning views – sunsets with Dartmoor in profile and sunrises over Shaldon are notable.
- Secluded combes along the estuary shore which have a secretive and intimate character.
- RIGSs along the edge of the estuary shore (Teignmouth Road cutting, Luxton's Steps, Netherton, and Combe Cellars).
- Distinctive coastal features including The Ness red sandstone cliff headland on the south side of the estuary mouth.
- Estuary and parts of the valley sides designated CWSs for their open water, coastal saltmarsh and mudflats, and mixed farming systems which provide valuable habitat for birds including curlew.
- Strong maritime character and distinctiveness due to frequent small boats and moorings, shoreline railway and coastal settlements.

Forces for Change and Their Landscape Implications:

Past and Current

- Loss of tranquillity due to disturbance by noise and movement from main roads, bridge crossings and development.
- Scenic quality eroded locally by industrial and leisure developments and some unsympathetic development on the edges of Bishopsteignton, Teignmouth, Newton Abbot and Kingsteignton resulting in visual intrusion and night light pollution.
- Sea level rise and coastal erosion due to climate change, potentially resulting in a rise in the estuary's water levels, widening of the channel, loss of existing mudflats and intertidal habitats and increase in flood defences.
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale buildings.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.
- Current pressure for increased landfill capacity to accommodate inert waste from development sites on steep or undulating topography

Future

- Continuing sea level rise and coastal erosion due to climate change, potentially resulting in a rise in the estuary's water levels, widening of the channel, loss of existing mudflats and intertidal habitats and increase in flood defences.
- Potential for new leisure and recreation development and visitor pressure, eroding rural character and potentially damaging or disturbing sensitive habitats.

- New development at the fringes of the urban areas and larger villages and on undeveloped estuary sides, potentially affecting estuary views and eroding rural character.
- Potential agricultural intensification, leading to a loss of traditional field boundaries and a change to existing landscape pattern and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- Demand for renewable energy schemes, including wind turbines and solar arrays, particularly on south-facing estuary slopes.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect and conserve the scenic quality and nature conservation value of this landscape.

Opportunities to conserve and enhance estuary views and intertidal habitats, hedgerows, woodland and historic features are sought. New development respects the character and quality of estuary views. The pattern of fields, hedgerows and narrow lanes continues to reflect the area's historic and vernacular character.

Guidelines:

Protect

- Protect the open character of the estuary and the important expansive cross-estuary and sea views.
- Protect the scattered rural settlement pattern of houses, farmsteads and hamlets and ensure that new development reflects the vernacular character.

- Protect and enhance the landscape setting of Teignmouth, Shaldon, Ringmore and Bishopsteignton, ensuring new development enhances features such as hedgerows and woodlands.
- Protect, and where appropriate, restore historic features along the estuary edges, including quays and bridges. Provide sensitive interpretation to help tell the story of the landscape and its cultural significance.
- Protect the undeveloped character of remaining areas of designated undeveloped coastline.

Manage

- Manage mature hedgerow network, particularly ancient boundaries, and encourage traditional hedgerow management practices.
- Manage broadleaved woodland particularly along the water's edge and on ridgelines.
- Manage the estuary's important habitats including saltmarshes and mudflats, ensuring marshes are grazed at appropriate levels.
- Manage agricultural land fringing the estuary, encouraging local farmers to use their land to enhance birdlife habitat.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

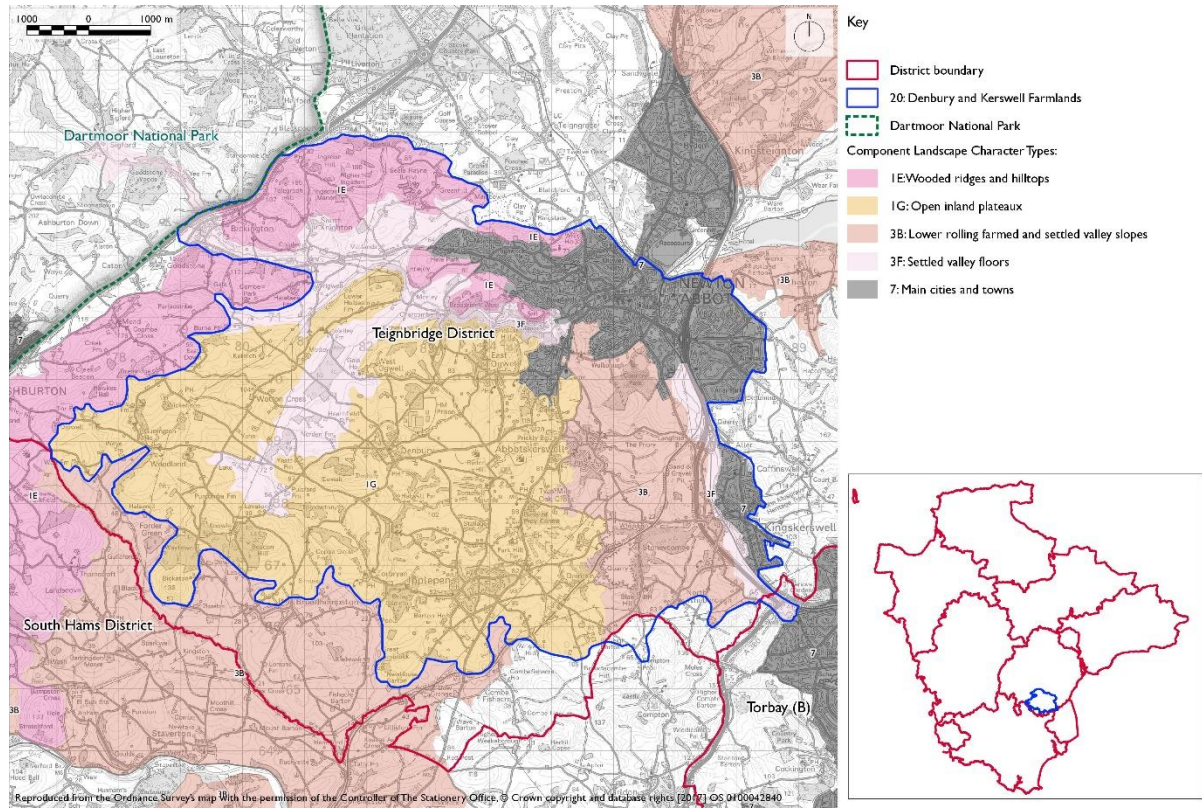
Plan

- Plan for the sensitive location of new development, avoiding prominent valley sides, unfettered ridge lines and shoreline locations, and ensuring that settlements retain their individual identity.
- Plan for the future impacts of climate change, particularly as a result of sea level rise and coastal erosion, allowing natural processes to take place wherever possible.
- Plan for opportunities to expand estuarine habitats to build resilience to future climate change.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan to ensure a cut and fill balance from new development to ensure no export of waste soils to landfill. Where new or extended landfill is needed, ensure the landform

restoration design respects the character of the distinctive natural topography, avoid artificial engineered landforms, and integrate into the landscape.

- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 20: DENBURY AND KERSWELL FARMLANDS



Constituent Landscape

Character Types:

- 1E: Wooded Ridges and Hilltops
- 1G: Open Inland Plateau
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 3F: Settled Valley Floor

Part of NCA:

151: South Devon



View north from Denbury Down Hillfort towards the rolling countryside.

GPS Coordinates: 281702, 68554

Contextual Description

This area comprises elevated farmland with distinctive hills to the west and south of Newton Abbot and includes the river valleys of the Lemon River and Aller Brook to the north and east respectively. To the south the landscape is bounded by a gradual transition into the Dart Valley and to the west by the rising land of the East Dartmoor Moorland Fringes. East of Aller Brook the land rises sharply to form the Breccia Hills and Coast.

Summary Description:
This landscape encompasses an undulating elevated area with notable hills which are prominent in views and distinctive in their form and in their patterns of woodland cover. These hills reflect the underlying limestone geology which is also expressed in local vernacular buildings and in the woodland and semi-natural grassland flora, and visible in the form of quarries and rock outcrops. Coupled with more distant views to Dartmoor that provide the area with a strong sense of place. Between the hills there are small streams and springs; and to the north and east the River Lemon and Aller Brook create more substantial valleys. This is predominantly a historic rural landscape, both in terms of medieval field patterns, remnant commons, a dense network of winding lanes and nucleated settlements. However it also

contains more modern elements which cut across the historic grain including railway lines, pylons, quarrying and landfill activity and housing development on the edge of settlements.

Distinctive Characteristics:

- The underlying geology is mainly limestone with areas of slates and shales to the west and sandstone to the east.
- Limestone geology reflected in distinctive hilltops (e.g. Denbury Down and Beacon Hill), quarries (e.g. Stoneycombe Quarry), natural caves and outcrops (e.g. near Torbryan) and use of limestone in walls and buildings.
- Undulating plateau with distinct, prominent hills rising above it, dissected by streams and the rivers Lemon and Aller Brook.
- Steep, narrow, well-wooded Lemon Valley and tributaries (Kester and Barham's Brooks) draining the higher ground to the north.
- Broadleaved and mixed woodland, some ancient, often on distinctive hilltops or steep valley slopes, with species composition reflecting the limestone geology.
- Irregular patchwork of pasture and occasional arable fields delineated by a dense network of treed hedgebanks.
- Medieval field pattern of small scale enclosures with some larger fields on gentle slopes particularly in the north around the Lemon Valley.
- Mixed and broadleaved woodland (some ancient woodland), mature hedgebanks and trees, semi-improved/unimproved grassland and scrub on commons, natural caves and outcrops and springs.
- Cultural heritage features that include medieval field patterns, nucleated settlement, hillforts, occasional old orchards and small parks (e.g. West Oghwell) and commons (e.g. Kerswell Down Hill).
- Settlement pattern of scattered farms and hamlets and nucleated villages with frequent vernacular buildings of limestone, slate, cob and thatch and use of brick and render in modern developments.
- Dense network of winding, narrow lanes are disorientating and contrast with the linear routes of power lines and railways.
- Strong sense of tranquillity, disturbed locally close to A381, A380 and A383.
- Views dominated by prominent hills and distant mass of Dartmoor with more intimate enclosed landscapes in lower-lying areas and river valleys.

Evaluation

Special Qualities and Features:

- Distinctive hills whose form and field and woodland patterns create scenic compositions; these hills together with the Lemon gorge forming a valued rural setting to Newton Abbot and enclosing the area's nucleated villages.
- Limestone geology that gives rise to distinctive vernacular buildings, old quarries and natural caves (e.g. Torbryan Caves) and rock outcrops.
- Disused limestone quarry supports distinctive species as they revegetate.
- Torbryan Caves SSSI supports roosting bats and has fossil interest.
- Many natural heritage sites designated as SSSI and CWS including mixed, broadleaved and ancient woodland (notably in the Lemon Valley), semi-improved and unimproved grassland and scrub (e.g. Whilborough Common) and geological features.
- Species-rich, agriculturally-unimproved limestone grassland with associated species-rich scrub. Large areas are present on plateaux at Orley Common.
- Many cultural heritage features including nationally important SMs (e.g. Berry's Wood Earthwork, Denbury Camp, barrows near Dornafeld Farm and the prehistoric field systems on Kerswell Down and Whilborough Common). Numerous Conservation Areas within nucleated settlements e.g. Denbury, East Oghwell, Abbotskerswell and Broadhempston), old orchards (e.g. Kester Valley), small parks (e.g. Bradley Manor), commons (e.g. Orley Common) and historic bridges and mills along the river valleys.
- Areas of open access land on Kerswell Down Hill and Whilborough Common offering valuable open space to local settlements.
- Some of the best preserved orchards in Devon.
- Strong sense of tranquillity in the south and west.

Forces for Change and Their Landscape Implications:

Past and Current

- Large power lines and mainline railway that cut across the historic grain of the landscape.
- Past urban expansion of Kingskerswell, Abbotskerswell, Ipplepen and Newton Abbot, with the use of uncharacteristic materials such as brick.
- Development of a prison complex occurs on the outskirts of Denbury.
- Tranquillity and scenic quality eroded locally by a mix of modern developments close to the A381, the A383, the A380 at Kingskerswell, Newton Abbot, and nearby large villages.
- Construction of A381 Kingswell Bypass.

- Planting of conifer blocks in Barham's Brook Valley and beech plantations in the Lemon valley; and weakening of hedgerow patterns on lower gentler slopes adjacent to river valleys where arable farming is more common.
- Leisure developments along the A383 and A381 and on the outskirts of Newton Abbot e.g. golf courses and garden centres.
- Construction of solar farms between Abbotskerswell and Denbury and pressure to build others.
- Legacy of past quarrying activity and landfill sites between Kingskerswell and Abbotskerswell.
- Loss of orchards through lack of management.
- Natural regeneration of former quarry sites.
- Landfill operations at Yannon Lane, Kingsteignton.
- Current pressure for increased landfill capacity to accommodate inert waste from development sites on steep or undulating topography.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Pressure for urban extensions at the southern edge of Newton Abbot, around Oghwell Cross, towards Seale Hayne and around Kingskerswell.
- Further expansion of existing villages such as Kingskerswell, Abbotskerswell and Ipplepen, which could erode rural character.
- Potential for new leisure developments such as garden centres and caravan parks along the A381 and A383 corridors, again eroding rural character.
- Construction of large extensions to existing houses and other buildings, and new buildings in high visibility locations on hilltops and sides, resulting in visual intrusion and loss of vernacular character.
- Potential agricultural intensification, leading to loss of traditional field boundaries, archaeological features and old orchards and a change to existing landscape pattern.
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character; potential road improvements to the A38, A383 and A381

- Pressure for new masts, wind turbines and pylons, potentially highly visible on prominent hillsides.
- Pressure for new solar farms which could have a very high visual impact on the visually prominent valley sides and hilltops of this elevated landscape.
- Expansion of existing quarries and landfill sites resulting in impact on surrounding landscape. Restoration of landfill operations at Yannon Lane, Kingsteignton.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the landscape's distinctive landform and historic patterns of land use, vegetation and settlement, strengthening its special qualities and features and conserving views to distinctive hilltops. Opportunities are sought to manage commons to increase diversity of semi-improved grasslands. Field patterns are reinforced through the restoration and management of hedgebanks. Hilltop and valley-side woodlands are managed to retain distinctive patterns of vegetation cover. The landscape's time depth continues to have a strong influence, whilst opportunities for sustainable recreation, limited low-carbon development and limestone quarrying are sensitively accommodated. The historic character of the nucleated settlements is enhanced and new development reflects local vernacular and settlement form.

Guidelines:

Protect

- Protect extensive views to distinctive hilltops and longer views to Dartmoor.
- Protect the landscape setting of Newton Abbot and other settlements through appropriate management and new planting which integrate urban extensions with their surroundings.
- Protect the settlement pattern of scattered farms and hamlets and nucleated villages and ensure that new development reflects the vernacular character.

- Protect the network of historic lanes and ensure new development protects their rural character avoiding unnecessary widening, concrete kerbing or signage.
- Protect the patterns of field enclosure, particularly remnant medieval field enclosures and limestone hedgerows.
- Protect historic river features such as bridges and mills as well as other historic features including hillforts, orchards and the pattern of narrow lanes.
- Protect areas of open space and open access land for recreational use to the west of Kingskerswell and avoid physical fragmentation or severance from local settlements due to bypass construction.

Manage

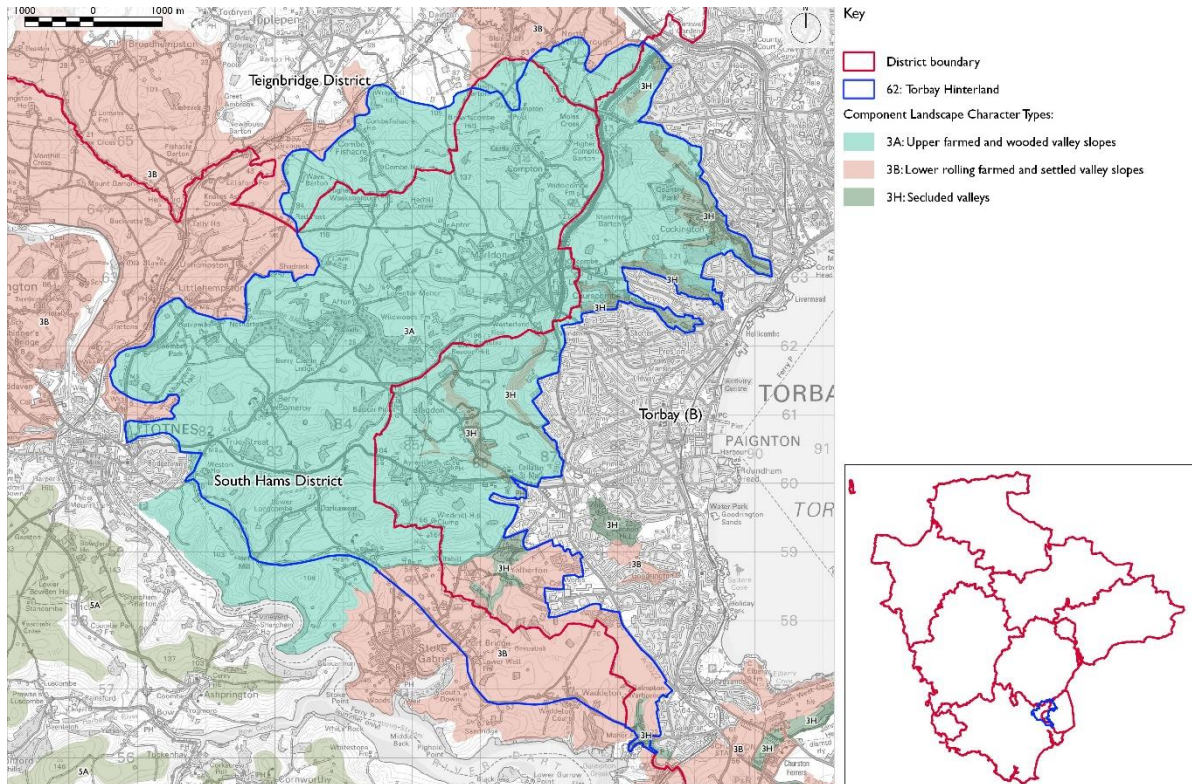
- Manage the hedgerow network by encouraging traditional hedgerow management practices.
- Manage broadleaved woodland (particularly on prominent hilltops and valley sides) to retain distinctive patterns of vegetation cover, promote a diverse age and species structure, and increase resilience to climate change; restore conifer plantations to broadleaves where feasible.
- Manage archaeological sites and historic features such as SMs, old orchards, parkland, mills and bridges.
- Manage semi-improved and unimproved grasslands and scrub particularly on areas of remnant common.
- Restore and manage areas of relict traditional orchards to encourage biodiversity and local fruit varieties.
- Manage recreational pressure at popular sites by promoting sustainable transport options; any signage or infrastructure requirements should be kept to a minimum and be sensitively sited within the landscape setting.
- Seek opportunities for new recreation provision through green infrastructure linking settlements with surrounding landscape.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for the sensitive location of new development, avoiding prominent hilltops and slopes.
- Plan for the restoration of mineral extraction and landfill sites.
- Plan for the creation of traditional orchards, including community projects to promote local food and drink production.

- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for the sensitive location of new development, avoiding locations visible from sensitive locations within 5km of Dartmoor National Park.
- Plan to ensure a cut and fill balance from new development to ensure no export of waste soils to landfill. Where new or extended landfill is needed, ensure the landform restoration design respects the character of the distinctive natural topography, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 62: TORBAY HINTERLAND



Constituent Landscape

Character Types:

3A: Upper Farmed and Wooded Valley Slopes

3B: Lower Rolling Farmed and Settled Valley Slopes.

Part of National Character Area: 151: South Devon



*View east from field just south of Lower Weekaborough of rolling farmland.
GPS Coordinates: 284557, 64263*

Contextual Description

The Torbay Hinterland is located adjacent to the coastal resorts of Torbay (Torquay, Paignton and Brixham) and forms a rim of rural landscape that acts as a setting to these settlements, offering views eastwards across the built up area and out to sea. To the west the landscape faces inland and overlooks the tributary valleys of the River Hems. Here the boundary with the Denbury and Kerswell Farmlands is transitional. In contrast the eastern boundary is abrupt and is formed by the urban edge; while to the south the boundary follows the ridge which separates Torbay from the tidal Dart Estuary south-east of Totnes.

Summary Description:
The Torbay Hinterland is a steeply undulating series of hills incised by small streams which extend into the adjacent urban areas. It includes a distinctive rim of landscape which forms the setting and backdrop to Torbay with views across the conurbation out to sea. Here the proximity of the urban edge has resulted in a proliferation of urban fringe development and recreation activities which have fragmented the hedgerow, woodland and land use patterns and made them vulnerable to change. Nevertheless, fingers of green landscape penetrate down the steep valleys into the built up areas of Torbay, creating welcome contrasts and opportunities for recreation. Further west the landscape looks inland, with views to Dartmoor in the west.

Here there is a stronger rural character; the folds of the landscape and high hedgebanks lend visual enclosure and a greater degree of tranquillity; the historic pattern of hedgebanks, small woods, winding rural lanes and sparse settlement remains intact; and historic castle sites are a feature that adds to the time depth of the landscape.

Distinctive Characteristics:

- Steeply undulating landform of intricate hills incised by small streams.
- Presence of underlying sandstone geology visible as red soils in occasional ploughed arable fields.
- Extensive views from hilltops to Torbay and the coast, across the Aller valley and rolling farmland and across the Dart valley towards Dartmoor.
- Occasional small mixed and broadleaved woods and orchards on steep slopes, together with hedgerow trees and hilltop pines, giving this landscape a relatively well-wooded appearance.
- Mainly pasture, with patches of arable land.
- Small- to medium-sized, irregular fields divided by mature hedgerows with trees.
- Nature conservation interest that includes broadleaved and mixed woodland, stream courses, wetlands and spring habitats.
- Historic landscape features including castles, remnant medieval field pattern, ancient hedgebanks, old orchards and vernacular buildings as well as winding, narrow lanes and greenways.
- Sparse settlement pattern of scattered houses, farms and hamlets with stone or render and slate vernacular buildings and some brick.
- Sense of tranquillity despite proximity of urban areas and major road and railway, by virtue of the steep, intricate landform.
- Major power lines across the hills; and A380 crossing the landscape on the fringes of Torbay.

Evaluation

Special Qualities and Features:

- Highly distinctive, steeply undulating, folded landform lending panoramic views across Torbay to the coast and over the surrounding valleys and rolling farmland towards Dartmoor.
- High scenic quality due to intricate landform, patchwork of pasture and arable fields, mature hedgerows and winding lanes.
- Some of the best preserved traditional orchards in Devon.

- Sparsely populated rural hinterland and high quality rural setting to the coastal resorts.
- Numerous CWSs comprising ancient semi-natural woodland, herb-rich grassland and mixed farmland with bird interest (including curlew and bats).
- LNRs at Occombe Farm, Scadson Woods and Occombe Valley Woods which penetrate into the urban areas.
- Berry Pomeroy Castle (English Heritage) and Compton Castle (National Trust) which are notable historic sites and visitor attractions.

Forces for Change and Their Landscape Implications:

Past and Current

- Major power lines and the A380 Torbay ring road impinge on the area.
- Tranquillity disturbed locally near the main road and railway, adjacent to the urban edge and where night light spill is significant.
- Replanting of ancient woodland sites with conifers.
- Masts on ridges and hills e.g. Beacon Hill, Borrow Down and Windmill Hill, which break the rural skyline that forms the setting to the coastal resorts.
- Recreational pressure, evident in the form of camping and caravan sites, golf courses, fishing lakes, Country Park at Cockington and quad biking.
- Spread of conurbation and associated industrial development onto the more exposed slopes e.g. around Long Road at Kemmings Hill, Linhay.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Potential large extensions to existing dwellings and new buildings in high visibility locations such as hilltops and open slopes, resulting in visual intrusion and erosion of characteristic vernacular built form.
- Pressure for new masts, wind turbines and power lines, which potentially would be highly visible on prominent skylines.
- Pressure for new solar farms which could have a very high visual impact on the visually prominent valley sides and hilltops of this elevated landscape.
- Potential road improvements and roadside developments along the A380, leading to an erosion of rural character.

- Construction of new, large-scale agricultural buildings that would be out of context with existing traditional, smaller-scale buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Potential agricultural intensification, with loss of traditional field boundaries and patterns.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Widening and new access points to narrow lanes, eroding their rural character.
- Expansion of Torbay urban area eroding the rural landscape setting.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To conserve and manage the existing hedgerow network and pattern of existing woodlands and nature conservation sites, strengthening the character and landscape resilience of the urban fringe of Torbay. The landscape's vulnerability to development and recreational pressures is reduced. Inland new development reflects the small scale, vernacular settlement pattern and conserves the pattern of fields, woods, hedgerows and narrow lanes. Views from high ground towards the coast and Dartmoor are conserved.

Guidelines:

Protect

- Protect the distinctive, unspoilt, and exposed skylines above the coastal resorts avoiding the location of new development and vertical structures on prominent skylines.
- Protect the existing small-scale settlement pattern of houses, farms and hamlets to the west. Resist the spread of new development (including caravan and camping

sites) outside the limits of villages and hamlets and including along roads. Utilise the landscape's woodland cover and topography to filter views of any new development.

- Protect the local vernacular – any new development should utilise the traditional materials and styles wherever possible (whilst seeking to incorporate sustainable and low carbon construction and design).
- Protect the landscape setting of Torbay, ensuring new development enhances features such as hedgerows and woodland.
- Protect the higher levels of tranquillity and rural character of the land to the west through the control and management of development, including highways and recreational development.

Manage

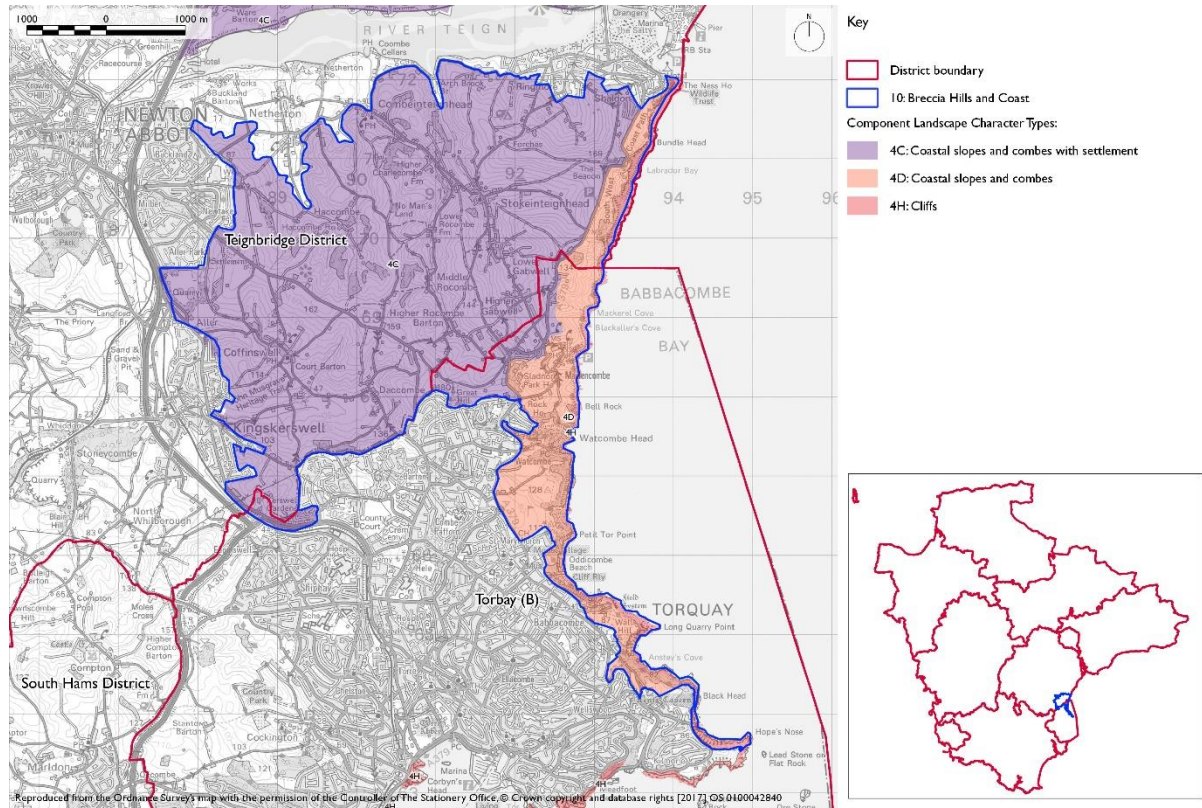
- Manage the pattern of field enclosure, particularly remnant medieval field enclosures, restoring lost and gappy Devon hedgebanks using local materials wherever possible (particularly on intensively farmed slopes where they can stabilise the soil and reduce agricultural run-off).
- Manage and enhance the wildlife interest of the farmed landscape (particularly for horseshoe bats and bird populations such as curlew), including the creation of species-rich grass buffers around arable fields (also serving to reduce agricultural run-off).
- Retain areas of rough grazing land and scrub patches on steep slopes.
- Reinstatement of traditional management techniques, particularly coppicing, to the landscape's semi-natural woodland to promote a diverse age and species structure and provide a low carbon fuel source to local communities.
- Manage areas of mixed conifer woodland with a view to reinstating broadleaved woodland where feasible.
- Explore the use of woodland for recreation access away from more sensitive sites.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for a network of green spaces and green infrastructure links to support existing populations whilst integrating any new development, particularly in the immediate hinterland landscape to Torbay.
- Restore and manage traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.

- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 10: BRECCIA HILLS AND COAST



Constituent Landscape

Character Types:

- 3B: Lower Rolling Farmed and Settled Slopes
- 4C: Coastal Slopes and Combes with settlement
- 4H: Cliffs
- 1B: Coastal Open Plateau

Part of NCA:

148: Devon Redlands



View north from lane north of Orestone Plantation over valley and hills.

GPS Coordinates: 289955, 67426

Contextual Description

This is a coastal landscape comprising an area of undulating high ridges dissected by deep narrow valleys and traversed by a maze of sinuous lanes and ancient greenways. These ridges are clearly defined on all sides and stand out as distinctive from the surrounding land – the northern edge of the area is marked by the Teign Estuary and the southern edge by the built development of Torquay and Torbay. To the east is the sea and to the west the settlements of Newton Abbot and Kingskerswell set on the valley sides of the Aller Brook. To the south, the area extends as a narrow finger of coastal open plateau between Torquay resort and the sea as far as Hope's Nose.

Summary Description:

The Breccia Hills and Coast is a strongly undulating and highly dissected landscape of deep winding valleys with intervening high rounded ridges, and coastal slopes and combes, with steep red sandstone cliffs along the coast itself. Coastal influence is felt throughout much of the area, with extensive estuary and sea views from the high ridges and coast and estuary slopes providing a strong sense of place. Dense hedgerows and narrow, winding lanes are characteristic, along with small blocks of mixed and broadleaved woodland, occasional old orchards and small parks and tree-lined streams. This landscape has a deeply rural character with scattered farmsteads and small villages within the narrow valleys. Overall, sense of

tranquillity is strong, even close to the nearby large settlements of Shaldon, Torbay, Kingskerswell and Newton Abbot, by virtue of the separating steep ridges.

Distinctive Characteristics:

- Strongly undulating, highly dissected landscape of deep valleys and high ridges and combes at the coast.
- Underlying sandstone and breccia geology gives rise to distinctive red soils visible in ploughed fields, hedgebanks and coastal cliffs (e.g. The Ness and Bundle Head); limestone in the south at Hope's Nose headland.
- Small woodland blocks (often including pine and tree-lined streams).
- Easily worked red soils, giving rise to a patchwork of irregular pasture and arable fields, with some medieval enclosures delineated by mature, dense hedgerows.
- Habitats that include sandstone cliffs and rocky headlands, coastal scrub, intertidal sand/shingle and rocks, mixed and broadleaved woodland and mature hedgerows and trees.
- Historic features including remnant medieval enclosures, small parks, old orchards, vernacular buildings and prehistoric hillfort at Milber.
- Network of narrow, winding lanes and greenways, frequently following ridges.
- Scattered farmsteads, hamlets and small nucleated villages, with frequent cob, thatch, stone or render and slate vernacular buildings.
- Occasional leisure developments on the edges of Shaldon and Torbay and the A379 close to the coast.

Evaluation

Special Qualities and Features:

- High scenic quality and strong sense of place due to strong and distinctive landform of undulating deep valleys and high ridges, dramatic estuary and coastal views, and patchwork of fields, hedgerows and woodlands.
- Partly within the English Riviera European Geopark and WHS, designated for its geological diversity and including numerous geological SSSI and GCR sites along the coast to Hope's Nose.
- Strong sense of tranquillity even close to large settlements as a result of the separating steep ridges, although locally reduced close to A379, Torbay and Kingskerswell.
- Coastal scrub, intertidal and cliff-side habitats, some of which are SSSIs; notable areas of mixed farmland with birdlife interest designated as CWS.

- Many cultural heritage features including historic greenways, medieval field patterns, vernacular buildings and historic settlements (Conservation Areas at Stockeninteignhead and Coffinswell), old orchards, and Milber Down Camp (hillfort and SM).
- Historic Park and Garden at Watcombe Park and Brunel Manor with notable woodland and avenues.
- Panoramic views from many ridges and slopes across the Teign estuary, towards Teignmouth, along the coast and out to sea.
- High recreational value due to proximity to centres of population and high scenic quality of the coast e.g. South West Coast Path.

Forces for Change and Their Landscape Implications:

Past and Current

- Erosion of tranquillity locally near the A379 coast road, St Marychurch Road, slopes above Kingskerswell and fringes of Torbay.
- Impact of development on the outskirts of the area resulting in light pollution and reduction of dark skies.
- Masts on high ground e.g. Great Hill.
- Recreational pressure along the coast adjacent to Torbay, with increased use and erosion of coastal footpaths, golf course development (e.g. Torquay and Shaldon Approach) and occasional camping and caravan sites.
- Decline of orchards and woodland due to lack of appropriate management regimes.
- Planting of conifers in places affecting nature conservation interest of the combe woodlands.
- Pressure to modify natural topography to accommodate flood risk management and other engineering schemes.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Pressure for urban expansion of Newton Abbot, Kingskerswell and Torbay, potentially encroaching on the separating ridges and eroding rural character and tranquillity.
- Pressure for development associated with existing villages creating linear or ribbon development along valleys.

- Potential new leisure and recreation development along the coast road and fringes of nearby settlements, further affecting coastal and sea views and eroding rural character and tranquillity.
- Construction of large extensions to existing dwellings and new buildings in high visibility locations on ridges and open slopes, resulting in visual intrusion and erosion of vernacular character.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character.
- Potential agricultural intensification, with loss of traditional field boundaries and old orchards and a change to existing landscape pattern.
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Widening and new access points to narrow lanes, eroding their rural character.
- Pressure for new masts and wind turbines, which would be potentially highly visible on prominent ridges.
- Pressure for new solar farms which could have a very high visual impact on this elevated landscape.
- Demand for domestic and community-scale renewable energy installations such as solar panels, small wind turbines and ground-source heat pumps – leading to incremental change to traditional buildings.
- Further planting of conifers, affecting the nature conservation interest of the combe woodlands.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect and manage the rural character and historic time-depth evident in the pattern of green lanes, fields and settlements; and to maintain the sense of contrast with surrounding conurbations. New development conserves extensive views across the landscape to the coast

and estuary and sea views from the cliffs themselves. The character of the undeveloped high ridges, which provide visual separation and setting to the nearby towns, is conserved. The area's popularity for recreation is managed to provide new sustainable recreation opportunities whilst ensuring landscape character is strengthened.

Guidelines:

Protect

- Protect extensive views across the landscape and coastal, estuary and sea views.
- Protect the undeveloped and sometimes wild character of the coastal cliffs and estuary fringes by resisting development on cliff tops and open slopes.
- Protect the scattered settlement pattern of farmsteads and hamlets and the form of small nucleated villages within the valleys, resisting any further linear spread.
- Protect the undeveloped character of the separating ridges, which provides a setting to Newton Abbot, Kingskerswell, Torbay and Shaldon.
- Protect the landscape's traditional building styles and materials, particularly cob, thatch, stone or render and slate. Any new development or extensions should utilise the same materials and building styles wherever possible (whilst seeking to incorporate sustainable and low carbon construction and design).
- Protect the landscape's network of winding rural lanes and greenways, resisting unsympathetic highways improvements or signage.
- Protect the undeveloped character of remaining areas of designated undeveloped coastline.
- Respect the distinctive character of the natural topography in the design of flood risk management and other engineering schemes.

Manage

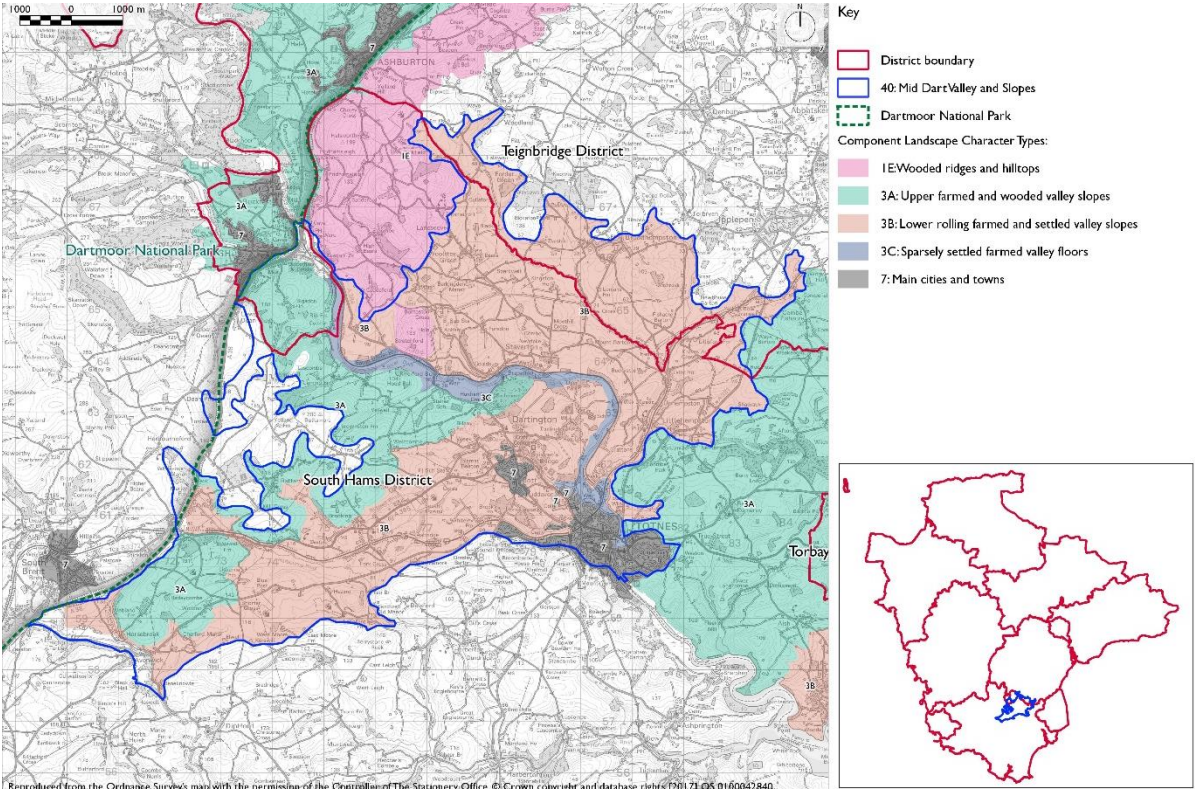
- Manage coastal habitats, including scrub, woodland, cliff and intertidal habitats by ensuring the continuation of grazing at appropriate levels.
- Manage the mature hedgerow network, particularly ancient boundaries which are often species-rich, through regular re-laying of gappy sections and coppicing of hedgerow trees.
- Manage broadleaved woodland within the combes through traditional techniques including coppicing. Promote natural regeneration to enhance longevity and explore opportunities for community utilisation of coppice residues as a low-carbon fuel source.
- Support farmers to continue to manage agricultural land for the benefit of birds.

- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan for the sensitive location of new development and in particular urban extensions, avoiding prominent ridges where development may undermine the rural quality and tranquillity of this area.
- Plan for the sensitive design of surfacing, way marking and signage on the South West Coast Path to maintain rural character and reduce soil erosion.
- Plan for the interpretation of geological and ecological cliff features and habitats.
- Plan for the creation of green infrastructure links to and from adjacent resorts and the South West Coast Path.
- Facilitate sustainable recreational opportunities that will reduce reliance on the private car and enhance the natural setting of development.
- Plan for the impacts of a changing climate on the coastline, allowing natural processes to take place whilst considering how habitats and the South West Coast Path can be expanded or relocated to account for coastal squeeze.
- Restore and manage areas of relict traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 40: MID DART VALLEY AND SLOPES



Constituent Landscape

Character Types:

- 3A: Upper farmed and wooded valley slopes
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 3C: Sparsely Settled Farmed Valley Floors
- 3E: Lowland Plain

Part of National Character Area: 151: South Devon



View west from public footpath east of Broadhempston towards Dartmoor in the far distance.

GPS Coordinates: 280999, 65895

Contextual Description

This area comprises the River Dart and surrounding slopes and hills between the A38 and the foothills of Dartmoor in the west, and Totnes in the east. It is bounded to the south by a marked change to a distinctive landscape of interlocking rounded ridges and incised valleys and to the north by the elevated farmland of Denbury Down.

Summary Description:

This character area comprises the valley of the River Dart and tributaries, and surrounding rolling hills and slopes. The Dart flows through a winding, frequently wooded, narrow gorge for much of its course, widening to a flood plain and more expansive river with weirs and more gentle slopes, particularly to the north of the river. Its tributaries including the River Hems lie in narrow valleys, enclosed by rounded hills with limited tree cover; the landscape tends to broaden at confluences. Views are obtained across and along the valleys in places, to nearby hills and the rising mass of Dartmoor to the west. However, many views are relatively short and contained, focusing on the rounded hills and rivers which give this area its sense of place. The area is strongly defined by the steep, winding, narrow wooded valley of the Dart and to a lesser

extent by its tributaries and surrounding rolling hills. There is a strong sense of tranquillity within the rolling hills and valleys away from settlement and transport infrastructure.

Distinctive Characteristics:

- Landscape underlain by slate, shales and limestone giving rise to a steep sided, winding, narrow river valley and tributary valleys.
- Surrounding rolling hills generally with steep slopes; more gentle slopes to the north with numerous springs.
- Limestone geology evident in occasional disused quarries and limestone walls and buildings.
- Broadleaved and mixed woodland on steep bluffs along the Dart gorge; less-wooded narrow tributary valleys whose streams are often tree lined.
- Good agricultural land quality, resulting in a mixed pattern of pasture and arable in sub-regular medium to large fields enclosed by dense hedgerows.
- Semi-natural habitats that include river and stream corridors, mixed and broadleaved woodland, hedgerows and mature trees.
- Historic bridges and occasional old mills which act as focal points; historic railway along the Dart.
- Occasional old orchards and small parks associated with historic house.
- Settlement pattern of scattered houses, farms, hamlets and nucleated villages, frequently with limestone or render and slate vernacular buildings, as well as some cob and thatch and brick and tile; historic town of Totnes.
- Network of winding, enclosed, narrow lanes with some main roads crossing and fringing the landscape.
- Mainline railway following parts of the tributaries, with major power lines dominating in places.
- Strong sense of tranquillity, reduced locally close to main roads and railway.
- Views across and along valleys to nearby hills and towards Dartmoor.

Evaluation

Special Qualities and Features:

- High scenic quality in many places within the wooded valley of the Dart and in sparsely developed parts of the more open tributaries and rolling hills.
- Strong sense of tranquillity away from settlement and transport networks.

- Significant areas of ancient woodland along the River Dart, SSSI and RIG sites associated with the limestone geology particularly in the north of the area, and SSSIs associated with grassland and woodland.
- Historic town of Totnes, a significant part of which is a Conservation Area.
- Wealth of cultural heritage features, including Dartington Hall Historic Park and Garden and SM associated with former deer park; hilltop enclosures (hillfort overlooking the river); historic settlements such as Little Hempston; and numerous mills and stone bridges.
- South Devon Steam Railway, which passes through this landscape along the valley floor and is a key visitor attraction.
- River Dart and associated wildlife, natural elements and riverbank paths offering tranquil routes and places accessible from Dartington and Totnes.

Forces for Change and Their Landscape Implications:

Past and Current

- Major power lines dominating the Hems and Am tributary valleys and a sub-station at Bumpston Cross undermining scenic quality.
- Tranquillity undermined locally by transport infrastructure including the A381 and A384, A38 and mainline railway.
- Hedgerow removal particularly in areas of gentle slopes and mixed farming in the drive for agricultural intensification.
- 20th century farm amalgamation and modernisation, with large farm buildings often occupying prominent locations.
- Decline in woodland structure and diversity due to lack of appropriate management and planting of small conifer woods affecting the pattern of the landscape and diversity of ancient woodland sites.
- Pressure for recreation and increase in number of facilities and attractions including craft centres, caravan and camping sites and holiday accommodation.
- Sewage works development within the Hems valley associated with Totnes, affecting the character and quality of the valley adjacent to the settlement.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Pressure for new masts, wind turbines and pylons, which would be potentially highly visible on prominent skylines.
- Pressure for new solar farms which could have a very high visual impact on valley slopes
- Demand for domestic and community-scale renewable energy installations such as solar panels, small wind turbines and ground-source heat pumps – leading to incremental change to traditional buildings.
- Construction of large extensions to existing dwellings and new buildings in high visibility locations on hilltops and open slopes, resulting in visual intrusion and erosion of vernacular character.
- Conversion of traditional agricultural buildings and attached land for domestic and leisure use, which can lead to unsympathetic boundary and surfacing treatments and erosion of rural character, and increase the need for new agricultural buildings elsewhere.
- Potential agricultural intensification, which may lead to loss of traditional field boundaries and old orchards; change to existing landscape patterns; and introduction of polytunnels.
- Construction of new, large-scale agricultural buildings, which can be out of scale with existing traditional, smaller-scale buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Widening and new access points to narrow lanes, eroding their rural character.
- Increase in domestic tourism with associated demands for new facilities and infrastructure as well as an increase in traffic levels on rural roads.
- Change in crops and land use as a consequence of climate change and response to changing markets (e.g. bio-energy crops such as Miscanthus).
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the distinctive and dramatic wooded gorge of the River Dart and the rural character of its tributaries and farmland setting. New development reflects the small scale, historic

settlement pattern and vernacular character and conserves views across and along valleys. The landscape pattern of mixed pasture and arable fields with hedgerows, narrow lanes and woodland is conserved and enhanced and opportunities for green infrastructure links to settlements and appropriate recreation developments are sought.

Guidelines:

Protect

- Protect important views to and from the hills across the surrounding landscapes, including views to Dartmoor.
- Protect the landscape's strong sense of tranquillity, resisting highway improvements and lighting schemes that would affect these special qualities.
- Protect the sparse settlement pattern of houses, farms, hamlets and small nucleated villages.
- Prevent the linear spread of development along river valleys and roads wherever possible, to maintain the settlements' characteristic form and peaceful character. Utilise the woodland cover and topography to filter views of any new development.
- Protect traditional building styles and materials, particularly the use of limestone, reflecting these in new development wherever possible (whilst seeking to incorporate sustainable design).
- Protect and restore historic features within the valleys, particularly those relating to the rivers' industrial heritage such as mills, dismantled railways and bridges.
- Protect the landscape's network of quiet lanes enclosed by woodland and species-rich hedgebanks, resisting unsympathetic highway improvements or signage.

Manage

- Manage and enhance the valleys' semi-natural woodlands through traditional techniques, including coppicing, and control access by livestock to promote natural regeneration. Use extensive grazing to promote the species diversity of woodland ground flora.
- Explore opportunities for community utilisation of coppice residues as a low-carbon fuel source.
- Manage and enhance the field patterns, restoring lost and gappy Devon hedgebanks using traditional methods and styles of construction, including stone facing on banks using local materials wherever possible.

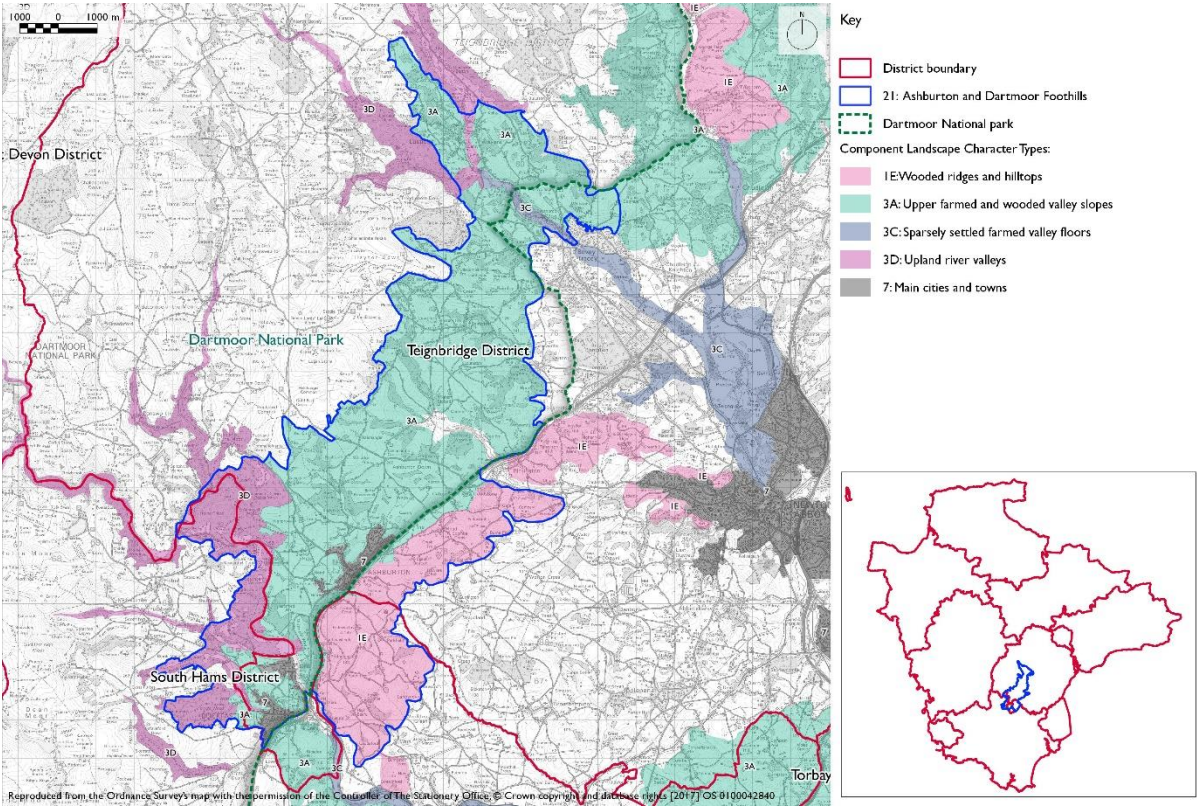
- Manage and enhance the wildlife interest of the farmed landscape, including through the creation of species-rich grass buffers around arable fields (also serving to reduce agricultural run-off).
- Within the valleys, manage and extend species-rich meadows and floodplain grasslands through appropriate grazing and traditional land management regimes – both to enhance their wildlife value and function as flood prevention.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Create, extend and link woodland and wetland habitats to enhance water storage capacity, reducing soil erosion, agricultural run-off and downstream flooding and improving water quality.
- The natural regeneration of woodland and new planting (using climate-hardy species) to link fragmented sites.
- Minimise soil erosion and reduce diffuse pollution by replanting of former hedgelines particularly along slopes to minimise soil erosion and reduce diffuse pollution.
- Restore and manage areas of relict traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.
- Plan for a network of green spaces and green infrastructure links to support future population growth in Totnes, integrating development into the landscape and providing for local access and recreation.
- Plan for the development of community-based renewables including wind turbines, solar arrays and ground source heat pumps, paying particular regard to cumulative impacts.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for the sensitive location of new development, avoiding locations visible from sensitive locations within 5km of Dartmoor National Park.

- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 21: ASHBURTON & DARTMOOR FOOTHILLS



Constituent Landscape

Character Types:

- 3A: Upper Farmed and Wooded Valley Slopes
- 3D: Upland River Valleys
- 1E: Wooded Ridges and Hilltops

Part of National Character Areas: **NCA150:** Dartmoor,
 NCA151: South Devon



*View south-west from lane at Coombe Cross towards Ashburton, the A38 and rising Dartmoor foothills.
GPS Coordinates: 278203, 70682*

Contextual Description

This area is located at the eastern edge of Dartmoor and includes the town of Ashburton. To the west is an abrupt boundary with Central Dartmoor, defined on the ground by the change from enclosed fields to open moorland. The boundaries on the remaining sides are all much more gradual transitions into the many adjacent landscape character areas, including the East Dartmoor Moorland Fringes to the north; the Teign Valley and Slopes to the north-east; the Bovey Basin and the Denbury and Kerswell Farmlands to the east; the Mid Dart Valleys and Slopes to the south-east and the Southern Dartmoor and Fringes to the south.

Summary Description:
This landscape forms the eastern edge of Dartmoor National Park, and is characterised by a settled rural feel, hummocky topography and steep wooded valleys containing clean, fast-flowing streams. The largest of these contains the River Dart, which runs through a dramatic wooded gorge. The rolling hills and slopes of this area are defined by a strong mosaic of irregular and predominantly pastoral fields, semi-natural woodlands and hedgerow trees, which contribute to its well-wooded character. Patches of heath, bracken and rough grazing enhance its Dartmoor character, and together with the woodland provide constantly changing

seasonal colours. The topography and aspect gives much of the area a strong sense of enclosure, with distinctive historic hamlets and farmsteads nestled into the landform.

Distinctive Characteristics:

- A rolling, hummocky landscape owing to a complex underlying geology including bands of limestone and slate, which has been cut by small tributary streams at the foot of undulating slopes.
- Steep slopes that rise above the Dart valley.
- Fast-flowing rivers quickly swelling in size after rainfall drains from the moorland, with rocky river beds creating sections of white-water, small waterfalls and gushing torrents.
- Extensive western oak and mixed woodland (much of it ancient), particularly on valley sides, providing important habitats for birds and other wildlife.
- A strong hedgerow structure with frequent hedgerow trees enhancing the area's wooded character.
- Relict orchards, particularly in the northern part of the area.
- Dominated by pastoral farming, in medium sized irregular fields of medieval origin defined by hedgerows, stone-faced hedgebanks and stone walls; isolated patches of larger, more recent arable fields around settlements and further away from the moorland core.
- Pockets of semi-natural moorland habitat and extensively managed farmland with heathy vegetation, marshy areas, semi-improved and unimproved pasture.
- Past mining activity from the 16th to the 20th centuries evident along valleys through remnant mining structures and industrial remnants such as relic mine shafts.
- Dispersed settlement pattern characterised by individual vernacular farmsteads of local stone, slate, thatch and colourwash nestled into the folded landform or screened by woodland; colourwashed farmsteads seen against lush green pastures may create focal points within views.
- Larger settlements such as Buckfastleigh and Ashburton characterised by nucleated, stone-built historic cores, surrounded by more recent development.
- Narrow winding lanes often running across slopes, but with very steep downhill sections contrasting with the busy A38, which runs through the broader Ashburton Valley.
- An intimate, human-scale landscape, enclosed and unified by landform and tree cover, with occasional framed views to the wider landscape where topography and gaps in hedgerows permit.
- A strong sense of remoteness, tranquillity and history.

- Varied and colourful valleys, with broadleaved woodlands providing seasonal interest through a range of colours including autumnal reds and oranges, and blankets of bluebells, primroses and wild garlic in spring; the sound of running water provides a backdrop.

Evaluation

Special Qualities and Features:

- High scenic quality – largely within Dartmoor National Park but contrasting with the unenclosed moorland above.
- An important area of landscape transition between the wild moorland core of the National Park and the developed areas on its periphery.
- High levels of tranquillity, particularly away from the A38.
- Extensive ancient semi-natural woodland (particularly within the Dart valley) and a concentration of veteran trees in the northern part of the area.
- Several woodlands designated SAC, SSSI or CWS for their nature conservation importance, in particular for their western oak woodland with rich bryophyte (moss and liverwort) and lichen communities; Yarner Wood is NNR.
- Other important habitats including species-rich grasslands, marshy areas, bracken communities (supporting rare fritillary butterflies) and traditional orchards as well as fields of semi-improved pasture enclosed by hedgebanks that provide foraging areas for rare bat species.
- Important geological sites including caves and quarries, some designated as SSSI or RIGS.
- SMs including Holne Chase Castle above the Dart valley, Hembury Hillfort, prehistoric cairns and earthworks.
- Conservation Areas covering the historic cores of Ashburton and Buckfastleigh, plus numerous historic buildings (houses, farms, bridges, mills etc) throughout the area.
- Dart valley (including the River Dart Country Park) a popular recreation resource for locals and visitors.
- Good network of lanes, tracks and footpaths providing access into the area.

Forces for Change and Their Landscape Implications:

Past and Current

- 20th century intensification of agriculture, resulting in field enlargement, lack of management of traditional field boundaries and increased arable use in place of pasture and rough grazing.

- Ongoing decline in traditional skills including hedge laying and thatching, with associated impacts on landscape character and the built vernacular.
- Loss in the number and extent of traditional orchards.
- Spread of equine development changing the character of the landscape.
- Threatened spread of exotic species within ancient semi-natural woodland, including rhododendron and Himalayan balsam, also reflecting a decline in woodland management.
- Increase in traffic levels on rural roads, particularly on routes linking with the A38 and settlements on and beyond the National Park boundary.
- Visually-intrusive 20th century expansion of housing and industry on edges of larger settlements.
- Ongoing quarrying activity at Ashburton that has visual impacts and reduces tranquillity.
- Popularity of riverside locations for tourism and recreation, leading to traffic congestion on rural roads, erosion of river banks and reductions in local levels of tranquillity – particularly in the summer months.
- Successful orchard restoration and community-supported agriculture projects at the National Trust's Parke Estate.
- Pressure for new solar farms.

Future

- Uncertain future for the agricultural economy – levels of future funding support and market prices for farmed products unknown – which will have impacts on the landscape's character.
- Continued trend in hobby farming and equine enterprises – leading to a further dilution of traditional farming practices in the landscape.
- The introduction of large-scale agricultural buildings into the landscape.
- Continuing decline in rural skills such as hedge laying and woodland management, threatening the age and species diversity of existing semi-natural woodlands.
- Change in woodland species composition as new pests and diseases spread (particularly Phytophthora) and species intolerant of water level extremes die back as a result of climate change; individual trees more susceptible to damage from the increasing frequency and magnitude of storm events.
- Demand for woodfuel resulting in increased extraction from woodlands.
- Increased frequency of summer droughts, but increased autumn and winter precipitation levels leading to increased flood risk.

- Longer growing season and increased growth rates of vegetation (e.g. bracken, gorse and secondary woodland) leading to further scrubbing up of hedgebanks and rough grazing land.
- Demand for new quarries and expansion of existing sites to supply building stone and aggregates for new development – e.g. Linhay Hill limestone quarry near Ashburton.
- Ongoing development pressure and demand for low-cost housing in existing settlements.
- Demand for renewable energy schemes including wind turbines on higher ground (capitalising on the screening effects of the area's undulating topography) and hydro-electric power on larger rivers.
- Pressure for new solar farms which could have a very high visual impact on this elevated landscape.
- Demand for domestic and community-scale renewable energy installations which could have a cumulative impact on the landscape and built form.
- Potential increase in the area of coniferous plantation and woodland, to filter water, minimise downstream flooding, store carbon and provide low carbon fuel (through coppicing).
- Ongoing increase in traffic requiring highways measures which are out of keeping with the character of the landscape's narrow rural lanes.
- Increase in UK-based tourism with associated demands for new attractions (e.g. golf courses) and infrastructure, as well as an increase in traffic levels, car parking, recreational pressures (particularly at 'honeypot' sites) and farm conversions.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the scenic quality of this landscape within Dartmoor National Park, strengthening its special qualities and features, including its rivers and steep wooded valleys. Semi-natural woodlands on valley sides, areas of pasture and wet woodland are managed to increase the resistance of their habitats and species to climate change, to protect water quality and to minimise downstream flooding. The tranquil, unspoilt character of the river valleys is protected,

but they are still enjoyed by local people and visitors. The potential to use the streams to generate hydro-electric power for local use is explored sensitively. The field patterns, hedgebanks, and vernacular buildings within the landscape are retained and enhanced. The demands for additional housing and quarrying are met in a sustainable manner which does not compromise the visual qualities of the landscape.

Guidelines:

Protect

- Protect and maintain the strong irregular field patterns of the landscape, repairing lost and gappy hedgebanks whilst respecting local variations in construction and plant species.
- Protect, appropriately manage and interpret the landscape's archaeological heritage, particularly features associated with mining activity.
- Protect historic water features such as leats and weirs.
- Protect the dispersed settlement pattern and resist the further linear spread of new developments (including caravan and camping sites) to retain the landscape's undeveloped character.
- Protect ridgelines and prominent slopes (including views to and from Dartmoor) from new development; any new development should utilise the screening effects of the landscape's topography and woodland to minimise its impact.
- Protect in good repair traditional vernacular buildings and features; limited new development should use the same materials and styles where possible (whilst incorporating sustainable design).
- Protect and manage ancient and veteran trees as important features of this landscape.
- Protect the high levels of tranquillity which exist over much of the area.
- Protect valuable habitats.

Manage

- Manage semi-natural woodlands through traditional techniques (e.g. coppicing and grazing) to promote a diverse age and species structure and increase resistance to climate change.
- Manage and enhance the biodiversity of the farmed landscape, particularly 'marginal' areas such as rough grazing land, patches of heathland and field boundaries to enhance the area's Dartmoor character; support farming communities and retain the viability of traditional agriculture.

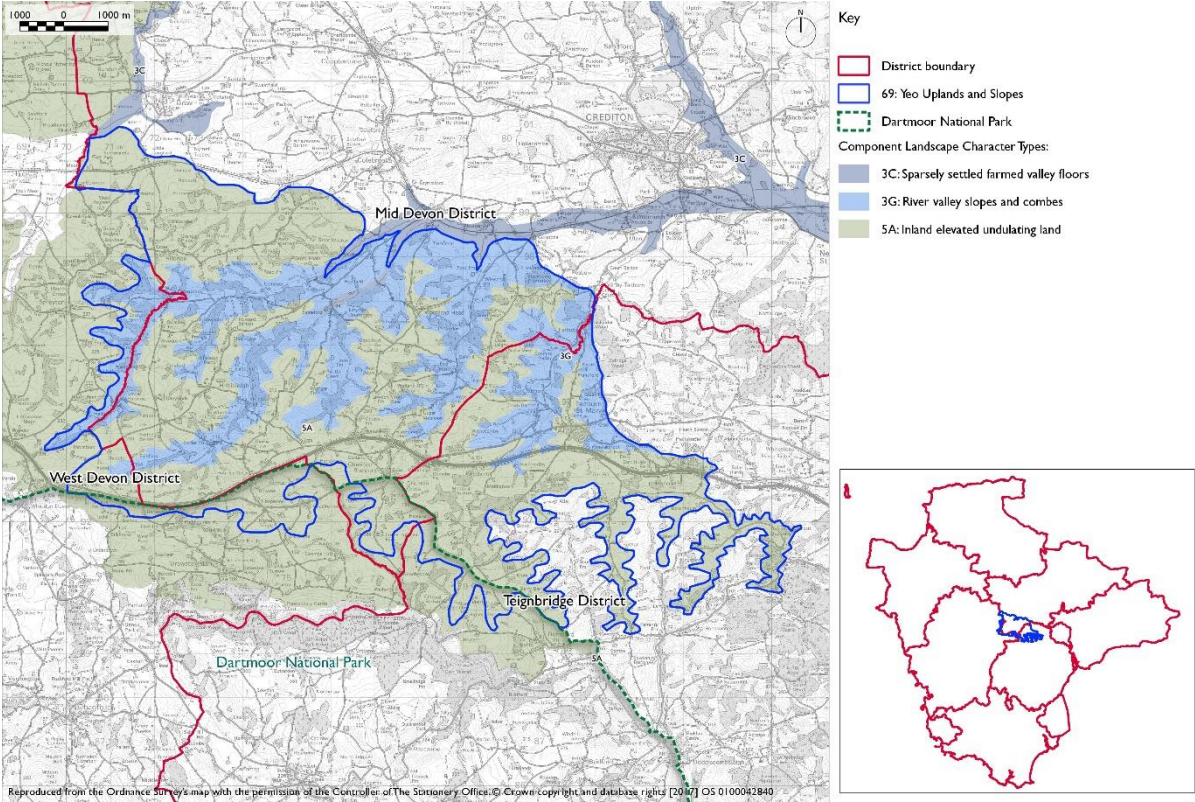
- Manage and enhance important wetland habitats such as Rhôs pasture and wet woodland through the management of water flows, control of invasive vegetation and use of traditional agricultural techniques. This will enhance biodiversity and control stream water flows.
- Restore and manage areas of relict traditional orchards to encourage biodiversity and local fruit varieties.
- Manage recreational pressure at popular sites by promoting alternative locations and sustainable transport options. Any signage or infrastructure requirements should be kept to a minimum and be sensitivity sited within the landscape setting.
- Manage areas of semi-natural habitat. Link and extend habitats where possible to increase biodiversity, contribute to nature recovery networks and provide suitable habitats for flora and fauna.

Plan

- Plan to create, extend and link woodland and wetland habitats to increase biodiversity, filter views of roads and development, enhance water storage capacity and improve water quality through reducing soil erosion and agricultural runoff; natural regeneration of woodland should also be encouraged.
- Plan for the potential development of small scale hydro schemes as a source of renewable energy on suitable sites.
- Plan for the consideration of whisper tarmac on the A38 where traffic noise impacts on tranquillity levels within this area.
- Plan for the creation of traditional orchards, including community projects to promote local food and drink production.
- Plan for the establishment of future generations of veteran trees.
- Plan for the sustainable development of settlements, including green infrastructure provision to meet local needs.
- Plan a long-term strategy for the restoration of quarry sites.
- Plan to reduce light pollution from nearby roads and settlements.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.

- Plan for the sensitive location of new development. Within the National Park boundaries, follow the Dartmoor National Park Design Guide New housing development guidelines include: Reinforce a sense of place in Dartmoor's towns and villages by respecting the existing built heritage. Respect the unique views and landscapes in the National Park. Commercial, industrial and community development guidelines include: Proposals should be of appropriate design and scale and have sound environmental credentials. Developments should generally be located within or adjacent to existing settlements. <https://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/supplementary-planning-documents/design-guide>
- Plan for the sensitive location of new development in areas adjacent to the National Park boundaries, similarly, respect the unique views and landscapes in the National Park and proposals should be of appropriate design and scale.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function.

DEVON CHARACTER AREA 69: YEO UPLANDS AND SLOPES



Constituent Landscape

Character Types:

- 5A: Inland Elevated Undulating Land
- 3G: River Valley Slopes and Combes

Part of National Character Area: 149: The Culm



View south-west from lane north of Tedburn St. Mary of undulating hills and valleys.

GPS Coordinates: 281556, 95247

Contextual Description

This is a rolling upland landscape, which sits above surrounding areas offering spectacular and extensive views into adjacent landscapes, including the Yeo, Culm and Exe Lowlands, Haldon Ridge, Teign Valley and Dartmoor. Although elevated it is incised by a series of river valleys (most of which drain northwards into the Yeo, Culm and Exe Lowlands) which creates strong variations in topography. The highest ridges and slopes are generally open providing long distance views and orientation, with linear blocks of mixed and broadleaved woodland along the small valley sides providing strong interconnections and a sense of enclosure which contrasts with the elevated ridges. This is a historically rich landscape with an intact medieval field pattern and sparse settlement comprising isolated stone farmsteads linked by ridge top lanes radiating from the nucleated village of Tedburn St. Mary. The lanes are often sunken, narrow and sinuous, lined with tall hedgebanks and mature trees. Overall the sense of tranquillity is strong. The close proximity of Dartmoor, sparse population, elevated panoramic views and intimate wooded valleys combine to give this area its sense of place.

Summary Description

This is a landscape of elevated pastoral highlands drained by intimate wooded valleys. It lies to the north-west of Exeter and includes the ridges above the Teign valley around Tedburn St Mary and

along the A30 corridor as far as Hillerton and River Trone. To the north it is bounded by the lower lying, shallow Yeo, Culm and Exe Lowlands; while to the south the land gradually rises to form the moorland fringes of Dartmoor and partly extends into Dartmoor National Park. To the east and west the change in character is gradual, becoming more elevated to the west, towards the more uniform upland plateau of the High Taw Farmland, and more rolling the east towards the Exeter Slopes and Hills.

Distinctive Characteristics

- Rolling elevated landform, underlain by a geology of hard rock and free-draining loamy brown soils.
- Incised by a series of small winding valleys which drain northwards into the Yeo, Culm and Exe Lowlands (e.g. Rivers Trone, Yeo, Ted and Lilly Brook).
- Dense, rich, mature network of hedgerows, with strong medieval enclosure pattern of small to medium scale pastoral and occasionally arable fields, creating a 'patchwork' effect.
- Open ridge tops with contrasting linear blocks of mixed and broadleaved woodland along valley sides.
- High hedgebanks that create a strong sense of enclosure within the network of sunken rural lanes, which snake across the landscape.
- Semi-natural habitats include acidic grassland, wet semi-improved neutral grassland, small streams and mixed and semi-natural broadleaved woodland.
- Historically-rich landscape with intact pattern of medieval enclosures comprising traditional Devon hedgebanks and dispersed farmsteads.
- Sparse settlement pattern of isolated stone farmsteads and thatched cottages, and some nucleated settlements (Tedburn St Mary, Crockernwell and Cheriton Bishop).
- Panoramic long distance views of the upland plateau of Dartmoor in the south and west and the Teign Valley and Haldon Ridge in the south as well as northwards across the Yeo, Culm and Exe Lowlands; these contrast with the sense of enclosure experienced in the quiet and secretive wooded valleys.
- Strong sense of tranquillity and remoteness although locally reduced close to the A30.

Evaluation

Special Qualities and Features:

- High scenic quality by virtue of the area's elevated and largely unspoilt nature.
- Small part of this area falls within the Dartmoor National Park south of the A30.

- Sparse settlement pattern, narrow lanes with high hedgebanks and trees and woodlands contribute a sense of intimacy and tranquillity.
- Many natural and ecological features including acidic grassland, wet semi-improved neutral grassland, small streams and mixed and broadleaved woodland.
- Cultural attributes include the strong pattern of remnant medieval field enclosures, traditional, mature Devon hedgebanks and a range of vernacular buildings including thatch cottages; Posbury Clump is reputed to be the site of a Saxon/ Celtic battle.
- Elevated landform facilitates long distance panoramic views across adjacent areas.
- Landscape visually prominent when viewed from adjacent landscapes due to its elevation and the woodlands that punctuate the skyline.

Forces for Change and Their Landscape Implications:

Past and Current

- A30 road corridor noise and lighting, which intrude and reduce tranquillity locally, although the road itself has been absorbed visually to some extent.
- 20th century growth of settlements (e.g. Tedburn St Mary and Pathfinder Village park home site) which has eroded the historic settlement pattern.
- Spread of development, particularly caravan parks along the main routes and adjacent to the National Park
- Increased traffic on minor roads reducing their tranquillity, and potentially leading to insensitive highways measures...
- Post-war intensification of agriculture, with the ploughing up of pastoral land and unimproved grassland for arable production and intensive dairying.
- Field enlargement through the removal of Devon hedgebanks, diluting medieval field patterns and resulting in loss of hedgerow trees.
- Ongoing decline in traditional skills including hedge laying and thatching, with associated impacts on landscape character.
- Variable management of Devon hedgebanks, particularly in the more intensively farmed locations.
- Spread of equestrian enterprises and hobby farms, especially on the edge of main settlements. Ménages and other facilities causing gradual encroachment of development into the landscape.
- Pressure for new solar farms and masts.
- Need for farms to have slurry tanks in response to new waste management regs – increasing industrialisation of farmsteads.

Future

- Potential road improvements and roadside developments (such as alongside the A30 road corridor), bringing further urbanisation along the road corridor and erosion of predominantly rural character.
- Pressure for new built development, which could be highly visible within this elevated landscape and require further infrastructure.
- Construction of new, large-scale agricultural buildings, which would be out of context with existing traditional, smaller-scale agricultural buildings and industrial-style slurry tanks that are potentially not in scale and character of traditional farmsteads.
- Increased demand for UK food production contributing to potential agricultural intensification, which may lead to a loss of traditional field boundaries and a change to existing landscape pattern.
- Pressure for new masts and wind turbines in this elevated landscape outside of the National Park, which would be highly visible on prominent skylines.
- Pressure for new solar farms which could have a very high visual impact on this elevated landscape.
- Potential new leisure and recreation developments (associated with the A30 road corridor), with associated demands for new facilities and infrastructure, increase in traffic levels, farm conversions and the siting of caravan/ camping sites affecting rural character.
- Continued trend in hobby farming and equine enterprises – leading to a further dilution of traditional farming practices in the landscape.
- Potential drying out of important valley bottom habitats including neutral grasslands, marsh, rush pasture and valley mire due to higher summer temperatures and lower rainfall.
- Change in woodland/ tree species composition as new pests and diseases spread (particularly Phytophthora pathogens), species intolerant of water level extremes die back, and trees become more susceptible to damage from storm events.
- The change /transition to the new land management system (ELMS) promises to be positive for the environment- more so than the CAP- and offers opportunity to strengthen landscape features and characteristics.
-
- Need for landfill/landraising within construction sites and modification of natural topography.
- Need for attenuation basins as part of SuDS as a requirement of new development.

Strategy

Overall Strategy:

To protect the landscape's medieval field patterns, rich agricultural mosaic, sparse settlement pattern and open views to Dartmoor and surrounding landscapes. Devon hedgebanks are restored and existing woodland managed to retain and reinforce perceptions of historic time depth. New development respects the sparse settlement and field enclosure pattern, and the character of narrow lanes. The farmed landscape is managed to enhance wildlife interest and local diversity, and new woodland is planted along valley slopes to improve climate change resilience and reinforce woodland habitat networks.

Guidelines:

Protect

- Protect the sparsely settled character and intermittent long views to the high moorland, carefully controlling any new development outside the existing footprints of the landscape's small, clustered medieval settlements, including along roads.
- Protect the character of undeveloped skylines and avoid development on prominent ridgelines where it will interrupt skylines.
- Protect the landscape's traditional agricultural character, avoiding a spread of suburban influences.
- Protect the predominantly rural character and overall strong sense of tranquillity through sensitive siting of new built development and enhancement of hedgerows and woodlands.
- Protect and maintain the small-scale medieval field patterns of the landscape, restoring and replanting lost and gappy Devon hedgebanks (particularly on intensively farmed slopes where they can provide a role in stabilising the soil and reducing agricultural runoff into watercourses). Respect local variations in bank construction and hedgerow species, utilising local materials wherever possible.
- Protect and manage broadleaved woodland and hedgerow trees which give this landscape its intimate character despite its elevation.
- Protect and manage semi-improved neutral grasslands

Manage

- Manage improvements to the network of historic rural lanes so that they respect the existing predominantly rural character.
- Manage and enhance the wildlife interest of the farmed landscape, including through the creation of species-rich grass buffers around arable fields (also serving to reduce agricultural run-off) and replacement of lost field boundaries.
- Manage the area's herb-rich neutral grasslands (including Culm grasslands) through extensive grazing and hay cutting, seeking to extend and re-link fragmented sites to expand the wildlife network and strengthen climate change resilience.

- Reinstatement of traditional woodland management techniques, particularly coppicing, to promote a diverse age and species structure and provide a low carbon fuel source to local communities

Plan

- Plan for the sensitive siting of prominent tall vertical developments (such as communications masts and pylons), avoiding prominent skyline locations such as ridges.
- Plan to screen visually intrusive sections of the A30 road corridor, to limit the impact of noise and movement on the surrounding landscape.
- Extend areas of mixed and broadleaved woodlands through natural regeneration and new planting (including with species suited to a changing climate). Focus the creation and extension of woodlands on slopes and valley bottoms, particularly where they can help reduce agricultural run-off from areas of intensive farming and absorb water in times of high rainfall to reduce the likelihood of flooding.
- Use new woodland planting to filter views of main roads and development on the National Park boundary.
- Consider the introduction of whisper tarmac on major road corridors (including the A30 and A38) where traffic noise impacts on levels of tranquillity within this area.
- Plan to mitigate climate change impacts allowing natural process to take place where possible.
- Plan a landscape-led response to the UK-wide policy drive for increased tree and woodland planting, implementing Devon Local Nature Partnership's 'Right Place, Right Tree' principles to create a balance of climate-resilient native species appropriate to the local landscape.
- Plan to contribute to nature recovery networks and provide suitable habitats for flora and fauna.
- Plan for the sensitive location of new development, avoiding locations visible from sensitive locations within 5km of Dartmoor National Park.
- Plan for new slurry tanks to be grouped with other farm buildings, recess into ground, use natural topography and trees for screening and integration and sensitive colour treatment with dark recessive colour to minimise visual impact.
- Plan for landfill/landraising of development sites and modification of natural topography by designing new landform in character with topographic context, avoid artificial engineered landforms, and integrate into the landscape.
- Plan for attenuation basins as part of SuDS required as part of development designing for biodiversity and amenity enhancement, where possible to enhance development not just provide engineering function

Figure 1: National Character Areas

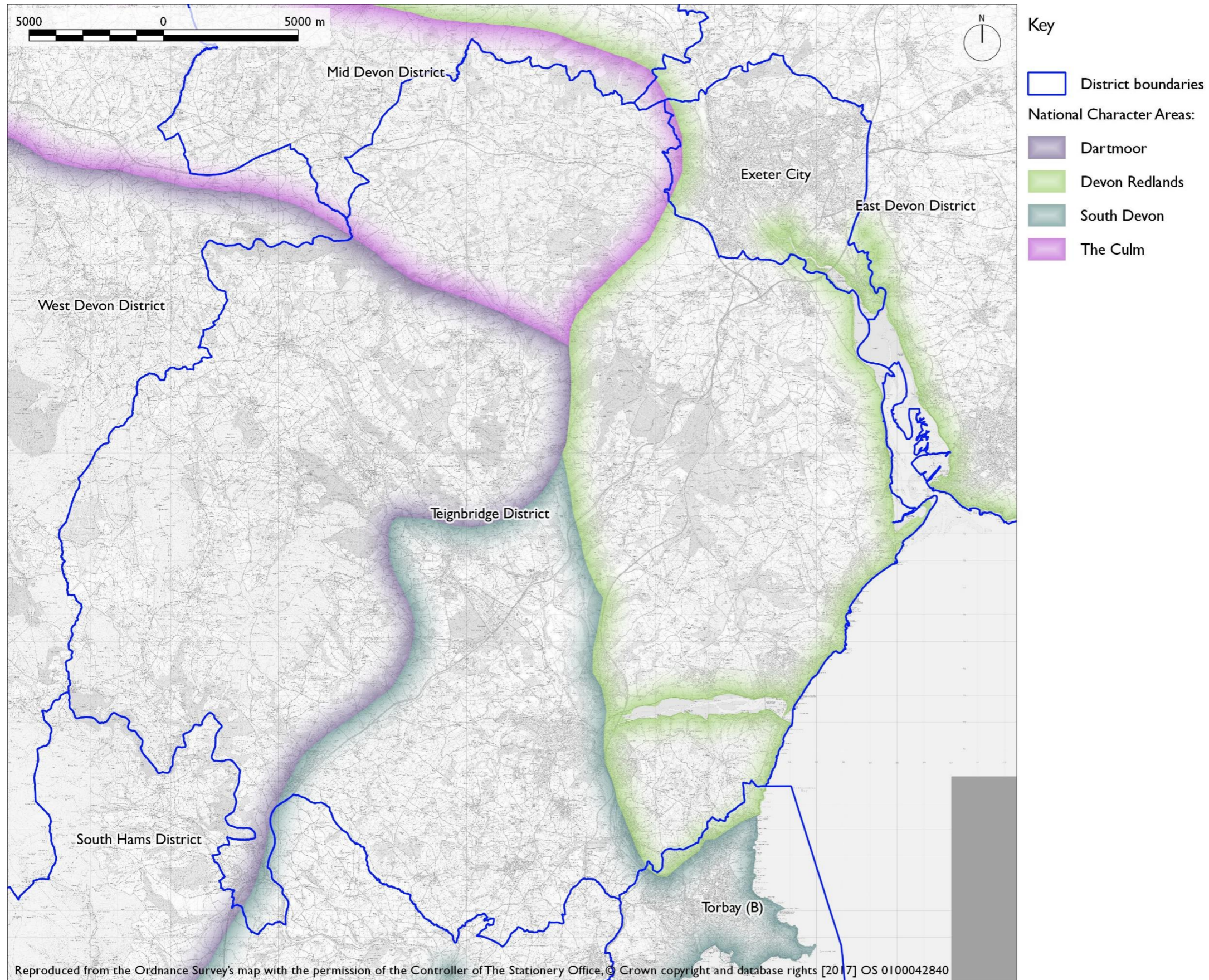


Figure 2: National Parks

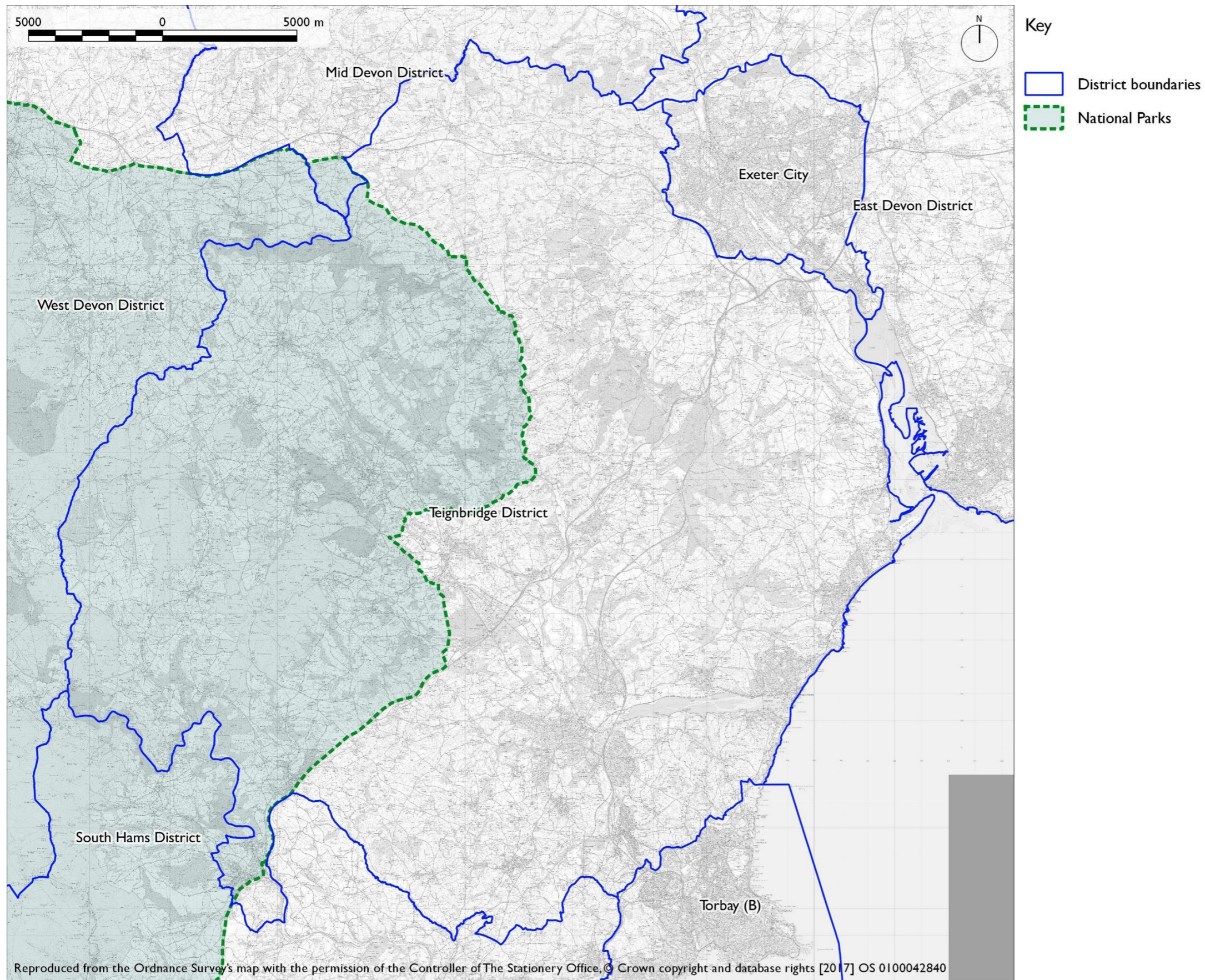


Figure 3: Topography

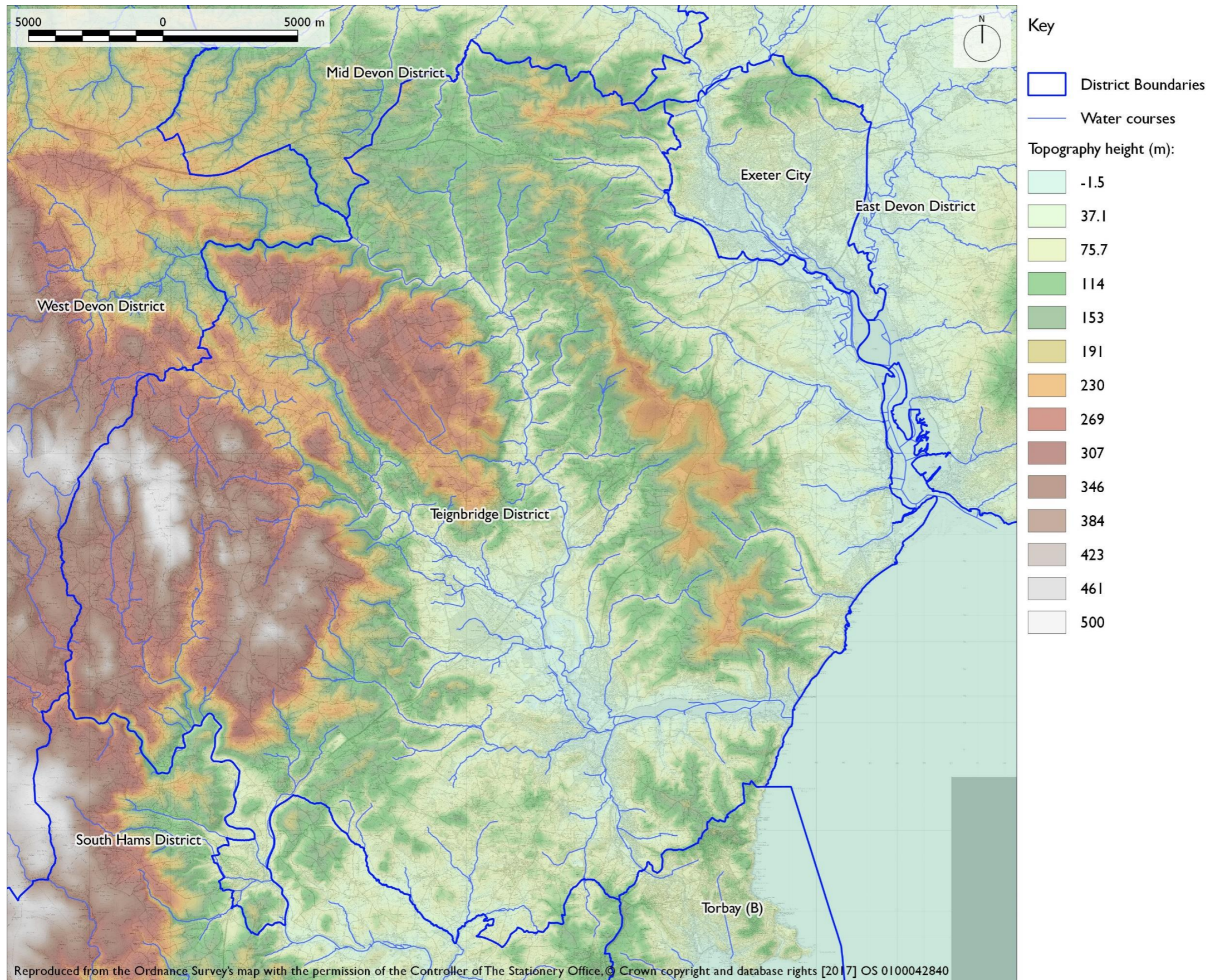
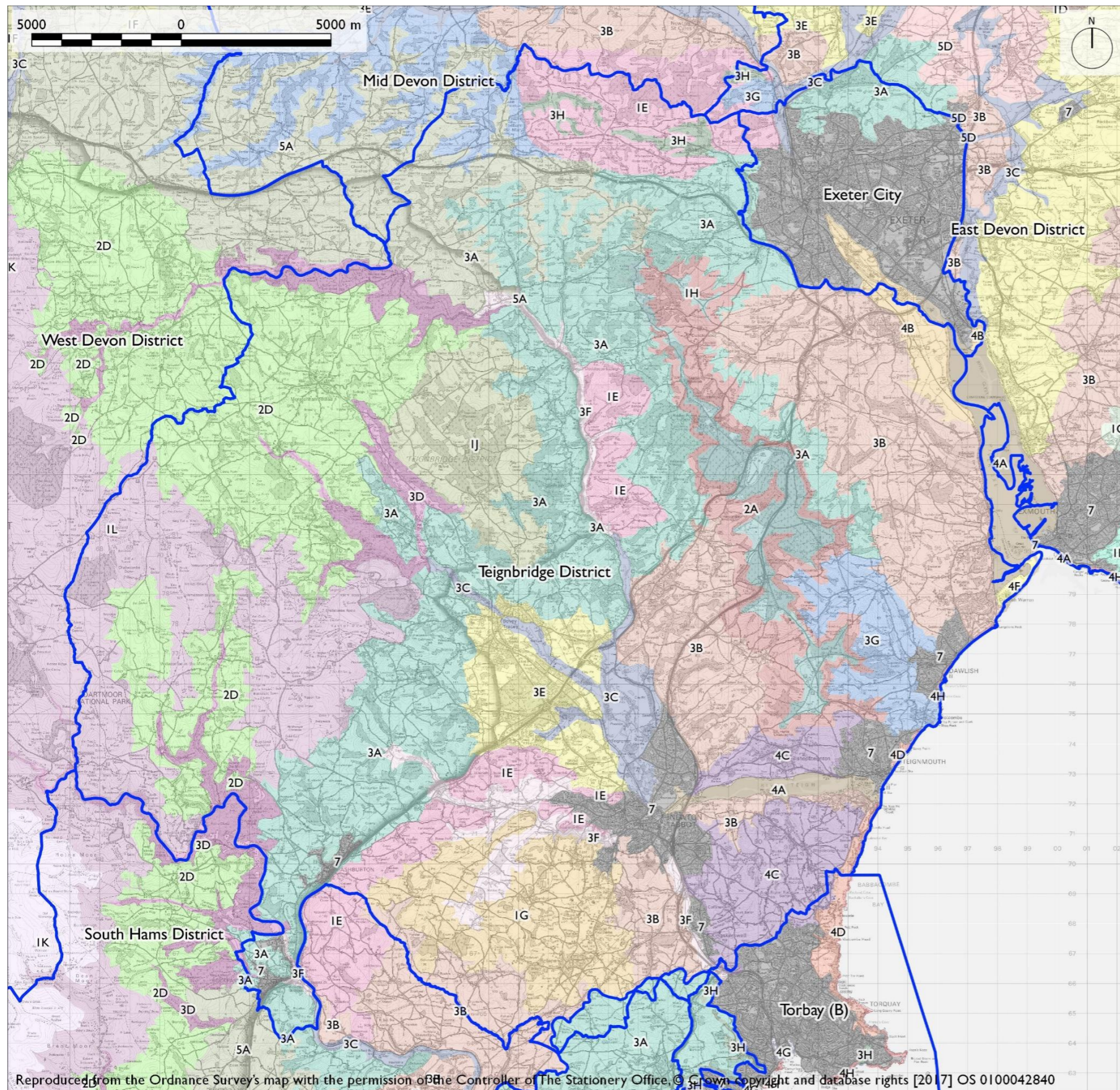


Figure 4: Landscape Character Types



Key

- District Boundaries
- Landscape Character Types:**
- 1A: Open inland planned plateaux
- 1B: Open coastal plateaux
- 1C: Pebblebed heaths
- 1D: Estate wooded ridges and hilltops
- 1E: Wooded ridges and hilltops
- 1F: Farmed lowland moorland and Culm grassland
- 1G: Open inland plateaux
- 1H: Forested plateau
- 1J: Farmed and forested plateau
- 1K: Unsettled high upland moorland
- 1L: Upland moorland with tors
- 2A: Steep wooded scarp slopes
- 2C: Steep open slopes
- 2D: Moorland edge slopes
- 3A: Upper farmed and wooded valley slopes
- 3B: Lower rolling farmed and settled valley slopes
- 3C: Sparsely settled farmed valley floors
- 3D: Upland river valleys
- 3E: Lowland plains
- 3F: Settled valley floors
- 3G: River valley slopes and combes
- 3H: Secluded valleys
- 4A: Estuaries
- 4B: Marine levels and coastal plains
- 4C: Coastal slopes and combes with settlement
- 4D: Coastal slopes and combes
- 4E: Extensive inter-tidal sands
- 4F: Dunes
- 4G: Low lying coast and beach
- 4H: Cliffs
- 4J: Harbours, ports and marinas
- 4K: Outer harbour/ Port approaches
- 5A: Inland elevated undulating land
- 5B: Coastal undulating farmland
- 5C: Downland
- 5D: Estate wooded farmland
- 6: Offshore islands
- 7: Main cities and towns

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Figure 5: Devon Character Areas

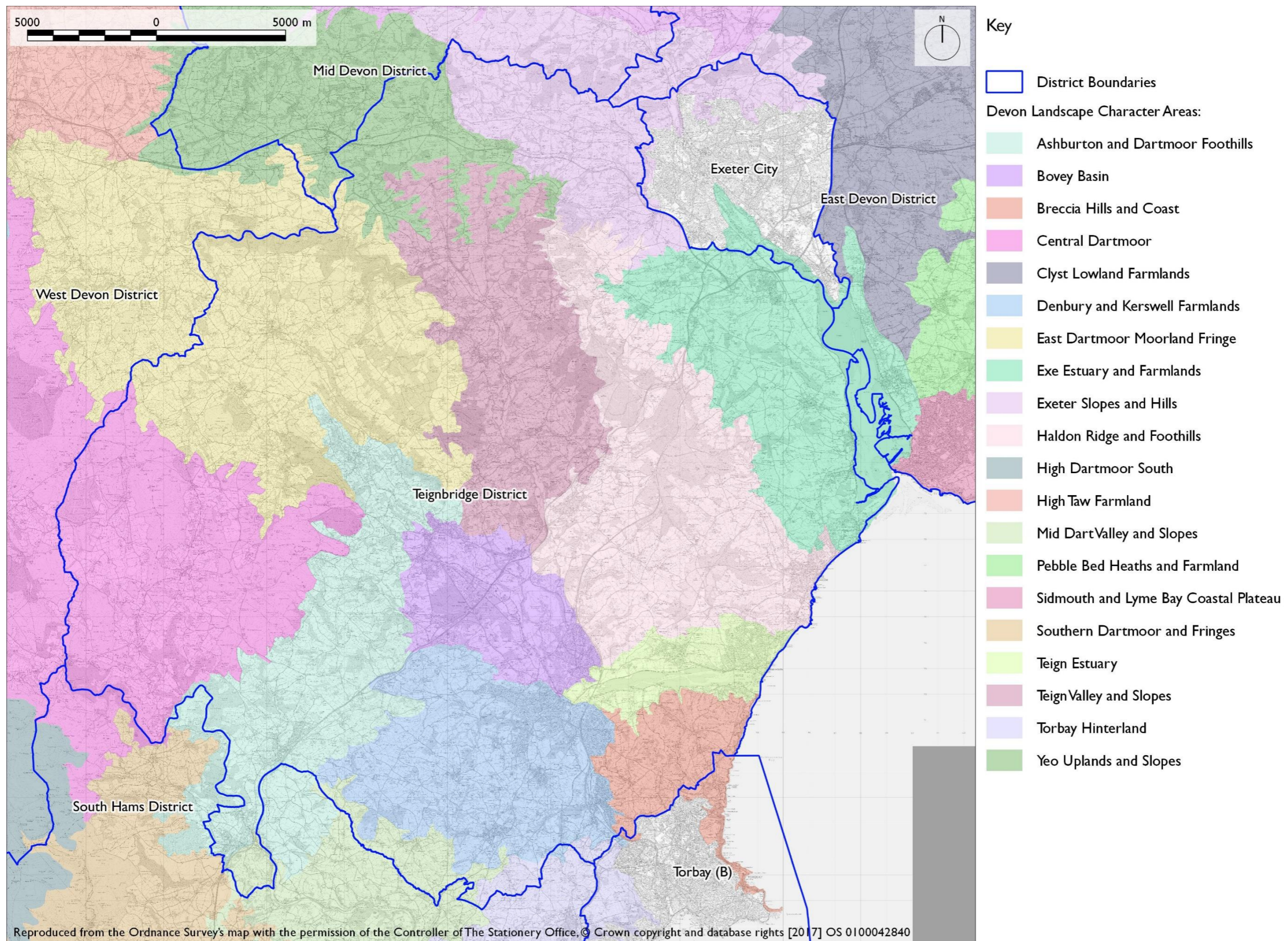


Figure 5: Devon Character Areas combined with Landscape Character Types

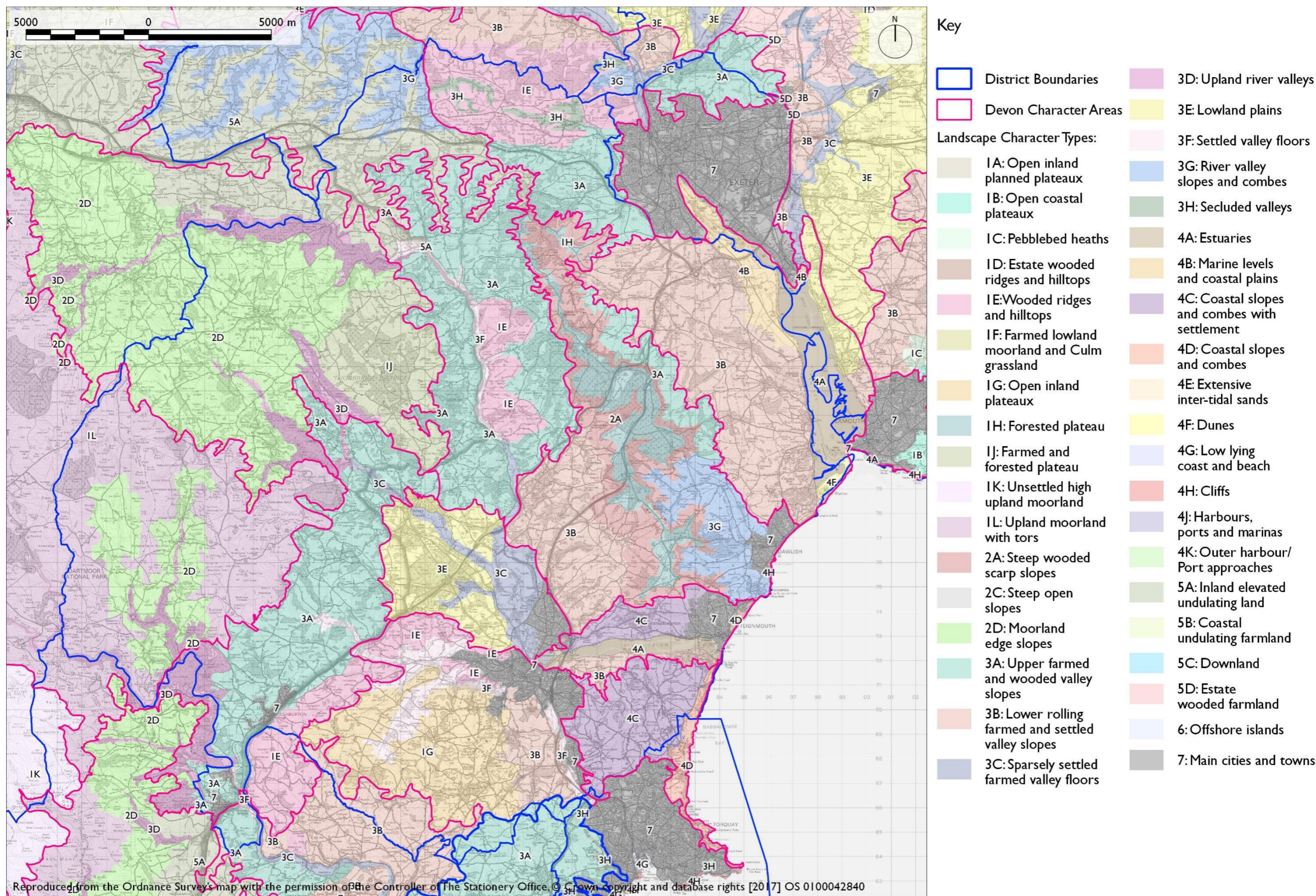


Figure 7: Geology *(to be replaced with higher quality map)*.

Fig 2.1 Simplified Geology

- Study Area Boundary
- Dartmoor National Park within Teignbridge District
- Recent: River and Estuarine alluvium, sand and mud
- Tertiary: Bovey Formation, Sand clay, gravel and lignite
- Tertiary: Haldon Gravels (Tower Wood and Bullers Hill gravels), Flint gravels
- Lower Cretaceous: Upper Greensand, Sand and Chert
- Permian: Breccias and Sandstones
- Permian: Basal Volcanics
- Carboniferous: Granite
- Upper Carboniferous: Shales and Sandstones (includes some areas of Lower Carboniferous Chert west of Bovey Basin)
- Lower Carboniferous: Black Shales, Cherts, Limestones and Volcanics
- Upper Devonian: Slates and Volcanics
- Upper and Middle Devonian: Limestones
- Middle Devonian: Slates, Volcanics and Limestones
- Estuaries and Sea

Based on British Geological Survey Information



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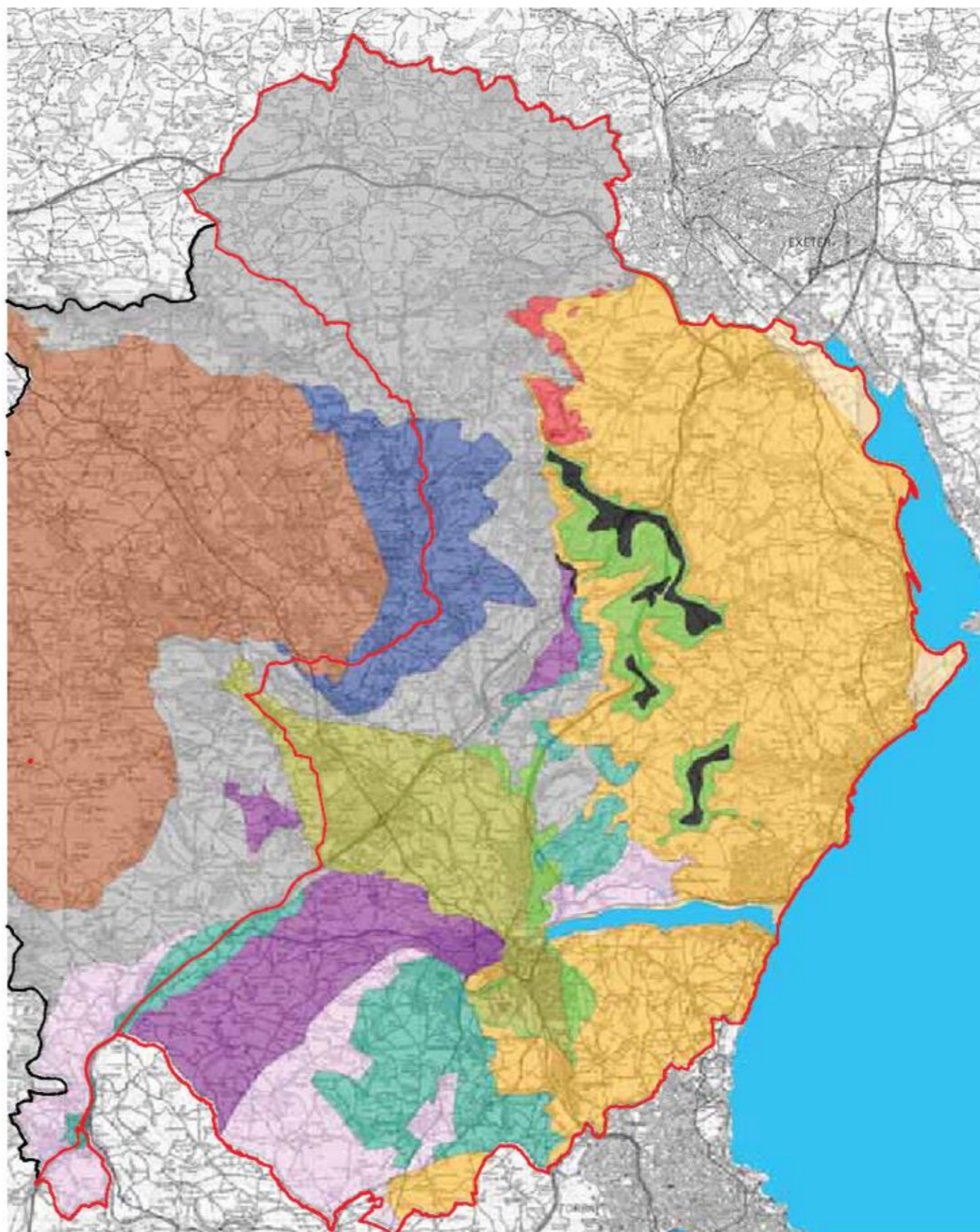


Figure 8: Habitats

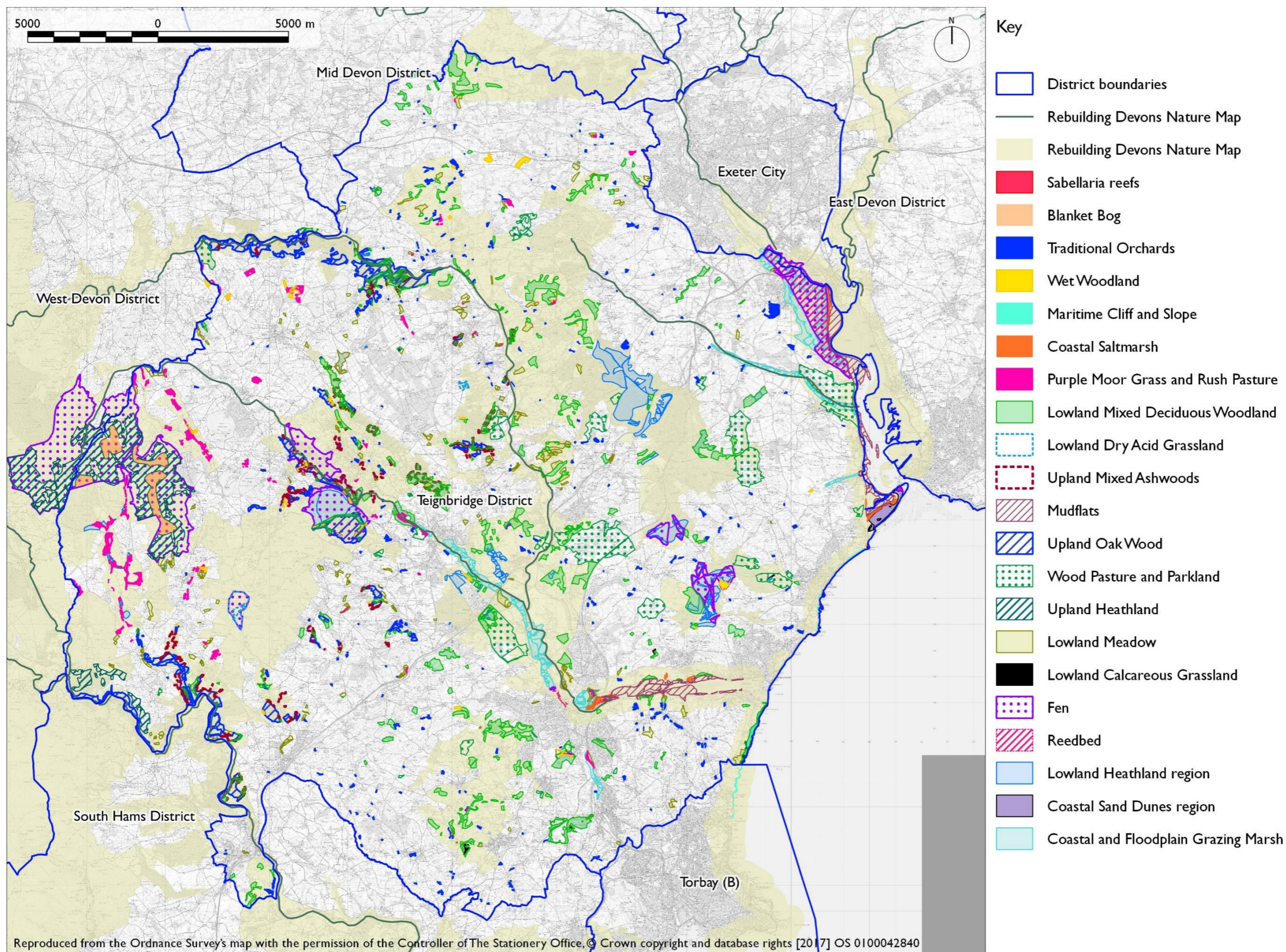


Figure 9: Statutory Wildlife Sites

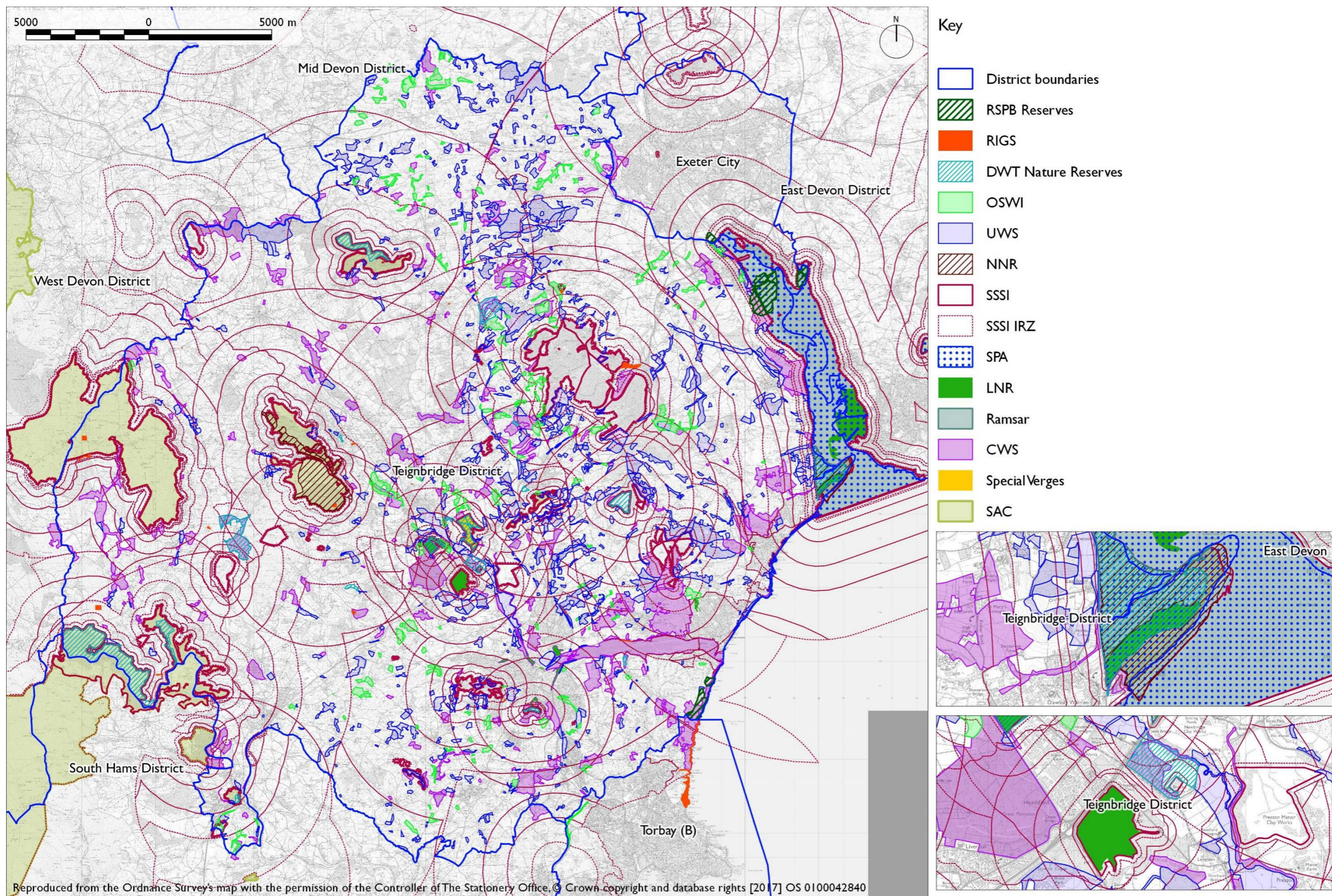


Figure 10: Habitat Suitability

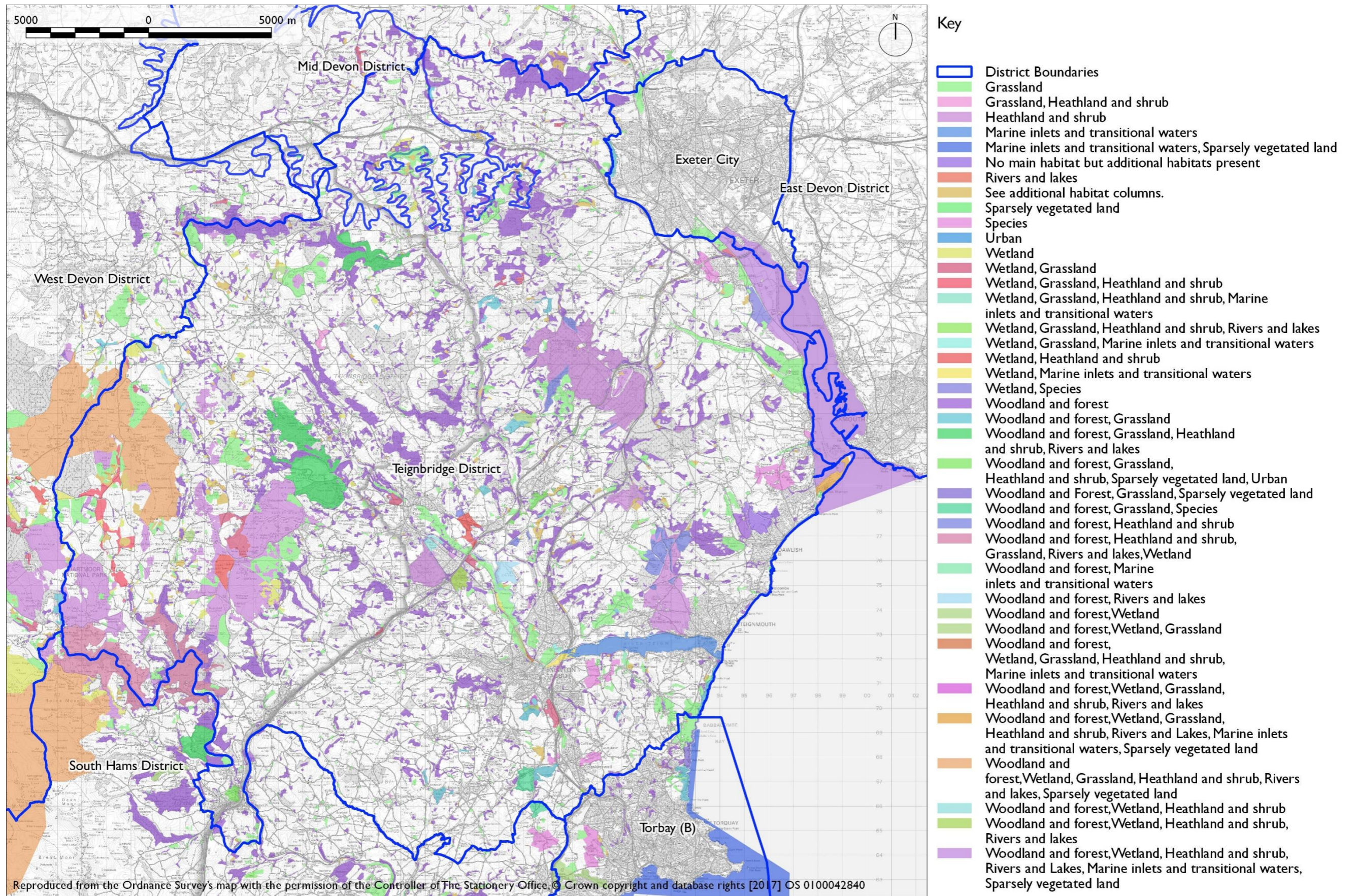


Figure 11: Priority Habitat Inventory

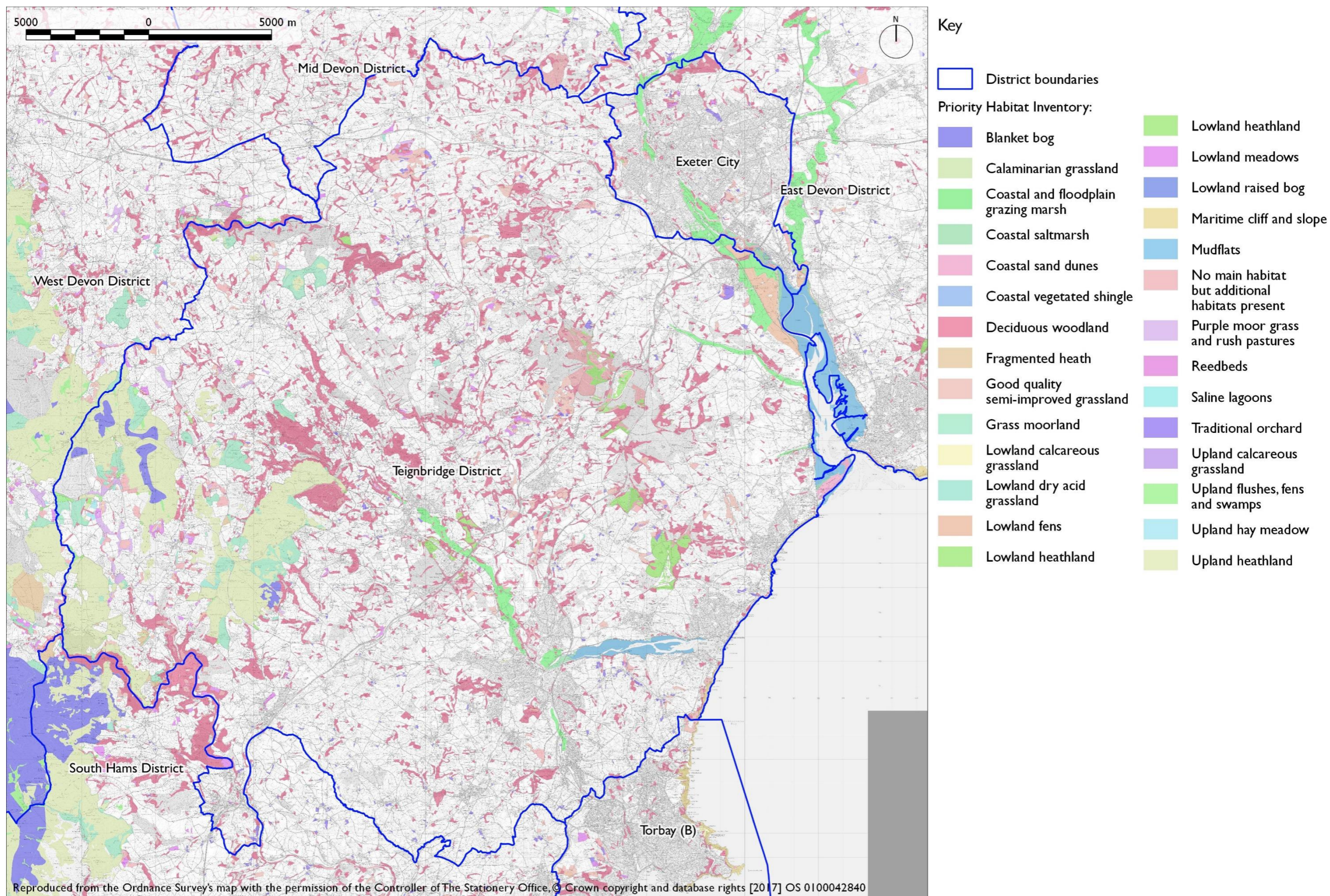
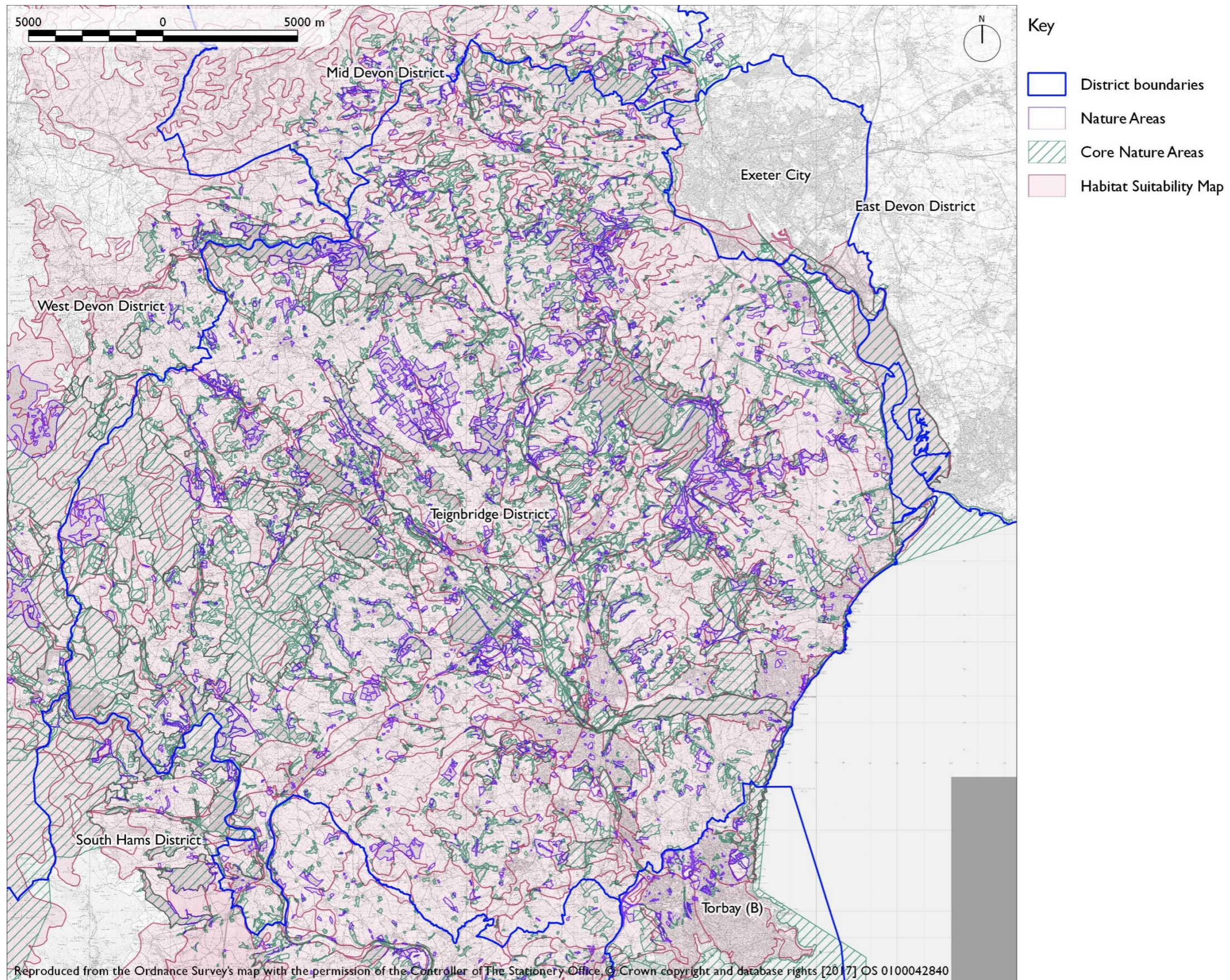


Figure 12: Nature Recovery Network



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Figure 13: Registered Parks and Gardens

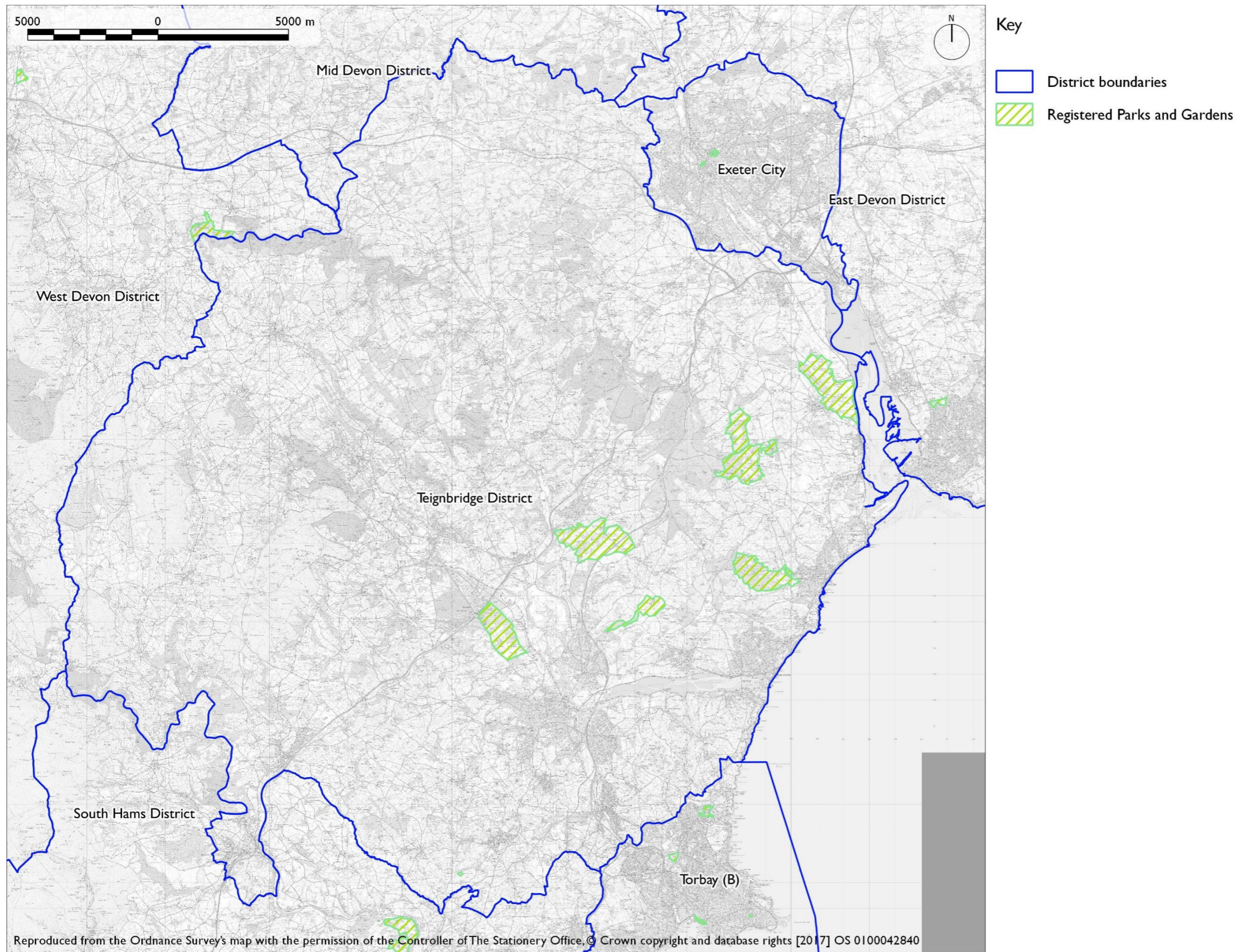
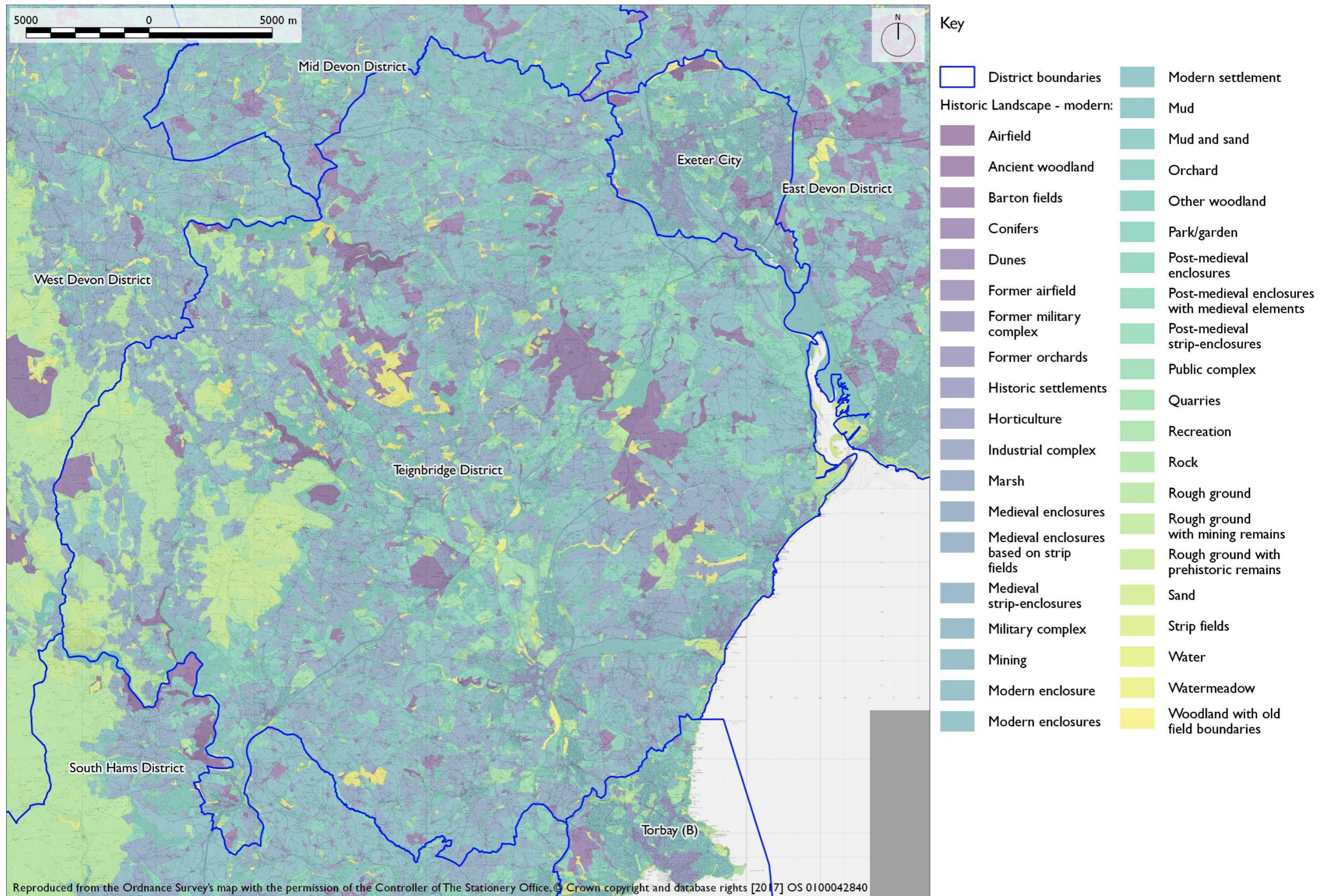


Figure 14: Historic Landscape - Modern



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APPENDIX A

GIS data list sourced as part of the study

Mapping
Ordnance Survey 25K
Ordnance Survey 50K
Local authority boundaries
Landscape
Landscape character types / areas for Teignbridge and adjacent authorities
Historic Landscape Characterisation (HLC)
Areas of Outstanding Natural Beauty
National Parks
National Character Areas
Public access
Distinctive Hedges
Historic Environment
Historic Landscape - Modern
Parks and gardens
Scheduled monuments
Conservation areas
Orchards
Ecological Environment
Sites of Importance for Nature Conservation (SINCs)
Priority Habitat Inventory (PHI)
Local Wildlife Sites (LWS)
Local Nature Reserves (LNR)
National Nature Reserves (NNR)
Ramsar
Special Areas of Conservation (SAC)
Marine Special Areas of Conservation

Mapping

Special Protection Areas (SPA)
Sites of Special Scientific Interest (SSSI)
Nature Improvement Areas (NIA)
RSPB reserves
UK Important Bird Areas (IBAs)
Ancient Woodland Inventory (AWI)
Existing Habitats
Habitat Suitability (primary and secondary)
Priority Habitat Inventory
Nature Recovery Network
Cirl Bunting consultation zone
Great Crested Newt consultation zone

Access

National Trails
National and Regional Cycle Routes
CRoW Act Open Access Land / Open Country
CRoW Act Registered Common Land

APPENDIX B

LCA and DCA Classification and Boundary Review

This appendix contains a table detailing changes made to the LCTs and DCAs as part of the classification review

Teignbridge LCA update

LCT classification review

Current LCT		Summary of any changes since original study	BRA action (GIS)
1E	Wooded ridges and hilltops	1) Within the LCT a new area of LCT 3H Secluded valleys was added. 2) Small area of loss due to extension of main towns and cities area western edge of Newton Abbot.	1) Shapefile updated 2) New section of text and figures included in the update.
1G	Open inland plateau	None	N/A
1H	Forested plateau	None	N/A
2A	Steep wooded scarp slopes	None	N/A
3A	Upper farmed & wooded valley slopes	None	N/A
3B	Lower rolling farmed and settled slopes	1) Small area of loss due to extension of main towns and cities area south-western edge of Exeter. 2) Small area of loss due to extension of main towns and cities area northern edge of Dawlish. 3) Small area of loss due to extension of main towns and cities area eastern edge of Newton Abbot.	Shapefile updated
3C	Sparsely settled farmed valley floors	Small area of loss due to extension of main towns and cities area northern edge of Newton Abbot.	N/A
3E	Lowland plains	None	N/A
3F	Settled valley floors	Small area of loss due to extension of main towns and cities area western edge of Newton Abbot.	Shapefile updated
3G	River valley slopes and combes	Small area of loss due to extension of main towns and cities area western edge of Dawlish.	Shapefile updated
3H	Secluded valleys	None	N/A
4A	Estuaries	None	N/A
4B	Marine levels and coastal plains	None	N/A
4C	Coastal slopes and combes with settlement	1) Small area of loss due to extension of main towns and cities area southern edge of Kingkerswell.	Shapefile updated

Current LCT		Summary of any changes since original study	BRA action (GIS)
		2) Small area of loss due to extension of main towns and cities area eastern edge of Teignmouth.	
4D	Coastal slopes and combes	None	N/A
4F	Dunes	None	N/A
4H	Cliffs	None	N/A
5A	Inland elevated undulating land	None	N/A
7	Main cities and towns	None	N/A

DCA boundary review

DCA number/name		Summary of any changes since original study	BRA action (GIS)
9	Bovey Basin	Small area of loss due to extension of main towns and cities area northern edge of Newton Abbot.	Shapefile updated
10	Breccia Hills and Coast	Small area of loss due to extension of main towns and cities area southern edge of Kingkerswell.	Shapefile updated
20	Denbury and Kerswell Farmlands	Small area of loss due to extension of main towns and cities area eastern edge of Newton Abbot. Small area of loss due to extension of main towns and cities area western edge of Newton Abbot.	Shapefile updated
21	Asburton and Dartmoor Foothills	None	N/A
24	Exe Estuary and Farmlands	Small area of loss due to extension of main towns and cities area south-western edge of Exeter. Small area of loss due to extension of main towns and cities area northern edge of Dawlish.	Shapefile updated
26	Exeter Slopes and Hills		New section of text and figures included in the update.
30	Haldon Ridge and Foothills	Small area of loss due to extension of main towns and cities area northern edge of Dawlish.	Shapefile updated

40	Mid Dart Valley and Slopes		N/A
60	Teign Estuary	Small area of loss due to extension of main towns and cities area eastern edge of Teignmouth.	Shapefile updated
61	Teign Valley and Slopes		N/A
62	Torbay Hinterland		N/A
69	Yeo Uplands and Slopes		N/A

APPENDIX C

Consultation and Stakeholders workshop who have attended meetings and/or commented on previous drafts.

Organisation	Position
Devon County Council	Landscape Officer
Devon County Council	County Ecologist
Teignbridge District Council	Senior Planning Officer
Teignbridge District Council	Biodiversity Officer
Teignbridge District Council	Consultant Conservation Officer
Exeter City Council	Principal Project Manager – Local Plans (and supporting officers)
South Hams District Council	Specialist – Natural Environment
Mid Devon District Council	Forward Planning Team Leader
Torbay District Council	Senior Strategy and Project Office
Natural England	Three Moors Team Leader
Woodland Trust	Regional External Affairs Officer – South west
Forestry Commission	Partnership and Expertise Manager South West Area Team

Organisations invited but did not partake in consultation to date.

Organisation	Position
Dartmoor National Park Authority	Trees and Landscape Officer
Devon Wildlife Trust	Director of Nature Recovery
Historic England	Partnerships Team Leader South West and Regional Planning Adviser
East Devon District Council	

APPENDIX D

The Teignbridge Local Plan 2013-2033. Relevant Policies

The Teignbridge Local Plan 2013-2033 was adopted on 6th May 2014.

Key policies relating to landscape character are provided below.

Policy S22 Countryside

Land outside the defined settlement limits of Bovey Tracey, Chudleigh, Dawlish, South West of Exeter, Kingskerswell, Kingsteignton, Newton Abbot, Teignmouth and the villages listed in S21 is classified as open countryside, where development and investment will be managed to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy.

In open countryside, development will be strictly managed, and limited to uses which are necessary to meet the overall aim set out above, as follows:

- a) affordable housing for local needs, replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and dwellings for agricultural, forestry and other necessary rural workers;
- b) agricultural, forestry, equine, industry, business, warehousing, retail, leisure and tourist uses;
- c) transport, communication, energy and other infrastructure and community facilities;
- d) development to support biodiversity and geodiversity; and
- e) alterations and extensions to existing dwellings, and to other buildings with one of the uses in criteria (a) – (d) above.

In assessing development proposals, particular account will be taken of:

- f) the distinctive characteristics and qualities of the Landscape Character Area;
- g) the integrity of green infrastructure and biodiversity networks ;
- h) impact on overall travel patterns arising from the scale and type of development proposed; and
- i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.

Policy EN1 Strategic Open Breaks

To maintain the physical separation of certain settlements, development within the following open breaks will be limited to that which retains their open character and their contribution to the settlements' setting:

Newton Abbot – Kingskerswell – Abbotskerswell – Torbay

Newton Abbot - Kingsteignton

Exeter – Exminster

Development proposals on open breaks will be subject to policy S22 and in addition will not be permitted if they result in:

- a) harm to the openness or landscape character of the area, including local views or would otherwise result in significant harm to settlements in their wider landscape setting, or
- b) loss of environmental or historical assets that individually or collectively contribute to local identity.

Policy EN2 Undeveloped Coast

The protection, maintenance and enhancement of the distinctive landscape and seascape character and ecological qualities of the undeveloped coast, will be a priority alongside the ecological and biodiversity considerations. Development which would have a detrimental effect on the character of the undeveloped coast and estuaries will not be permitted. New development will be regarded as inappropriate except where it has regard to the Shoreline Management Plan and:

- a) is a minor alteration in line with WE8; or
- b) is required for the purposes of agriculture or forestry or involves a use that requires a coastal location and by virtue of its scale, nature

Policy EN2A Landscape Protection and Enhancement

To protect and enhance the area's landscape and seascape, development will be sympathetic to and help to conserve and enhance the natural and cultural landscape and seascape character of Teignbridge, in particular in Areas of Great Landscape Value and within the setting of Dartmoor National Park. Development proposals should:

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

Other related policies.

Policy EN5 Heritage Assets

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance.

Development should respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views and actions identified in Conservation Area Character Appraisals and Management Plans.

Policy EN8 Biodiversity Protection and Enhancement

The Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the area, as follows:

- a) ensure that decisions on development are taken in the light of proportionate biodiversity information and assessments about the site;
- b) seek net increases in biodiversity in association with new development through habitat enhancement and creation, and through the introduction of appropriate biodiversity offsetting measures;
- c) investment in habitat management and creation particularly within important existing habitats, green infrastructure networks, and other priority areas;
- d) minimise fragmentation and maximise opportunities to provide more, bigger, better and connected habitats, particularly of local, regional or national priority (including connections to those outside the Plan area);
- e) identify and map components of the local ecological networks, prioritising areas of growth e.g. the Heart of Teignbridge;
- f) apply policy ENg to the protection of existing biodiversity and the approach to mitigation and compensation;
- g) development proposals where the principle objective is to conserve or enhance biodiversity or geodiversity will be supported in principle; and
- h) recognise ecosystem services and the benefits they provide.

Policy ENg Important Habitats and Features

To protect and enhance existing areas of biodiversity and geodiversity, development proposals will take account of the importance of any affected habitats or features, taking account of the following hierarchy of sites:

- a) internationally important sites including existing, candidate or proposed Special Protection Areas, Ramsar sites, Special Areas of Conservation, European Marine Sites plus sites required as compensatory measures for adverse impacts on such sites;
- b) nationally important sites including Sites of Special Scientific Interest, National Nature Reserves and Marine Conservation Zones;
- c) locally important sites including county wildlife sites, local nature reserves, ancient woodlands, county geological sites, and other identified priority habitats;
- d) the network of linear and other linking features important for wildlife movement and climate change adaptation, including wider identified priority areas; and
- e) other areas of land or features of value to biodiversity.

Development which would be likely to directly or indirectly harm such a site or feature will not be permitted unless, taking account of the weight to be attached to the site's protection:

- f) the public interest benefits of the development outweigh the harm;
- g) the benefits cannot be provided through an alternative, less harmful location, design or form of development;
- h) losses are mitigated where possible;
- i) any unavoidable losses are fully compensated; and
- j) for internationally designated sites favourable conservation status must be maintained.

Development which includes or impacts any such site or feature will be required to include measures to protect, manage and enhance it where possible.

Policy EN10 European Wildlife Sites

European Wildlife Sites including Dartmoor, South Dartmoor Woods, South Hams, Exe Estuary, Dawlish Warren, East Devon Pebblebed Heaths and Lyme Bay to Torbay will be protected. Development that is likely to have a significant effect on the integrity of a European Wildlife Site will be subject to assessment under the Habitats Regulations 2010 and will not be permitted unless adverse effects can be fully mitigated and/or compensated. Further specific requirements are set out below.

Roosts, strategic flyways and sustenance zones for greater horseshoe bats, which constitute the special interest of the South Hams Special Area for Conservation, will be protected and, where possible, enhanced to reflect the specific requirements of that species. In locations within or adjoining such roosts, strategic flyways and sustenance zones, there may be the need to include protection zones or remove certain permitted development rights (particularly lighting and wind turbines) to protect their continued use.

Additional financial contributions and other measures, in line with the Joint Interim Approach or equivalent, will be required from new development to enable management and other mitigation measures at the Exe Estuary and Dawlish Warren. Where evidence emerges, a similar approach will be used for other European sites, for example the Pebblebed Heaths and Dartmoor.

As set out in policy EN9, the most important sites for biodiversity are those identified through European Directives. A Habitat Regulations Assessment (HRA), required under the Habitats Directive, has been undertaken on the policies within the Local Plan to ensure there will not be an adverse impact on any such site. Additionally, it is a requirement under the Habitat Regulations that any development proposals which may have an impact on a European Site are subject to further assessment in order to avoid harm to those sites.

Policy EN12 Woodlands, Trees and Hedgerows (previously Trees and Hedgerows)

Development should contribute to the protection and enhancement of woodlands, trees and hedgerows in the area. The loss of woodland, healthy trees and hedgerows with visual, historic or wildlife importance will be resisted. Particularly strong protection will be given to ancient woodland and aged or veteran trees.

Development proposals should:

- a) incorporate important woodlands, trees and hedgerows into the overall design and landscape scheme wherever possible;
- b) prevent damage to root systems and ensure a satisfactory spatial relationship between trees and hedgerows and new development, taking account of expected future growth;
- c) where possible incorporate retained trees and hedgerows within public open space rather than private space to safeguard their long-term management;
- d) ensure protection measures before and during the development process and appropriate management and protection thereafter; and
- e) take opportunities for new planting consistent with landscape, wildlife and historic interests.

APPENDIX E

The Teignbridge draft Local Plan 2020-2040. Relevant Policies

The 2013-2033 Local Plan has been subject to comprehensive review and the Teignbridge Local Plan to 2040 will replace it, once adopted. This Plan continues to place quality environment at the heart of its strategic objectives.

The key policies relating to landscape character in the Teignbridge Local Plan to 2040 are provided below. Other relevant policies linked to landscape character are also provided.

Policy EN1: Setting of Settlements

1. Landscapes that provide or contribute to the distinctive setting and separate identity of settlements within and adjacent to Teignbridge District will be conserved and enhanced. To maintain the separate identity and physical separation of closely related settlements, development within the following gaps will be limited to that which retains its open character and contribution to the settlement's setting, and satisfies all criteria 2 a)-e) below:

- a) Newton Abbot – Abbotskerswell
- b) Newton Abbot – Kingskerswell – Torbay
- c) Newton Abbot – Kingsteignton
- d) Exeter – Exminster
- e) Teignmouth - Bishopsteignton
- f) Shillingford Abbot – Markham Village - Ide

2. Elsewhere, development within the settings of settlements will only be permitted where it:

- a) maintains their separate identity and prevents coalescence;
- b) maintains important views, either from publicly accessible viewpoints within the settlement, or of a settlement within in its landscape setting;
- c) Makes a positive contribution to the setting's character, distinct identity and value to people.
- d) avoids distinct hills or ridges which form an undeveloped skyline; and
- e) Does not result in the loss of important natural features and conserves and enhances the significance of heritage assets and their settings, including historic landscapes, that individually or collectively contribute to local identity.

Policy EN2: Undeveloped Coast

The protection, maintenance and enhancement of the distinctive landscape, seascape and historic character of the Undeveloped Coast, and ecosystem services and networks of habitats provided by it, will be given significant weight.

New development will be regarded as inappropriate except where it is consistent with the Shoreline Management Plan and:

- a) can demonstrate that it cannot be located outside the Undeveloped Coast; and
- b) is householder development in line with H10; or c) is the replacement of an existing dwelling in line with H12 or replacement development or infrastructure complying with EN3; or
- d) is required for the purposes of agriculture or forestry; or
- e) is minor development, required for the ongoing viable operation of an existing business or tourism use; or
- f) is redevelopment of an existing business or tourism use, where enhancement of the character of the undeveloped coast will be provided; or
- g) is an essential community facility required by a coastal settlement; or
- h) it helps to deliver the Local Nature Recovery Strategy; or
- i) is required for flood alleviation or coastal resilience.

Development within the Undeveloped Coast will:

- j) conserve and enhance the key landscape, seascape and historic character of the undeveloped coast, including the significance of heritage assets within their coastal settings, and
- k) Conserve and enhance the estuaries and coast as important wildlife habitats and corridors; and
- l) Where appropriate and feasible, development will take opportunities to improve public access to, and enjoyment of, the coast, subject to criteria a and b above.

Development outside the Undeveloped Coast, but which could impact on the Undeveloped Coast will be assessed with regard to criteria j) - l) above.

Policy EN3: Coastal Change Management Areas

1. To reduce the impacts of physical changes to the coast and the impact of these changes on coastal or estuarine communities, new development or the intensification of existing development in Coastal Change Management Areas will be limited to the following uses:

- a) essential infrastructure* provided there are clear, costed plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change at the site or elsewhere; or
- b) change of use for less vulnerable and water compatible tourism-related development, shops, small scale business or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community; or
- c) key community infrastructure, which has to be sited within the CCMA to provide the intended benefits to the wider community and there are clear, costed plans to manage the impact of coastal change on it and the service it provides; or

d) adaption measures to existing buildings and businesses, which increase resilience to flood risk;
or

e) temporary siting of development directly linked to the coastal strip (such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping); or

f) water compatible development.

2. All development must demonstrate that it will be safe over its planned lifetime and does not have an unacceptable impact on coastal change, would not result in an increased risk to life or significant increase in risk to property, and must maintain landscape, seascape and townscape character, heritage significance and important coastal habitats, particularly where they are at risk from climate change impacts.

3. Proposals for the relocation and replacement of development and infrastructure away from Coastal Change Management Areas will be permitted, provided that:

a) The existing use/s have been in place prior to the adoption of the Teignbridge Local Plan Part 1 (TLP to 2040);

b) the development replaces that which is affected (or threatened) by erosion within a timescale that reflects its vulnerability to coastal change impacts;

c) the new development lies beyond the Coastal Change Management Area in a location that is well related to the coastal community from which it was displaced and has an acceptable relationship with it in terms of character, setting, and local amenity. Relocated dwellings must be situated adjacent or very closely related to a settlement limit;

d) Where a replacement structure/s is/are proposed, the gross volume of the replacement building/s or structure/s is no larger than that/those it replaces; e) The relocated development meets the requirements of Undeveloped Coast policy;

f) the existing site is cleared and restored, made safe, and is managed for the benefit of the local community and/or the local environment; and

g) taken overall (considering both the new development and that which is being replaced) the proposal should not have a detrimental impact upon the landscape, townscape, heritage significance or biodiversity of the area, having regard to any special designations.

*Essential infrastructure is:

i. essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk;

ii. essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; and

iii. wind turbines.

Policy EN4: Landscape Protection and Enhancement

Development will conserve and enhance the District's landscape, seascape and townscape character and scenic quality.

1. Development proposals will comply with all of the following:

- a. be located and designed to conserve and enhance landscape and seascape character and to reinforce local distinctiveness;
- b. be informed by the District's most up-to-date Landscape Character Assessments and specific strategic management guidelines and recommendations contained within it;
- c. protect, and where appropriate restore, specific landscape and seascape features, including trees, hedges and woodlands, that reinforce local landscape character or quality; conserve and enhance the significance of designated landscapes and historic landscapes that provide the settings for heritage assets; and
- d. minimise adverse visual impacts through high quality building and design and landscaping, supported by a Landscape and Visual Impact Assessment where necessary;
- e. be in line with any relevant policies relating to views and landscapes contained within an adopted neighbourhood plan; and
- f. avoid, mitigate and as a last resort compensate for any residual harmful effects; and
- g. take opportunities, where appropriate, to help to deliver the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement.

2. Great weight will be given to the protection of the setting of Dartmoor National Park. Development that could impact or on the setting or "Special Qualities" of the National Park, or otherwise affect the achievement of National Park purposes, will:

- a. Be located and designed to conserve and enhance the natural beauty, biodiversity, special qualities and distinctive characteristics of the protected landscape and to reinforce local distinctiveness; and
- b. Protect, and where appropriate restore, Dartmoor's tranquillity; and
- c. Prevent impacts of light pollution on Dartmoor's dark skies; and
- d. avoid, mitigate and as a last resort compensate for any residual harmful effects; and
- e. take opportunities, where appropriate, to help the delivery of the most up-to-date Dartmoor National Park Management Plan.

Other related policies.

Policy GP1: Sustainable Development

Subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria:

- a) accessibility by walking, cycling and public transport for main travel purposes particularly for work, health, shopping, leisure and education, and other day to day needs;
- b) mitigating and adapting to the impacts of climate change;
- c) opportunities for decentralised, renewable or low carbon energy supply;
- d) road safety and congestion;
- e) development which promotes social wellbeing and interaction through safe and accessible mixed use developments and strong neighbourhood centres;
- f) access to necessary services, facilities and infrastructure taking account of plans to provide infrastructure;
- g) health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development, including from associated traffic both during construction and once occupied;
- h) impact on the residential amenity of existing and committed dwellings, particularly privacy, outlook and natural light;
- i) impact from existing or committed developments on the health, safety or amenity of occupants or users of the proposed development;
- j) protecting and where possible enhancing the character, appearance and historic interest of affected landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;
- k) impact on biodiversity and geodiversity;
- l) avoiding, where possible, the best and most versatile agricultural land and minimising the impact of development on soils through the use of appropriate construction techniques which would not result in the over-compaction, pollution or reduction in the quality of soil and minimising the importation to or exportation of soils from the site;
- m) development must minimise embodied carbon;
- n) development should and re-use or accommodate on site construction and demolition materials, unless this involves the removal of contaminated land; and
- o) the impact on mineral extraction, forestry, and agricultural production.

Policy GP2: Development in Teignbridge

To meet the housing, employment and service needs of Teignbridge, the location of planned development will be co-ordinated to achieve the following key principles:

- Maximise the co-location of new homes with job opportunities, services and public transport links so that the majority of new development takes place close to the main towns and Exeter, reinforcing their roles as the key economic and service centres of the plan area and the Garden Community status of Newton Abbot and Kingsteignton;
- Take opportunities to allocate and permit brownfield sites where they are available;
- Development is positively planned and located to minimise climate change;

- Infrastructure is delivered to support new homes, ensuring that local communities have the capacity to support development;
- Support development in villages where it will meet localised housing needs and improve the sustainability of rural living; and
- Ensure the highest level of protection for our European wildlife sites, both within our district and those likely to be affected by development within Teignbridge. In particular these are the South Hams Special Area of Conservation, the Exe Estuary Special Protection Area, the Dawlish Warren Special Area of Conservation, the Dartmoor Special Area of Conservation and the Torbay and Lyme Bay Special Area of Conservation.

Policy GP3: Settlement Limits and the Countryside

Within the settlement limits defined on the Policies Map, development will be permitted where it is consistent with the role of the settlement in the Local Plan and other development plan policies, taking account of other material considerations. Land outside defined settlement limits is classed as the countryside. In the countryside, development and investment is carefully managed to provide attractive, accessible and biodiverse landscapes, improve the sustainability of settlements and support the communities living there to become more resilient to climate change.

Settlement limits are given to all settlements within the following hierarchy: a) Newton Abbot and Kingsteignton Garden Community

b) Edge of Exeter extensions

c) Coastal Towns: Dawlish and Teignmouth

d) Rural Towns: Bovey Tracey and Chudleigh

e) Villages (which have close access to a school and/or shop): Abbotskerswell, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood (including Middlewood/Westwood), Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Kingskerswell, Liverton, Oggwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary.

Development proposals in the countryside must not result in a significant negative impact of the following:

a) the distinctive characteristics and qualities of the landscape in accordance with the District's Landscape Character Assessment;

b) the integrity of green infrastructure and biodiversity networks, or priority habitats;

c) any physical and visual break between closely adjoining settlements;

d) the impact on overall travel patterns arising from the scale and type of development proposed;

e) relevant policies included within adopted Neighbourhood Development Plans; and

f) the need to ensure that development in the countryside does not have an adverse effect on the integrity of a European Site.

Where these can be satisfied, development in the countryside will be limited to the following uses and where they meet the overall aim set out above:

g) Exceptions Sites;

- h) Adopted Neighbourhood Plan allocations;
- i) replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and rural workers' dwellings;
- j) agricultural, forestry, community woodland, equine, industry, business, retail, warehousing, leisure, community facilities and tourist uses, all at a scale and type appropriate to its setting and location;
- k) transport, communication, renewable and low carbon energy, energy storage, green infrastructure and other infrastructure;
- l) development to support biodiversity and geodiversity;
- m) coastal and flood protection; and
- n) alterations and extensions to existing dwellings and other buildings within one of the uses in criteria (g) – (m) above.

Policy EN10: Biodiversity and Geodiversity

1. The Council will work with statutory and other partners to protect, enhance and restore the biodiversity and geodiversity of the District, to increase its resilience to climate change, and to ensure decisions on development proposals protect, enhance and, where appropriate, restore the biodiversity and geodiversity of the District.

2. All development will recognise the benefits that ecosystem services provide and will be located and designed to avoid negative impacts on biodiversity. Only when this is not possible will mitigation, and as a last resort offsetting/compensation measures, be considered.

3. All development will be located and designed to avoid and minimise the loss and fragmentation of habitats, to maximise opportunities to provide more, bigger, better and joined habitats that are resilient to climate change and, to help deliver the Local Nature Recovery Strategy, the Teignbridge Tree Strategy and, the most up-to-date Teignbridge Green Infrastructure Strategy.

4. All development, excluding any development exempted by the Environment Act, will demonstrate a 10% or greater net gain in biodiversity compared with the pre-development situation by including and funding biodiversity enhancements that will generate the most benefits for nature. Biodiversity net gain will be calculated using the most up-to-date Biodiversity Metrics and will be achieved in addition to any mitigation and any compensation/offsetting for unavoidable biodiversity losses. Where there is evidence of deliberate neglect or damage to any of the District's protected habitats and species, their deteriorated condition will not be taken into consideration. Instead, the previous condition and/or the ecological potential of the site will be used to decide the baseline for biodiversity calculations.

Ahead of the Regulations accompanying the Act, this requirement applies to new residential development or the creation of more than 100sqm of non-residential floorspace. It does not apply to householder development.

5. Where it is not possible to achieve this level of biodiversity net gain on site, or where on-offsetting/compensation or net gain would not generate the most benefits for nature conservation, off-site provision will be considered. The location, type and form of offsetting/compensation or net gain will reflect any losses and help to deliver the Local Nature Recovery Strategy or to conserve and enhance Protected and Priority Species and habitats.

6. All biodiversity offsetting/compensation for losses, and net gain, will be provided ahead of development where this is feasible and would secure the best outcome for nature. Offsetting/compensation will be maintained and appropriately managed for the duration of impacts and net gain will be maintained and appropriately managed for a minimum of 30 years.

7. Development proposals where the main objective is to conserve or enhance biodiversity or geodiversity, or to create greater resilience of biodiversity or geodiversity to climate change, will be supported in principle.

8. Impacts on irreplaceable habitats cannot be offset and must be avoided. Development that involves the loss of irreplaceable habitats will not be supported, except in circumstances where overriding public interest is demonstrated.

9. Where appropriate, a scheme of monitoring, to ensure mitigation, offsetting/compensation, and net gain measures have been carried out and are effective, including any remedial measures required, will be agreed and secured prior to granting planning permission.

Policy EN11: Important Habitats and Features

1. To protect and enhance existing areas of biodiversity and geodiversity, including networks of habitats and connections between them, development proposals will be located and designed to take account of the importance of any affected habitats or features, with regard to the following hierarchy of sites:

a) internationally important sites including existing, candidate or proposed Ramsar sites,

Special Protection Areas, Special Areas of Conservation, European Marine Sites,

Functionally Linked Land associated with these sites, plus sites required as compensatory measures for adverse impacts on such sites;

b) nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodland and Ancient and Veteran Trees and Marine Conservation Zones;

c) locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites and other identified priority habitats, as shown in the Local Nature Recovery Strategy where this is in place, and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement;

d) the network of linear, stepping stone and other linking features important for wildlife movement and climate change adaptation, including wider identified priority areas shown in the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement; and

e) other areas of land or features of value to biodiversity.

If, following survey work undertaken at planning application stage, a site of local importance is found to contain nationally important habitats or features, the appropriate level of protection will be afforded in light of this new evidence.

2. Development which would be likely to directly or indirectly significantly harm such a site or feature will not be permitted unless, taking account of the weight to be attached to the site's protection:

f) the benefits cannot be provided through an alternative, less harmful location, design or form of development; and

g) impacts are mitigated where possible; and

h) any unavoidable losses are fully compensated; and

i) the public interest benefits of the development outweigh the harm; and

j) for statutory designated sites favourable conservation status is maintained.

3. Proposals to help deliver the Nature Recovery Strategy, and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement, restore former areas of biodiversity and networks of habitats, or to create greater resilience of habitats and features to climate change will be supported in principle.

4. Development which includes or impacts on any such site or feature will be required to include appropriate measures to protect, manage and enhance it. Where mitigation and/or compensation is required, it will be provided ahead of development, where this is feasible and would secure the best outcome for nature.

Policy EN12: Legally Protected and Priority Species

1. To protect and expand the number and geographic range of legally protected species, S41 List priority species, and Devon Local Priority and Special Species, development will be located and designed to firstly avoid, secondly minimise and mitigate and, only as a last resort, to compensate adverse impacts on the species and its habitats. It will also be located and designed to reflect additional species-specific policy guidance and the wider Local Nature Recovery Strategy and, the Teignbridge Green Infrastructure Strategy.

2. Development that cannot avoid harmful impacts on a species, either directly or indirectly, will not be permitted unless:

a) Sufficient and up-to-date information, proportionate with the protection of the species and the nature, location and scale of the proposal, is submitted with the planning application, provided by a suitably qualified ecologist upon which to base a decision; and

b) Appropriate mitigation is provided and, where this cannot fully avoid harm to the species and their habitats, appropriate compensation is provided directly or funded by the development; and

c) Mitigation and compensation are provided ahead of development, where this is feasible and would secure the best outcome for nature and is maintained and appropriately managed for the duration of the impact.

Policy EN13: European Wildlife Sites

1. European wildlife sites including Dawlish Warren SAC, Dartmoor SAC, East Devon Pebblebed Heaths SAC and SPA, Exe Estuary SPA, Lyme Bay to Torbay Marine SAC, South Dartmoor Woods SAC, and South Hams SAC, will be protected, along with their associated Functionally Linked Land, and sites that are identified or required as mitigation measures for adverse effects on such sites (eg SANGS) resulting from previous development.

2. Development will be located and designed to firstly avoid and secondly to minimise and mitigate harmful impacts on European wildlife sites.

3. Development that is likely to have a significant effect on the integrity of a European wildlife site, whether within or outside the protected site, will not be permitted unless an Appropriate Assessment has ascertained that following mitigation, there is no significant adverse effect on the integrity of the site, taking a precautionary approach. Only as a last resort, and in cases where there are no less harmful solutions, and the development is required for Imperative Reasons of Overriding Public Interest will compensation for adverse impacts be permitted.

4. Development within the designated boundaries of European Sites will only be permitted where it is necessary to further the conservation objectives of the site or to protect them from harm.

5. Sufficient and up-to-date survey information, commensurate with the sensitivity of the site and the nature, location, and scale of the proposal, will be required to inform planning applications and Appropriate Assessment. The information will be gathered and worked up by a suitably qualified or experienced ecologist.

6. In order to have a high degree of certainty that mitigation measures for development affecting a protected site will be effective in ensuring no adverse effect on the integrity of protected sites, either alone or in combination with other permitted or allocated development:

a) Mitigation will be required to be put in place before impacts occur;

b) Financial and legal details relating to the delivery of mitigation measures will be agreed and secured prior to granting planning permission;

c) Mitigation measures will be secured to ensure that the implementation of the mitigation reflects the duration of the impact. This includes in perpetuity requirements where impacts are permanent and/or irreversible;

d) Mitigation measures will follow best practice guidance and consider the context of the wider area; and

e) A scheme of monitoring, to ensure mitigation has been carried out and is effective, including any remedial measures required, will be agreed and secured prior to granting planning permission.

Policy EN14: Exe Estuary and Dawlish Warren

To mitigate additional recreational and other pressure on the Exe Estuary Special Protection Area and Ramsar site, and Dawlish Warren Special Area of Conservation (the 'protected sites'), the following limitations and requirements will apply to development that could impact on them:

- a. Particular attention will be given to effects arising from urbanisation from development within 400m of one or more of the protected sites, along with their associated Functionally Linked Land and sites that are identified or required as mitigation measures for adverse effects on such sites;
- b. Development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Proposals Map, will be required to provide a financial Habitat Mitigation Contribution towards mitigation for in-combination, recreation impacts on the protected sites. The Habitat Mitigation Contribution is made towards delivery of non-infrastructure mitigation measures;
- c. In addition to the Habitat Mitigation Contribution, development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Proposals Map, will be required to provide and maintain Suitable Alternative Natural Greenspace (SANG) in perpetuity, either:
 - i. In accordance with SANG provision as set out in a development plan allocation, at the expense of the development and early in the delivery of the site, or
 - ii. Where development is without an associated SANG identified in an allocation policy, pay a SANG Mitigation Contribution to the Local Planning Authority sufficient to provide and maintain 180 square metres of SANG per dwelling or holiday unit in an appropriate strategic location.
- d. Provide and maintain any other specific measures to avoid other or residual impacts identified by Appropriate Assessment.

Policy EN15: South Hams SAC

Development that could impact on features that support the South Hams Special Area of Conservation (SAC) will be located and designed to protect the integrity of the SAC by:

1. Avoiding the loss, damage or illumination of, or disturbance to, Greater Horseshoe Bat:
 - a. roosts which are known, or are likely, to provide significant functional support to the SAC,
 - b. foraging areas within the Sustenance Zones, especially within juvenile foraging areas,
 - c. flyways and commuting routes within the Sustenance Zones,
 - d. networks of actual or potential commuting routes within the Landscape Connectivity Zone,
 - e. existing mitigation features in place resulting from previous development,
 - f. known or likely pinch points,
 - g. foraging areas within the Landscape Connectivity Zone in exceptional cases – which may include size of site or importance of foraging area to a nearby roost.

2. Maintaining, enhancing, or creating sufficiently wide and dark stand-off zones between the development and bat flyways / habitats, with additional transitional buffers, to protect the bats and their commuting routes/habitats from impacts from development;
3. Designing development and lighting to be compatible with known or potential Greater Horseshoe Bat habitats and flyways, as demonstrated through lighting modelling where required;
4. Avoiding likely increases in death or injury to bats through interaction with wind turbines or traffic;
5. Creating or enhancing roosts, commuting routes and foraging habitat within the Sustenance Zone or Landscape Connectivity Zones, especially in juvenile foraging zones, where required by Appropriate Assessment and/or when opportunities arise;
6. Maintaining connectivity within and between Sustenance Zones through the Landscape Connectivity Zone, especially across roads, railway lines or other linear barriers;
7. Where required by Appropriate Assessment, providing financial contributions to help create permanent, high quality Greater Horseshoe Bat habitat and roosts in locations which will increase population resilience;
8. For the purposes of undertaking Habitats Regulations Assessment, complying with the 2019 South Hams SAC Habitats Regulations Assessment Guidance (or subsequent revisions) and technical advice notes;
9. Avoiding the loss, damage, pollution of, or other harm to habitats which are also listed as Qualifying Features for which the South Hams SAC was designated.

Policy EN16: Trees, Hedges and Woodlands

1. All development will retain good quality and healthy woodland, trees and hedgerows, including: ancient woodland; ancient and veteran trees; those with visual amenity; those that support wildlife or provide connectivity; those which positively contribute to the historic environment or the significance of a heritage asset and its setting; and rare or unusual species of trees. These will be incorporated into the overall design and landscape scheme, within public spaces where possible.
2. Development resulting in the loss or deterioration of ancient woodland or ancient and veteran trees will only be permitted where there are wholly exceptional circumstances. Where it is permitted, a compensation strategy will need to be agreed and secured prior to granting planning permission.
3. All development will demonstrate how retained and new trees, hedges and woodland will have a satisfactory long term relationship with: buildings; infrastructure; utilities and services; and highway movement; and will ensure the amenity and safety of occupiers of buildings and retain or create sightlines enabling public spaces to be well overlooked.
4. New development will be designed and undertaken to prevent damage to root systems of retained or new woodland, trees and hedgerows and will allow for future above and below ground growth over the life of the development.

5. Measures to protect retained trees, hedges and woodland must be in place before, and remain in place during, the development process. This must be demonstrated through an agreed Method Statement. Appropriate management will be secured thereafter through agreed Landscape Management Plans.

6. Where construction near trees is unavoidable, construction techniques and methods of working will be designed to prevent or minimise damage. Temporary netting of hedges prior to, and during construction of, development will not be permitted and where hedges cannot be retained, they should be translocated, rather than removed.

7. The Local Plan seeks to assist the delivery of the most up-to-date Teignbridge Tree Strategy. Development that supports the planting of new areas of woodland, especially in appropriate Local Nature Recovery Areas, or which would include public access woodland schemes, will be encouraged where they conserve or enhance biodiversity, landscape and seascape character, the historic environment and the significance of heritage assets in their setting.

Policy EN17: Heritage Assets

1. To protect Teignbridge's historic environment, an irreplaceable resource that contributes to local character and distinctiveness, development proposals that could affect designated and non-designated heritage assets and their settings will be supported by an assessment of their significance, and a desk based archaeological assessment where appropriate. Assessment should be sufficient to understand significance, proportionate to significance and should set out impacts resulting from the development, based on an accurate understanding of its significance and setting.

2. All development will conserve, or where appropriate enhance or better reveal, the significance of heritage assets and their settings, whether designated or non-designated, commensurate with their significance.

Where development could result in harm to any heritage asset and its setting, this should firstly be avoided and secondly, minimised, through siting, scale, design or landscaping.

3. Development resulting in loss of, or harm to, the significance of a designated or undesignated heritage asset that cannot be avoided or minimised, will only be permitted where harm is justified and outweighed, taking account of:

a. Significance of the asset; b. Level of harm;

c. Public benefit, where development resulting in less than substantial harm will need to demonstrate substantial public benefit;

d. Benefits to the long term viable use of a heritage asset, particularly those identified as being at highest risk, once all possible funding sources and other feasible options that would be less harmful have been explored and are agreed by the Council to be unviable.

However, development resulting in substantial harm to, or loss of, a Grade II Listed Building or Grade II Registered Park and Garden will only be permitted in exceptional circumstances and

development resulting in substantial harm to, or loss of, a Grade I or II* Listed Building or Registered Park and Garden, a Scheduled Monument or Protected Wreck Site will only be permitted in wholly exceptional circumstances.

4. Where harm to, or loss of, a designated or non-designated heritage asset is considered acceptable, developers and/or applicants will record and make publicly available a written record of the heritage asset and impact of development on it, proportionate to significance. Any replacement building or structure will be expected to reflect and respect the special historic, architectural or landscape interest of the heritage asset lost, allowing for modern interpretation.

5. Development should help secure sustainable long term futures for heritage assets, especially those identified as being of highest risk of loss or decay.

6. Planning permission will be granted for enabling development only where all the following apply:

- there is clear evidence of a conservation deficit;
- there is no viable alternative option available, including sources of funding;
- the development is the minimum required to achieve the conservation of the heritage asset and is of a type, design and in a location to minimise harm to other public interests;
- the benefits of the scheme outweigh any non-compliance with other planning policies;
- mechanisms are in place to secure the future conservation of the heritage asset.

7. In evidenced cases of deliberate neglect of, or damage to, a heritage asset (including demolition) its condition at the date of listing will be considered as the baseline for decision making.

8. Design of development affecting heritage assets and their settings should:

- retain and refurbish the historic fabric, plot boundary, settlement or building form and layout, plan form, internal or external architectural features, historic natural features, views and vistas, trees and orchards, archaeological sites and open spaces, and only when this is not practicable, allow replacement or other change; and
- Use good quality materials appropriate to the heritage asset, applied in a traditional manner, using specialists where required; and
- Be subordinate in scale to the principal building and respect and complement it in terms of form, features and architectural style;
- Include the removal of modern additions that detract from significance, where it would better reveal the significance of the heritage asset; and
- Respect, reflect or respond to existing traditional architectural and historic character, having regard to the Conservation Area Character Assessments and Conservation Area Management Plans and Neighbourhood Plans.

APPENDIX F

Primary and Secondary Habitats and Open and Closed Habitats

- 1.1 Within the context of urban greenspace, the term 'open habitat' can refer to a variety of natural habitats such as water, wetlands and marshlands, or to semi-natural habitats such as rough grassland, wildflower meadows, scrubland or heathland. Equally, the term could relate to the range of highly manicured or artificial habitats that occur frequently in urban settings, such as parks and community gardens, wasteland (derelict or unmanaged), churchyards and burial grounds, green corridors, outdoor sports facilities, amenity or recreational greenspaces, allotments or city farms. Commonly, urban greenspaces comprise a mix of open and closed habitats (e.g. wooded areas), relating to site history, the substrate on which the greenspace is established, or the aims and functions that the greenspace serves (for example whether it is an ecology park, wildlife garden or community woodland).
- 1.2 Natural characteristics would support restoration of Primary and Secondary Habitats, (open and closed habitats) where opportunities for habitat restoration occur. Potential suitable habitats with the LCT range dependant on location include the following: lowland dry acid grasslands with woodland, purple moor grass and rush pasture, lowland heath with woodland, lowland meadow with woodland, to increase biodiversity and contribute to nature recovery networks. Refer to Appendix F for further details and Devon Environment Viewer. <https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>
- 1.3 Note that there are often a number of areas of a specific LCT within the Teignbridge district, and they can have a different primary and secondary habitat status. These are shown as Sub-Zones in the table below and numbered. The LCT plan below shows the specific sub-zones as a number with a circle around it.

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
1E	Wooded ridges and hilltops	2	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
		7	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
		9	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11
		26	Lowland Meadow with woodland W11	Lowland Meadow with woodland W11
		29	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11
1G	Open inland plateau	30	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11
			Lowland Calcareous Grassland with woodland W8	Lowland Meadow with woodland W11
1H	Forested plateau	11	Lowland Heathland with woodland W16	Lowland Fen with woodland W4
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W10
2A	Steep wooded scarp slopes	6 and 10	Lowland Heathland with woodland W16	Lowland Fen with woodland W4
			Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
			Lowland Meadow with woodland W10	Lowland Meadow with woodland W10
			Lowland Meadow with woodland W11	Lowland Meadow with woodland W11
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W10
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Fen with woodland W6
3A	Upper farmed & wooded	4	Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10

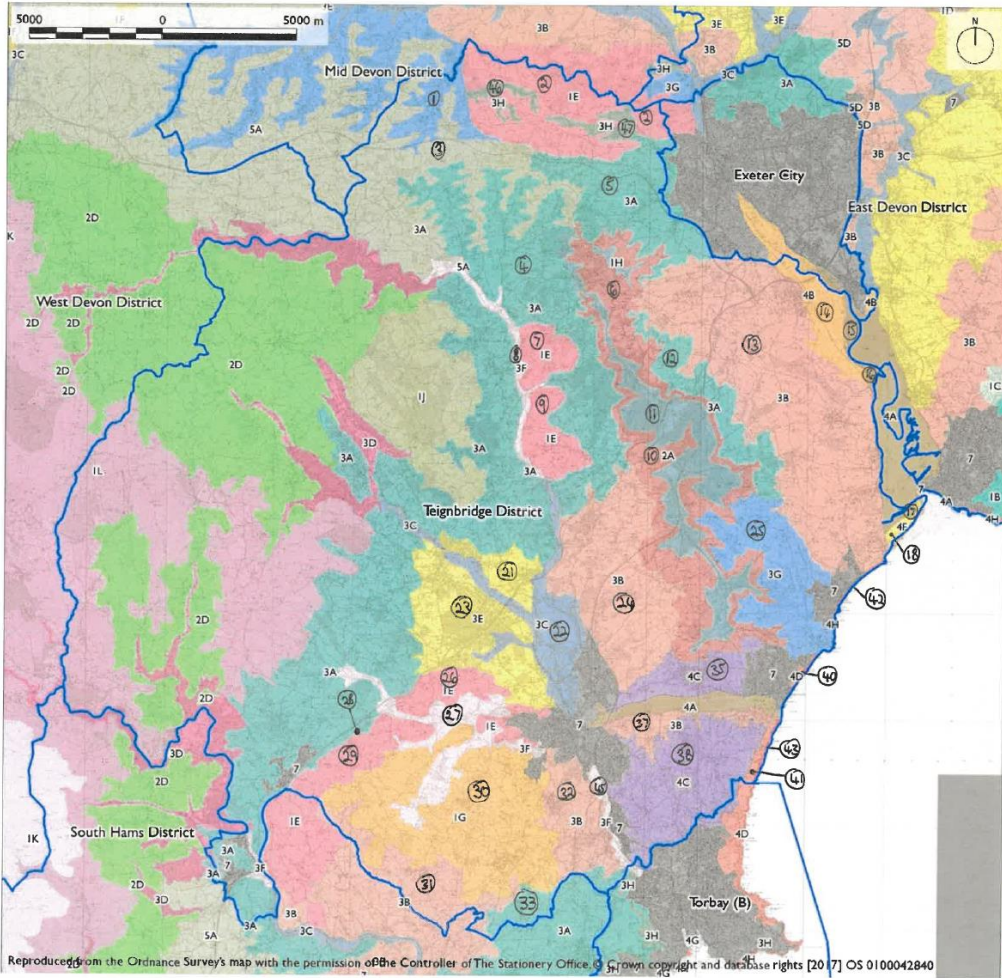
Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
	valley slopes		Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
		5	Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W11
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
		12	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W15
		19	Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
			Lowland Fen with woodland W4/W5/W6	Reedbeds with woodland W2
		33	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
		34		
		44	Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
3B	Lower rolling farmed and settled slopes	13	Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W15
			Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
			Lowland Meadow with woodland W10	Lowland Dry Acid Grassland with woodland W15
			Lowland Heathland with woodland W16	Lowland Dry Acid Grassland with woodland W10
		24	Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W15
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W16
			Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
			Lowland Heathland with woodland W16	Lowland Dry Acid Grassland with woodland W16
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Fen with woodland W6
			Lowland Calcareous Grassland with woodland W8	Lowland Meadow with woodland W14
			Lowland Calcareous Grassland with woodland W8	Lowland Meadow with woodland W14
			Coastal and Floodplain Grazing Marsh with woodland W5	Lowland Meadow with woodland W10
		31	Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
		32	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
			Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W16
		37	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
3C	Sparsely settled farmed valley floors	22	Coastal and Floodplain Grazing Marsh with woodland W5	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W4	Lowland Heathland with woodland W4
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W16
			Lowland Fen with woodland W4/W5/W6	Reedbeds with woodland W2
			Lowland Dry Acid Grassland with woodland W4	Lowland Heathland with woodland W4
3E	Lowland plains	21 & 23	Purple Moor Grass and Rush Pasture with woodland W5	Lowland Meadow with woodland W10
			Purple Moor Grass and Rush Pasture with woodland W6	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W10
			Lowland Fen with woodland W4/W5/W6	Reedbeds with woodland W2
3F	Settled valley floors	8	Coastal and Floodplain Grazing Marsh with woodland W5	Lowland Meadow with woodland W10

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
		27	Coastal and Floodplain Grazing Marsh with woodland W5 Purple Moor Grass and Rush Pasture with woodland W6 Lowland Dry Acid Grassland with woodland W11	Lowland Meadow with woodland W10 Purple Moor Grass and Rush Pasture with woodland W6 Lowland Heathland with woodland W11
		45	Lowland Dry Acid Grassland with woodland W10 Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W16 Lowland Heathland with woodland W16
3G	River valley slopes and combes	1	Lowland Dry Acid Grassland with woodland W10 Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10 Lowland Meadow with woodland W10
		25	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
3H	Secluded Valleys	46 & 47	Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W10
4A	Estuaries	15	Coastal and Floodplain Grazing Marsh with woodland W6	N/A
		16	Coastal and Floodplain Grazing Marsh with woodland W6	N/A
		17	Coastal and Floodplain Grazing Marsh with woodland W6	N/A
		36	Coastal and Floodplain Grazing Marsh with woodland W6	N/A
4B	Marine levels and coastal plains	14	Coastal and Floodplain Grazing Marsh with woodland W6	N/A

Ref	LCT	Sub Zone	Primary Habitats	Secondary habitats
4C	Coastal slopes and combes with settlement	35	Lowland Dry Acid Grassland with woodland W10	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
		38	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
			Lowland Dry Acid Grassland with woodland W10	Lowland Heathland with woodland W16
4D	Coastal slopes and combes	40	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
		41	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
4F	Dunes	18	Coastal Sand Dunes with woodland W21-25	Coastal Sand Dunes with woodland W21-25
4H	Cliffs	42	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
		43	Lowland Dry Acid Grassland with woodland W15	Lowland Meadow with woodland W10
5A	Inland elevated undulating land	3	Lowland Dry Acid Grassland with woodland W11	Lowland Heathland with woodland W11



Key

- District Boundaries

Devon Landscape Character Types:

1A: Open inland planned plateaux	3G: River valley slopes and combes
1B: Open coastal plateaux	3H: Secluded valleys
1C: Pebblebed heaths	4A: Estuaries
1D: Estate wooded ridges and hilltops	4B: Marine levels and coastal plains
1E: Wooded ridges and hilltops	4C: Coastal slopes and combes with settlement
1F: Farmed lowland moorland and Cullm grassland	4D: Coastal slopes and combes
1G: Open inland plateaux	4E: Extensive inter-tidal sands
1H: Forested plateau	4F: Dunes
1J: Farmed and forested plateau	4G: Low lying coast and beach
1K: Unsettled high upland moorland	4H: Cliffs
1L: Upland moorland with tors	4J: Harbours, ports and marinas
2A: Steep wooded scarp slopes	4K: Outer harbour/ Port approaches
2C: Steep open slopes	5A: Inland elevated undulating land
2D: Moorland edge slopes	5B: Coastal undulating farmland
3A: Upper farmed and wooded valley slopes	5C
3B: Lower rolling farmed and settled valley slopes	5D
3C: Sparsely settled farmed valley floors	6
3D: Upland river valleys	7: Main cities and towns
3E: Lowland plains	7A
3F: Settled valley floors	7B
	7C
	7D

⑦ = LCT
PRIMARY AND SECONDARY SUB-ZONES

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