

East Devon Local Plan 2020-2040

LANDSCAPE SENSITIVITY ASSESSMENT FOR HELAA SITES AROUND EXISTING SETTLEMENTS

Brief, Scope and Methodology

1 PURPOSE AND LIMITATIONS

To assess landscape sensitivity of housing/ commercial development sites being considered for allocation within the East Devon Local Plan 2020-2040 around existing settlements and to identify constraints and opportunities for development. The landscape sensitivity study will determine the relative sensitivity to specific development scenarios for a range of sites within the given study area. The findings will help to inform judgements for site allocation within the new local plan.

Further more detailed assessments may be required prior to final site selection including landscape capacity and cumulative impact assessments.

2 SCOPE

The assessment will focus on the following development types:

- Housing –predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.
- Commercial/ mixed use –Office/warehouse/light industrial with associated parking – Potential suitability to be considered for all sites over 0.5Ha.

Sites are spread across the District adjacent or close to existing sustainable settlement boundaries. Sites associated with a total of 35 settlements are currently under consideration.

The assessment will be informed by published landscape character assessments, particularly Landscape Character Types as identified in the East Devon and Blackdown Hills Landscape Character Assessment 2019. For sites in or near to AONBs/ WHS reference will also be made to AONB/WHS management plans.

Assessment units will be based on individual sites and their surrounding landscape context or the sites associated with each settlement and their collective landscape context. Generally this will be identified through desk and field work as a sub-unit of the relevant LCT. The study area will typically extend in a radius of 500m (max. up to 1.5km) from the site dependent on landform and visual boundaries.

3 PROJECT OUTPUTS

a) Outputs of steps leading to findings and recommendations. For each site:

- completed pro-forma
- representative photographs (up to 6 per site)
- Mapping:
 - Approx. 1:35,000 scale map showing parish and AONB/ WHS/ CPA boundaries, contours, Landscape Character Types, identified HELAA sites.

- Constraints map at approx. 1:5,000 scale showing: ancient woodland, traditional orchard, TPO, CWS, SSSI, SAC, recreation areas and accessible open space, listed buildings, SAMs, Conservation areas, flood zones, public rights of way and HELAA sites.
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- c) For each settlement
 - Summary overview of key settlement characteristics and landscape context
 - For each associated HELAA site -
 - an assessment of its landscape sensitivity
 - confirmation of type of development considered appropriate
 - identification of development constraints and opportunities and an estimate of the area of the site that is suitable for development (eg excluding steep slopes, important habitat, tree and hedgerow root protection areas, flood zones etc.)
 - potential green infrastructure (GI) and mitigation measures that should be considered if the site is developed.
- d) Summary tables of landscape sensitivity for all sites across the District and corresponding GIS plans.

4 METHODOLOGY

The methodology is based on Natural England guidance set out in 'An approach to landscape sensitivity assessment – to inform spatial planning and land management', June 2019.

A summary flowchart of the process is provided at figure 1 below.

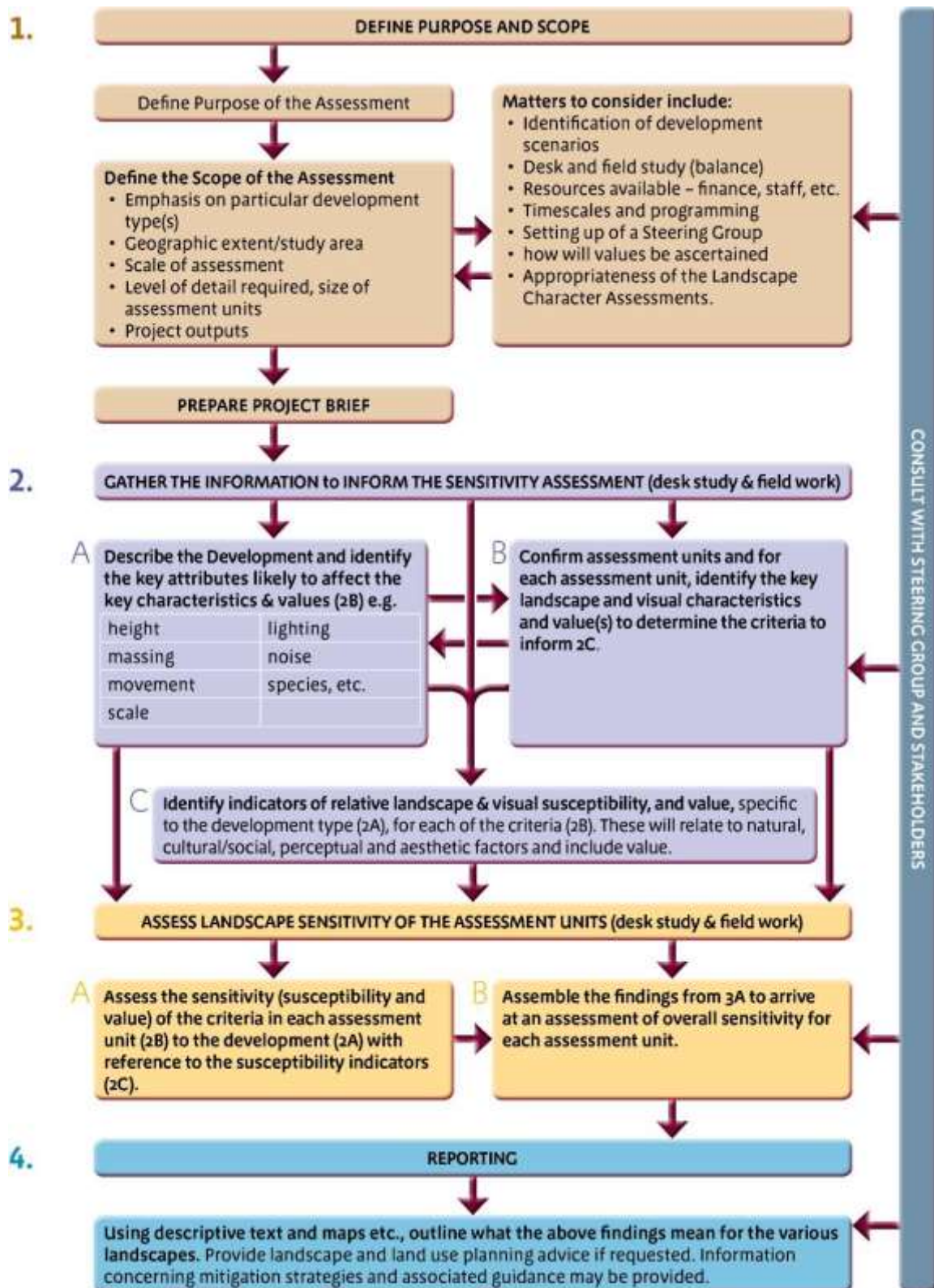
4.1 Baseline assessment

A baseline desktop and site assessment will be carried out to identify the various elements and features that make up the landscape character of the site and its environs with reference to the following documents/ designations:

- Ordnance Survey Maps: current 1:25,000 and 1:50,000 and 6" 1890 historic mapping
- Aerial photographs of the site and environs
- Regional Landscape Character Assessments – particularly East Devon and Blackdown Hills Landscape Character Assessment 2019
- Planning designations
 - AONB/ WHS
 - Coastal Protection Area
 - Conservation Areas
 - Recreational open space and public access land
 - Public rights of way/ National trails/ cycle routes
 - Flood Zones
 - Listed buildings/ scheduled monuments/ Registered parks and gardens
 - SSSIs/ SACs/ Local nature reserves/ County wildlife sites
 - Ancient woodlands/ Traditional orchards

The baseline assessment enables judgements to be formed regarding landscape value, and the likely effect of the proposed development from which judgements of susceptibility and sensitivity can be made.

Figure 1 - Landscape sensitivity assessment process¹



¹ From 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Christine Tudor Natural England 2019

4.2 Identification of assessment units

Assessment units will comprise the proposed development sites under consideration around a particular settlement and their landscape context. Initially this should be taken as a 1.5km radius around the settlement but is expected to be refined following detailed desk study and site observation. It is likely that this will lead to a general reduction in the extent of the assessment unit although in some instances the distance may increase in some directions eg. where there are important long distance views.

4.3 Identification of key attributes of development likely to affect identified key landscape characteristics and values

Describe the development and identify likely effects of proposed development for each site based on desk/ field work. The following list of possible effects is intended as a guide. The list is not necessarily exhaustive and some effects listed may not be relevant for a particular development.

- Introduction of built form and associated infrastructure
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow/ other noteworthy habitats
- Impact on watercourses/ waterbodies
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on other notable site features
- Impact on designated assets within and in vicinity of site
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

4.4 Assessing susceptibility

Having identified the likely effects of the proposed development on the site and assessment unit, susceptibility is determined by considering the effects of these in relation to a range of susceptibility criteria relevant to East Devon landscape character as identified below.

Susceptibility criteria:

- 1 Physical and natural character
- 2 Cultural and historic associations
- 3 Relationship to existing settlement edge
- 4 Experiential landscape character (Perceptual qualities)
- 5 Visual sensitivities and inter-visibility (Views).

The susceptibility of each criterion to the proposed development is assessed from desk study and field work using the guidance set out in table 1 and the scale in table 2 below, from which an overall judgement of susceptibility is made. **Incongruent**

Table 1 – Susceptibility assessment criteria

1 Physical and natural character				
<p>This criterion considers the landform, land cover and landscape elements. It considers the scale, coherence, condition and intactness of the physical landscape, and the extent to which it is representative of typical landscape character, or a scarce landscape type, as identified in the relevant local authority’s Landscape Character Assessment. It also considers the presence/absence of natural heritage designations in the landscape.</p> <p>NB this criterion needs to be considered against the scale of development proposed. For example, larger scale, simple landforms are likely to be less susceptible to larger scale developments than smaller scale, enclosed landforms/ intricate landcover elements. Conversely, smaller developments may be able to be screened within enclosed landforms or surrounding landcover elements including settlement, field pattern or vegetation cover, thereby reducing landscape susceptibility.</p>				
<i>Examples of physical and natural character susceptibility ratings</i>				
Low	Low-medium	Medium	Medium-high	High
<p>A landscape with large scale regular fields of mainly modern origin or extensive plantation with limited natural/ semi-natural features. The landform itself is of low susceptibility- i.e. simple, gently rolling, smooth or flat and/ or the landscape detracts from local landscape character – e.g. land cover has been largely lost and any landscape features are fragmented and/or in poor condition.</p>		<p>The landscape has some limited characteristics that contribute to local landscape character – e.g. the landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type. The landscape has a mixture of large-scale, modern fields and some smaller, more historic enclosure and some valued natural/ semi-natural features</p>		<p>The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, intricate natural/semi- natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses.Strong landform features such as slopes,scarps and valleys are likely to be more susceptible and or a landscape characterised by small scale, irregular, ancient field patterns interwoven with valued natural/ semi-natural features, or an open landscape with extensive natural/ semi-natural features.</p>
2 Cultural and historical associations				
<p>This considers the extent to which the landscape has ‘time-depth’ (a sense of being an historic landscape, with reference to the Devon Historic Landscape Characterisation and/or the presence of heritage assets that are important to landscape character (e.g. Conservation Areas, Scheduled Monuments, Listed Buildings or other non-designated features described in the landscape character assessment or identified from field survey).</p>				

Low A landscape with no cultural or historical influence or associations, in which field forms have no historic value.	Low-Medium	Medium A landscape with visible historic elements or cultural associations which has some historic character, but which is not part of a wider historic landscape; or a site with little historic character but which forms part of an area that does have some historic character.	Medium-high	High A landscape with a strong, intrinsic historic character, or associations with important historic/ cultural persons or events, that is not diminished by modern human influence.
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3 Relationship to existing settlement edge

This considers the overall settlement pattern within the wider landscape/ assessment unit and the nature of any settlement edge, i.e., whether it is smooth, linear or indented and whether it contributes positively or negatively to landscape character. Importantly it considers whether potential development would integrate with the general settlement form/ pattern and how it may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside.

Examples of relationship to settlement edge susceptibility ratings

Low Development in the landscape would have a good relationship with the existing settlement pattern, and could integrate well with the existing settlement edge.	Low-medium	Medium Development in the landscape may be slightly at odds with the existing settlement pattern, and may adversely affect the existing settlement edge to some extent.	Medium-high	High Development in the landscape would have a poor relationship with the existing settlement pattern, and would adversely affect the existing settlement edge. Development would adversely impact views to key features in the settlement – eg church tower -or important views from the settlement.
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4 Experiential qualities

Experiential or perceptual qualities include scenic quality, intact rural character, remoteness and tranquillity. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of susceptibility to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase susceptibility in relation to this criterion.

Examples of experiential qualities susceptibility ratings

Low An area with a disturbed landscape, lacking scenic quality or strongly influenced by modern development/ infrastructure/ activity.	Low-medium	Medium A landscape with some scenic quality/ rural character but with some intrusive elements eg road noise.	Medium-high	High A landscape with high scenic quality and rural character and a high degree of tranquility with few modern influences and dark night skies.
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5 Views

This considers the extent of openness or enclosure of the site (due to landform or land cover), the importance of skylines, and the extent to which the landscape contributes to views from sensitive viewpoint locations or to which development in this area would intrude on sensitive views. It also considers likely visual receptors (people involved in recreational activity or traveling through the area at specific locations or along particular routes). Walkers and cyclists are considered to have a higher susceptibility than motorists or rail users. Receptors within the AONB or on long distance regional trails will also have a higher susceptibility.

Examples of views and intervisibility susceptibility ratings

Low	Low-medium	Medium	Medium-high	High
<p>The landscape is enclosed/ visually contained and/ or has a low degree of visibility from surrounding landscapes and is well screened from public or private view.</p> <p>The site does not form a visually distinctive or important undeveloped skyline or backdrop to the settlement.</p>		<p>The landscape is semi-enclosed or has some open areas; it has some intervisibility with surrounding landscapes and may have some visually distinctive or undeveloped skylines that form part of the setting of the settlement.</p> <p>There are clear views from the settlement edge and public rights of way in the immediate vicinity, to which the site makes a limited positive contribution,</p>		<p>The landscape is open and/ or has a high degree of visibility from surrounding landscapes and the settlement. It forms a visually distinctive skyline or important undeveloped skyline.</p> <p>There is clear visibility from High sensitivity receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.</p>

Table 2 - Susceptibility ratings

High – The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.

Medium/ high - The key characteristics and qualities of the landscape are susceptible to change from the development proposed.

Medium – Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.

Low/ Medium - Few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.

Low – The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change from the development proposed.

4.5 Assessment of landscape value

Assignments of value will be completely independent of the type of development being assessed (unlike judgments concerning landscape and visual susceptibility). The value(s) of landscapes and their component parts can be ascertained qualitatively with reference to, for example:

- a. Designations, which may be international, national (for example National Park, Area of Outstanding National Beauty, Site of Special Scientific Interest, Conservation Area, Listed Buildings), or local (refer to the Local Plan);
- b. Their character and sense of place;
- c. Valued attributes, such as particular topographic features, perceptual qualities, cultural and historic features and associations, biodiversity, Area of Outstanding Beauty / National Park special qualities etc.;
- d. Community values;
- e. Recreational value;
- f. Intrinsic value.

The value of an area and / or the values of its' component parts (biodiversity, trees, historic and archaeological features, geomorphological, geological, and hydrological features etc.) may be informed by: national and / or local designations and referred to in associated literature – for example statutory plans, and; published Landscape Character Assessments

Some locally valued landscapes may not be designated as such but may be the subject of Local Landscape Character Assessments, Local Distinctiveness studies and other community produced place based documents, community produced guidebooks, and guides for tourists for example.

Guidelines for assessing landscape value outside nationally designated areas are set out in Landscape Institute Technical guidance note 02/21 and summarised in table 3 below. The list is not exhaustive and presence of a single factor meeting the criteria may be sufficient to ascribe a high landscape value

Table 3 - Factors for assessing landscape value outside of designated landscapes²

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Natural heritage	Landscape with clear evidence of ecological, geological or geomorphological interest which contribute positively to the landscape	<p>Presence of wildlife and habitats of ecological interest that contribute to sense of place</p> <p>Extent and survival of semi-natural habitat that is characteristic of the landscape character type</p> <p>Presence of distinctive geological geomorphological features</p> <p>Landscape which makes an identified contribution to a nature recovery/ GI network</p>	<p>Landscape character assessment</p> <p>Planning designations</p>

² From LI Technical Guidance note 02/21 – Assessing landscape value outside national designations

Factor	Definition	Examples of indicates of landscape value	Examples of evidence
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape		
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure		
Associations	Landscape which is connected with notable people events and the arts		
Distinctiveness	Landscape that has a strong sense of identity		
Recreational	Landscape offering recreational opportunities where landscape experience is important		
Perceptual (scenic)	Landscape that appeals to the senses, primarily visual sense	Distinctive features or combination of features Strong aesthetic qualities Memorable/ distinctive views	
Perceptual (wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and or dark skies	High levels of tranquillity Presence of wild land/ sense of particular remoteness Dark night skies	
Functional	Landscape which performs a clearly identifiable function particularly in the healthy functioning of the landscape	Natural flood plain Undisturbed and healthy soils, areas that form carbon sinks, areas of diverse landcover, pollinator rich habitats.	

Table 4 – Landscape value ratings

Very High – Nationally or internationally designated for landscape value (AONB/ WHS)

High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.

Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value

Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community

4.6 Landscape Sensitivity Assessment

The sensitivity of the landscapes of the site and assessment units are determined by combining the result of the overall landscape susceptibility assessment with the landscape value assessment to give a sensitivity rating as indicated in tables 5 and 6 below.

Table 5 Landscape sensitivity matrix

		Landscape susceptibility				
		High	High-medium	Medium	Medium – low	Low
Landscape value	Very high	High	High	High-medium	Medium	Medium low
	High	High	High-medium	High-medium	Medium	Medium-low
	Medium	High-medium	Medium	Medium	Medium-low	Low
	Low	Medium	Medium-low	Medium-low	Low	Low

Table 6 - Sensitivity ratings

High – Landscape and / or visual characteristics of the assessment unit have a high or high-medium susceptibility to change and it has a very high or high value. It is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

High / Medium – Landscape and /or visual characteristics of the assessment unit are susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.

Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some

defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Medium / Low – Landscape and / or visual characteristics of the assessment unit are resilient and of low-medium susceptibility to change and / or its values are medium / low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.

Low – Landscape and/ or visual characteristics of the assessment unit are robust or degraded and have a low susceptibility to change and it has a medium or low value. It can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

4.7 Assessment template

A standardised template (Appendix 1) forms the basis of the Landscape Sensitivity Assessment in order to guide a consistent approach across the sites under consideration and amongst the individual assessors. The process follows a methodology consistent with national guidance using recognised terminology. Assessment remains a qualitative process reliant on professional judgements, informed by relevant documented evidence, particularly published landscape character assessments, AONB/ WHS management plans and planning designations together with field observations.

5 REPORTING

Results of the settlement site sensitivity assessments will be collated into a report with descriptions of key findings and their landscape implications together with mitigation measures to be considered and an assessment of the proportion of each site likely to be suitable for development. The text will be supported by tables, maps and photographs.

6 GUIDANCE, TERMINOLOGY AND REFERENCE SOURCES

Landscape Sensitivity Assessment (LSA) is a tool used to provide a measure of the ability of a landscape to withstand change, which may then be used to inform strategic spatial planning and land management. It provides a strategic assessment of sensitivity with regard to the principle of a particular type of change scenario such as housing development.

Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value – such as changes to valued attributes of baseline landscape character and the visual resource. Landscape sensitivity assessment is a process that assesses the resilience / robustness of landscape character and the visual resource – and what we value - to a defined change, or changes. It can help decision makers to understand likely changes and the nature of change should particular courses of action - the development / land management scenarios – be taken forward.

The main guidance for undertaking LSAs for spatial planning is 'An approach to landscape sensitivity assessment – to inform spatial planning and land management ' by Christine Tudor for Natural England 2019.

Assessment of landscape value for non-designated landscapes is based on guidance in Assessing landscape value outside national designations Landscape Institute Technical Guidance Note 02/21

Definition of terms

In order to avoid confusion, the following terminology is used throughout this and related documents. For a full glossary please refer to the relevant documents.

Landscape Sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to change in relation to a specific development type / development scenario or other change being considered, together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development, without undue negative effects on the landscape and visual baseline and their value. Landscape Sensitivity is assessed as a function of Landscape Value and Landscape Susceptibility

Landscape Value is a measure of the inherent qualities attributed by society to the landscape/site or view under consideration. It is not influenced by the type or scale of development proposed.

Landscape Susceptibility is a measure of the ability of a landscape and its associated visual qualities to accommodate a particular type of development. A high susceptibility to a particular development type implies that the development is likely to give rise to significant adverse changes to landscape character/ visual amenity and vice versa (the landscape and visual baseline). A high landscape value combined with high landscape susceptibility gives rise to a high landscape sensitivity. Conversely a low value and low susceptibility give rise to low sensitivity.

Revision: 05 March 2023, clarification of View criteria, pro forma updated.

Appendix 1 – Site Assessment Pro-forma

East Devon Local Plan 2020-2040 Settlement Landscape Sensitivity Assessment

Site survey pro-forma (to be completed for each site in the settlement)

Settlement:

Site name and location:

Date and time of site visit:

Surveyor(s):

Weather:

Proposed development:

Total site area:

Developable area (assessed from desk/ field work):

Photo numbers and GPS/Grid references (or show on marked plan):

PART 1

A - Landscape Planning context: Note that much of this first page can be completed from desk study before going on site

Landscape designation context (Circle/ highlight all which apply):

Blackdown Hills AONB East Devon AONB

Applicable special qualities (list out from site overview, with reference to relevant AONB Management Plan):

Dorset and East Devon World Heritage Site/Heritage Coast:

Other relevant designations:

Biodiversity (RAMSAR/SPA/SAC/SSSI/CWS):

Historic environment (Registered parks and gardens/listed buildings/SMR):

Geology (Local geological sites/RIGS):

B- Landscape character context

With reference to East Devon and Blackdown Hills Landscape Character Assessment identify landscape character type(s) which relate to the site

LCT: (eg 3A Upper farmed and wooded slopes)

Relevant key characteristics:

LCT:

Relevant key characteristics:

Describe local landscape character of site and immediate surrounds - assessed from desk and field work

Conformity to published assessments: YES/ NO

Noted departures from published assessments and any special qualities/ features present:

PART 2 - Identification of key attributes of development likely to affect identified key landscape characteristics and values:

2A - Describe the proposed development in terms of expected type, height, size etc :

2B - Following site assessment, use the list in section 4.3 of the Methodology to identify general and site specific affects that could arise from the proposed development:

PART 3 - Landscape sensitivity analysis – to complete on site:

Landscape susceptibility criteria and indicators are set out below, together with supporting prompts (Circle/ highlight all which are applicable). **Refer also to Methodology table 1 for susceptibility rating examples** for each criterion. Considering the likely effects of proposed development on key site characteristics, assign a susceptibility rating for each, noting reasons with reference to the criteria. Use this to build an overall sensitivity judgement, noting the features of the local landscape judged most important/vulnerable to residential/mixed use development. Use this to develop recommendations in relation to a potential future development of the site. For each criterion, consider both the factors in the site and in its wider context intervisible with the site.

Physical and natural characteristics				
<p>This criterion considers the landform, land cover and landscape elements. It considers the scale, coherence, condition and intactness of the physical landscape, and the extent to which it is representative of typical landscape character, or a scarce landscape type, as identified in the relevant local authority’s Landscape Character Assessment. It also considers the presence/absence of natural heritage designations in the landscape.</p> <p>NB This criterion needs to be considered against the scale of development proposed. For example, larger scale, simple landforms are likely to be less susceptible to larger scale developments than smaller scale, enclosed landforms/ intricate landcover elements. Conversely, smaller developments may be able to be screened within enclosed landforms or surrounding landcover elements including settlement, field pattern or vegetation cover, thereby reducing landscape susceptibility.</p>				
Susceptibility ratings				
Low	Low-medium	Medium	Medium-high	High
<p>Physical/ natural characteristics prompts: Circle/ highlight all which apply:</p> <p>Topography: Scarp slope / escarpment / ridge / valley side / outlier / small hills / rounded hills / cliff face / clifftop / steep combe/ gently rolling/ valley bottom/ flat landform</p> <p>Geology: River terraces / outcrops / cliff faces / rocky foreshore / beach</p> <p>Hydrology: River / stream / spring line mire / pond/ ditches</p>				

Landcover: Heathland / unimproved pasture / improved pasture / arable / ancient woodland / broadleaf woodland / conifer plantation / ancient woodland / copse / scrub / orchard / parkland with field trees / wood-pasture/ veteran trees/ specimen trees

Landscape structure: Hedgerow / hedgerow with trees / Devon hedgebank / tree shelterbelt

Field pattern: Sinuous / irregular / regular / curving/ straight/ geometric

Field scale: Intimate / small / medium / large / vast

Landcover complexity: Uniform/ simple/ varied/ intricate/ complex

Hedge quality: Dense well managed hedgerows / hedgerow with trees / gappy hedgerow

Fencing: Strained post and wire / post and rail / estate fencing / picket / palisade/ close-board

Factors affecting susceptibility rating –

Consider and identify elements within the site and those within the wider context

Cultural and historical associations

This considers the extent to which the landscape has 'time-depth' (a sense of being an historic landscape, with reference to the Devon Historic Landscape Characterisation and/or the presence of heritage assets that are important to landscape character (e.g. Conservation Areas, Scheduled Monuments, Listed Buildings or other non-designated features described in the landscape character assessment or identified from field survey).

Susceptibility ratings

Low	Low-medium	Medium	Medium-high	High
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Sense of time depth prompts: Circle/ highlight all which apply:

Historic hedgerows/ hedgebanks/ veteran trees/ ancient woodland/ traditional orchards

Medieval field patterns

Historic earthworks – barrows/ hill forts/ moated sites/ field lynchetts/ terraces

Ruins: Roman medieval/ military/ castle/ monastic

Settlement – Church/ isolated farmstead, hamlet/ nucleated village/ dispersed village/ market town/centred on river crossing/ crossroads

Vernacular – Limestone/ sandstone/ chert/ slate/ thatch/ indigenous brick/ timberframe/ cob/ later and modern brick/ render/ colour wash

Factors affecting susceptibility rating –

Consider and identify elements within the site and those within the wider context

Relationship to existing settlement edges and cultural pattern

This considers the overall settlement pattern within the wider landscape/ assessment zone and the nature of any settlement edge, i.e., whether it is smooth, linear or indented and contributes positively or negatively to landscape character. Importantly it considers whether potential development would integrate with the general settlement form/ pattern and how it may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside.

Susceptibility ratings

Low	Low-medium	Medium	Medium-high	High
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Relationship to existing settlement edges and cultural pattern prompts: Circle/ highlight all that apply:

Settlement edge type: Pre C20th / modern / ring road / fringing development/ conspicuous rear boundaries / uniform / disparate

Edge form: indented/ linear/ smooth/ irregular/ screened/ contained / vegetated / open / exposed

Settlement setting: Valley bottom / valley side / ridge / plateau top / plateau edge / low lying / open / wooded

Factors affecting susceptibility rating:

Consider and identify elements within the site and those within the wider context

Experiential landscape character

Experiential or perceptual qualities include scenic quality, intact rural character, remoteness and tranquillity. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of susceptibility to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase susceptibility in relation to this criterion.

Susceptibility ratings

Low	Low-medium	Medium	Medium-high	High
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Experiential landscape character prompts: Circle/ highlight all which apply:

Remote / isolated / wild / tranquil / active / busy
 Coastal / exposed / sheltered
 Open / expansive / intimate / enclosed
 Colourful / muted / simple / complex / intricate / reflective / dark / light
 Smooth / curved or sinuous / rough / jagged / angular
 Unsettled / lightly settled / settled
 Buildings: Isolated/ scattered/ grouped/ modern/ historic/ farm buildings/ industrial buildings/ dwellings/
 buildings / small scale/ medium scale / large scale
 Transport corridors: Winding rural lanes / sunken lanes / straight roads / B Roads / A Road / Dual
 carriageway / motorway / railway
 Infrastructure: Telegraph wires / masts / pylons / wind turbines/ solar farm/ lighting
 Condition: Degraded/ brownfield/ neglected/ undeveloped/ well managed/ intensively managed /
 monotonous / simple / complex / busy / chaotic / discordant / balanced / harmonious
 Scenic quality: High/ medium / low

Factors affecting susceptibility rating:

Consider and identify elements within the site and those within the wider context

Views

This considers the extent of openness or enclosure of the site (due to landform or land cover), the importance of skylines, and the extent to which the landscape contributes to views from sensitive viewpoint locations or to which development in this area would intrude on sensitive views. It also considers likely visual receptors (people involved in recreational activity or traveling through the area at specific locations or along particular routes). Walkers and cyclists are considered to have a higher susceptibility than motorists or rail users. Receptors within the AONB or on long distance national/ regional trails will also have a higher susceptibility.

Susceptibility ratings

Low	Low-medium	Medium	Medium-high	High
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Visual sensitivities and intervisibility prompts: Circle/ highlight all that apply:

Enclosure/ openness: Open / enclosed /part enclosed

Skylines: open / wooded/ undeveloped / lightly settled / settled

Skyline structures: Church tower or spire / water tower / telecoms masts / pylons / wind turbines/ modern buildings/ historic buildings

Views: Distant / expansive / panoramic / framed / filtered / interrupted / short / coastal / seascape (It may be helpful to consider landform and vegetation patterns noted in other criteria)

Intervisibility: AONB/ viewpoints identified on OS mapping/ other identified views / existing settlement / landmarks / other proposed HEELA sites around settlement (state which)

Degree of intervisibility: Extensive / partial / none

Visible from viewpoints identified on the 1:25,000 scale Ordnance Survey map / intervisibility with landmarks (state which).

Visible from: publically accessible land/ long distance trails/ cycle routes/ roads/ public rights of way/ permissive access routes (give details).

Visual receptors: AONB visitors/ visitors to public access land/ Users of PROW and permissive access routes/ Walkers and cyclists on minor roads/ Motorists on A/ B roads (state which)

Factors affecting susceptibility rating –

Consider and identify elements within the site and those within the wider context

PART 4 ASSESSMENT OF LANDSCAPE VALUE AND SENSITIVITY

4A Overall landscape susceptibility judgement and reasons

Of the above factors which are most important and why, in the context of proposed development? Consider comparative landscape susceptibilities of the sites in the settlement cluster you are addressing.

Susceptibility: Low/ Low-medium/ Medium/ Medium-high/ High

Justification:

4B Assessment of Landscape value

Nationally designated landscapes

Site within nationally designated landscape? YES/ NO – If yes value is **very high**

Non designated landscapes

Degree of intervisibility with designated landscape? None/ slight/moderate/ major

If site is outside of any designated landscape then consider factors which may raise or lower value from Moderate (An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value)

Presence of indicators of higher or lower value (state):

Landscape value (refer methodology table 4):

High Medium Low

4C Assessment of sensitivity (refer methodology table 5 and 6)

Combine assessment of overall landscape susceptibility with landscape value with reference to methodology.

Overall site sensitivity:

High High/medium Medium Medium/low Low

