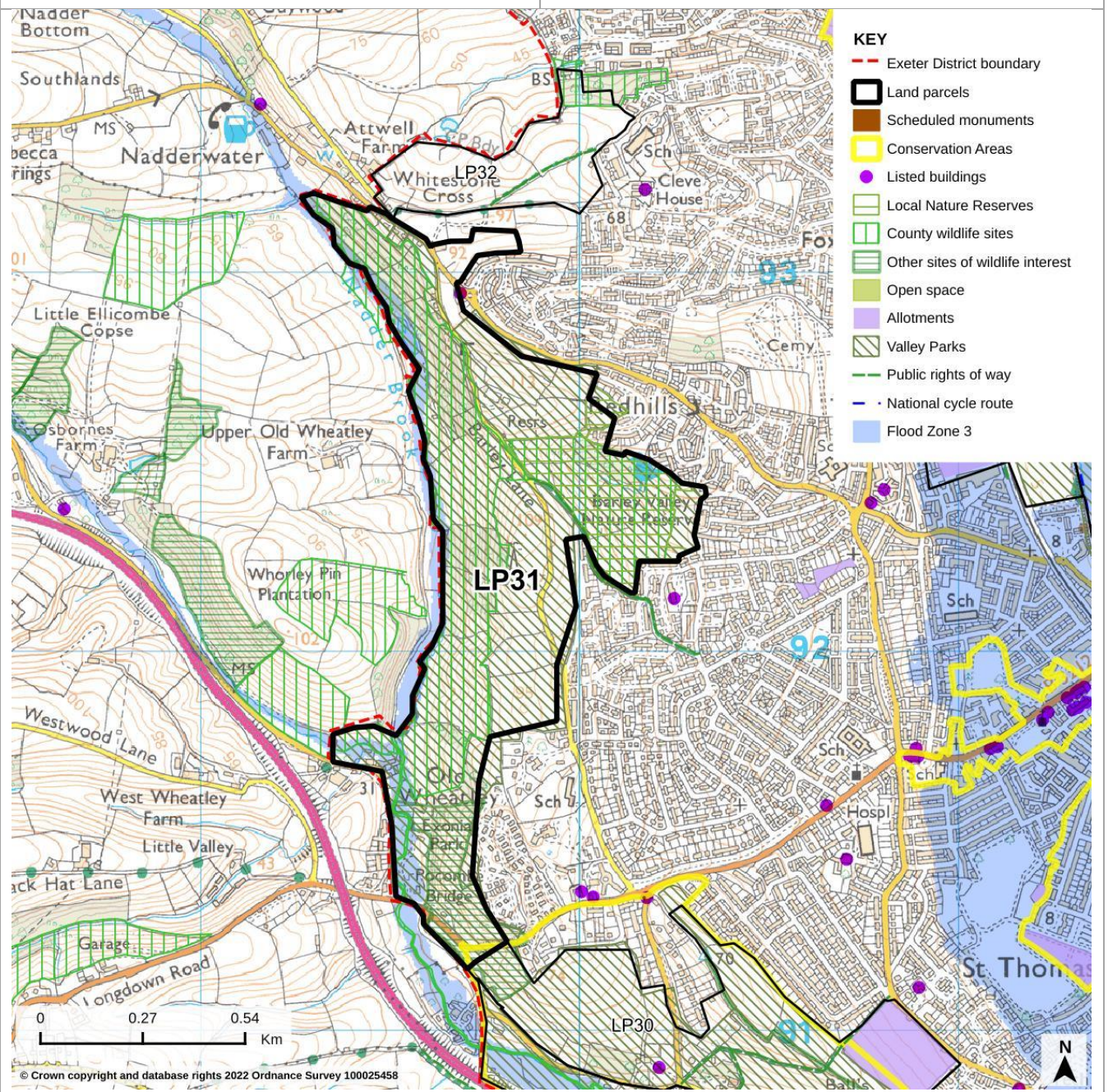


Land parcel number LP31



View from Barley Lane east over Nadder Park Road housing and the city beyond.

View of particularly steep slopes and tree skyline along Redhills.



Land parcel number	LP31
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Alphington-Whitestone Valley Park County Wildlife Site comprising of woodland and unimproved grassland, Barley Valley Local Nature Reserve, Pocombe Bridge other site of wildlife interest including semi-improved neutral grassland, secondary broadleaf woodland and scrub, strong tree cover, mainly oaks along hedgerows, the recreation value of Barley Valley Park and a PROW and the area’s attractive character as a rural ridge and slopes landscape with a combination of woodland, trees and open semi-regular field patterns allowing filtered views to the city and within the area.</p> <p>Landscape susceptibility to housing lies in its character as a ridge with steeply sloping sides, a prominent skyline and upper slopes visible from the east such as from the Exe river corridor forming a strong setting and green backcloth to the city, its role as setting to the west for a rural valley floor, the function as an accessible valley park serving the local community and the small scale semi-regular field pattern.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the city to the east with key views from the River Exe corridor, the ridge and slopes being visible as part of the green backcloth to the city. Other key views are from Barley Valley Park and Barley Lane (Exeter Green Circle) east over the city and from local roads such as Redhills.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the relatively small size of the fields, woodland and the relationship with housing and recreational uses. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	The Culm (west); Devon Redlands (east)
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded valley slopes
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Alphington-Whitestone Valley Park County Wildlife Site comprising of woodland and unimproved grassland cover large parts of the parcel including Barley Valley Local Nature Reserve. Pocombe Bridge other site of wildlife interest to the south includes semi-improved neutral grassland, secondary broadleaf

	woodland and scrub. There is strong tree cover, mainly oaks, along hedgerows to the north and fewer along trimmed hedgerows to the south.
Cultural heritage	Semi-regular medieval enclosures (based on strip fields) to the east although this appears to be modified and woodland to the west.
Distinctiveness	Distinctive ridge with very steep slopes in parts to the east and west, clothed with broadleaved woodland to the west and a mix of semi-improved and improved grassland hedged fields with trees and regenerating scrub to the east enclosing and separating the rural Nadder Brook valley to the west from the city to the east.
Perceptual	
Scenic qualities	Attractive rural ridge and slopes landscape with a combination of woodland, trees and open semi-regular field patterns allowing filtered views to the city and within the area.
Tranquillity	The A30 can be heard in the distance from the south western slopes and views of the city to the east make the area feel on the city edge although there is a sense of separation because of the elevation of the area and enclosure on the ridgetop.
Recreational and functional	
Recreational	Barley Valley Park and PROW running to the south of it linking into the housing estates at a lower level.
Functional	Pasture/improved and semi-improved grassland, extensive woodland, Valley Park and PROW and tree and hedge cover all contribute to the GI network.
Other	
Condition	Mix of field boundary loss between 1890 and 2000 ranging from upto 50% in places through to a 50% gain. All orchards on the western side of the parcel appear to be lost.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridge with steeply sloping sides.
Presence of water	Nadder Brook on boundary to the west.
Cultural factors	
Historic field/land use pattern	Semi-regular medieval enclosures (based on strip fields) to the east although this appears to be modified and woodland to the west.
Settlement pattern	Discontinuous linear small rural dwellings to the north.
Land use factors	

Function of area	Pasture/improved and semi-improved grassland, extensive woodland, Valley Park and PROW and tree and hedge cover all contribute to the GI network.
Amenity	Barley Valley Park and PROW running to the south of it linking into the housing estates at a lower level.
Functional relationship between the area and the settlement/key features	Barley Valley Park provides semi-natural open space and a useable flat open grass space for residents linking into the housing estates to the east alongside a PROW.
Perceptual factors	
Scale of landform	Large to medium.
Scale of landcover	Medium to small.
Sense of enclosure	Open in fields to the east due to slopes but enclosed to the west in woodland and in lowest slopes around Barley Valley Nature Reserve.
Relationship with surrounding landscapes	Ridge encloses and separates the rural Nadder Brook valley to the west and the countryside beyond from the city to the east.
Skyline	Prominent skyline visible from the city such as from the Exe river corridor and from Nadder Brook valley to the west.
Landmark features/foci	-
Detractors	Large wireless mast.
Settlement edge character	Overall, modern housing development is creeping up the slopes but have not reached higher levels within the parcel. Though some are visible they sit just below the skyline and upper slopes. The caravan park to the south is a minor detractor but with only limited parts visible.
Visual relationship of the area with the settlement	The area acts as a setting to the city and a buffer between it and the countryside to the west.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A prominent ridgetop enclosing the city with wide intervisibility and views to and from the city centre.
Key views	From Barley Valley Park and Barley Lane (Exeter Green Circle) east over the city, from Exe river corridor towards the ridge slopes and skyline, from local roads such as Redhills.
Key visual receptors	
Residents	Urban residents to the east and limited scattered rural residents to the west.
Promoted trails	Exeter Green Circle walking route along Barley Lane.
PROWs	PROW to east.

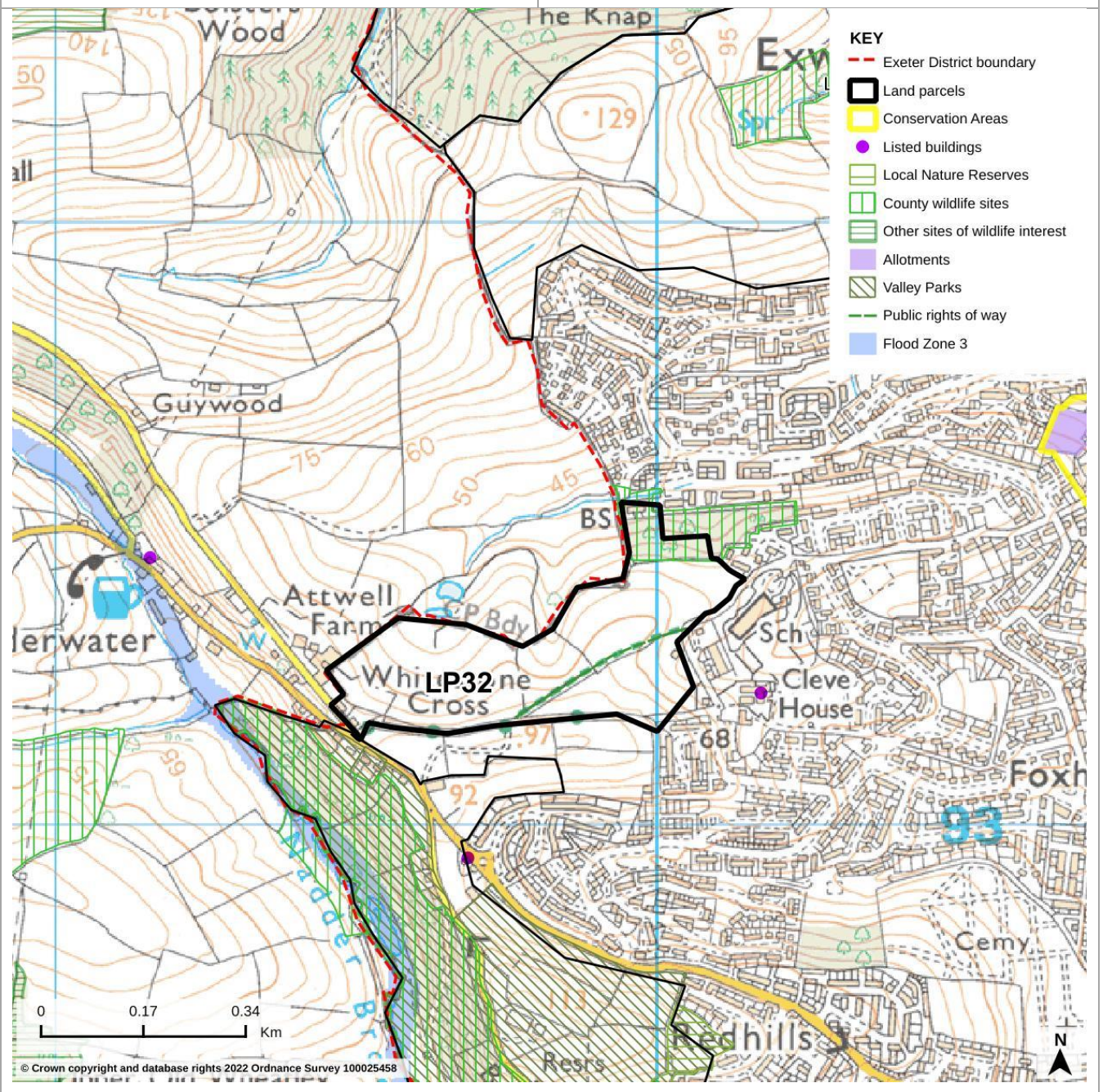
Access/common land	Barley Valley Park
Cycleways	-
Roads	Barley Lane, Redhills, A30 and Tedburn Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number **LP32**



View west along slopes from PROW.

View of eastern slopes from Cornflower Hill.



Land parcel number	LP32
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in some strong treed boundaries with woodland/scrub, the PROW, its pleasing qualities as rural undulating upper valley pastoral sides and minor ridge with views to open higher ground to the north and a degree of tranquillity.</p> <p>Landscape susceptibility to housing lies in the minor ridge top and sides (some steep) falling to the east which enclose the lower lying built form, the currently rural open character of the slopes and upper valley to the north, the tree cover, semi-natural slopes with woodland/scrub and the PROW.</p> <p>Visual susceptibility to housing lies in intervisibility with land to the north and east, views from the PROW, Exwick Lane, Rowhorne Road to the north west, Cornflower Hill to the north.</p> <p>The land parcel is very sensitive to housing particularly to the east including the steep triangular field, the minor ridgetop and the semi-natural slopes. The area to the west is essentially part of, and relates to, the rural landscape to the north.</p> <p>The landscape and visual susceptibility to employment is substantially greater than housing due to the slopes and ridge form which would make the built form more prominent and difficult to accommodate and the relationship with housing. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	The Culm (west); Devon Redlands (east)
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded valley slopes
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Some strong treed boundaries with woodland/scrub to the north east and west enclosing improved grassland/pasture.
Cultural heritage	Semi-regular medieval enclosures (based on strip fields) but these appear to have been modified with fenced boundaries in parts.
Distinctiveness	Valley slopes forming part of the wider open undulating valley landscape to the west and minor ridge and slopes extending into the built form to the east.
Perceptual	

Scenic qualities	The parcel has pleasing qualities of rural upper valley sides and a minor ridge with views to open higher ground to the north.
Tranquillity	The parcel is rural and inherently tranquil with its connection to the wider rural landscape to the north is bounded by minor roads but views of urban settlement are possible to the north east and east. Housing development on the ridgetop to the south will reduce tranquillity especially in winter.
Recreational and functional	
Recreational	PROW linking into settlement from Exwick Lane.
Functional	Pasture/improved grassland.
Other	
Condition	13% field boundary loss between 1890 and 2000. One lost orchard (to south east). The condition is moderate/poor with several hedgerows replaced with fences.
Cultural associations	-
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Undulating ridge and valley sides with minor ridge falling to the north east.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Medieval enclosures (based on strip fields) around pasture/improved grassland now modified.
Settlement pattern	Small rural dwellings on lanes to the west.
Land use factors	
Function of area	Pasture/improved grassland, scrub/woodland.
Amenity	PROW linking into settlement from Exwick Lane.
Functional relationship between the area and the settlement/key features	PROW linking into settlement from Exwick Lane.
Perceptual factors	
Scale of landform	Medium
Scale of landcover	Medium to small.
Sense of enclosure	Largely open.
Relationship with surrounding landscapes	Valley slopes forming part of the wider open undulating valley landscape to the west and minor ridge and slopes extending into the built form to the east.
Skyline	Noticeable minor ridge top to the south, with housing development consented at appeal.

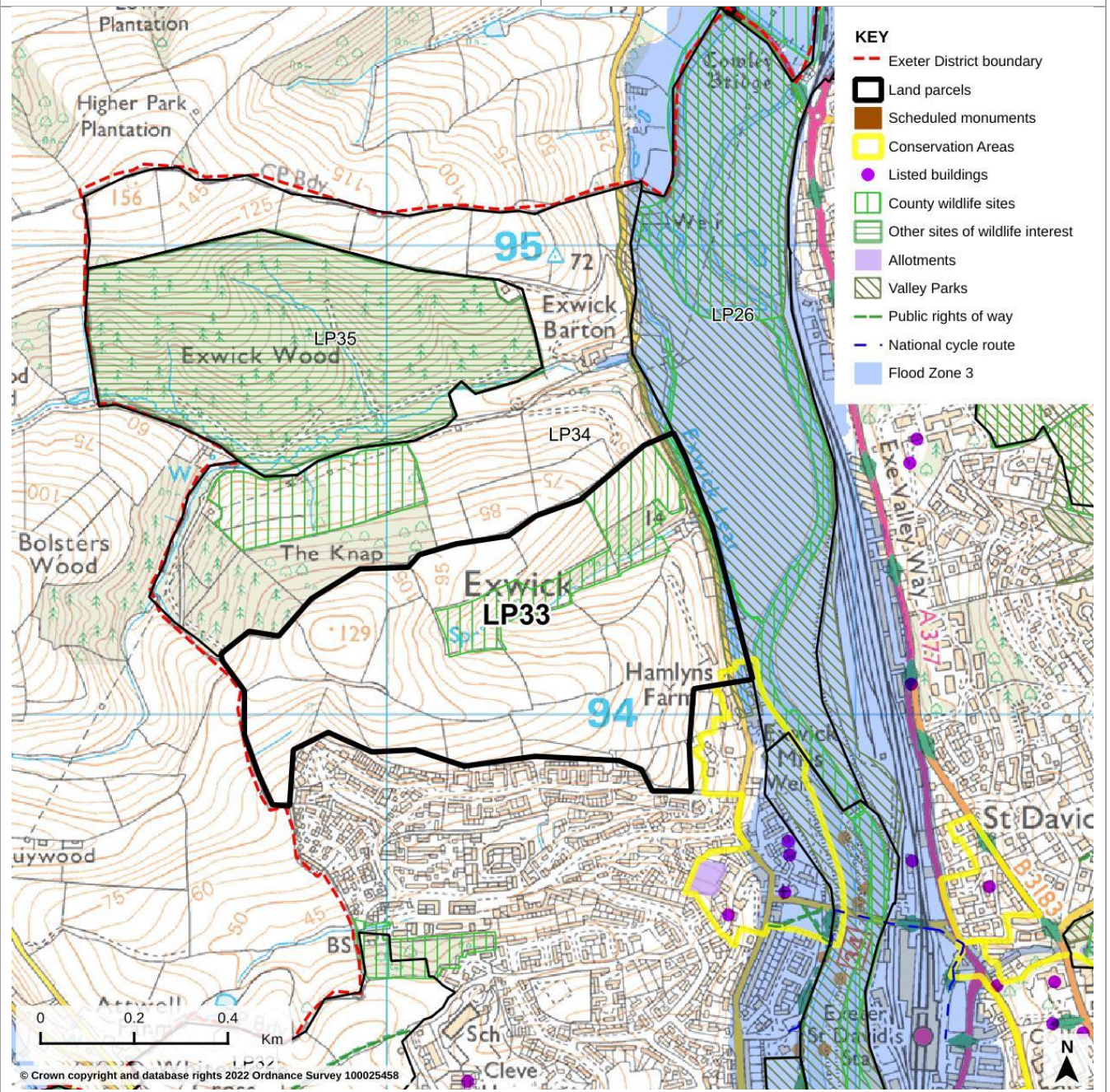
Landmark features/foci	-
Detractors	Housing to the north is intrusive but sits below ridge top. Consented housing on ridgetop to south will likely be a detractor.
Settlement edge character	Housing sits into the hillside but has reached too high an elevation for it not to be intrusive.
Visual relationship of the area with the settlement	The eastern part of the area, including minor ridgeline and slopes, forms an important rural backcloth to the settlement.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The eastern part is part of the green ridge enclosing the city to the east and the western and northern parts are open to views from the open countryside at the head of the valley around Guywood to the north/north west.
Key views	From PROW within parcel, Exwick Lane, Rowhorne Road to the north west, Cornflower Hill to the north.
Key visual receptors	
Residents	Urban residents to the north and east and rural residents to the west.
Promoted trails	-
PROWs	PROW running down slope.
Access/common land	-
Cycleways	-
Roads	Exwick Lane, Rowhorne Road, Cornflower Hill.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium

Land parcel number LP33



View from PROW to the south west looking towards hill backcloth and skyline.

View from Exe valley corridor towards parcels slopes and skyline.



Land parcel number	LP33
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Exwick Barton Cottages County Wildlife Site including scrub, woodland, semi-improved neutral grassland, marshy grassland and water bodies set within the attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular medieval field patterns rising above the Exe valley, with tranquillity in the valley bottom and to the north and west.</p> <p>Landscape susceptibility to housing lies in its character as a rural farmed ridge with steeply sloping sides, a prominent unspoilt skyline and upper slopes visible from the south and east such as from the Exe river corridor forming a strong setting and green backcloth to the city, and function GI corridor linking into the Exe with woodland, scrub and a semi-regular field pattern.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the city to the Exe river corridor and the northern edge of the city to the east and countryside to the south west with key views from the Exe valley to the south east, east and north east, from PROW to the south west and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is greater due to the slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the irregular shape of the fields and the relationship with housing.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	The Culm (west); Devon Redlands (east)
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Wooded ridges and hilltops
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Exwick Barton Cottages County Wildlife Site comprising of scrub, improved and semi-improved neutral grassland, marshy grassland, spring, water bodies and woodland set within pasture/improved grassland bounded by hedgerows with extensive hedgerow trees, mainly oak.
Cultural heritage	Semi-regular medieval enclosures (based on strip fields).
Distinctiveness	Distinctive high pastoral ridge and tributary valley with steep slopes forming part of Exe valley sides and rural setting to the city.

Perceptual	
Scenic qualities	Attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular field patterns rising above the Exe and enclosing an intimate wooded valley.
Tranquillity	The settlement and city are visible to the south and east from the ridges and upper slopes but they are separated by elevation. Tranquillity significantly increases in the tributary valley bottom and to the north and west. The area is inaccessible.
Recreational and functional	
Recreational	No public access.
Functional	Pasture/improved grassland with watercourse, valley bottom vegetation and hedgerows forming a GI corridor network linking into the Exe valley.
Other	
Condition	12% field boundary loss between 1890 and 2000. Two lost orchards. The area is in good condition managed for biodiversity in the valley bottom and as farmland with strong hedgerows elsewhere.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridge tops and steeply sloping valley sides and bottom.
Presence of water	Minor watercourse and spring.
Cultural factors	
Historic field/land use pattern	Medieval enclosures (based on strip fields).
Settlement pattern	Small valley bottom former farmstead and dwelling.
Land use factors	
Function of area	Pasture/improved grassland with the valley bottom hedgerows forming a GI corridor network linking into the Exe valley.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	No public access.
Perceptual factors	
Scale of landform	Large/medium ridge and small valley.
Scale of landcover	Medium and small.
Sense of enclosure	Open on the ridge top and upper valley sides and framed and enclosed within the valley.

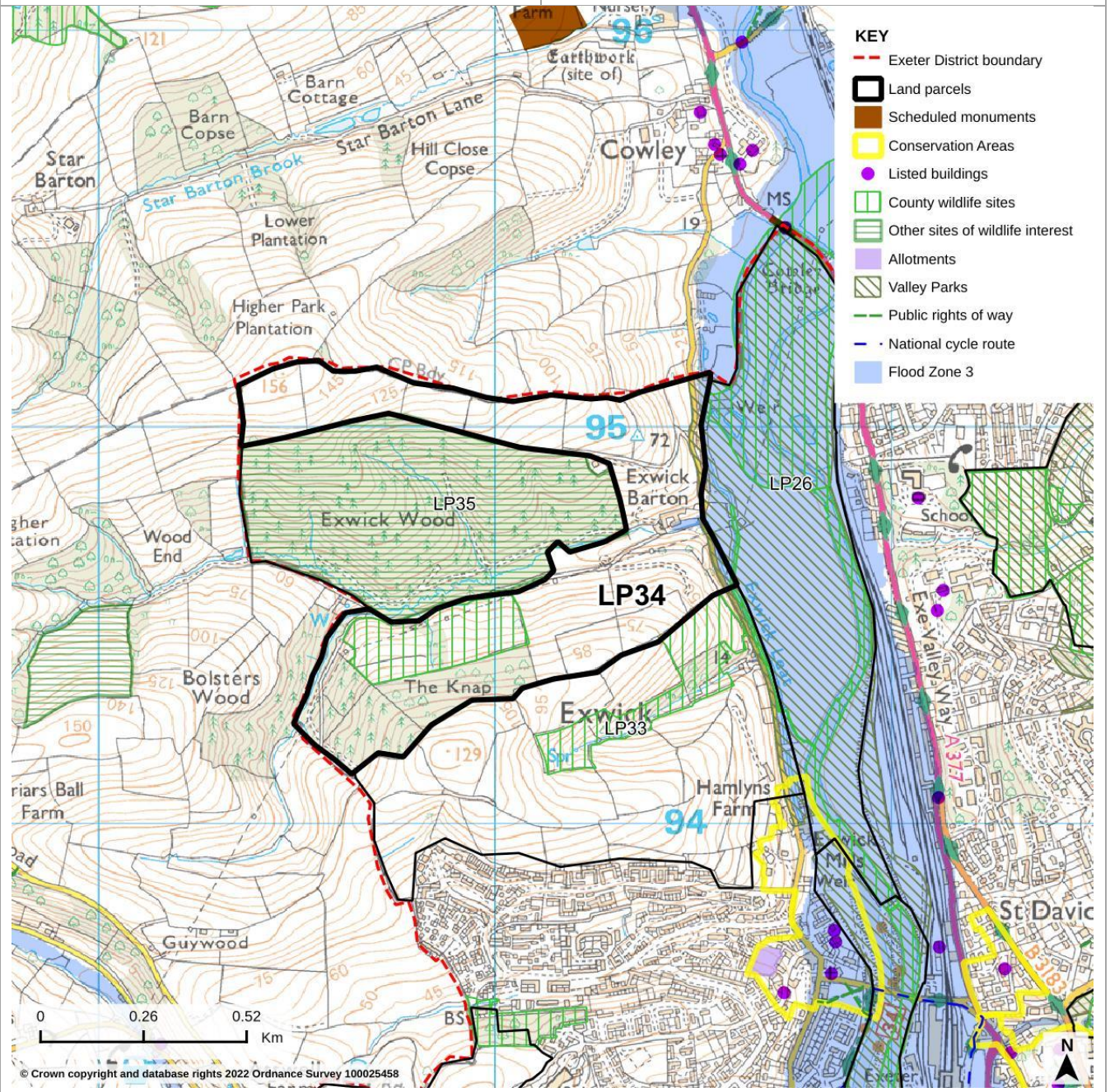
Relationship with surrounding landscapes	Forms the rural setting and sides of the Exe valley to the east and linking into the rural ridge and valley landscape to the north and west.
Skyline	Prominent ridge top visible from city including River Exe corridor.
Landmark features/foci	-
Detractors	Adjacent housing to the south.
Settlement edge character	Residential area intrudes too high up the slope from the south.
Visual relationship of the area with the settlement	The area acts as important rural setting and backcloth to the settlement.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the south west.
Key views	From the Exe valley to the south east, east and north east, from PROW to the south west and Duryard Valley to the east.
Key visual receptors	
Residents	Urban residents mainly with a few rural residents in the valley floor.
Promoted trails	Exe Valley Way along the river corridor has direct views of this land parcel.
PROWs	-
Access/common land	-
Cycleways	National Cycle Route 34 along the river corridor has direct views of this land parcel.
Roads	St Andrew's Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP34



View from St Andrew's Road at Exwick Barton up rural slopes.

View from A477 railway bridge across Exe valley towards hills.



Land parcel number	LP34
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in The Knap County Wildlife Site comprising semi-improved grassland, woodland, green lane with invertebrate interest set within the attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular medieval field patterns with oaks in hedgerows rising above the Exe valley with tranquillity in the valley bottom and to the north and west.</p> <p>Landscape susceptibility to housing lies in its character as a rural farmed ridge tops with steeply sloping sides, a prominent unspoilt skyline and upper slopes visible from the north and east such as from the Exe river corridor forming part of a wider strong setting and green backcloth to the city, its separation from the settlement edge and function as a GI corridor linking into the Exe with watercourse, mixed plantation and hedgerows.</p> <p>Visual susceptibility to housing lies in its intervisibility exposed to views from the with the Exe river corridor and the northern edge of the city to the east and countryside to the north with key views from the Exe valley to the south east, east and north east and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the irregular shape of the fields and the relationship with the rural farmstead.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	The Culm (west); Devon Redlands (east)
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Wooded ridges and hilltops
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	The Knap County Wildlife Site comprising semi-improved grassland, woodland, green lane with invertebrate interest, pasture/improved grassland enclosed by a mix of trimmed and outgrown hedges with occasional hedgerow trees mainly oaks and mixed plantation at The Knap.
Cultural heritage	Semi-regular post medieval enclosure with parish boundary to the north and modified to the south replaced by fences in parts.

Distinctiveness	Distinctive high pastoral ridge and tributary valley with steep slopes forming part of Exe valley sides and rural setting to the city.
Perceptual	
Scenic qualities	Attractive rural ridge and valley slopes with a combination of strong hedgerows and semi-regular field patterns rising above the Exe and enclosing an intimate wooded valley with conifer plantations emphasising enclosure.
Tranquillity	The settlement and city are visible to the south and east from the ridges and upper slopes but they are separated by elevation. Tranquillity significantly increases in the tributary valley bottom and to the north and west. The valley accommodates powerlines/pylons. The area is not publicly accessible but has farmstead.
Recreational and functional	
Recreational	No public access.
Functional	Pasture/improved grassland with watercourse, mixed plantation and hedgerows forming a GI corridor network linking into the Exe valley.
Other	
Condition	Some field boundary loss between 1890 and 2000 on the upper southern slopes but intact to the north. One lost orchard and one surviving remnant orchard.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridge tops and steeply sloping valley sides and bottom.
Presence of water	Minor watercourse.
Cultural factors	
Historic field/land use pattern	Semi-regular post medieval enclosure with parish boundary to the north and modified to the south replaced by fences in parts.
Settlement pattern	Farmstead at Exwick Barton.
Land use factors	
Function of area	Pasture/improved grassland with watercourse and hedgerows forming a GI corridor network linking into the Exe valley.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	The area relates to the wider landscape and forms a continuation of the zones LP33 and LP35.

Perceptual factors	
Scale of landform	Large/medium ridge and small valley.
Scale of landcover	Medium to small.
Sense of enclosure	Open on the ridge tops and upper valley sides and framed/enclosed within the valley.
Relationship with surrounding landscapes	Forms the rural setting and sides of the Exe valley to the east and linking into the rural ridge and valley landscape to the north and west.
Skyline	Prominent ridge top visible from northern part of the city and its approaches including River Exe corridor to the east.
Landmark features/foci	Exwick Barton is an attractive cluster of rural buildings in the valley floor.
Detractors	Power lines and associated pylons.
Settlement edge character	Away from settlement edge.
Visual relationship of the area with the settlement	The area acts as part of the wider north western rural setting of the city.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the north.
Key views	From the Exe valley to the south east, east and north east and Duryard Valley to the east.
Key visual receptors	
Residents	Urban residents to the east at a distance and very few rural residents.
Promoted trails	Exe Valley Way along the valley has direct views of this land parcel.
PROWs	-
Access/common land	-
Cycleways	National Cycle Route 34 along the river corridor has oblique views of this land parcel.
Roads	St Andrew's Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

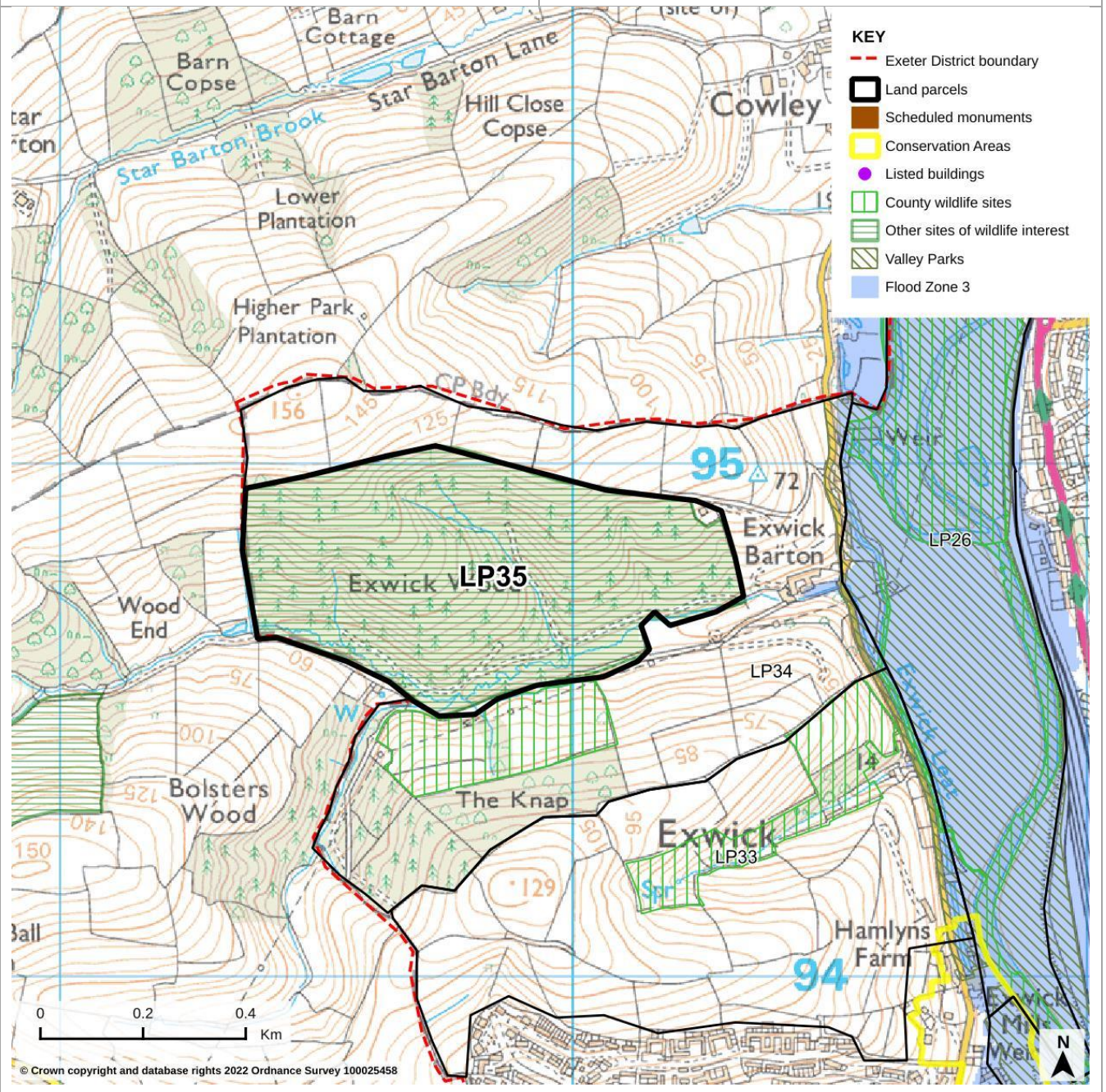
Land parcel number LP35



View from A477 railway bridge showing conifers on the skyline.



View of conifer plantation from Belvedere Meadows across the Exe valley.



Land parcel number	LP35
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Exwick Wood other site of wildlife interest comprising of a conifer plantation on an ancient woodland site with broadleaf edges in part adding drama to the rural ridge and valley slopes and with a sense of tranquillity.</p> <p>Landscape susceptibility to housing lies in its character as conifer plantation on steeply sloping valley sides visible from the east such as from the Exe river corridor forming part of a wider strong setting and green backcloth to the city, its separation from the settlement edge and function as a GI corridor linking into the Exe with watercourse.</p> <p>Visual susceptibility to housing lies in its intervisibility with the Exe river corridor and the northern edge of the city to the east and countryside to the north with key views from the Exe valley to the south east, east and north east and Duryard Valley to the east.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent and difficult to accommodate.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	The Culm (west); Devon Redlands (east)
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Wooded ridges and hilltops
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	
Natural heritage	Exwick Wood other site of wildlife interest comprising of a conifer plantation on an ancient woodland site with broadleaf edges in part.
Cultural heritage	Replanted (conifer) ancient woodland.
Distinctiveness	Conifer plantation on steep valley sides.
Perceptual	
Scenic qualities	Conifer plantation on steep valley sides adds drama to the valley landscape.
Tranquillity	The area is an isolated coniferous plantation and tranquillity within the area is probably high (there is no public access) albeit close to pylons in the valley bottom.

Recreational and functional	
Recreational	No public access.
Functional	Conifer plantation.
Other	
Condition	Not known.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping valley sides and floor.
Presence of water	Watercourses along narrow valley floors.
Cultural factors	
Historic field/land use pattern	Replanted (conifer) ancient woodland.
Settlement pattern	None.
Land use factors	
Function of area	Conifer plantation, trees assist in attenuation of run off.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Enclosed within plantation and overall framing valley views.
Relationship with surrounding landscapes	Forms part of intimate valley landscape west of Exe valley.
Skyline	Conifers form part of skyline of the ridge when viewed from the valley floor to the east and north east.
Landmark features/foci	-
Detractors	Powerlines/pylons nearby.
Settlement edge character	Away from settlement edge.
Visual relationship of the area with the settlement	The area acts as part of the north western rural setting of the city.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

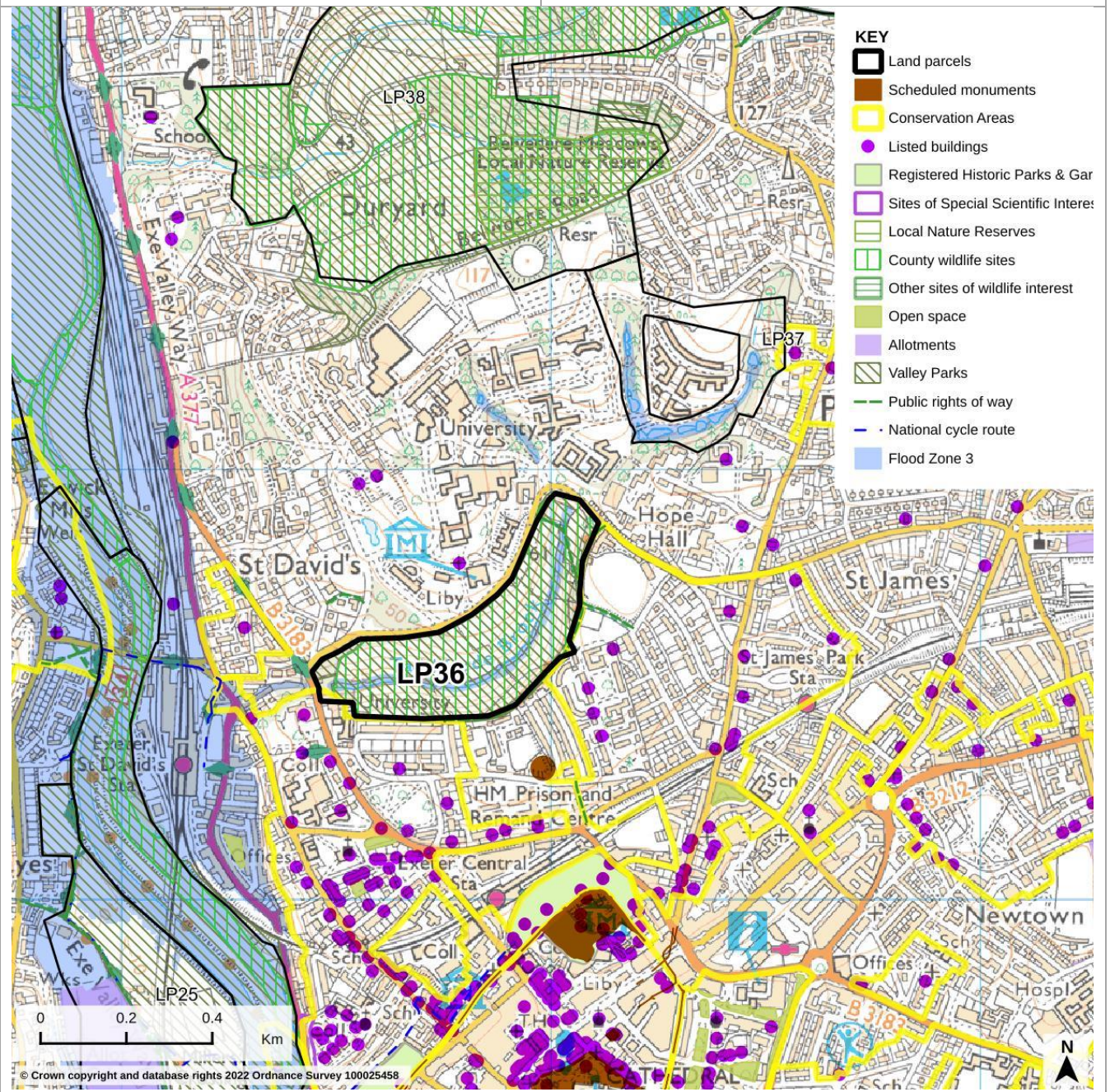
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of the prominent ridge and valley sides enclosing the Exe valley intervisible with the Exe river corridor and the northern edge of the city to the east and countryside to the north.
Key views	From the Exe valley to the south east, east and north east and Duryard Valley to the east.
Key visual receptors	
Residents	Urban residents to the east at a distance and very few rural residents.
Promoted trails	Exe Valley Way along the valley has glimpse views of this land parcel.
PROWs	-
Access/common land	-
Cycleways	-
Roads	St Andrew's Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP36



View from Prince of Wales Road looking east.

View from Prince of Wales Road looking south west.



Land parcel number	LP36
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Taddiforde Brook County Wildlife Site which covers the large majority of the area comprising semi-improved neutral grassland, broadleaved woodland, marsh, ponds, flush and stream, the listed building within the fine University complex to the north to the north to which this valley contributes as setting, attractive views within the valley, and function as an accessible space for informal recreation, PROW, Exeter Green Circle, GI corridor for biodiversity linking to the north and floodplain.</p> <p>Landscape susceptibility to housing lies in its character as a steeply sloping ‘v’ shaped valley with narrow floodplain, semi-natural vegetation, recreational and biodiversity GI corridor functions, its small scale and relationship to the University as setting.</p> <p>Visual susceptibility to housing lies in overlooking by the University main buildings with key views from Memorial Chapel approach across the valley to the cathedral towers, with general views from the University campus main accesses and frontages and users of the valley including the Exeter Green Circle and PROW.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the small scale landscape pattern, woodland and the relationship with housing and recreational uses. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Taddiforde Brook County Wildlife Site covers the large majority of the area comprising semi-improved neutral grassland, broadleaved woodland, marsh, ponds, flush and stream, with further woodland to the west.
Cultural heritage	The Mary Harris Memorial Chapel university building to the north is Grade 2 and the parcel complements this building's setting. The remnants of medieval enclosure boundaries are apparent in places in the form of outgrown hedgerows and trees.

Distinctiveness	The valley is a distinctive 'v' shaped undeveloped valley with steep sides, watercourse and semi-natural vegetation.
Perceptual	
Scenic qualities	The valley forms part of the open setting to the fine main university buildings with attractive framed views within.
Tranquillity	Though the area is surrounded by buildings with roads adjacent the strong tree cover and steep valley sides means that in places the parcel feels relatively tranquil.
Recreational and functional	
Recreational	Part of the Valley Parks and publicly accessible with a PROW running through the parcel linking north to south.
Functional	Informal recreation, PROW, GI corridor for biodiversity linking to the north, floodplain.
Other	
Condition	22% field boundary loss between 1890 and 2000. All semi-natural vegetation managed for biodiversity and low-key recreation.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping 'v' shaped valley with narrow floodplain.
Presence of water	Taddiforde Brook
Cultural factors	
Historic field/land use pattern	The remnants of medieval enclosure boundaries are apparent in places in the form of outgrown hedgerows and trees.
Settlement pattern	None.
Land use factors	
Function of area	Informal recreation, PROW, GI corridor for biodiversity linking to the north, floodplain.
Amenity	Part of the Valley Parks and publicly accessible with a PROW running through the parcel linking north to south.
Functional relationship between the area and the settlement/key features	Provides informal recreational area for students and staff of the university as well as residents.
Perceptual factors	
Scale of landform	Small.
Scale of landcover	Small.
Sense of enclosure	Confined and intimate.

Relationship with surrounding landscapes	Surrounded by built form although open space/vegetation links to the north.
Skyline	The valley sides act as the skyline when viewed from the valley bottom.
Landmark features/foci	University buildings to the north.
Detractors	-
Settlement edge character	University provides a positive edge to the north while some housing is too close to the edge of the valley to the south east.
Visual relationship of the area with the settlement	The area provides a strong green corridor within the city.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	This small valley is enclosed with little intervisibility and is only overlooked by the University and adjacent development.
Key views	From Memorial Chapel approach across the valley to the cathedral towers in particular, with general views from the University campus main accesses and frontages and along the valley itself for users.
Key visual receptors	
Residents	Urban residents to the south.
Promoted trails	The Exeter Green Circle passes along the valley.
PROWs	PROW crosses and runs along southern edge of the valley.
Access/common land	Valley Park well-used as an informal park/open space.
Cycleways	-
Roads	Prince of Wales Road to the north.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

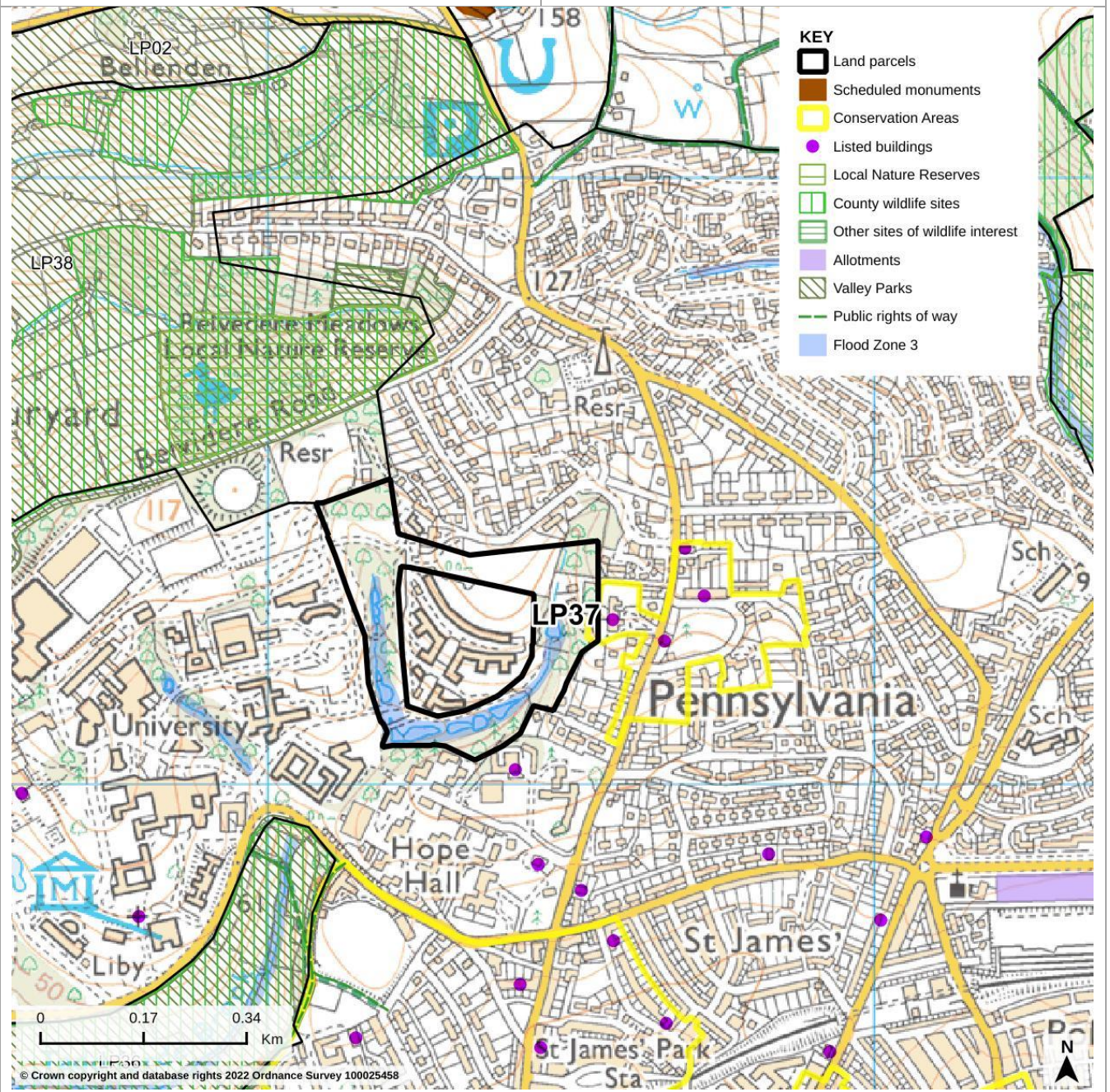
Land parcel number LP37



View from north of valley to the west



View to north towards High Hoopern Farm buildings



Land parcel number	LP37
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the parkland including stream corridors, ponds, woodland and amenity grassland providing an important landscape setting to the university and function as recreation and biodiversity corridors.</p> <p>Landscape susceptibility to housing lies in the two very small scale wooded valleys and stream corridors, the relatively open ridgetop to the north the Scots pine group and the recessiveness of the existing settlement edge.</p> <p>Visual susceptibility to housing lies in intervisibility of the northern horse pasture with areas to the south and attractive views to the church and Cathedral across this area.</p> <p>The land parcel is therefore very sensitive to housing in the parkland but less sensitive to the north east within existing trees.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the ridge top which would make the built form more prominent and small scale valleys which would make development very difficult to accommodate and the relationship with student housing and recreational uses. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	-
Devon landscape character type	-
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Parkland including stream corridors, ponds, woodland and amenity grassland around university halls of residence, with semi-improved horse pasture and mature private gardens to the north.
Cultural heritage	Grade 2 listed buildings lie to the east and south east. Post medieval enclosures to the north and parkland.
Distinctiveness	Highly enclosed and intimate vegetated stream valleys provide an important landscape setting to the university.
Perceptual	

Scenic qualities	The wooded valleys provide intimate landscapes with framed views and there are fine views from the north across the city over the pasture framed by pines.
Tranquillity	Though it is possible to hear the buzz of the city in the upper area and development is visible through trees on all sides the area does have some tranquillity particularly in the valley bottoms by the ponds.
Recreational and functional	
Recreational	Informal recreation for students and staff in parkland.
Functional	Stream corridor has accessible footpath from surrounding housing and university and appears well used.
Other	
Condition	The majority of the area is carefully managed as parkland. There is one lost orchard to the north west. The horse pasture is in moderate to poor condition.
Cultural associations	Associations with the university.
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Two small valleys and a gently sloping ridgetop to the north.
Presence of water	Small watercourses and a series of ponds.
Cultural factors	
Historic field/land use pattern	Post medieval enclosures to the north and parkland.
Settlement pattern	Two large houses in gardens to the north east.
Land use factors	
Function of area	Valley is decorative parkland and woodland and horse pasture lies to the north.
Amenity	Parkland used by students and staff of the University.
Functional relationship between the area and the settlement/key features	Stream corridor has accessible footpath from surrounding housing and university and appears well used.
Perceptual factors	
Scale of landform	Small.
Scale of landcover	Intimate
Sense of enclosure	Confined in the valleys but open and framed to the north.
Relationship with surrounding landscapes	Links into the Duryard valley to the north.
Skyline	The land to the north forms the local skyline.
Landmark features/foci	Scots pine group is a natural focal point to the north.

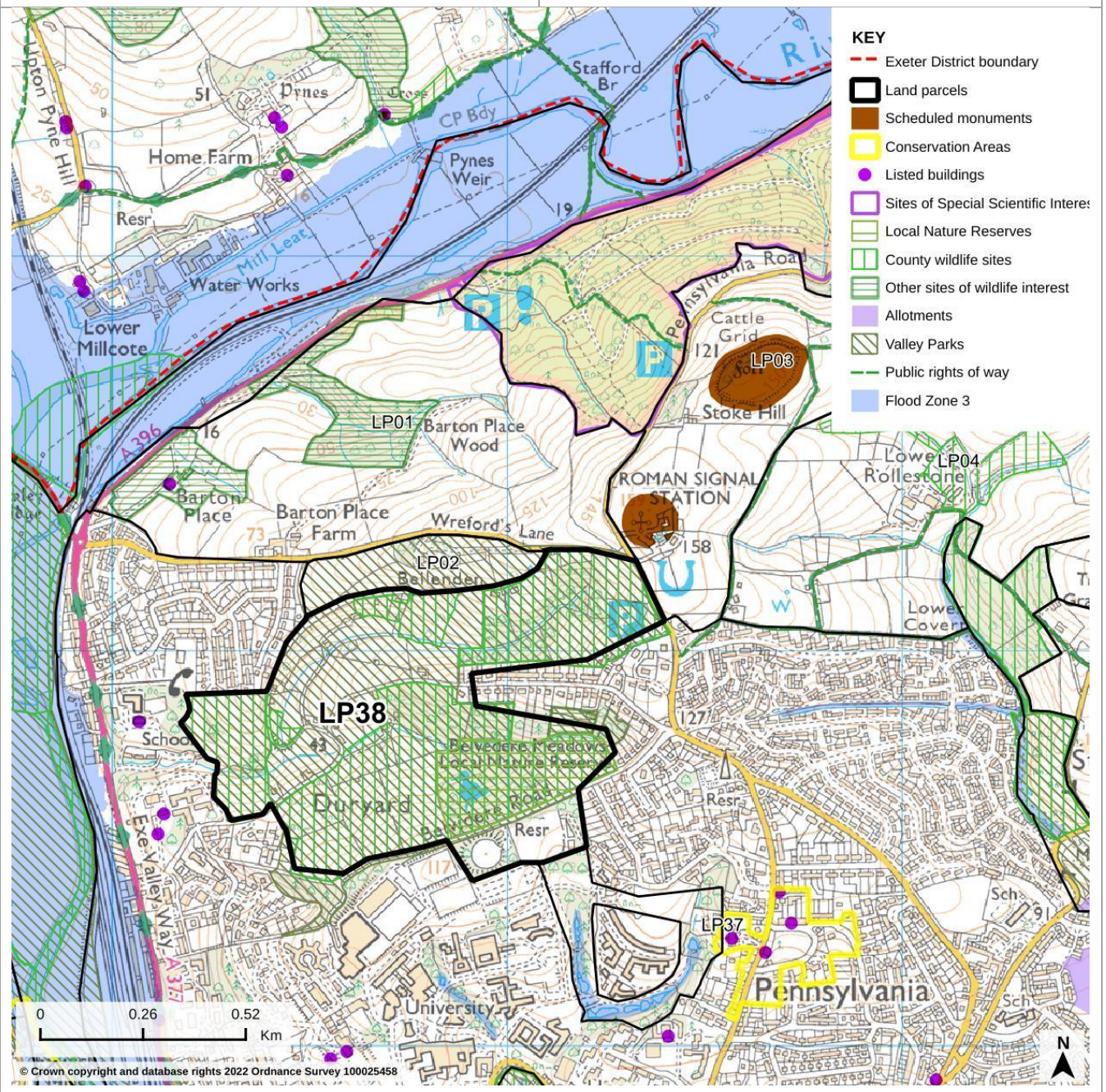
Detractors	Raw edges to new student accommodation which the parcel surrounds and structures associated with 'horsiculture' are minor detractors.
Settlement edge character	The settlement edge comprises of detached houses in large mature gardens and is well screened by trees to the east.
Visual relationship of the area with the settlement	The area acts as a green setting to the University and surrounding residential areas.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The valley component of this land parcel is highly enclosed with little intervisibility while the small ridge top area to the north does have some degree of intervisibility with areas to the south.
Key views	Attractive views to the church and Cathedral from the higher land to the north.
Key visual receptors	
Residents	Urban residents to the north, south and east.
Promoted trails	The Exeter Green Circle passes along the valley to the west.
PROWs	-
Access/common land	Accessible parkland to the south and west.
Cycleways	-
Roads	University access roads.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number **LP38**



View west across Duryard Valley Park from the north east.

View west across Belvedere Meadows from the south east.



Land parcel number	LP38
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the presence of Belvedere Meadows Local Nature Reserve within the area, Duryard Valley Park County Wildlife Site covering the majority of the area featuring improved and semi-improved neutral grassland, strong hedges with oaks, scrub and woodland, highly distinctive intimate steep sided valleys with semi-natural character, highly attractive intimate and framed views along and across the valleys, tranquillity especially in enclosed locations and recreational value as part of the Valley Parks on the Exeter Green Circle.</p> <p>Landscape susceptibility to housing lies in its steeply sloping valley sides, large amount of woodland and scrub and semi-improved neutral grassland, the watercourses, the extensive use for recreation and local skylines formed by the upper valley sides.</p> <p>Visual susceptibility to housing lies in views from Belvedere Meadows to the south, Duryard Country Park to the north east and elsewhere, the access lanes well used by walkers and runners, and the wider landscape to the west.</p> <p>The land parcel is therefore highly sensitive to housing</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the ridgeline and slopes which would make the built form more prominent and difficult to accommodate, as well as being constrained by the relatively small size of the fields, woodland and the relationship with the semi-rural and urban edge dwellings. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded valley slopes
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Belvedere Meadows Local Nature Reserve. Duryard Valley Park County Wildlife Site covering the majority of the area featuring improved and semi-improved neutral grassland, strong hedges with oaks, scrub and woodland.
Cultural heritage	Post-medieval enclosures, small to medium sized fields most bounded by strong hedgerows with mature oaks, scattered semi-rural houses with associated large plots.

Distinctiveness	Highly distinctive intimate steep sided valleys with semi-natural character and scattered semi-rural individual dwellings on apparently semi-private narrow access lanes.
Perceptual	
Scenic qualities	Intimate and some more extensive framed views of enclosed valleys with strong tree cover and a mix of semi-natural character and small-medium scale field pattern.
Tranquillity	Though housing development is visible, particularly along Argyll Road, it is set within well vegetated and mature gardens for the most part. There are occasional users of the park and overall the area feels like a very quiet and tranquil backwater with no through vehicle access.
Recreational and functional	
Recreational	Duryard and Belvedere Valley Parks promote access with car park to north east.
Functional	Pasture/improved/semi-improved grassland, flood attenuation with woodland and scrub along minor watercourses.
Other	
Condition	0-67% field boundary gain between 1890 and 2000. This may include domestic curtilages and associated enclosures. Five lost orchards and one surviving orchard. Most of the area is managed for biodiversity.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping valley sides.
Presence of water	Two watercourses flowing west and rising in each valley.
Cultural factors	
Historic field/land use pattern	Post- medieval enclosures with pasture/grassland interspersed with semi-natural woodland and scrub.
Settlement pattern	Semi-rural individual dwellings on the narrow access lanes- these are beginning to become more numerous and in places are beginning to adversely affect the tranquil character they are built to enjoy, especially in winter.
Land use factors	
Function of area	Most covered by Valley Park designation but not all accessible. The latter is focussed on the Duryard Valley Park to the north east and the Belvedere Meadows to the south. Pasture/ grassland elsewhere. Exeter Community Garden lies to the south adjacent to the reservoir within the University grounds.

Amenity	Duryard Valley Park to the north east and the Belvedere Meadows to south.
Functional relationship between the area and the settlement/key features	Footpaths, quiet lanes and the park link the settlement to the countryside.
Perceptual factors	
Scale of landform	Small/medium
Scale of landcover	Small
Sense of enclosure	Framed
Relationship with surrounding landscapes	Forms part of the ridge and valley landscape which extends across the northern part of Exeter.
Skyline	The skyline is apparent to the south as a setting to the university.
Landmark features/foci	-
Detractors	Reservoir within university grounds well screened by woodland.
Settlement edge character	New houses tend to integrate better into the landscape and are a higher standard of design than older housing stock (apart from one example).
Visual relationship of the area with the settlement	The area forms part of the hillside setting to the River Exe valley and there are views out to the hills beyond. The area forms part of the northern setting to the University and settlement edges to the east.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	This valley and ridge landscape has intervisibility with countryside to the west eg LP34 and LP35.
Key views	Key views are from Duryard Valley Park seat adjacent to the car park and a highly attractive view from Belvedere Meadows entrance near its head overlooking the valley to the west and looking north. Other views are possible from the access lanes and various paths.
Key visual receptors	
Residents	Urban fringe and scattered rural residents of houses with large gardens.
Promoted trails	Exeter Green Circle passes along the south eastern edges of the parcel.
PROWs	Whilst not marked as public rights of way there are paths and tracks through the area.

Access/common land	Valley Parks
Cycleways	-
Roads	Pennsylvania Road to the east and Wreford's Lane to the north.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High