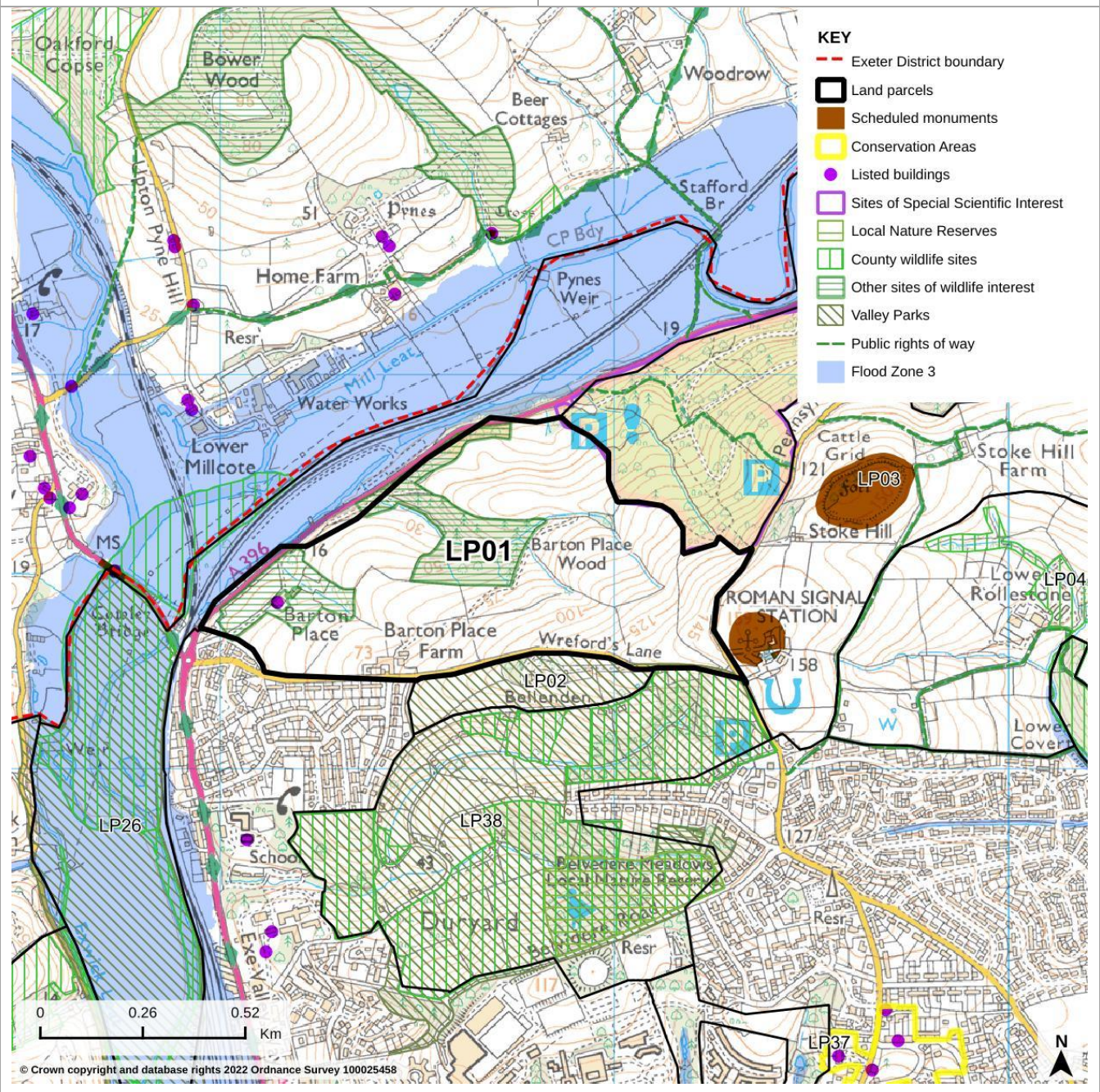


Land parcel number LP01



View across lower field towards Barton Place from Wreford's Lane.

View up the slopes from A396 near Stoke Wood.



Land parcel number	LP01
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the ‘other sites of wildlife interest’- Barton Place Wood and Barton Place semi-improved neutral grassland, Barton Place as a Grade II listed building, Stoke Woods SSSI abutting to the east and the Signal Station scheduled monument on hilltop to the east outside area and the parcel’s consistency of character and good condition.</p> <p>Landscape susceptibility to housing lies in its characteristics as prominent undulating north-west facing slopes rising from valley floor to ridge top and skyline in some views cut with small watercourses with a strong unspoilt rural character of pastoral hedged fields with mature oaks interspersed with small areas of woodland, acting as a setting to the Exe valley and effectively screening the northern edge of the city from the rural landscape to the north. Housing at the lower levels is well contained and defined by Wreford Lane and the old lane to the west with associated strong trees and hedges.</p> <p>Visual susceptibility to housing lies in visibility from approaches to the city from the north- A396 and main railway line and visibility from the Exe Valley Way, and from Duryard Country Park to the south.</p> <p>The land parcel is therefore very sensitive to housing. The most highly sensitive areas are at mid to higher elevations and away from the settlement edge.</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, the highly rural edge character of the area and the relationship with housing and Barton Place. 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	Directly adjacent to Stoke Woods SSSI to the north east (ancient woodland and semi-natural woodland). Barton Place semi-improved neutral grassland and Barton Place Wood (mixed plantation) classified as other sites of wildlife interest.

Cultural heritage	Barton Place Grade II listed building lies in grounds to the west. The field pattern comprises of post-medieval irregular and regular enclosures.
Distinctiveness	Distinctive undulating pastoral slopes framed by woodland.
Perceptual	
Scenic qualities	Attractive, harmonious and unspoilt undulating rural slopes contribute to the scenic qualities of the Exe Valley.
Tranquillity	Some road noise from A396, some views of development with infrequent usage of lanes with no public access across the area.
Recreational and functional	
Recreational	No public access.
Functional	Woodland, hedgerows and pasture contribute to rural green infrastructure network connecting along the valley slopes.
Other	
Condition	17% boundary loss between 1890 and 2000. One lost orchard. Generally landscape elements in good condition.
Cultural associations	
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping undulating valley sides linking Exe valley bottom and ridge top.
Presence of water	Small streams falling to Exe to the north.
Cultural factors	
Historic field/land use pattern	Post-medieval irregular and regular enclosures.
Settlement pattern	Limited to Barton Place (now a health facility) and small scale Barton Place Farm.
Land use factors	
Function of area	Pastoral/improved grassland.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	Forms part of the rural hinterland of the city. Forms uninterrupted green linkage between valley floor and ridgetop.
Perceptual factors	
Scale of landform	Medium scale undulations on larger valley side.
Scale of landcover	Medium scale woodland and field pattern.
Sense of enclosure	Generally open but slightly more enclosed on the lower slopes.

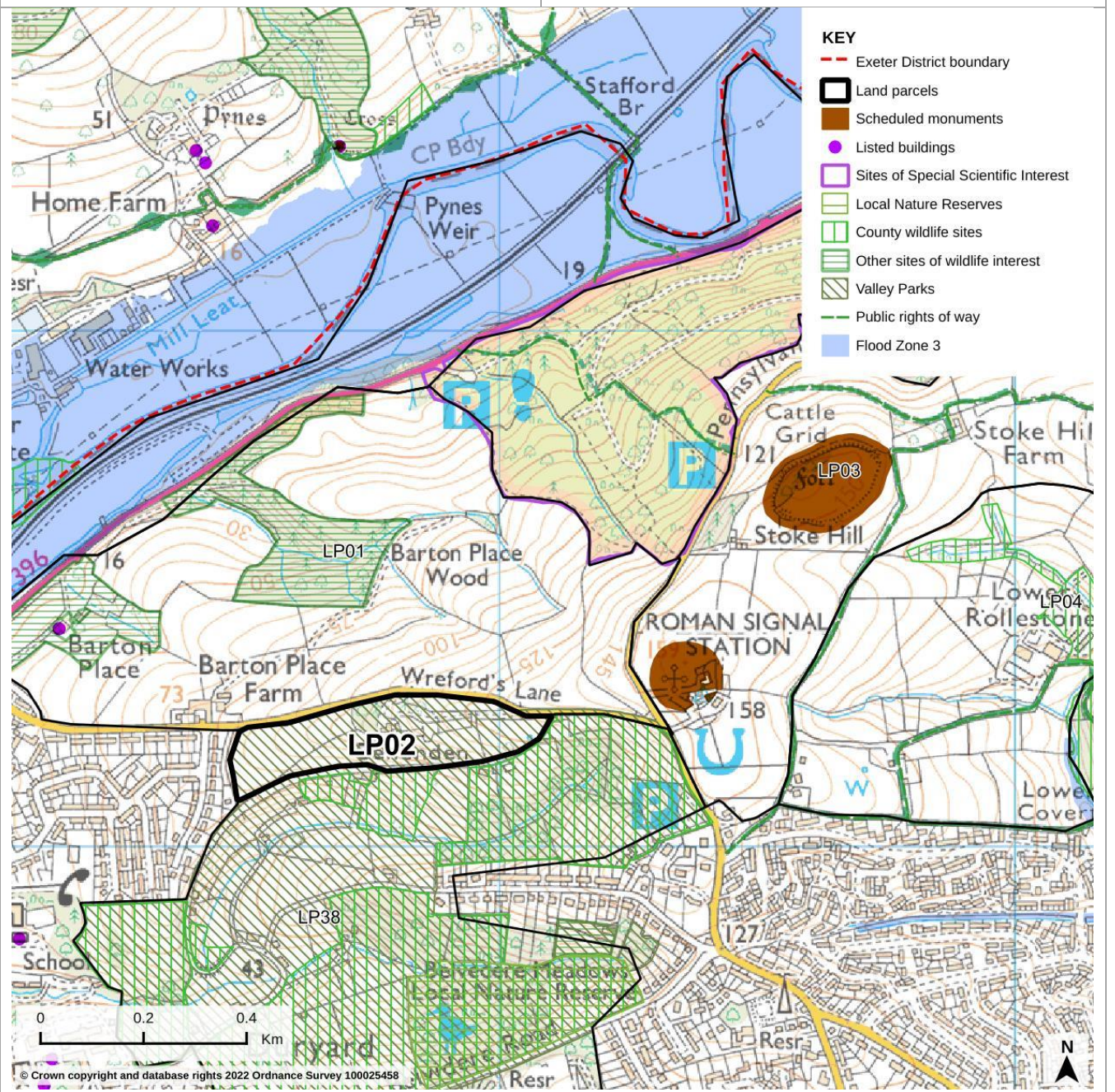
Relationship with surrounding landscapes	Part of and setting to the rural Exe valley effectively screening the northern edge of the city.
Skyline	Simple skyline prominent to the west and to the north.
Landmark features/foci	Barton Place is discreet, sitting down in the landscape.
Detractors	-
Settlement edge character	20c housing development settlement edge well defined to the south west, straight adjacent Wreford Lane.
Visual relationship of the area with the settlement	Important to setting and northern approach to city from the railway and A road effectively facing away from the city and containing it.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The area is intervisible with the Exe valley to the north- a widely visible parcel.
Key views	Glimpse views from the Exe Valley Way, from the A396 and Wreford Lane.
Key visual receptors	
Residents	Urban residents to south and residents of Barton Place.
Promoted trails	Views across valley to these slopes from Exe Valley Way.
PROWs	-
Access/common land	-
Cycleways	-
Roads	A396 and minor lanes to south and east.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP02



View from Duryard Valley Park towards wooded ridgetop.

View from Belvedere Nature Reserve showing parcel on skyline.



Land parcel number	LP02
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in its location as part of the Valley Parks contributing to the setting of both the Duryard Valley Park and Belvedere Meadows and abutting the related County Wildlife Sites and the intrinsic value of the tree cover and hedgerows.</p> <p>Landscape susceptibility to housing lies in its character as a linear, small scale and narrow exposed elevated ridgetop with high visibility to the north, south and west and forming the skyline with open pastures to the west and mature trees around an isolated rural property in grounds lying centrally.</p> <p>Visual susceptibility to housing lies in views from Belvedere Meadows to the south, Duryard Country Park to the east, Wreford Lane and Bellevue Road adjacent, and the wider landscape to the north and 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 rural house. 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	Within Valley Park.
Natural heritage	Substantial mixed tree cover around grounds of dwelling, native mixed species hedgerows, improved grassland.
Cultural heritage	Large garden around dwelling with semi-regular fields.
Distinctiveness	Distinctive ridgetop crowned with trees.
Perceptual	
Scenic qualities	Trees act as a notable and attractive feature and the ridgeline provides a green rural backcloth to the surrounding landscape.

Tranquillity	Minor road only adjacent with urban housing at one end to the west and one house and no public access within parcel.
Recreational and functional	
Recreational	No public access- although Bellevue Road adjacent used for walking.
Functional	Pasture/improved grassland, garden, part of Valley Park but no apparent access.
Other	
Condition	0% field boundary loss between 1890 and 2000. Good/moderate condition overall.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Narrow elevated ridgetop.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Garden and semi-regular fields.
Settlement pattern	Single large dwelling.
Land use factors	
Function of area	Garden, improved grassland farmland and horse pasture.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	The area forms part of the rural hinterland of the city.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Small.
Sense of enclosure	Open to west and enclosed within garden.
Relationship with surrounding landscapes	Forms skyline to valley sides to north and south.
Skyline	Locally prominent simple skyline visible from the north, south and west.
Landmark features/foci	None.
Detractors	-
Settlement edge character	Settlement edge lies to the west though intrinsically linear and modern only has a limited effect on the area at the lower level.

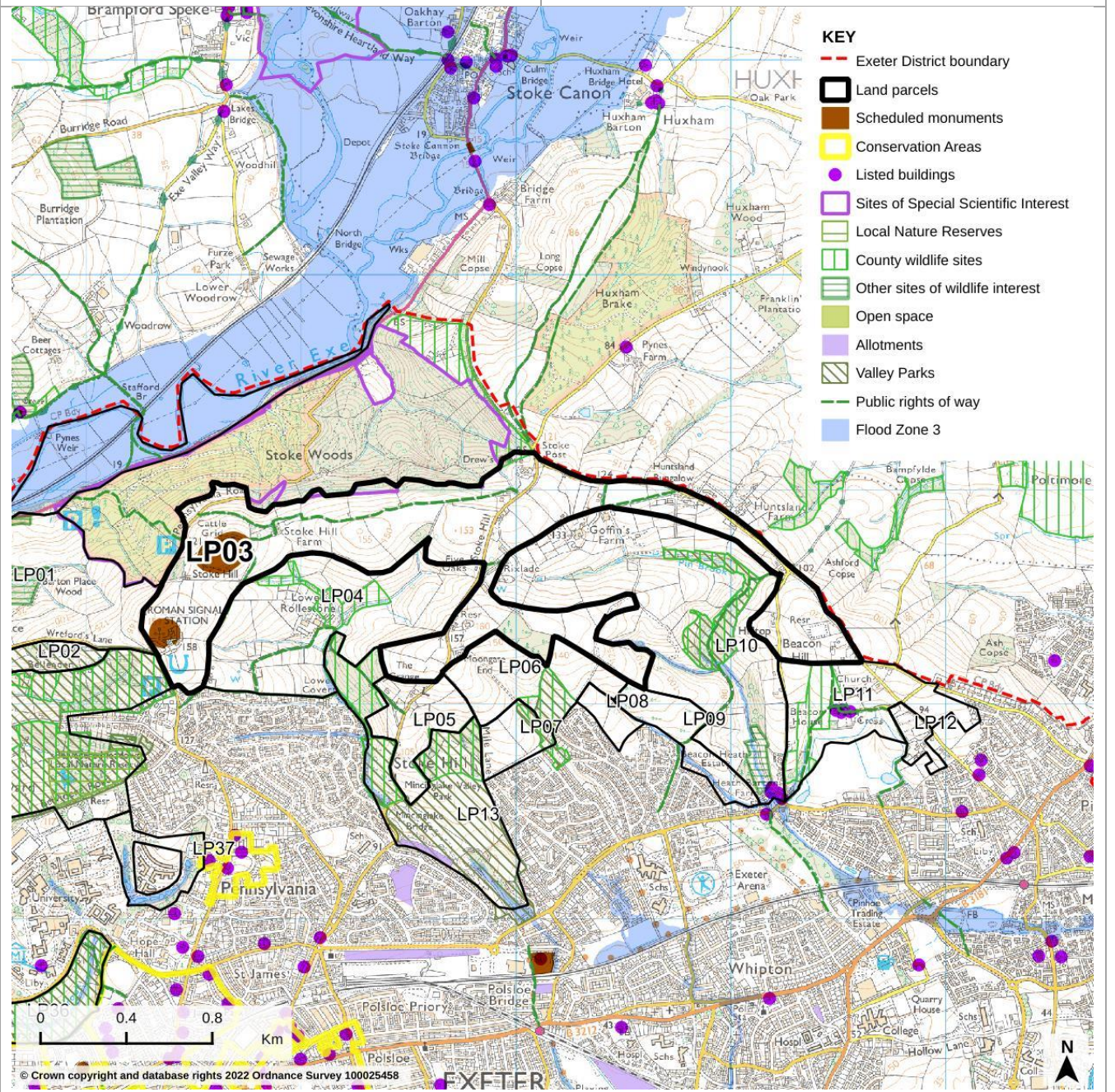
Visual relationship of the area with the settlement	Acts as part of the north western setting for Exeter enclosing settlement fringes to the south (at a distance) and west.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	High intervisibility with hills and valleys to west and north. A small but exposed land parcel.
Key views	From Belvedere Meadows to the south and Duryard Country Park to the east.
Key visual receptors	
Residents	Mainly rural within area and to the south but also limited views from urban edge residents to the west.
Promoted trails	Exe Valley Walk has views to skyline and ridgetop from the north.
PROWs	Belle Vue Road to the south is quiet and used for walking/running.
Access/common land	-
Cycleways	-
Roads	Adjacent minor roads- Wreford Lane and Bellevue Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP03



View from Stoke Woods car park to Stoke Hill including trees around fort.

View north west to ridge line from Cheyngate Lane.



Land parcel number	LP03
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Stoke Hill Camp scheduled monument, a hillfort which is a strong landmark with trees, a Roman signal station scheduled monument, the scenic qualities of the ridgetop with its gently undulating profile, marked slopes and long views in places, tranquillity to the west away from roads, PROWs running along the ridge top and edges allowing enjoyment of the countryside and views, the oak tree and hedgerow cover and Medieval enclosures centrally and to the east.</p> <p>Landscape susceptibility to housing lies in its character as a series of prominent undulating ridge tops acting as the upper skyline and green backcloth north of Exeter extending from Stoke Hill in the west to Beacon Hill to the east and also running south to The Grange enclosing the Pin Brook and Rollestone valleys to the east and west respectively, steep slopes in places, Stoke Hill Camp with associated trees and the openness of parts of the ridge top.</p> <p>Visual susceptibility to housing lies in its high intervisibility in all directions both from the city and from the surrounding rural landscapes and associated receptors to the north (Exe Valley and associated Way), east (such as Poltimore House) and west and from PROWs running through the area and valleys to the south.</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 skyline 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 in places, woodland and the relationship with rural farmsteads and houses. 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	Strong hedgerows with oak trees in places, especially to the south and west, mixed woodland, improved grassland/pasture mainly.

Cultural heritage	Scheduled monuments at Stoke Hill Camp, a slight univallate hillfort, and the Roman signal station, and various prehistoric features such as a 'ridgeway', Medieval enclosures centrally and to far east, post medieval fields to the west and around Huntsland.
Distinctiveness	Distinctive long ridge with features such as hillfort.
Perceptual	
Scenic qualities	The ridgeline provides a consistent green rural backcloth to the surrounding landscape with long scenic views especially to the north and features such as the hillfort.
Tranquillity	Tranquillity most pronounced to the west and the southern eastern spur as there are no roads on these parts of the ridgetop and they are away from the city edge. There are minor roads passing along the ridge top to the east and south which reduce tranquillity during rush hours.
Recreational and functional	
Recreational	PROW to the west partly along the ridge and facing north and on south western edge, also centrally crossing the ridgetop west of Huntsland.
Functional	Improved grassland/pasture and horse pasture.
Other	
Condition	14 -7% field boundary loss between 1890 and 2000 to west and mostly field boundary increase between 1890 and 2000 to the east (likely to be horse pasture subdivisions). One lost orchard. Hedgerow condition is better to the south and west although tree cover consistent.
Cultural associations	Seat with a view in memory of Harry Hall, an innovative local clinician.
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridgetop with gently undulating profile and marked slopes in places.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Medieval enclosures centrally and to far east, post medieval to west and around Huntsland.
Settlement pattern	Scattered farmsteads and rural dwellings with some rural and horse-based enterprises.
Land use factors	

Function of area	Improved grassland farmland and horse pasture.
Amenity	PROWs running along the ridge top (Ridgeway) and edges.
Functional relationship between the area and the settlement/key features	PROW links into the settlement to the south west.
Perceptual factors	
Scale of landform	Large/medium.
Scale of landcover	Medium generally and small scale in places.
Sense of enclosure	Generally a sense of openness with localised enclosure by hedges.
Relationship with surrounding landscapes	Ridge tops acting as the upper skyline and green backcloth to the surrounding valleys and vales.
Skyline	Very prominent skyline, widely visible from all directions and forming a strong backcloth to the city.
Landmark features/foci	Stoke Hill fort with trees, Beacon Hill reservoir surrounded by trees.
Detractors	Minor detractors of occasional rural enterprise.
Settlement edge character	-
Visual relationship of the area with the settlement	The area forms the upper part of the northern hillside 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	Ridge top prominent to north, south, east and west. A highly visible land parcel.
Key views	Wide scenic views from PROW to west mainly to the north over the wider landscape. Glimpse views possible from the south east corner from lane to south over the city.
Key visual receptors	
Residents	Mainly rural residents.
Promoted trails	-
PROWs	PROWs running along the ridge top (Ridgeway) and edges to east and west and to the south in valleys.
Access/common land	-
Cycleways	-
Roads	Minor roads cross centrally or run along some of the edges of the parcel- mainly to the east.

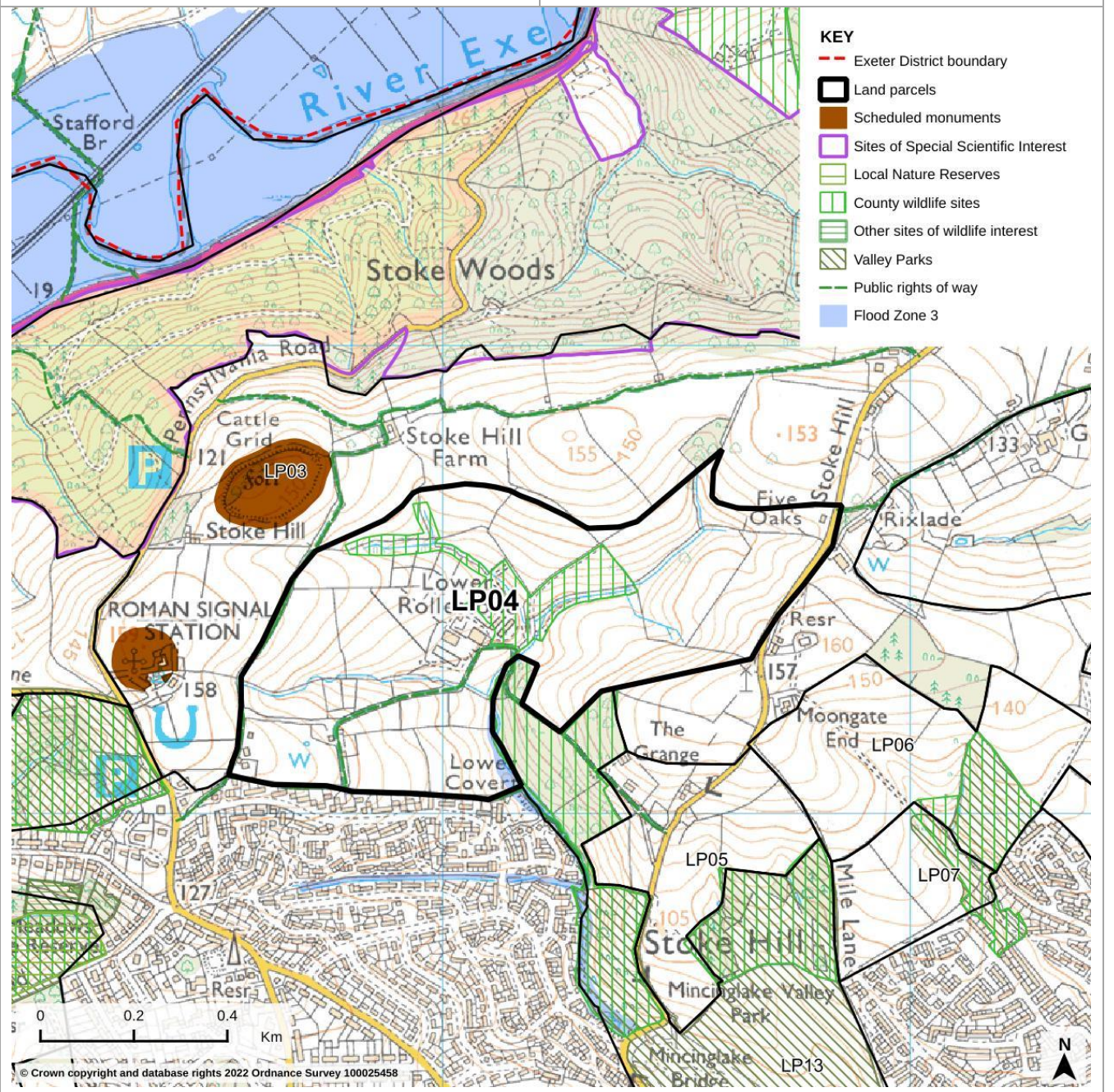
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP04



View south east across lower valley from PROW.

View west from Stoke Hill showing upper valley.



Land parcel number	LP04
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Lower Rollestone County Wildlife Site and Lower Covert County Wildlife Site woodland directly adjacent to the south, strong riparian woodland vegetation and hedgerows with oaks, some in irregular enclosures, the distinctive scenic qualities of the enclosed valley creating pleasing framed vistas especially to the north and east, its relative tranquillity visually separated from the city, particularly to the north and east, PROWs including Exeter Green Circle and relatively good condition to the north and east.</p> <p>Landscape susceptibility to housing lies in the steep slopes to the north and east some acting as local skylines and as part of the backcloth to the city, the tributary watercourses and associated riparian vegetation, the strong hedgerow boundaries with oaks, the area's visual separation from the city and provision of footpaths and countryside access.</p> <p>Visual susceptibility to housing lies in the intervisibility of the northern slopes with the city to the south and views from the Exeter Green Circle PROW and PROW from the west.</p> <p>The land parcel is therefore very sensitive to housing. The most highly sensitive areas are the steep slopes to the north and east some acting as local skylines.</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 to the south 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	Exeter Slopes and Hills
Devon landscape character type	Upper farmed and wooded valley slopes
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Lower Rollestone County Wildlife Site and Lower Covert County Wildlife Site woodland directly adjacent to the south. Riparian vegetation and hedgerows with oaks.
Cultural heritage	Post-medieval irregular enclosures with medieval elements modified by horse pasture paddocks around Lower Rollestone.

	Rollestone Barton earthwork (source HER) adjacent to derelict farm building.
Distinctiveness	Distinctive enclosed valleys and headwaters with steep slopes, rounded upper slopes and strong tree cover in the valley bottoms.
Perceptual	
Scenic qualities	Sweeping pastoral slopes framed by ridge tops and riparian and valley side woodland and strong hedgerows create pleasing framed vistas especially to the north and east.
Tranquillity	The parcel is effectively separated from the settlement by the strong treed hedgerow on the minor ridge to the south and by the woodland and ridge to the east. There is limited access with PROWs and Stoke Hill minor road bordering the upper eastern edge on the ridge. The dominant use of horse pasture with the related infrastructure to the south east give an urban fringe feel with tranquillity increasing to the north and east.
Recreational and functional	
Recreational	PROWs along the western boundary links the city with Stoke Woods and the PROW on the southern boundary links Mincinglake and Duryard Valley Parks to the east and west respectively and is part of the Exeter Green Circle. There is also a PROW through the southern part of the parcel through Lower Rollestone and connecting to Stoke Hill.
Functional	Pastoral/improved grassland and horse pasture. Riparian woodland assists in attenuating run-off. Some footpath linkage.
Other	
Condition	17-31% field boundary loss between 1890 and 2000. Two lost orchards and one surviving. Horse pasture and associated boundaries and dereliction of some farm buildings indicate poorer condition to the south east but higher and intact elsewhere.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Heads of small scale 'v' shaped valleys below the ridge with steep slopes to the east and north and moderate slopes to the west.
Presence of water	Headwaters and small tributary watercourses to North Brook.
Cultural factors	
Historic field/land use pattern	Post-medieval irregular enclosures with medieval elements modified by horse pasture paddocks around Lower Rollestone.

	Riparian woodland and hedgerows with mature oak trees are strong elements.
Settlement pattern	Semi-rural dwellings close to settlement edge and livery and stud complex in valley floor.
Land use factors	
Function of area	Pastoral/improved grassland and horse pasture.
Amenity	PROWs including Exeter Green Circle.
Functional relationship between the area and the settlement/key features	Parcel provides enclosed rural countryside close to the city used for recreation with PROWs which link the city with the countryside/ridge to the north and green spaces around the city.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Enclosure from trees dominated by oak and outgrown hedgerows with greatest enclosure in the valley bottoms.
Relationship with surrounding landscapes	Enclosed and encircled by ridge top landscapes.
Skyline	Upper edges form skyline from lower points. The most visible from the south are the northern slopes.
Landmark features/foci	-
Detractors	Lower Rollestone livery and stud storage and environs, derelict building located centrally, settlement to the south although largely screened by strong oak lined hedgerow.
Settlement edge character	Development forms a straight strong edge which is prominent to the south backed by trees.
Visual relationship of the area with the settlement	The slopes north and directly east of Lower Rollestone livery and stud area form part of the setting and backcloth to the city. The slopes to the south east and east face north away from the city and so the area feels detached and screened from the city.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Northern slopes are visible to the south. Trees on southern boundary behind housing are most visible in views from the south. Lower slopes are generally enclosed and not widely visible.
Key views	From Exeter Green Circle PROW to south towards to north and north east, from PROW to the west across the parcel and PROW within area.

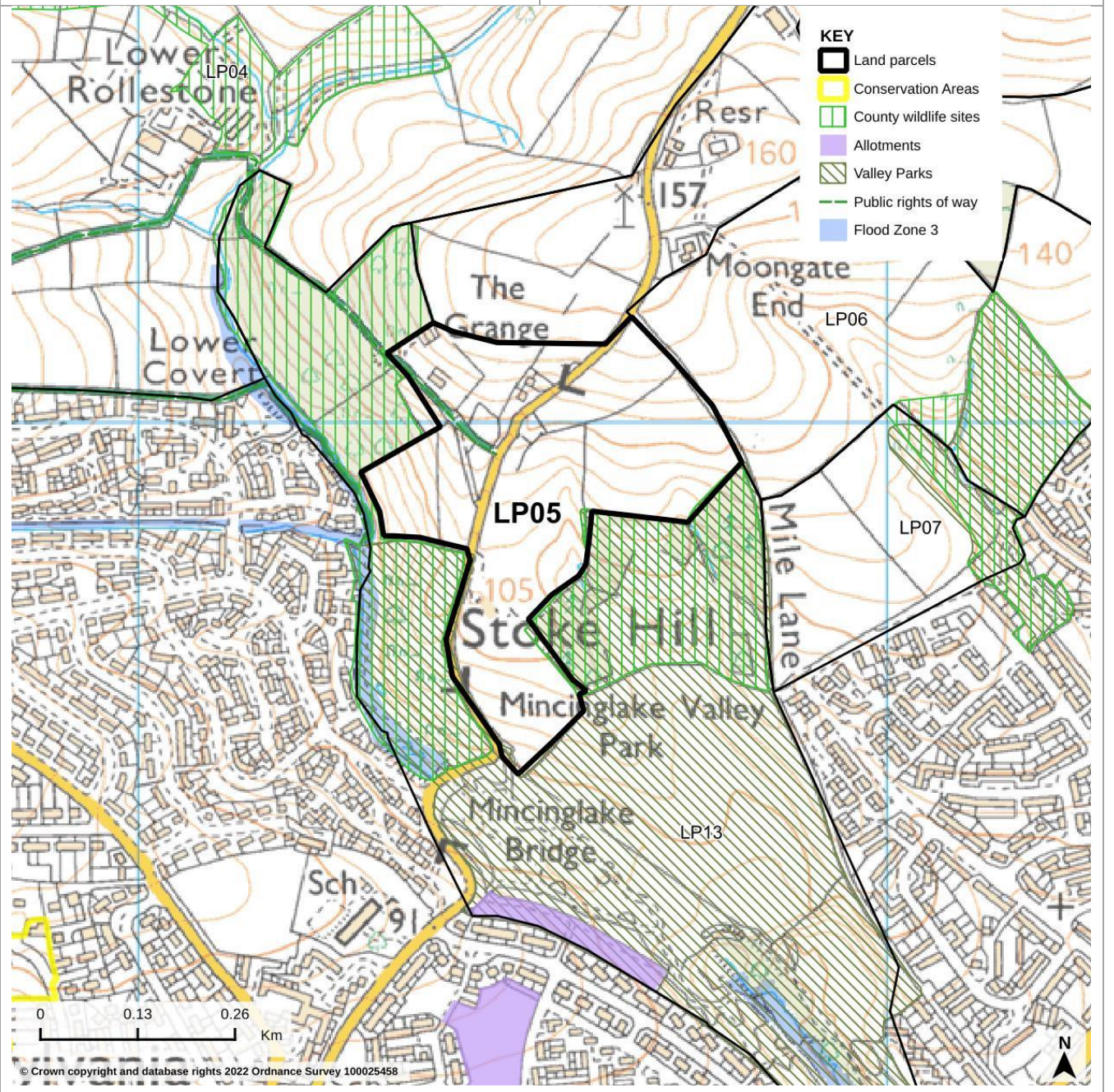
Key visual receptors	
Residents	Small number of rural residents to the south west. Large number of urban residents in estates to south who can see northern (south facing) slopes.
Promoted trails	Exeter Green Circle
PROWs	PROWs to southern and western edges and through area.
Access/common land	-
Cycleways	-
Roads	Stoke Hill to the east.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP05



View of pasture on steep hillside from the west (Collins Road).

View from Mill Lane south east over parcel towards city.



Land parcel number	LP05
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in County Wildlife Sites directly adjacent to the south and west, strong hedgerows with mature oaks and semi-improved/unimproved grassland to the west, irregular enclosures with mediaeval elements, distinctive and attractive steep pastoral slopes framed by woodland and field boundaries, relative tranquillity especially to the east, Mile Lane acting as boundary to the east and the PROW through the area and generally good condition of field boundaries.</p> <p>Landscape susceptibility to housing lies in the prominent hill and valley sides which form a strong positive rural backcloth to the city, its role as local skyline, the regular field enclosures, steepness of some of the slopes and separated from the urban edge by Mincinglake Valley Park.</p> <p>Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes visible to south, west and north west. Close visibility from PROWs and Stoke Hill, open views from the west and distant views from Ludwell Valley Park.</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 rural housing. 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	Mincinglake Plantation County Wildlife Site to south and Lower Covert County Wildlife Site to the west, both outside the parcel but directly adjacent. Strong hedgerows with mature oaks, especially Mile Lane. Semi-improved/unimproved grassland to the west with improved grassland/pasture to the south and east.
Cultural heritage	Post-medieval irregular enclosures with medieval elements.

Distinctiveness	Distinctive hills and valley sides rising above the northern edge of Exeter either side of the Stoke Hill ridge road and bounded by the strong boundary feature of Mile Lane.
Perceptual	
Scenic qualities	Attractive steep pastoral slopes framed by woodland and strong field boundaries with oaks forming part of the rural setting and hill backcloth to Exeter.
Tranquillity	Stoke Lane is a minor road/noise source, there are a few rural houses and there are glimpse views of settlement to the south and west but overall the area feels relatively tranquil close to the city edge.
Recreational and functional	
Recreational	Mile Lane to east and PROW to the west within area linking through to the valley around Lower Rollestone.
Functional	Pastoral/improved grassland.
Other	
Condition	31% field boundary loss between 1890 and 2000. Overall the field boundaries appear in good condition.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping hill and valley sides.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Post-medieval irregular enclosures with medieval elements around pasture/improved and unimproved grassland.
Settlement pattern	Individual rural dwellings along Stoke Hill.
Land use factors	
Function of area	Pasture/improved and unimproved grassland with some private dwellings.
Amenity	Mile Lane to east and PROW to the west within area linking through to the valley around Lower Rollestone.
Functional relationship between the area and the settlement/key features	PROWs link into the settlement.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium to small scale.

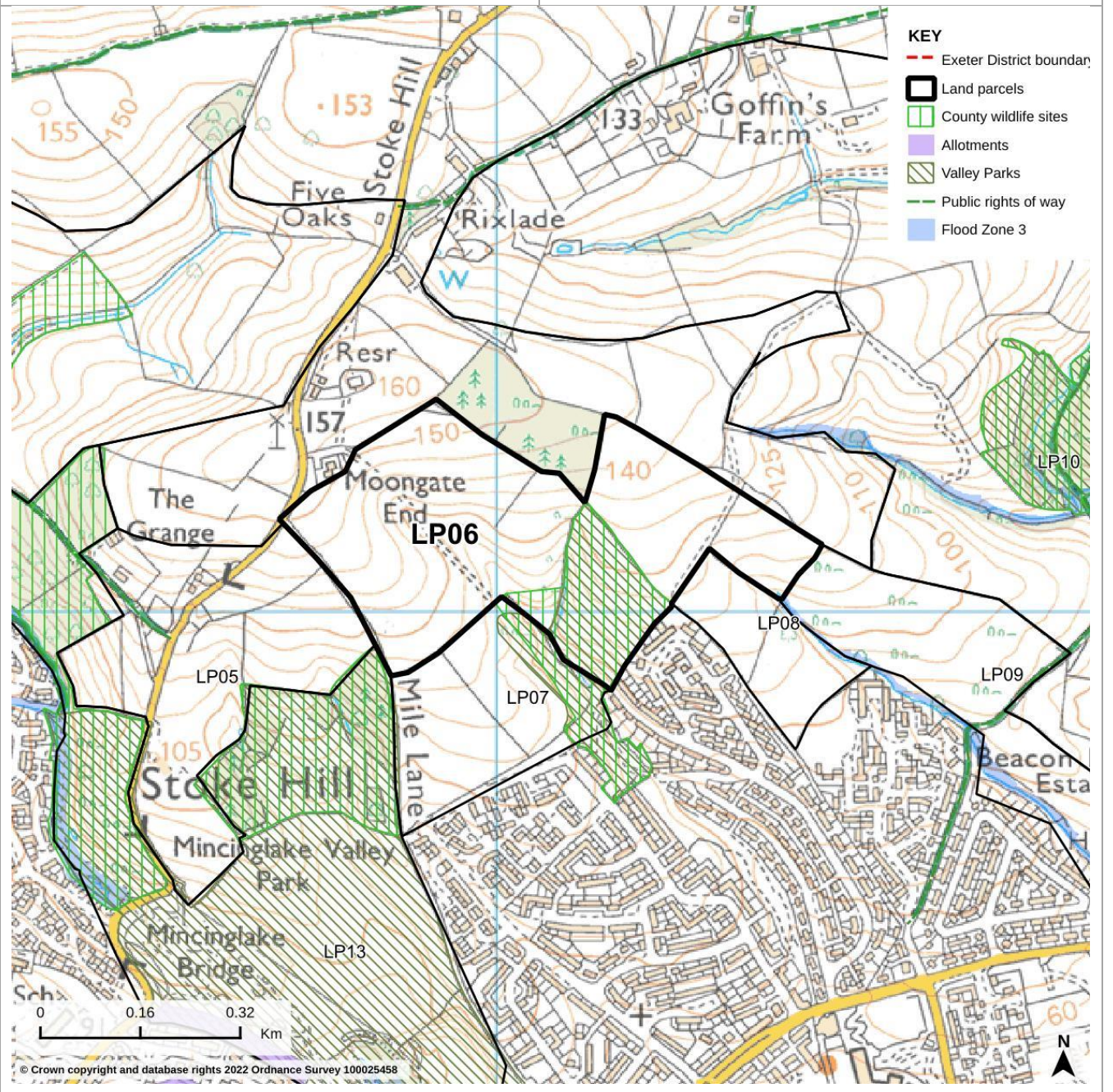
Sense of enclosure	Mixture of open pastoral slopes and enclosed lane and curtilages.
Relationship with surrounding landscapes	The area forms part of the northern hillside setting of the city.
Skyline	Skyline forms a strong backcloth to the city.
Landmark features/foci	Adjacent woodland.
Detractors	White houses on the upper hillside in distant views.
Settlement edge character	Separated from the urban edge by Mincinglake Valley Park-housing estates to the west.
Visual relationship of the area with the settlement	The area forms part of the strong rural setting and backcloth to 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 hill and valley slopes visible to south, west and north west.
Key views	Strong views towards the parcel especially the western field south of the Grange from the PROWs and housing estate roads to the west. Views are possible from PROW and west of Stoke Hill westwards. Views from Mile Lane south across the land parcel to the city in limited glimpses. Close glimpse views from Stoke Hill minor road. Distant views from Ludwell Valley Park hilltops.
Key visual receptors	
Residents	Rural residents within area and particularly urban residents to the west.
Promoted trails	-
PROWs	Mile Lane to east and PROW to the west within area linking through to the valley around Lower Rollestone and PROWs to the west looking towards this area on the lower ridge slopes.
Access/common land	-
Cycleways	-
Roads	Stoke Hill.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP06



View from adjacent to Mile Lane looking south east across parcel towards city.

View from informal path used by locals looking south across easternmost field



Land parcel number	LP06
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Savoy Hill County Wildlife Site with species rich unimproved grassland including stream corridor and associated woodland, other semi-improved grassland with field boundaries which include outgrown hedges and mature oaks, irregular medieval enclosures, distinctive and attractive steep pastoral slopes framed by woodland and field boundaries, relative tranquillity especially in and around the woodland, Mile Lane acting as boundary to the west, informal access and generally good condition of field boundaries.</p> <p>Landscape susceptibility to housing lies in the prominent hill and valley sides which form a strong positive rural backcloth to the city, its role as unspoilt skyline, the irregular field enclosures, steepness of some of the slopes and largely separated from the urban edge by the valley woodland which forms a strong buffer.</p> <p>Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes visible to south and south east, such as from Chancellor's Way. Close visibility from Mile Lane and distant views from Ludwell Valley Park.</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 in places and woodland. 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	Valley Park lying centrally.
Natural heritage	Savoy Hill County Wildlife Site with species rich unimproved grassland including stream corridor and associated woodland. Mincinglake Plantation County Wildlife Site to south west. Other fields which appear to be semi-improved grassland with field boundaries which include outgrown hedges and mature oaks.
Cultural heritage	Medieval enclosures to east and post medieval to west. Circular enclosure identified from crop marks possibly ritual landscape at head of minor valley on upper slopes (Source: HER).

Distinctiveness	Distinctive hills and valley sides rising above the northern edge of Exeter bounded by the strong boundary feature of Mile Lane.
Perceptual	
Scenic qualities	Attractive steep pastoral slopes framed by woodland and strong field boundaries with oaks forming part of the rural setting and hill backcloth to Exeter.
Tranquillity	Relatively high as an inaccessible rural area bordered by one PROW. Some views of the city to the south and Stoke Hill minor road to the north.
Recreational and functional	
Recreational	Mile Lane and western boundary but no public access within land parcel apart from informal access the dog walking in fields to the east. Valley Park lying centrally but no formal public access apparent.
Functional	Part of the northern rural hinterland of the city poorly connected to the settlement.
Other	
Condition	0-38% field boundary loss between 1890 and 2000. Overall the field boundaries appear in good condition and woodland managed for biodiversity.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Steeply sloping hill and valley sides rising to ridge.
Presence of water	Minor watercourse.
Cultural factors	
Historic field/land use pattern	Medieval enclosures to east and post medieval to west.
Settlement pattern	None within parcel.
Land use factors	
Function of area	Pasture/improved and unimproved grassland.
Amenity	Mile Lane to west and apparent informal access in wildlife site.
Functional relationship between the area and the settlement/key features	Part of the northern rural hinterland of the city poorly connected to the settlement.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium

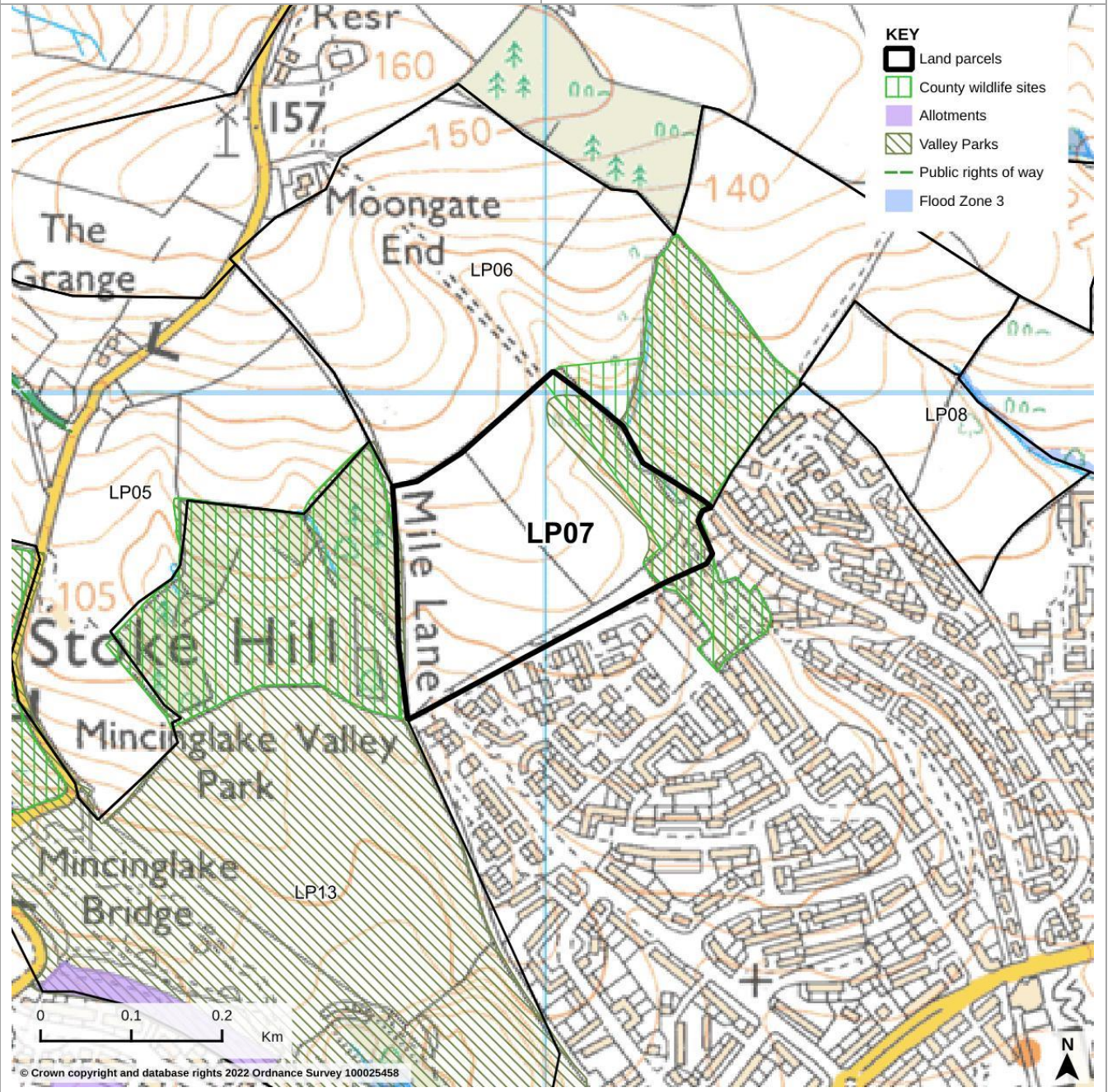
Sense of enclosure	Mostly open but there are field boundaries and the valley bottom is highly enclosed.
Relationship with surrounding landscapes	The area forms part of the northern hillside setting of the city.
Skyline	Upper slopes and boundaries form the skyline when viewed from the south.
Landmark features/foci	-
Detractors	None within land parcel- housing to the south.
Settlement edge character	Linear edge housing estate intruding onto slopes below.
Visual relationship of the area with the settlement	The area forms part of a strong setting and backcloth to 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 hill and valley slopes visible to south and south east.
Key views	Views towards the parcel from housing estate roads to the south, from Mile Lane in limited glimpses. Distant views from Ludwell Valley Park hilltops.
Key visual receptors	
Residents	Rural resident to the north and particularly urban residents to the south.
Promoted trails	-
PROWs	Mile Lane to west and informal paths in wildlife site.
Access/common land	Designated as Valley Park in part.
Cycleways	-
Roads	Chancellor's Way.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number | LP07



View of western field towards skyline from south west corner on informal path.

View of eastern field towards skyline from south east corner on informal path.



Land parcel number	LP07
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the County Wildlife Site along the eastern edge, strong hedgerows with mature oaks and semi-improved/unimproved grassland to the west, attractive pastoral slopes framed by woodland and field boundaries with oaks forming part of the rural setting and lower hill backcloth to Exeter, relative tranquillity to the north, Mile Lane acting as boundary to the west and the generally good condition of field boundaries.</p> <p>Landscape susceptibility to housing lies in the sloping hill and valley sides either side of minor ridge which contribute to the setting and backcloth to the city, particularly the western field, its role as local skyline, the regular field enclosures, the steepness of the slopes up to the parcel from the housing set down to the south and proximity to Mincinglake Valley Park.</p> <p>Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes with the western field being visible to south and the eastern field in closer views to the south east. Close visibility from Mile Lane and possibly filtered views from Mincinglake Valley Park in winter with distant views to the western field from Ludwell Valley Park.</p> <p>The land parcel, particularly to the west and on the upper slopes, is 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, woodland and the relationship with the adjacent housing and Valley Park. 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	Edge of Valley Park to the east.
Natural heritage	South western edge of Savoy Hill County Wildlife Site species rich unimproved grassland including stream corridor and associated woodland within land parcel and very strong hedgerows with mature oaks. (One source states SNCI on southern boundary.)
Cultural heritage	Post-medieval regular enclosures.

Distinctiveness	Part of rising hill slopes bounded by very strong hedgerows with mature oaks.
Perceptual	
Scenic qualities	Attractive pastoral slopes framed by woodland and strong field boundaries with oaks forming part of the rural setting and lower hill backcloth to Exeter.
Tranquillity	The parcel lies directly adjacent to housing to the south which is at a lower level but with glimpse views, greater in winter, and associated noises with tranquillity increasing to the north but with longer views of housing and the city then available from higher slopes. Used informally for dogwalking.
Recreational and functional	
Recreational	Valley Park in north eastern edge but no formal public access apparent. Fields used informally for dogwalking.
Functional	Pastoral/improved grassland.
Other	
Condition	31% field boundary loss between 1890 and 2000 within wider area. Overall the field boundaries appear in good condition.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Sloping hill and valley sides either side of minor ridge with western field orientated to south/south west and eastern field orientated to the south east.
Presence of water	Minor watercourse on eastern boundary.
Cultural factors	
Historic field/land use pattern	Post-medieval regular enclosures.
Settlement pattern	None.
Land use factors	
Function of area	Pasture/improved grassland with valley park and wildlife site to the east.
Amenity	Informal access only.
Functional relationship between the area and the settlement/key features	Informal access for dog walkers within fields only.
Perceptual factors	
Scale of landform	Medium.

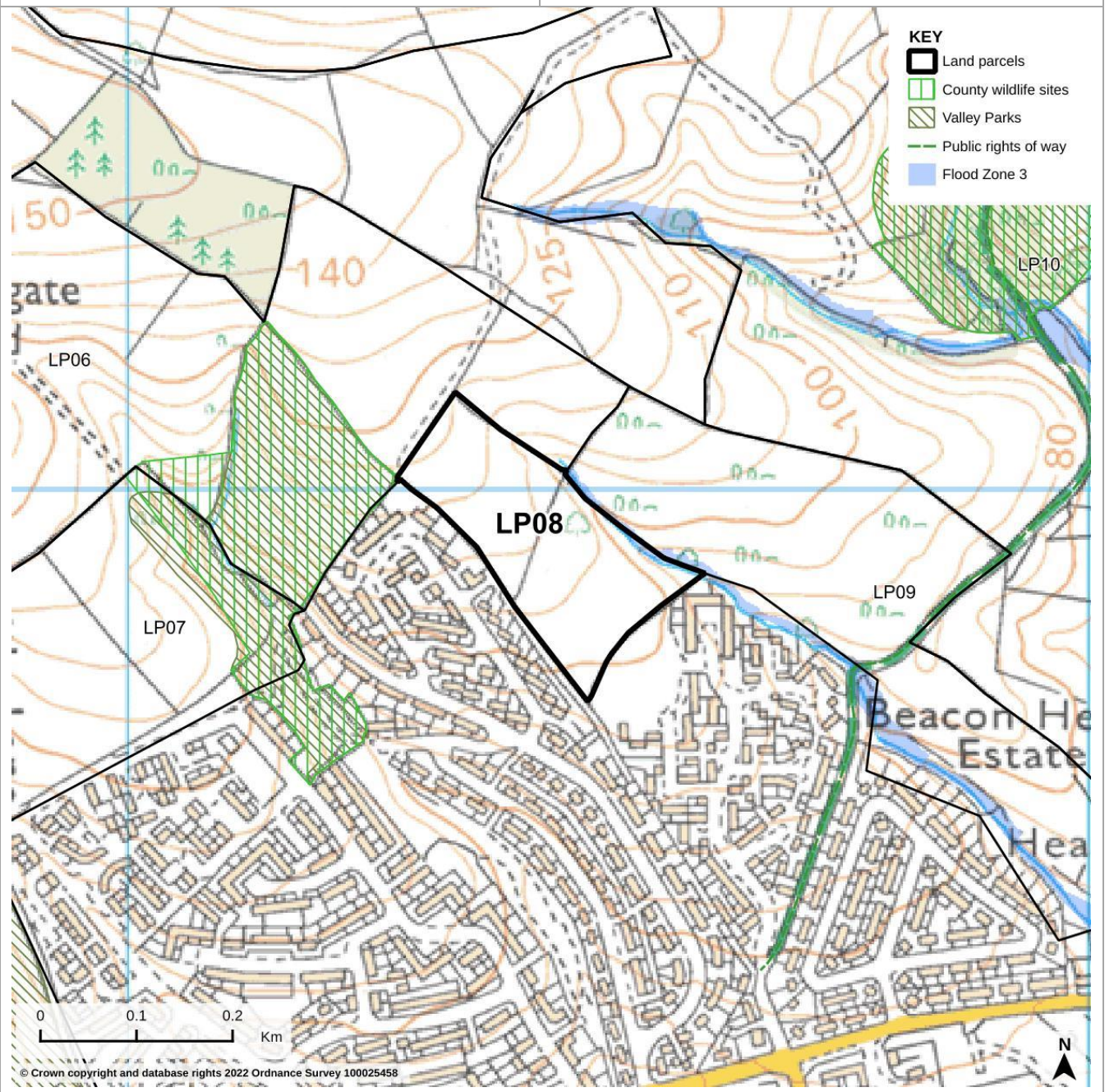
Scale of landcover	Medium.
Sense of enclosure	Enclosed at lower levels with views out available further up the slopes.
Relationship with surrounding landscapes	The area forms part of the lower northern hillside setting of the city with the western field more widely visible due to orientation.
Skyline	Northern boundary form skyline when viewed from Mile Lane and gaps in southern boundary hedge.
Landmark features/foci	-
Detractors	Adjacent housing to the south.
Settlement edge character	Linear housing estate but this is set down at a lower level with the southern boundary oaks as a strong backcloth.
Visual relationship of the area with the settlement	The western field forms part of the strong rural setting and backcloth to the city, as do the filed boundaries.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of the hill and valley slopes visible to south (western field) and more locally to the south east (eastern field).
Key views	Glimpse views towards the western field from Mile Lane and potentially filtered views from Mincinglake Valley Park from the west through the Mile Lane vegetation in winter. Glimpse views into both fields from housing estate road (Pendragon Road) to the south. Distant views from Ludwell Valley Park hilltops to the western field.
Key visual receptors	
Residents	Urban residents to the south.
Promoted trails	-
PROWs	Mile Lane
Access/common land	-
Cycleways	-
Roads	Pendragon Road.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP08



View of lower field looking north from open space to the south.

View north east across upper field from housing edge.



Land parcel number	LP08
ASSESSED SENSITIVITY EVALUATION	
Housing	Medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the strong hedgerows with mature oaks, the watercourse in semi-natural vegetation to the north east, the gentle pastoral slopes forming part of the rural setting and lower hill backcloth to Exeter and the generally good/fair condition of field boundaries.</p> <p>Landscape susceptibility to housing lies in gently sloping hill and valley sides which contribute to the setting and backcloth to the city, the hedgerows and hedgerow trees and the enclosure of the open space to the south by housing on all sides.</p> <p>Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes although orientated to the south east. Close visibility is from the open space to the south, in gaps in adjacent housing to the south west at a similar level and from fields to the north informally accessed by local residents.</p> <p>The land parcel has sensitivity to housing although it is orientated south east falling to a small valley, at a similar level to adjacent housing to the south west and hedges and hedgerow trees assist in helping to screen and filter views of the site itself.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the slopes which would make the higher built form more prominent and the relationship with the adjacent housing. 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	Strong hedgerows with mature oaks and the watercourse in semi-natural vegetation to the north east.
Cultural heritage	Medieval enclosure to west and large regular enclosures from 15-18c to east.
Distinctiveness	Part of rising hill slopes bounded by strong hedgerows with mature oaks.
Perceptual	

Scenic qualities	Attractive pastoral slopes framed by stream course and field boundaries with oaks forming part of the rural setting and lower hill backcloth to Exeter.
Tranquillity	The parcel lies directly adjacent to housing to the south and south west with glimpse views, greater in winter, and associated noises with tranquillity increasing to the north. No public access.
Recreational and functional	
Recreational	No public access.
Functional	Pastoral/improved grassland.
Other	
Condition	0% field boundary loss between 1890 and 2000. Good/fair condition hedgerows.
Cultural associations	-
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Sloping hill and valley sides on minor ridge orientated primarily to south east.
Presence of water	Minor watercourse on north eastern boundary.
Cultural factors	
Historic field/land use pattern	Post medieval medium regular enclosures from 15-18c.
Settlement pattern	None.
Land use factors	
Function of area	Pasture/improved grassland.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	Limited.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Generally enclosed at lower levels with increasing visibility further up the slopes.
Relationship with surrounding landscapes	The area forms part of the lower northern hillside setting of the city falling slightly to the watercourse to the north east with land rising markedly to the north, north west and north east.

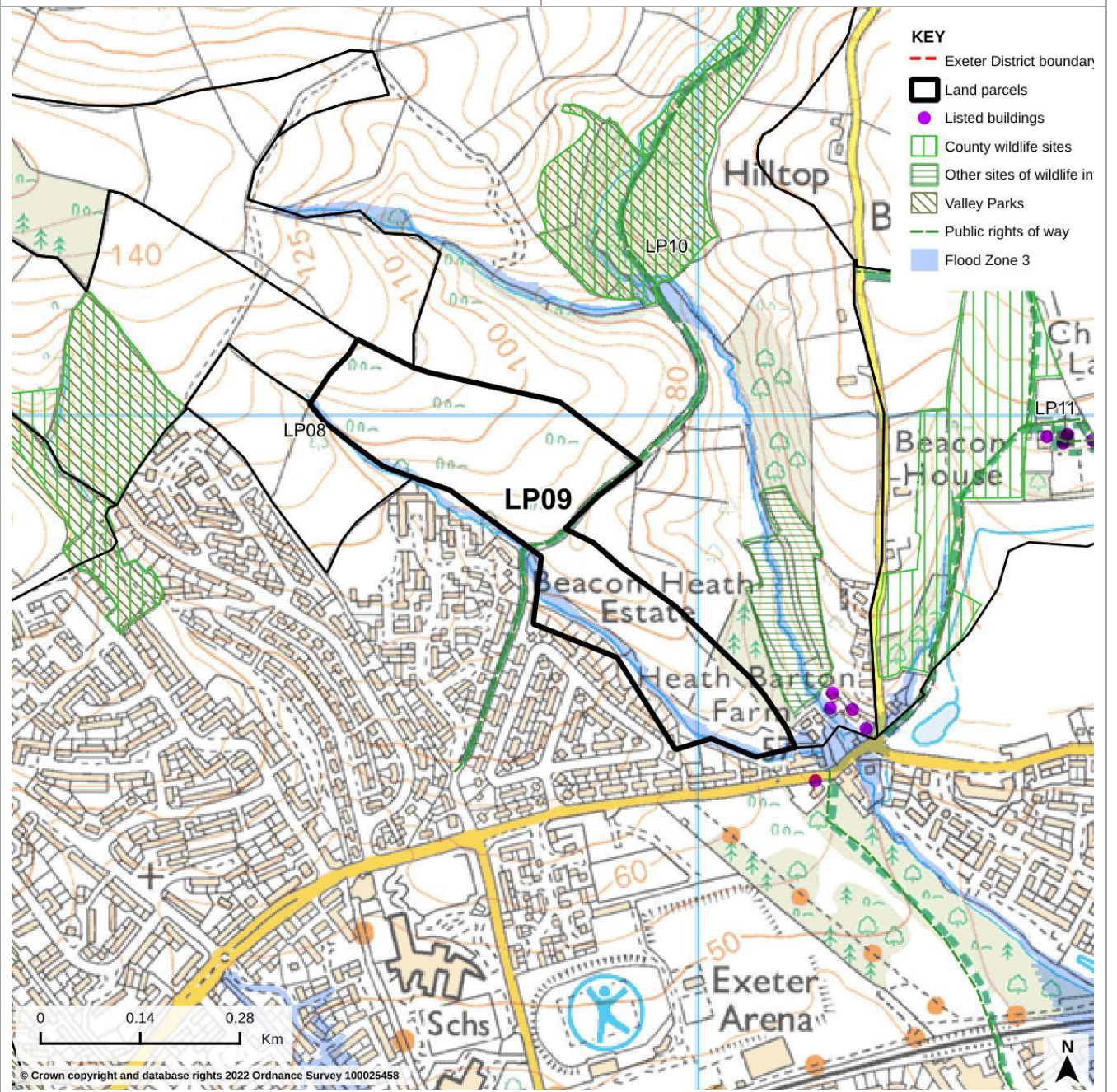
Skyline	Boundaries form local skyline when viewed from housing to south/south west.
Landmark features/foci	-
Detractors	Adjacent housing to the south west.
Settlement edge character	Linear housing estate to the south west and attractive open space fringed by housing to south east.
Visual relationship of the area with the settlement	The western field forms part of the strong rural setting and backcloth to the city, as do the field boundaries.
<i>Evaluation of susceptibility to housing</i>	Medium
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Part of the hill and valley slopes just visible to south (mainly trees/hedgerows rather than ground level) and more locally to the south east.
Key views	Views from the open space to the south, glimpse views from housing estate to south west- Celia Crescent.
Key visual receptors	
Residents	Urban residents to the south and south west.
Promoted trails	-
PROWs	-
Access/common land	-
Cycleways	-
Roads	Celia Crescent.
<i>Evaluation of visual susceptibility to housing</i>	Medium
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP09



View south east down semi-natural ridge top on informal path.

View south east across pasture to the south from PROW.



Land parcel number	LP09
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the regenerating area of rough grasses, scrub and trees to the north bounded by a watercourse with semi-natural vegetated riparian corridor to the south west, distinctive and attractive character to the north on a minor ridge framed by regenerating vegetation, relative tranquillity, PROW and informal access.</p> <p>Landscape susceptibility to housing lies in the noticeable hill and valley sides which form a positive narrow but important rural backcloth to the city, its role as unspoilt skyline effectively separating the edge of Exeter from the rural Pin Brook Valley, GI corridors and biodiversity resource.</p> <p>Visual susceptibility to housing lies in the parcel being part of the northern hill and valley slopes visible to south and south east, with views from PROW and informal access. Distant views from Ludwell Valley Park.</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 and skyline character 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 in places. 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	Regenerating area of rough grasses, scrub and trees to the north and horse pasture to the south bounded by a watercourse with semi-natural vegetated riparian corridor to the south west.
Cultural heritage	Large regular enclosures from 15-18c with smaller fields on the lower slopes.
Distinctiveness	Distinctive hills and valley sides rising above the northern edge of Exeter with the semi-natural character to the north.
Perceptual	

Scenic qualities	Attractive semi-natural regenerating slopes on minor ridge to the north and sloping pasture to the south bounded by watercourse riparian vegetation and strong field boundaries with oaks forming part of the rural setting and hill backcloth to Exeter.
Tranquillity	Relatively high as informal access only to semi-natural area separated by one PROW from inaccessible fields to south. Some views of the city and nearby housing to the south.
Recreational and functional	
Recreational	PROW cuts across the area linking housing estates to the south west with the Pin Brook valley to the north. Informal access to the scrub/rough grass area to the north west.
Functional	Part of the rural hinterland to the city with some footpath linkage.
Other	
Condition	38% field boundary loss between 1890 and 2000. Relatively poor condition with limited management input.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridge slopes and valley sides.
Presence of water	Small watercourse running towards Pin Brook defines southern edge.
Cultural factors	
Historic field/land use pattern	Large regular enclosures from 15-18c with smaller fields on the lower slopes.
Settlement pattern	None within parcel.
Land use factors	
Function of area	Horse pasture to the south. Regenerating area to the north and far south and watercourse/riparian corridor act as GI corridors and biodiversity resource.
Amenity	PROW and informal access to the north.
Functional relationship between the area and the settlement/key features	Part of the northern rural hinterland of the city with PROW linking to wider landscape of Pin Brook Valley to the north and some informal access.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Generally open but becoming more enclosed.

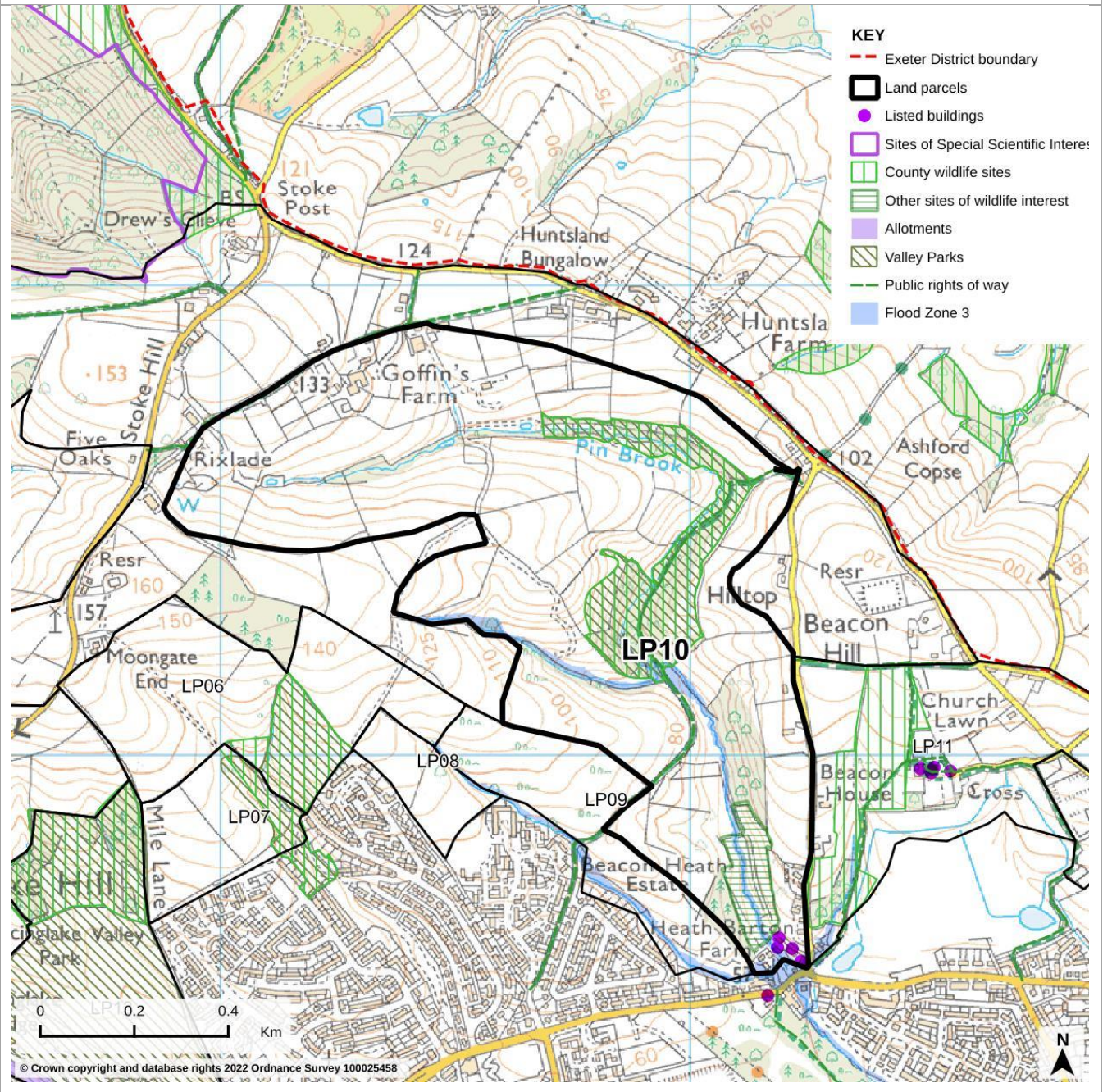
Relationship with surrounding landscapes	
Skyline	Skyline forms part of rural green backcloth to the city separating it from the Pin Brook Valley.
Landmark features/foci	-
Detractors	Adjacent housing.
Settlement edge character	Settlement visibly rolls over the lower ridge to the south and stops adjacent to the small watercourse in the valley floor and so the edge is relatively discreet. The recent estate housing with red brick is prominent on hillside.
Visual relationship of the area with the settlement	Important setting to the city even though the parcel forms the lower skyline and backcloth slopes. It is narrow but effectively separates the settlement from the rural Pin Brook valley.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A noticeable lower ridgetop and hillside with substantial visibility.
Key views	Views across city from area of informal access to the north and from PROW. Area forms part of the backcloth to the city. Distant views from Ludwell Valley Park.
Key visual receptors	
Residents	Urban residents adjacent.
Promoted trails	-
PROWs	PROW cuts across the area
Access/common land	-
Cycleways	-
Roads	-
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP10



View east from Cheyngate Lane (south).

View east from Cheyngate Lane (north).



Land parcel number	LP10
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Pin Brook Valley County Wildlife Site and Heath Barton other site of wildlife interest semi-improved neutral grassland, woodland and scrub along the lower valley sides and riparian corridor, hedgerows with oaks in places, distinctive enclosed valleys and headwaters with steep slopes, creating pleasing framed vistas especially to the north and east, its tranquillity, PROWs and relatively good condition.</p> <p>Landscape susceptibility to housing lies in the steep slopes, with ridges and valley sides to the south acting as skylines and as part of the backcloth to the city, the tributary watercourses and associated riparian vegetation, the strong hedgerow boundaries with oaks, the area’s physical and visual separation from the city and provision of footpaths and countryside access.</p> <p>Visual susceptibility to housing lies in the intervisibility of the southern fringes with the city to the south and views from PROWs and Cheynegate Lane.</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 rural housing and other uses. 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	Pin Brook Valley County Wildlife Site and Heath Barton other site of wildlife interest semi-improved neutral grassland. Woodland and scrub along the lower valley sides and riparian corridor. Hedgerows with oaks in places.
Cultural heritage	Medieval enclosures to east and west, post medieval centrally and large regular enclosures from 15-18c to south west slopes.

	At southern end of the valley floor there is Pin Brook House Grade 2* listed building with other grade 2 listed buildings nearby.
Distinctiveness	Distinctive enclosed valleys and headwaters with steep slopes, rounded upper slopes and strong tree cover in the valley bottoms.
Perceptual	
Scenic qualities	Rounded pastoral slopes, some steep, framed by ridge tops and riparian woodland and strong hedgerows in places create pleasing framed vistas apparent from both the valley floor and tops to the north and east.
Tranquillity	Overall, the valley is tranquil, quiet and relatively inaccessible and separated from the city with noise and housing limited to the constrained and narrow southern part with some limited rural activity to the north.
Recreational and functional	
Recreational	PROW runs from the east and west valley sides and along Pin Brook forming part of a circular walking route with minor roads.
Functional	Pastoral/improved grassland and horse pasture. Riparian woodland assists in attenuating run-off. Some footpath linkage.
Other	
Condition	40% field boundary loss between 1890 and 2000 to south and north. Elsewhere gains. Two lost orchards and one surviving. Generally good condition deteriorating to the north.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Heads of two small scale 'v' shaped valleys below the ridge with steep slopes with intervening ridge and narrow floodplain. The valley narrows to the south between minor ridges.
Presence of water	Pin Brook, its headwaters and tributary to the west, with a number of pools adjacent.
Cultural factors	
Historic field/land use pattern	Medieval enclosures to west and east, post medieval centrally and large regular enclosures from 15-18c to south west slopes. Riparian woodland and hedgerows with mature oak trees are strong elements in places. Pattern changes to the north with horse pastures and 'Biophilia' project.
Settlement pattern	Semi-rural dwellings close to settlement edge and some larger 20c houses and farm/horse/nursery complexes to the north.

Land use factors	
Function of area	Pasture/improved grassland, horse pasture and nursery/permaculture.
Amenity	PROW runs from the east and west valley sides and along Pin Brook forming part of a circular route with minor roads. PROW on northern edge overlooks valley from near ridge top.
Functional relationship between the area and the settlement/key features	Parcel provides enclosed rural countryside close to the city used for recreation with a PROW which links the city with the countryside/ridge to the north.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium to small.
Sense of enclosure	Enclosed and lower valley sides and river corridor becoming more open further up slopes.
Relationship with surrounding landscapes	Enclosed and encircled by ridge top landscapes.
Skyline	Ridge and valley side skylines to the south on both sides of the valley form part of strong backcloth to the city.
Landmark features/foci	-
Detractors	Large 20c dwellings to the north and east overlooking valley which are not properly integrated or framed with appropriate planting.
Settlement edge character	Settlement edge largely indented and traditional in the valley floor to the south or single houses with large gardens along Cheynegate Lane.
Visual relationship of the area with the settlement	The vegetated southern ridge and slopes contribute to the backcloth and setting of the city but the majority of the valley is visually separated.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The southern ridge and valley sides are visible to the south but otherwise the valley is highly contained and intervisible only with the surrounding ridge tops.
Key views	Glimpse views from Cheynegate Lane and views from PROW passing through the valley.
Key visual receptors	
Residents	Rural residents including farmhouses, large private dwellings and equine establishments have views across the valley.
Promoted trails	-

PROWs	PROW runs from the east and west valley sides and along Pin Brook and PROW to the north west.
Access/common land	-
Cycleways	-
Roads	Cheynegate Lane.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High