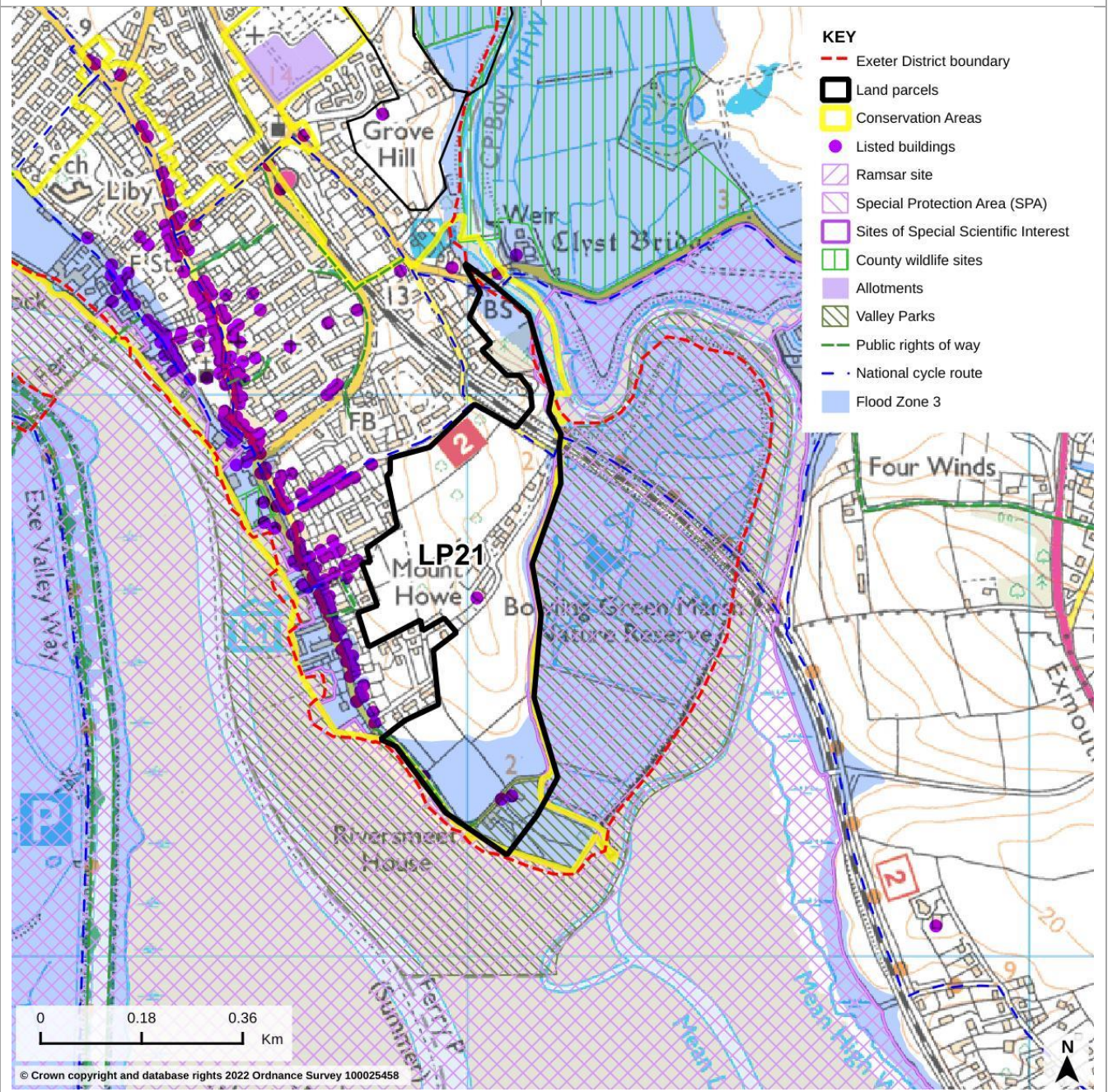


Land parcel number **LP21**



View across River Clyst to wooded rising eastern edges of the parcel.

View into the Goat Walk open space and meadow.



Land parcel number	LP21
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Topsham Conservation Area which covers the whole area, fine Grade 2 houses at Mount Howe and Riversmeet House, the close proximity of the Exe Estuary RAMSAR site and RSPB nature reserve, the strong woodland, hedgerows with trees and semi-natural grassland, its scenic quality as a distinctive green ridge and backcloth separating extensive coastal landscapes with breathtaking views across the estuary and fine views across the Clyst to and from the area and its recreational use for walking and cycling and the Goat Walk.</p> <p>Landscape susceptibility to housing lies in its character as a low sloping ridge of pasture/grassland and woods acting as an unspoilt backcloth to the prominent junction of the Exe estuary and mouth of the River Clyst, its role integrating and screening the settlement and as a setting to the landmark listed buildings and its recreational use for visitors, walkers and cyclists.</p> <p>Visual susceptibility to housing lies in its role as local highpoint with intervisibility on three sides across estuary and surrounding valley bottoms, superb views over the estuary to the west in particular but also to and from the levels and cycleway to the east and from Clyst Bridge area, and close views within the parcel along Bowling Green Road.</p> <p>The land parcel is therefore very 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 at a key location, as well as the relationship with housing and recreational uses. The land parcel is therefore even more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	n/a, Exe Estuary and Farmlands adjacent to the east
Devon landscape character type	n/a, Marine levels and coastal plains to the east
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Directly adjacent to the Exe Estuary Ramsar site, SAC, SPA and SSSI which lie on two sides. Also directly adjacent to Bowling Green Marsh RSPB nature reserve.
Cultural heritage	Topsham Conservation Area covers the whole area and there are Grade 2 houses at Mount Howe and Riversmeet House. The area is very important to the setting of the village. Medieval

	enclosures (based on strip fields) to the south, post-medieval to the north.
Distinctiveness	The parcel is distinctive as the southernmost minor ridge slopes defining and providing the setting for the highly open Exe estuary and the mouth of the Clyst with some fine large houses and grassy slopes with trees. The wall and boundary along the waterfront to the south west is highly distinctive.
Perceptual	
Scenic qualities	The grassy slopes of the parcel sweep up from the flat tidal estuaries to a strong treed skyline with Mount Howe as a landmark and there are short, framed and longer distance views to and from the parcel including to the nature reserve and breathtaking views across the Exe estuary.
Tranquillity	People use the area for recreation and access to the RSPB reserve and walks, but this is the tranquil side of the village with no through roads.
Recreational and functional	
Recreational	Exe Estuary Trail National Cycle Route 2 passes along Bowling Green Road this is used to provide pedestrian and other access to the estuary and nature reserve and into the settlement. These are supplemented by open spaces including the Goat Walk. This area is very popular.
Functional	Pasture/improved grassland with woodland, open spaces and large properties within gardens. Paths adjacent allow access to the estuary and nature reserve and into the settlement. An informal use with storage lies to the north east within trees.
Other	
Condition	0% field boundary loss between 1890 and 2000 to the north, 56% field boundary loss between 1890 and 2000 to the south. Three lost orchards and one surviving. The majority of the parcel appears in good condition.
Cultural associations	
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Low sloping ridge at the junction of two estuaries.
Presence of water	Estuaries adjacent.
Cultural factors	
Historic field/land use pattern	Medieval enclosures (based on strip fields) to the south, post-medieval to the north with woodland.
Settlement pattern	Private road of large properties in large gardens rising up the hill.
Land use factors	

Function of area	Pasture/improved grassland with woodland, open spaces and large properties within gardens.
Amenity	Very popular walk along the lane to Riversmeet House and along the path along the estuary as well as through various accessible fields to the south.
Functional relationship between the area and the settlement/key features	Public access through the parcel links back into Topsham to the north and south.
Perceptual factors	
Scale of landform	Small/medium.
Scale of landcover	Small
Sense of enclosure	Framed
Relationship with surrounding landscapes	The parcel provides the rising green backcloth to the Exe estuary and lower reaches of the River Clyst integrating and screening the settlement of Topsham to the north.
Skyline	Important skyline on edge of the village. Prominent skyline visible from three sides.
Landmark features/foci	Mount Howe prominent on the hilltop and Riversmeet on the water's edge.
Detractors	-
Settlement edge character	Some 20th-century houses are minor detractors but overall there is a positive highly indented settlement edge set within trees.
Visual relationship of the area with the settlement	The area is important as the southern setting to the village containing the Exe estuary the Clyst River Valley.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The area is a local highpoint with intervisibility on three sides across estuary and surrounding valley bottoms.
Key views	Superb views over the estuary to the west in particular but also across the levels to the east and from Clyst Bridge area. The area is visible from various sensitive receptors especially walkers, sailors and cyclists and visitors to the RSPB reserve and Topsham.
Key visual receptors	
Residents	Urban/settlement edge and rural residents.
Promoted trails	-
PROWs	Bowling Green Road which is mostly used by walkers.

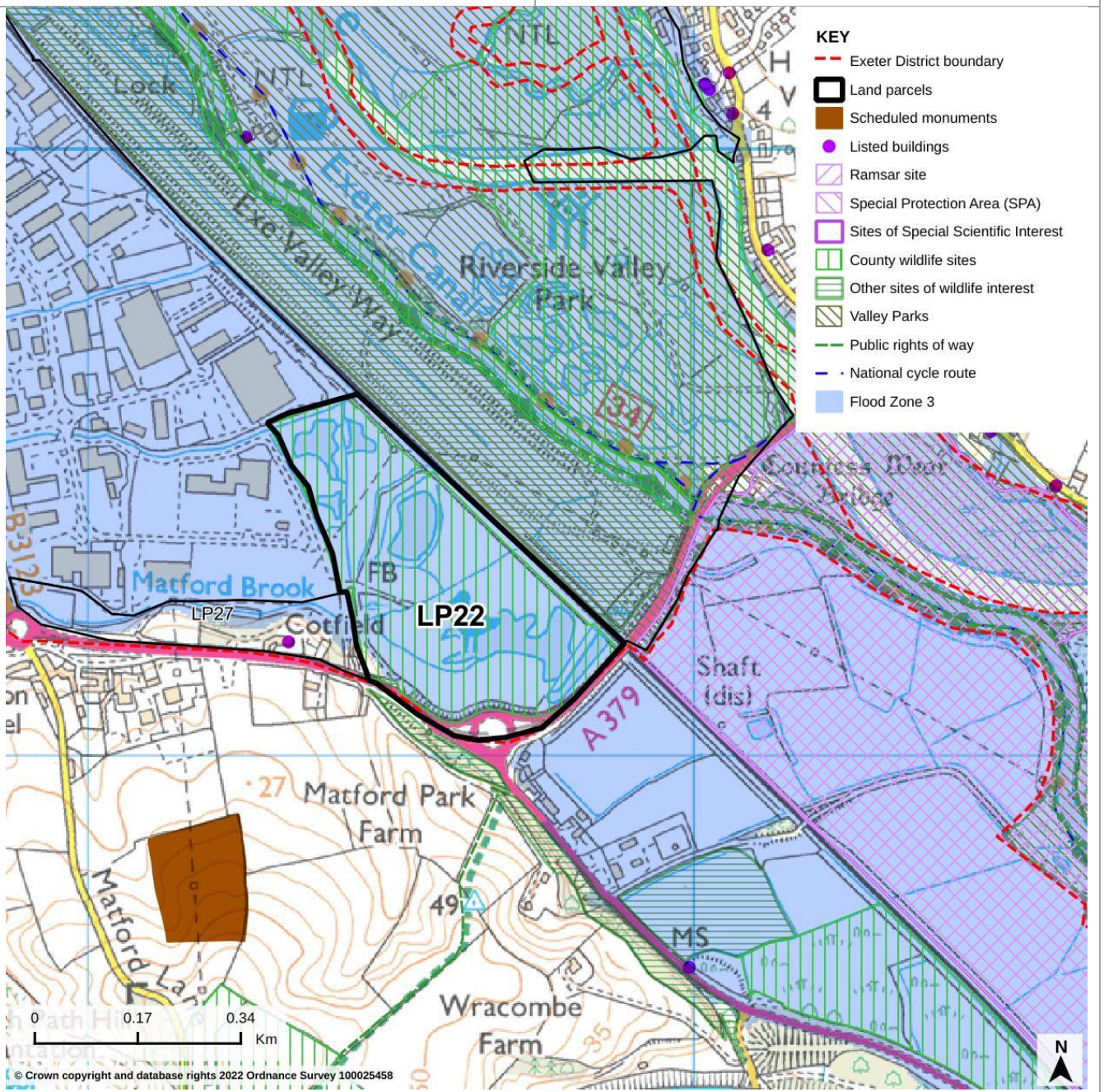
Access/common land	Accessible fields to south managed for biodiversity and recreation- The Goat Walk.
Cycleways	National Cycle Route 2.
Roads	Bowling Green Road which is mostly used by walkers. Topsham Road to the north east.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP22



View from viewing platform looking east across northern part of parcel.

View north east from adjacent to A379 across southern part of parcel.



Land parcel number	LP22
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Matfield Marshes RSPB nature reserve and County Wildlife Site with its grazing marsh and floodplain, the pleasant views across the area and the footpath/cycleway on its boundaries.</p> <p>Landscape susceptibility to housing lies in its role as part of the open flat floodplain of the River Exe with waterbodies, its amenity with viewing platform and footpath/cycleway.</p> <p>Visual susceptibility to housing lies in its intervisibility with the Exe valley corridor and its important amenity function, its role as a gateway site to the city with views from the A379 and views from the footpath/cycleway.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing. The land parcel is therefore as sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exe Estuary and Farmlands
Devon landscape character type	Marine levels and coastal plains
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Matfield Marshes RSPB nature reserve and County Wildlife Site floodplain and grazing marsh with dragonfly and bird interest.
Cultural heritage	Post- medieval enclosures still apparent in places defined by roads and railway.
Distinctiveness	Distinctive semi-natural flat valley floor with grazing marsh with a variety of scrapes and waterbodies.
Perceptual	
Scenic qualities	Pleasant framed views in places with interest in waterbodies, semi-natural vegetation, riparian vegetation along Matford Brook and livestock.
Tranquillity	The area has roads on one side, buildings on another side and a railway on a third. These elements reduce tranquillity.
Recreational and functional	
Recreational	Cycleway/footpath access along western edge.

Functional	Floodplain and biodiversity function, recreation on fringes.
Other	
Condition	33% field boundary loss between 1890 and 2000. Managed to enhance biodiversity.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor within floodplain.
Presence of water	Matford Brook, drainage ditches and various pools and scrapes.
Cultural factors	
Historic field/land use pattern	Post- medieval enclosures still apparent in places.
Settlement pattern	None.
Land use factors	
Function of area	Nature reserve and floodplain.
Amenity	A footpath/cycleway runs through the southern and western edges with viewing platform.
Functional relationship between the area and the settlement/key features	The cycleway links along and across the valley floor to other parts of Exeter. The area may have a functional and management link with the valley floor to the north.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Open generally with some hedgerow and boundary trees.
Relationship with surrounding landscapes	The area has a strong relationship with other parts of the Exe valley floor to the east (LP23) and along Matford Brook as a green corridor to the west.
Skyline	-
Landmark features/foci	-
Detractors	Adjacent busy roads, power lines and pylons and commercial area to the west.
Settlement edge character	The commercial estate to the north and west is prominent and a detractor although tree planting is beginning to screen these structures.
Visual relationship of the area with the settlement	The area has significant similarities and visual links with the valley floor to the north - LP23.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	The area is part of an open valley floodplain with few screening boundaries.
Key views	Views across land towards the city from A379 and roundabout as a gateway site and from adjacent footpath/cycleway.
Key visual receptors	
Residents	-
Promoted trails	-
PROWs	Local path
Access/common land	-
Cycleways	Local cycleway linking across and along valley.
Roads	Highly visible on A379 approaches.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium

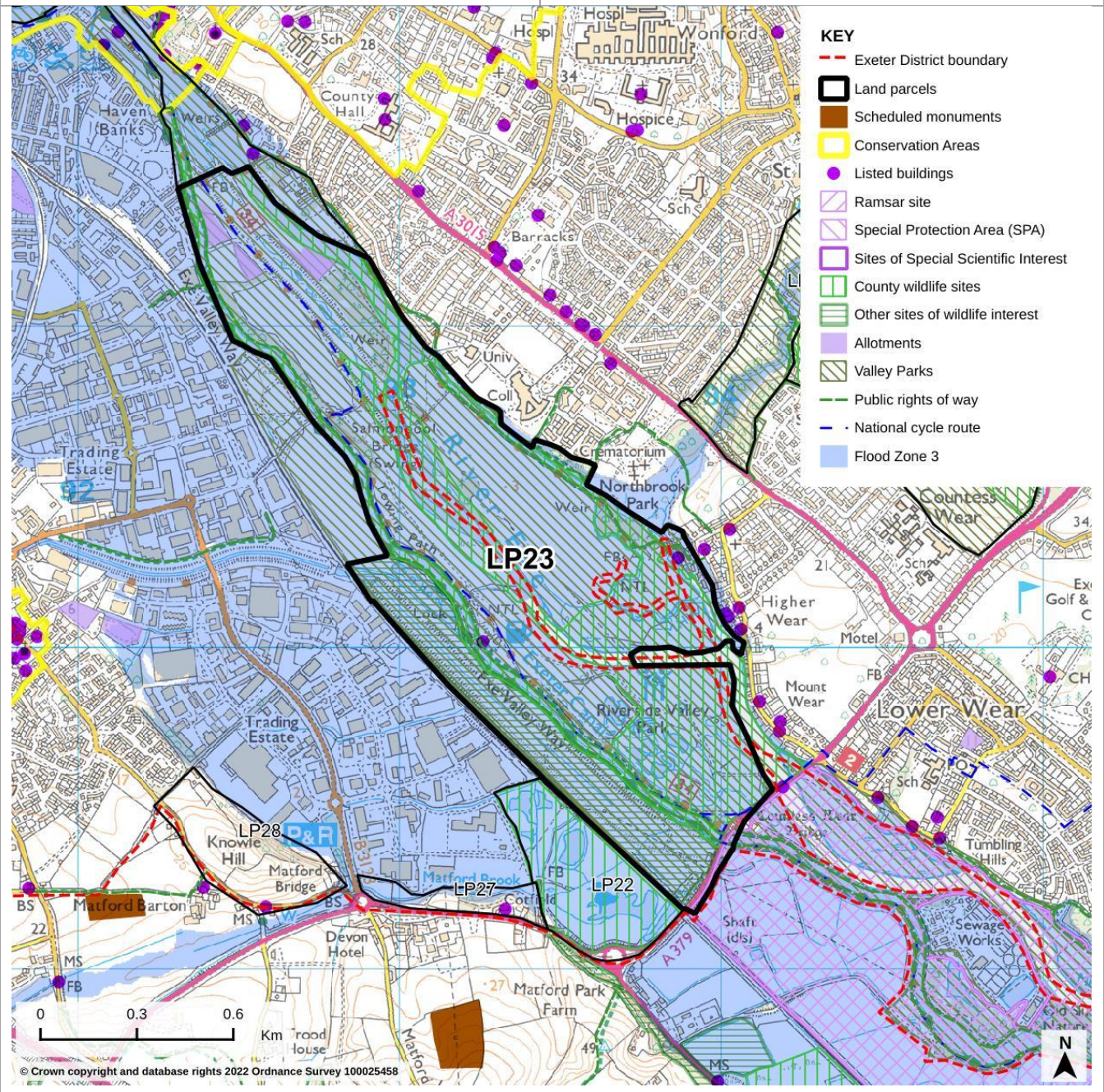
Land parcel number LP23



View of Exeter Canal looking south east down the valley.



View from A379 north west up the valley floor.



Land parcel number	LP23
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Countess Weir County Wildlife Site comprising floodplain grazing marsh site with areas of scrub and broadleaf woodland, the River Exe and Exeter Canal , Alfinbrook Flood Channel as an other site of wildlife interest including semi-improved grassland, Grade 2 listed buildings at Countess Weir Papermill and Double Locks Inn, the scenic qualities and distinctiveness of the green corridor with its water related elements and features, tranquillity in the central parts, its role as floodplain and substantial recreational use as a GI corridor.</p> <p>Landscape susceptibility to housing lies in its role as part of the open flat floodplain of the River Exe with waterbodies, biodiversity interest, amenity, canal, footpaths and National Cycle Route, overall acting as a very important setting to the city contributing to its character and acting as a view corridor.</p> <p>Visual susceptibility to housing lies in its role as a relatively open large low-lying open valley bottom with key views up the valley to the cathedral and city centre from footpaths, cycleway, canal and the A379 and intervisible with adjacent higher land.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing. The land parcel is therefore as sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exe Estuary and Farmlands
Devon landscape character type	Marine levels and coastal plains
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Countess Weir County Wildlife Site comprising floodplain grazing marsh site with areas of scrub and broadleaf woodland and dragonfly interest covers the River Exe, Exeter Canal and a substantial part of the Park to the north and east. To the south the Alfinbrook Flood Channel is an other site of wildlife interest and includes semi-improved grassland in the flood alleviation zone. Outside these areas are flood overflow features with waterbodies and marshy vegetation, woodland and scrub, grassland and playing fields.
Cultural heritage	Grade 2 listed buildings at Countess Weir Papermill and Double Locks Inn. Medieval enclosures appear to have largely been

	replaced by water channels, flood alleviation and recreational facilities.
Distinctiveness	Highly distinctive flat valley floor with a mix of natural and manmade water bodies and associated features within parkland and grazing marsh.
Perceptual	
Scenic qualities	The waterbodies and their pleasing lines and visual interest set within woodland, trees and sweeps of grassy parkland and marshy habitats combine to form a very attractive green corridor.
Tranquillity	The A379 to the South is the main source of noise and there are views of the city on three sides. The area is used for recreation. However, there is tranquillity in the core of the area especially close to water.
Recreational and functional	
Recreational	The area is a Valley Park and much is publicly accessible with numerous footpaths, National Cycle Route 34 and the canal used by small craft.
Functional	The area is a very important flood management area and green corridor with biodiversity and recreational value and use.
Other	
Condition	53% field boundary loss between 1890 and 2000.
Cultural associations	Most likely to relate to the Exeter Canal.
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor and floodplain.
Presence of water	River Exe and various flood channels, Exeter Canal and pools and scrapes to the south.
Cultural factors	
Historic field/land use pattern	Medieval enclosures appear to have largely been replaced by water channels (eg canal), flood alleviation and recreational facilities.
Settlement pattern	None in area apart from pub at Two Locks.
Land use factors	
Function of area	Flood management, biodiversity and recreation corridor.
Amenity	The area is a Valley Park with playing fields and much is publicly accessible with numerous footpaths, National Cycle Route 34 and the canal used by small craft.
Functional relationship between the area and the settlement/key features	Provision of flood relief and substantial recreational access linking the city south towards the Exe estuary.

Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium.
Sense of enclosure	Generally open with occasional woodland, scrub and riparian vegetation.
Relationship with surrounding landscapes	
Skyline	-
Landmark features/foci	
Detractors	A379 to the south and powerlines/pylons.
Settlement edge character	There is a mix of development alongside the area. Generally it is a negative edge to the south west where there is commercial development and generally positive and well integrated to the north east which is residential with other uses such as the crematorium.
Visual relationship of the area with the settlement	The area acts as a very important setting to the city contributing to its character and acting as a view corridor.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A large low-lying open valley bottom with key views up the valley to the cathedral and city centre and visible from adjacent higher land.
Key views	Key views up the valley to the cathedral and city centre and to the hills to the north and west from numerous paths, cycleways and the canal. Also from A379 to the south.
Key visual receptors	
Residents	Urban residents overlook the area from the north-east.
Promoted trails	Exe Valley Way along the valley floor.
PROWs	PROWs along the river and canal.
Access/common land	-
Cycleways	National Cycle Route 34.
Roads	A479
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

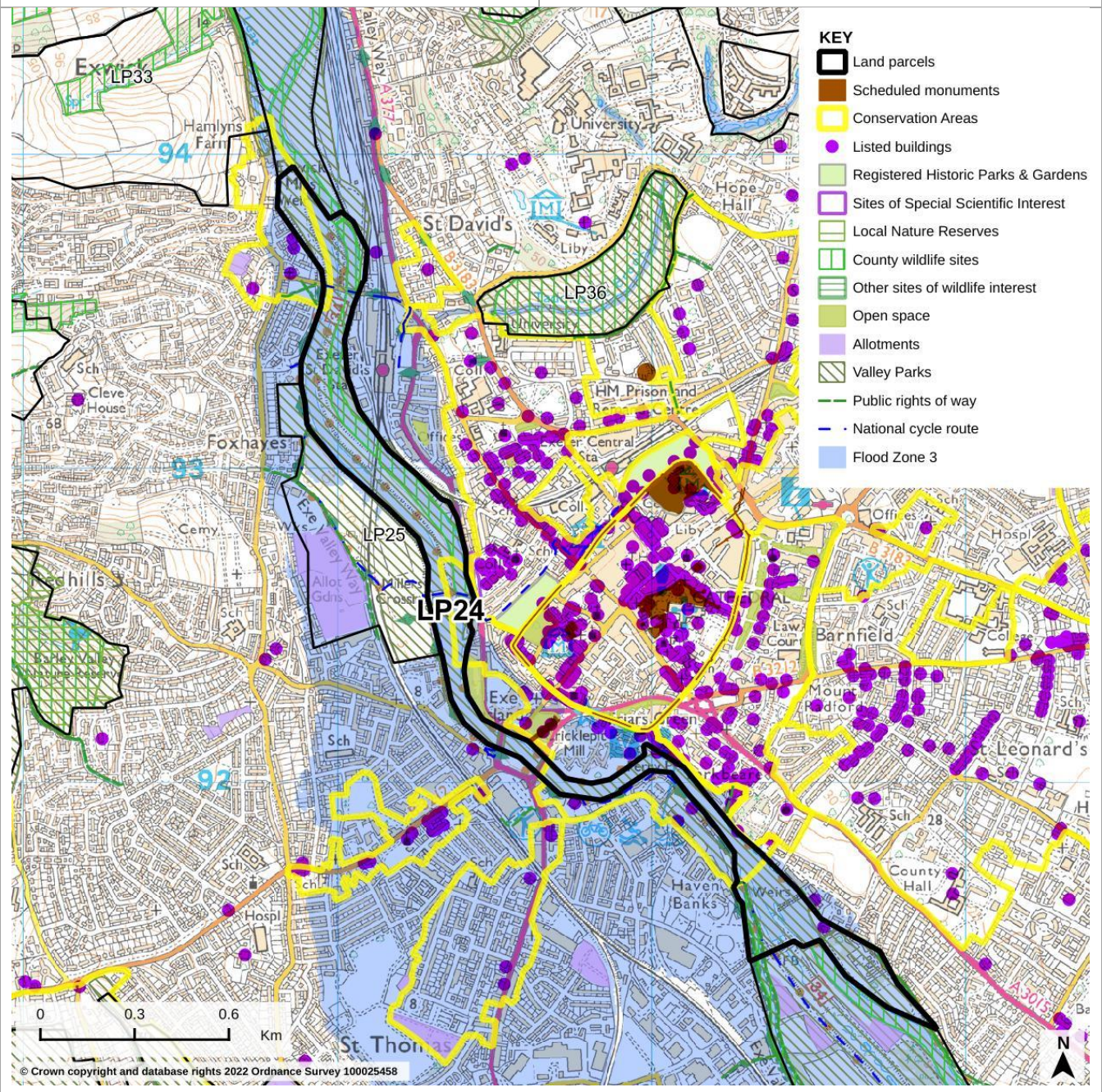
Land parcel number LP24



View up old existing channel of the River Exe from the weir.



View across overflow channel towards hill backcloth.



Land parcel number	LP24
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Exwick Weir County Wildlife Site, Riverside and Exwick Conservation Areas, various listed buildings including Grade 2* and Grade 2 adjacent overlooking the river, varied attractive views and framed vistas along and across the curving river corridor with distinctive bridges and other features, its role in flood alleviation and its intensive use and focus for recreation.</p> <p>Landscape susceptibility to housing lies in its role as a narrow river, its flood alleviation role, biodiversity interest, amenity, footpaths and National Cycle Route, overall acting as a very important GI and visual corridor the city contributing to its character.</p> <p>Visual susceptibility to housing lies in its intervisibility with adjacent valley sides including parts of the city centre and green ridge slopes to the north and west and a key view corridor through the city with views of the cathedral and other major landmarks.</p> <p>The land parcel is therefore highly sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing except that space is very limited. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	n/a
Devon landscape character type	n/a
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Exwick Weir County Wildlife Site covers the northern part of the River Exe corridor. Canalised River Exe to the south and overflow channel to the north are lined with amenity grassland.
Cultural heritage	Various listed buildings including Grade 2* and Grade 2 lie on the banks to the east and west. Riverside and Exwick Conservation Areas extend into and along the river corridor land parcel. Features include weirs, bridges and docks to the south.
Distinctiveness	The river and associated overflow channel on the northern stretch with weirs, bridges and adjacent features and spaces provide a highly distinctive and strong green corridor through the city.

Perceptual	
Scenic qualities	Varied attractive views and framed vistas are possible along and across the curving river corridor such as to various churches, river related buildings and structures such as the weirs.
Tranquillity	The area is surrounded by the city, crossed by busy roads in places and is well used for recreation.
Recreational and functional	
Recreational	Well used paths and National Cycle Route 34 run along and across the river corridor which is also used for kayaking.
Functional	Flood alleviation and storage, floodplain, amenity corridor.
Other	
Condition	Well maintained public amenity and flood management corridor.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	River corridor
Presence of water	River Exe and flood overflow channel.
Cultural factors	
Historic field/land use pattern	River and flood alleviation.
Settlement pattern	Surrounded by city with mix of uses.
Land use factors	
Function of area	River, flood alleviation and storage, floodplain, amenity corridor.
Amenity	Well used paths and National Cycle Route 34 run along and across the river corridor which is also used for kayaking.
Functional relationship between the area and the settlement/key features	Provision of flood relief and substantial recreational resource for the city linking the city linking to the north and south.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium/small.
Sense of enclosure	Framed and linear.
Relationship with surrounding landscapes	
Skyline	-
Landmark features/foci	Bridges, weirs, river related buildings and views to churches.
Detractors	Railway structures and buildings to the north east.

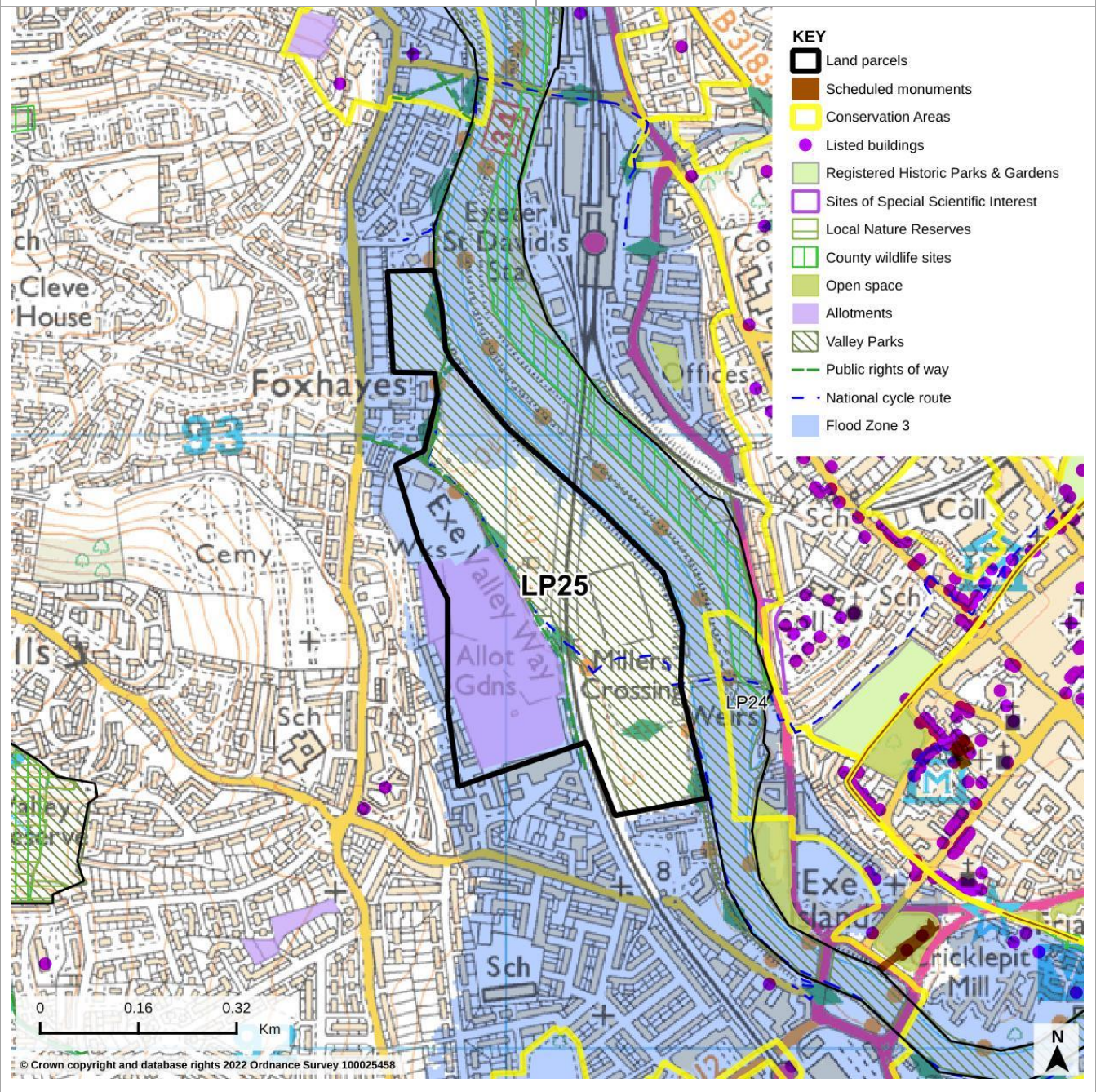
Settlement edge character	The settlement edge varies considerably from positive buildings and frontages, mainly related to the city core to the east and a derelict site to the south west and railway structures to the north east.
Visual relationship of the area with the settlement	The area acts as a key visual corridor through the city linking through to the valley floors to the north and south.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	This river corridor is overlooked by the adjacent valley sides including parts of the city centre and is intervisible with the green ridges to the north and west of particular.
Key views	Key corridor through the city with views of the cathedral and other major landmarks and views to the weirs and associated bridges and structures to the north and south.
Key visual receptors	
Residents	Urban residents overlook the area both from the east and from new developments to the south-west.
Promoted trails	Exe Valley Way runs alongside the majority of the river corridor to the west.
PROWs	Footpaths along the river and flood alleviation corridor.
Access/common land	-
Cycleways	National Cycle Route 34 runs alongside the majority of the river corridor to the west with other informal cycleways to the east.
Roads	A377
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP25



View north west from the flood alleviation corridor.

View south west from the flood alleviation corridor.



Land parcel number	LP25
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High/medium
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in its well used recreation function including sports fields and facilities and allotments, its physical and visual relationship with the river corridor and floodplain function, the Exe Valley Way and National Cycle Route 34 running through it and pleasant character along the river.</p> <p>Landscape susceptibility to housing lies in its floodplain and recreation function as part of the river corridor, including allotments, its openness, views and connections along the river to the north and south and views to the hill backcloth to the north and west.</p> <p>Visual susceptibility to housing lies in intervisibility with the ridges and parts of the city core and views to key landmarks such as churches from the footpaths, Exe Valley Way and cycle route.</p> <p>The land parcel is therefore very sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing but greater due to the scale of development which would make the built form more prominent 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	n/a
Devon landscape character type	n/a
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Amenity grass with scattered standard trees and allotments
Cultural heritage	Playing fields, sports hub and allotments.
Distinctiveness	The main distinctiveness comes from the location of the playing fields adjacent to the River Exe and its flood overflow channel and their visual relationship.
Perceptual	
Scenic qualities	Pleasant open space adjacent to watercourses with views towards the hill backcloth to the north west and west.
Tranquillity	The area is well used as a park, is surrounded by development on the valley bottom and valley sides and the railway passes through.

Recreational and functional	
Recreational	Part of the Valley Parks comprising parkland, sports pitches, skate park and allotments. Exe Valley Way and National Cycle Route 34 pass through the area.
Functional	The area forms part of the valley recreation corridor accessible from surrounding housing and acts as a floodplain in parts.
Other	
Condition	Well maintained amenity grassland and trees and popular allotments.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor
Presence of water	River Exe and flood overflow on the boundary to the east.
Cultural factors	
Historic field/land use pattern	Modern playing fields, sports hub and allotments.
Settlement pattern	None.
Land use factors	
Function of area	The area forms part of the valley recreation corridor accessible from surrounding housing and acts as a floodplain in parts.
Amenity	Part of the Valley Parks comprising parkland, sports pitches, skate park and allotments. Exe Valley Way and National Cycle Route 34 pass through the area.
Functional relationship between the area and the settlement/key features	Facilities are well used by surrounding city residents.
Perceptual factors	
Scale of landform	Medium
Scale of landcover	Medium to small
Sense of enclosure	Open spaces framed by trees and built form.
Relationship with surrounding landscapes	Views and connections along the river corridor to the north and south and views to the hill backcloth to the north and west.
Skyline	-
Landmark features/foci	-
Detractors	Railway dissects area (although currently well screened) and commercial areas lie adjacent.
Settlement edge character	Commercial areas adjacent are unsightly and housing tends to be modern and slightly indented.

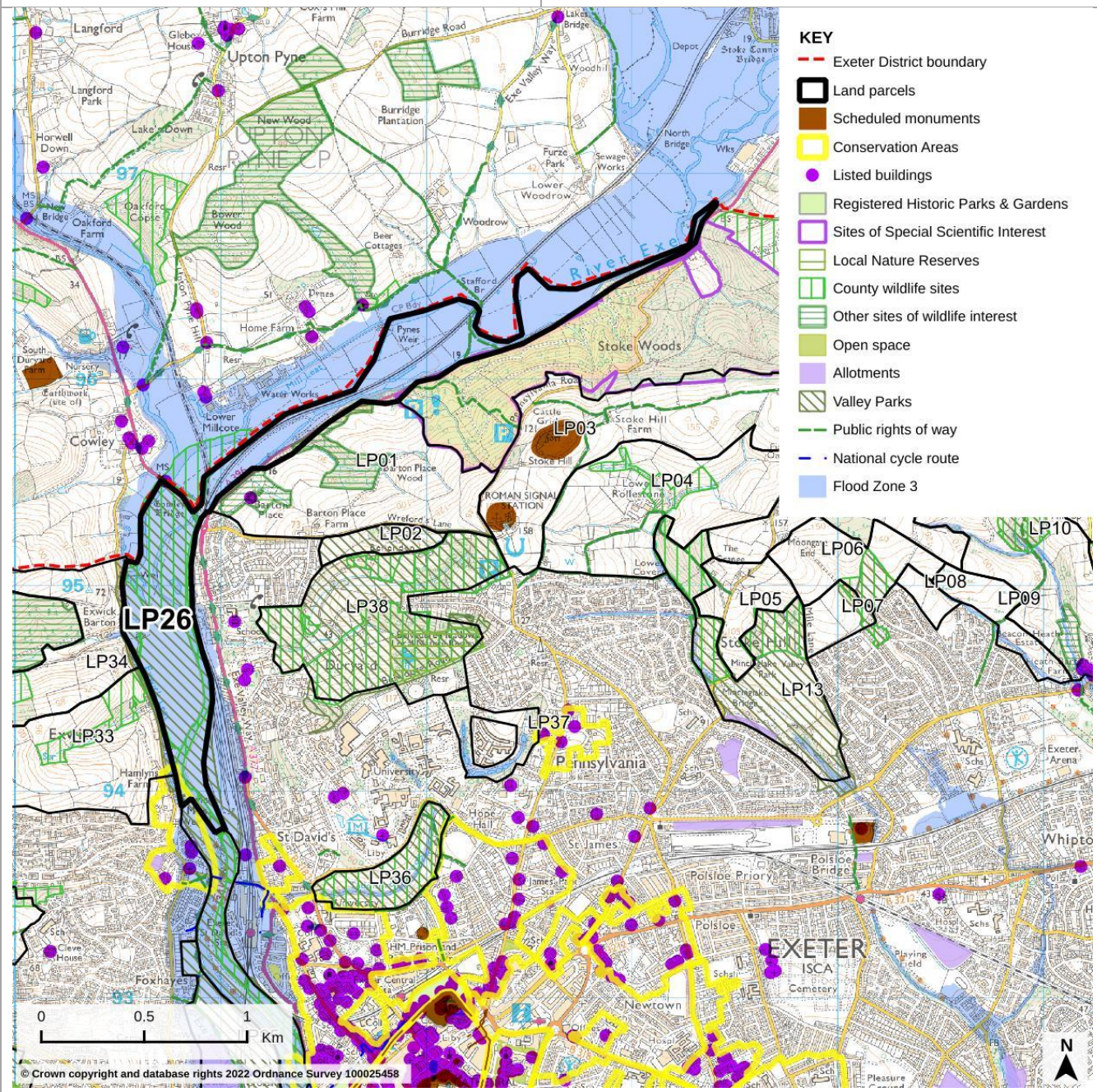
Visual relationship of the area with the settlement	The area acts as part of the valley floor visual corridor and act as a setting for the city.
<i>Evaluation of susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	This open valley floor is intervisible with the ridges and parts of the city core.
Key views	Key landmarks in the city eg Church of St Michael and All Angels and ridges to the north west and west are visible from the parcel. Views along river corridor.
Key visual receptors	
Residents	Urban residents.
Promoted trails	Exe Valley Way
PROWs	Various footpaths through the area.
Access/common land	Playing fields/public park.
Cycleways	National Cycle Route 34 runs through the heart of the area.
Roads	-
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium

Land parcel number LP26



View east from Exwick Barton.

View south west from A377 railway bridge showing hill backcloth.



Land parcel number	LP26
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Exwick Weir County Wildlife Site in southern part, Cowley Barton Fields County Wildlife Site lying centrally, Exwick Conservation Area, Grade 2* listed Cowley Bridge, attractive views and vistas along its length including the sinuous river channels with riparian vegetation set in grassland and the context of the surrounding wooded and pastoral hills and role as floodplain.</p> <p>Landscape susceptibility to housing lies in its role as a key visual corridor and setting on the northern approach to the city and as a floodplain, its largely open rural character, the sinuous braided channels of the River Exe and the Exwick Leat and biodiversity interest.</p> <p>Visual susceptibility to housing lies in its intervisibility along the river corridor and with adjacent valley sides and views from Cowley Bridge and St Andrew’s Road.</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 its size which would make the built form more prominent, as well as being constrained by the relatively small size and irregular shape of the fields in places and the relationship with rural settlement. 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	Sparsely settled farmed valley floors
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Exwick Weir County Wildlife Site in southern part which includes mesotrophic running water, species poor semi-improved grassland, marginal vegetation and bankside scrub and trees. Cowley Barton Fields County Wildlife Site lying centrally south of Cowley Bridge including improved and semi-improved grassland, riparian habitats and communities and a small area of wet woodland with notable plant and dragonfly interest.
Cultural heritage	Exwick Conservation Area lies to the south west. The A377 Cowley Bridge to the north is Grade 2*. Exwick weir serving leat and Exwick Mills site may be medieval and Pynes Weir is 18c. Old watermeadow to south.

Distinctiveness	Distinctive flat valley floor with braided channels of the River Exe with Exwick Leat to the west defining pastures/improved grassland and enclosed by hills on both sides.
Perceptual	
Scenic qualities	The essentially rural valley floor has attractive views and vistas along its length including the sinuous river channels with riparian vegetation set in grassland and the context of the surrounding wooded and pastoral hills.
Tranquillity	Views of the city to the south east and the south and some road noise from A396 and A377 to the north and St Andrews Road to the west, railway and power lines/pylons reduce tranquillity but the wide rural green valley and strong river corridors counteract these influences.
Recreational and functional	
Recreational	No public access.
Functional	Pasture/improve grassland, biodiversity corridor and floodplain.
Other	
Condition	69% field boundary loss to the south and 38% field boundary loss to the north east between 1890 and 2000. Hedgerows largely removed but generally tree cover in good/moderate condition.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Flat valley floor and floodplain.
Presence of water	River Exe braided channels and Exwick Leat.
Cultural factors	
Historic field/land use pattern	Pastoral/improved grassland fields defined by water channels and associated riparian vegetation. Old watermeadow to south.
Settlement pattern	None.
Land use factors	
Function of area	Pasture/improve grassland, biodiversity corridor and floodplain.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	Key river corridor linking into the city from the countryside to the north. The parcel to the south is defined as a Valley Park although there is no apparent public access.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Medium/large

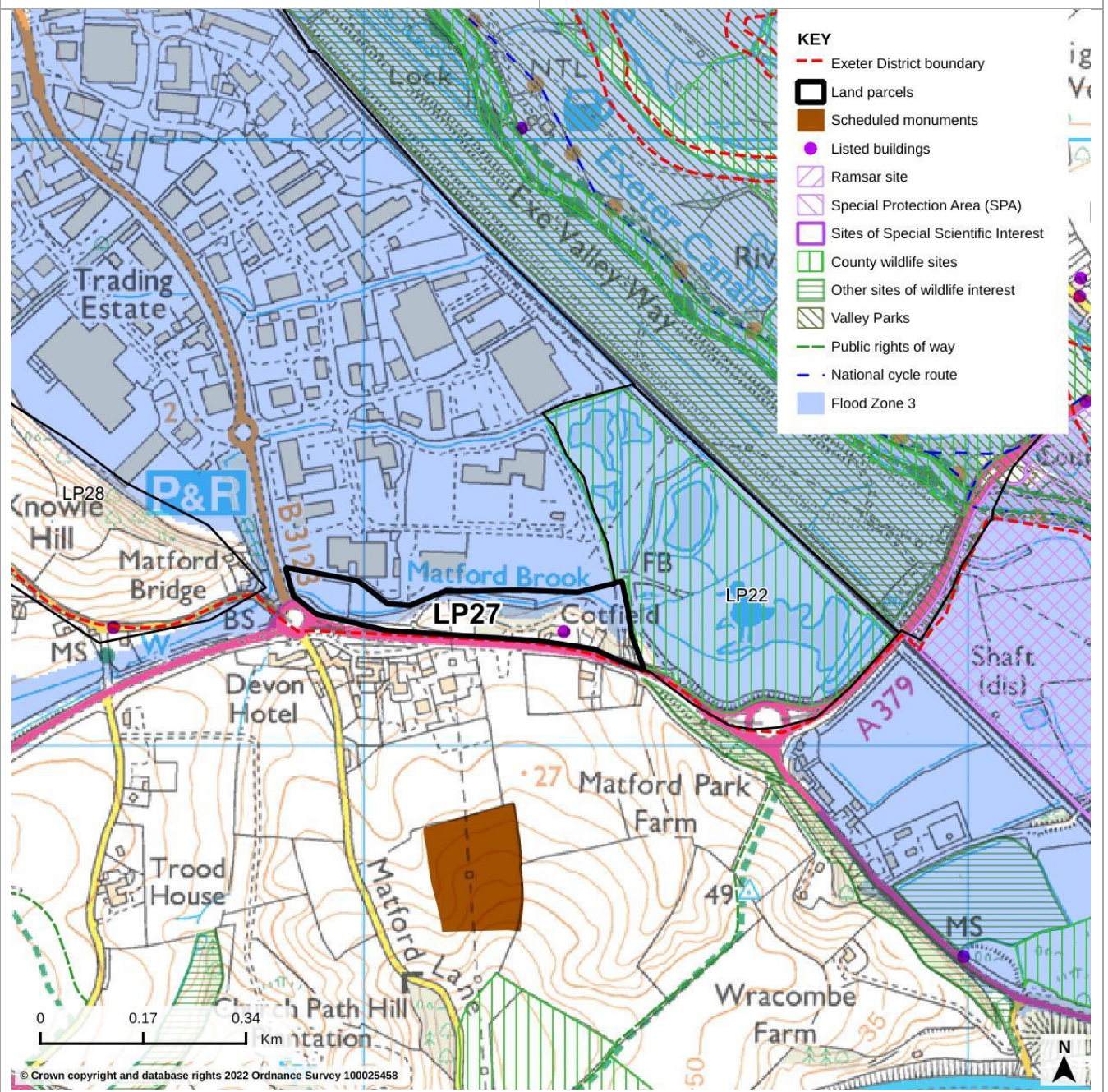
Sense of enclosure	Generally open within framed views enclosed by steep valley sides, riparian vegetation and field boundaries.
Relationship with surrounding landscapes	
Skyline	-
Landmark features/foci	Churches are visible from Cowley down the valley.
Detractors	Small pylons cross the valley and are minor detractors. Industry to the east is a detractor.
Settlement edge character	The south eastern edge is linear industry and housing which is detractive. The western edge is attractive and indented with individual properties.
Visual relationship of the area with the settlement	The area acts as a key visual setting to the northern approach 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	The valley floor acts as an open view corridor and is intervisible with the adjacent valley sides.
Key views	View from bridges such as Cowley Bridge (A477) and St Andrew's Road to the west has fine views across the valley.
Key visual receptors	
Residents	Rural residents to the west and urban residents to the east have views across the valley.
Promoted trails	Exe Valley Way crosses the valley at the Cowley Bridge.
PROWs	-
Access/common land	-
Cycleways	-
Roads	A377 and St Andrews Road.
<i>Evaluation of visual susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP27



View east along the cycle path with adjacent commercial premises.

View east along the cycle path showing Matford Brook corridor.



Land parcel number	LP27
ASSESSED SENSITIVITY EVALUATION	
Housing	High/medium
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the Grade 2 building at Cotfield, Matford Brook and associated semi-natural vegetation and enclosures and mature woodland on the hill slopes and cycleway.</p> <p>Landscape susceptibility to housing lies in the distinct wooded hill slopes which are a feature visible on the skyline, the narrow width of the parcel and its role as a floodplain and physical, visual and biodiversity buffer and corridor between the A379 and commercial development to the north linking to landscapes to the east and west.</p> <p>Visual susceptibility to housing lies in the wooded slopes which are intervisible with Exe valley and other high points to the north with key views from the cycleway and A379 approaches to the city.</p> <p>The land parcel is therefore very sensitive to housing.</p> <p>The landscape and visual susceptibility to employment is similar to housing and though more in keeping with development to the north could not be satisfactorily accommodated on the width of available flat land adjacent to the brook. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	Exe Estuary and Farmlands
Devon landscape character type	Lower rolling farmed and settled valley slopes adjacent to the south
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Matford Brook and associated semi-natural vegetation and enclosures, woodland on the hill slopes and adjacent to the A379.
Cultural heritage	Grade 2 building at Cotfield hidden by trees up the slope along two other dwellings. Remnant post- medieval enclosures.
Distinctiveness	The steep wooded rise above the flat floodplain is a distinctive local feature.
Perceptual	

Scenic qualities	The parcel is a narrow green corridor between commercial development and the A479 with the woods on the steep slopes with glimpses of Cotfield having the most scenic quality.
Tranquillity	The A479 is busy and a source of movement and noise and commercial development to the north is highly noticeable so this limits the tranquillity.
Recreational and functional	
Recreational	A cycle path runs through part of the area.
Functional	Floodplain, biodiversity corridor and dwelling curtilages.
Other	
Condition	The corridor appears to have low key management.
Cultural associations	-
Evaluation of overall value	Medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Distinct hill slopes alongside the brook valley floor.
Presence of water	Matford Brook.
Cultural factors	
Historic field/land use pattern	Remnant field pattern alongside brook.
Settlement pattern	Three large houses in gardens framed by woodland.
Land use factors	
Function of area	Biodiversity corridor, floodplain, woodland and dwelling curtilages.
Amenity	A cycle path runs through part of the area.
Functional relationship between the area and the settlement/key features	The area has a cycle path linking into the valley floor and thus the city centre.
Perceptual factors	
Scale of landform	Small.
Scale of landcover	Small.
Sense of enclosure	Enclosed by trees to the south.
Relationship with surrounding landscapes	Linked by Matford Brook to RSPB reserve to the east (LP22) and forms part of distinct green wooded edge to the city combined with Knowle Hill (LP28) to the west.
Skyline	Trees around Cotfield form the skyline to the south.
Landmark features/foci	Cotfield and associated woodland.
Detractors	Busy A379 to the south and B3123 to the west and the commercial area to the north.

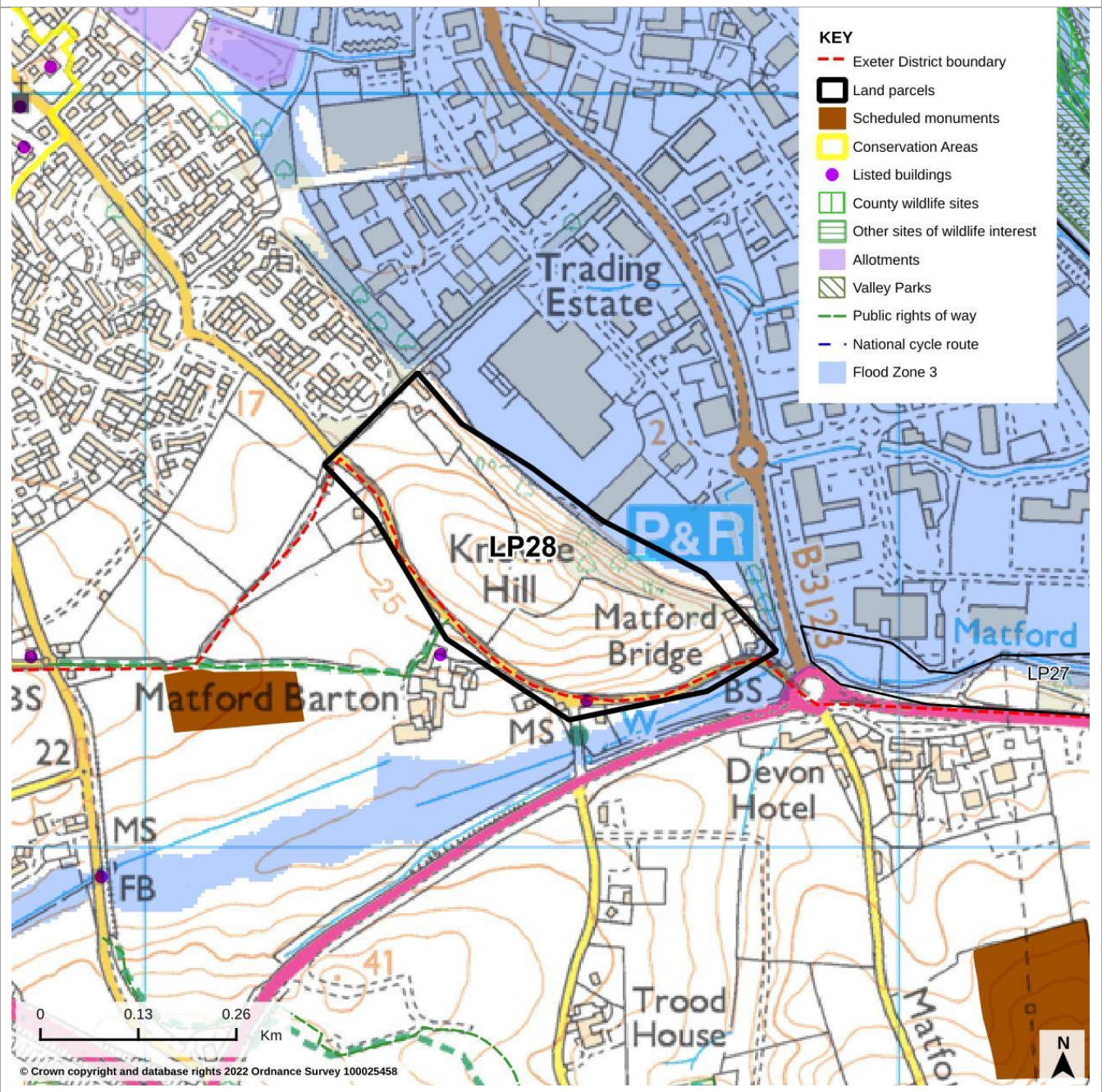
Settlement edge character	The commercial estate to the north is noticeable and linear.
Visual relationship of the area with the settlement	Forms narrow but distinct wooded green corridor defining the edge of the large commercial area and visible from the north.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	Wooded slopes are intervisible with Exe valley and other high points to the north.
Key views	From A379.
Key visual receptors	
Residents	Cotfield and adjacent isolated properties.
Promoted trails	-
PROWs	Footpath/cycleway.
Access/common land	-
Cycleways	Footpath/cycleway.
Roads	Busy A379 to the south and B3123 to the west.
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium

Land parcel number **LP28**



View of Knowle Hill from A479 roundabout near Devon Hotel.

View of boundary hedge on lower hill edge along Dawlish Road.



Land parcel number	LP28
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in the wooded and semi-natural vegetation on steep north east slopes and top with strong hedges to the south, the curvilinear enclosure on top of the hill which may be a defended prehistoric earthwork and its qualities as a highly distinctive, prominent and harmonious rounded landform sitting up in the landscape.</p> <p>Landscape susceptibility to housing lies in its with rounded and undulating form with particularly steep slopes to the north east, its prominence and openness to view, its wooded skyline visible to the north, south and east and role as a backcloth to the city to the south west.</p> <p>Visual susceptibility to housing lies in views from the west including A379 and A30 and Exe valley floor.</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, woodland and the relationship with housing. The land parcel is therefore more sensitive to employment.</p>	
LANDSCAPE CHARACTER CONTEXT	
National character area	Devon Redlands
Devon landscape character area	n/a, Exe Estuary and Farmlands adjacent to the south
Devon landscape character type	n/a
LANDSCAPE VALUE FACTORS	
Comments	
Landscape	
Landscape designations	-
Natural heritage	Wooded and seminatural vegetation on steep north east slopes and top with strong hedges to the south enclosing improved grassland/arable field.
Cultural heritage	Curvilinear enclosure on top of the hill which may be a defended prehistoric earthwork with evidence of other potential enclosures indicated by crop marks on the hill (source: HER). Post- medieval enclosures largely removed internally with one large field.
Distinctiveness	Highly distinctive prominent small hill with rounded and undulating form apparent from the south, east and west with steep wooded slopes to the north.

Perceptual	
Scenic qualities	A highly distinctive, noticeable and harmonious rounded landform sitting up in the landscape and contrasting with the valleys to the south and east.
Tranquillity	The area is exposed to road noise from A379 and views of development to the east and in future to the west.
Recreational and functional	
Recreational	No public access.
Functional	Pastoral/improved grassland and woodland.
Other	
Condition	Hedge in good condition on the southern edge.
Cultural associations	-
Evaluation of overall value	High/medium
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Small hill with rounded and undulating form with particularly steep slopes to the north east.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Post- medieval field enclosures largely removed internally.
Settlement pattern	None.
Land use factors	
Function of area	Improved grassland/arable and woodland.
Amenity	No public access.
Functional relationship between the area and the settlement/key features	No functional connection with settlement.
Perceptual factors	
Scale of landform	Medium scale hill.
Scale of landcover	Medium.
Sense of enclosure	Open to the west and enclosed woodland to the east but all exposed to view.
Relationship with surrounding landscapes	Visual connection with woodland on the rise to the east at Cotfield (LP27) as a wooded backcloth to the south western edge of the city and as a skyline.
Skyline	Locally very prominent hill and skyline above the Exe and Matford Brook valleys.
Landmark features/foci	Hill in itself is a pronounced landmark/landscape feature.

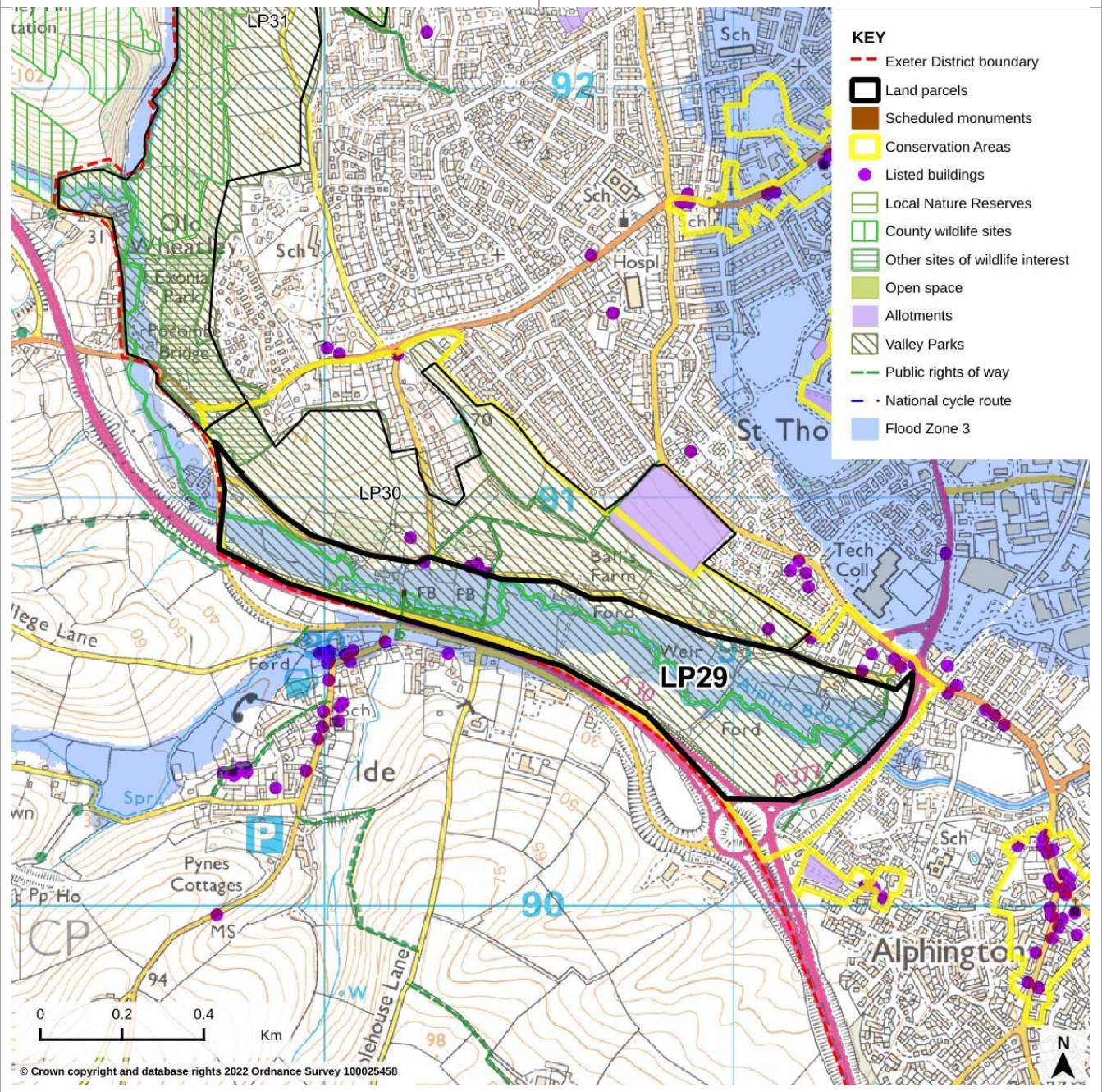
Detractors	-
Settlement edge character	Commercial/park and ride to the east and housing to the north with linear edges but integrated by hill itself.
Visual relationship of the area with the settlement	The hill dominates the adjacent settlement and development acting as a strong backcloth.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A locally prominent hill with views from the west including A379 and A30 and Exe valley floor.
Key views	Views from the A379 approaches are most marked.
Key visual receptors	
Residents	Rural mainly at present but will include urban residents in Teignbridge district in future.
Promoted trails	-
PROWs	PROW to the west.
Access/common land	-
Cycleways	-
Roads	A379, A30, Dawlish Road adjacent.
<i>Evaluation of visual susceptibility to housing</i>	High, High/medium, Medium, Medium/low, Low
<i>Evaluation of susceptibility to employment use</i>	High

Land parcel number LP29



Alphin Brook from PROW bridge with hill backcloth.

View from the south eastern corner looking north west along the valley.



Land parcel number	LP29
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Alphinbrook Conservation Area covering the entire area and the Grade 2 listed building at Holmbush Cottage, Alphinbrook County Wildlife Site mesotrophic running water and wet woodland riparian corridor, the attractive views up and across the valley, framed in places against a backcloth of the wooded and pasture ridge to the north, the role as floodplain and the two PROWs.</p> <p>Landscape susceptibility to housing lies in the flat relatively open rural character of the valley floor with the sinuous watercourse and floodplain, the small scale of the field pattern in places and largely its separation from the urban edge with the strong boundary of the A4777 to the south east.</p> <p>Visual susceptibility to housing lies in from PROWs to the east and crossing the valley centrally south of Underwood, the Exeter Green Circle, from various listed buildings and glimpse views from the A30.</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 size 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, watercourse 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 (to west)
Devon landscape character type	Upper farmed and wooded valley slopes to west
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Alphinbrook County Wildlife Site mesotrophic running water and wet woodland riparian corridor with generally pasture/improved grassland enclosed with outgrown hedges in places.
Cultural heritage	Alphinbrook Conservation Area and Grade 2 listed building at Holmbush Cottage. Ide Bridge is early medieval (source: HER). Old watermeadow possibly from late medieval period lies to west. Late medieval enclosures to east now largely replaced with horse paddock fencing.

Distinctiveness	Distinctive flat valley with sinuous watercourse of the Alphin Brook defined by the adjacent steep hillside and wooded boundaries and strong riparian vegetation.
Perceptual	
Scenic qualities	Attractive views up and across the valley, framed in places against a backcloth of the wooded and pasture ridge to the north.
Tranquillity	The A30 adjacent is busy with noise and movement although tree cover is helpful in screening the road in summer, less so to the west.
Recreational and functional	
Recreational	Two PROWs crossing the valley floor and linking through to Ide and the wider countryside to the southwest, Alphington to the south and up the ridge towards the city to the north.
Functional	Floodplain and biodiversity corridor contributing to GI network.
Other	
Condition	23% field boundary loss between 1890 and 2000 to east and 13% gain to the west. One lost orchard. The condition of the area is good/moderate with the area around Oaklands poor in terms of erosion of character with horse pastures.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Valley floor and floodplain covering the majority.
Presence of water	Alphin Brook- sinuous watercourse.
Cultural factors	
Historic field/land use pattern	Old watermeadow possibly from late medieval period lies to west. Late medieval enclosures to east now largely replaced with horse paddock fencing.
Settlement pattern	Discontinuous rural dwellings and small farmsteads along Balls Farm Road.
Land use factors	
Function of area	Floodplain and biodiversity corridor contributing to GI network.
Amenity	Two PROWs crossing the valley floor.
Functional relationship between the area and the settlement/key features	PROWs link into the city over the ridge and south to Alphington.
Perceptual factors	
Scale of landform	Medium.

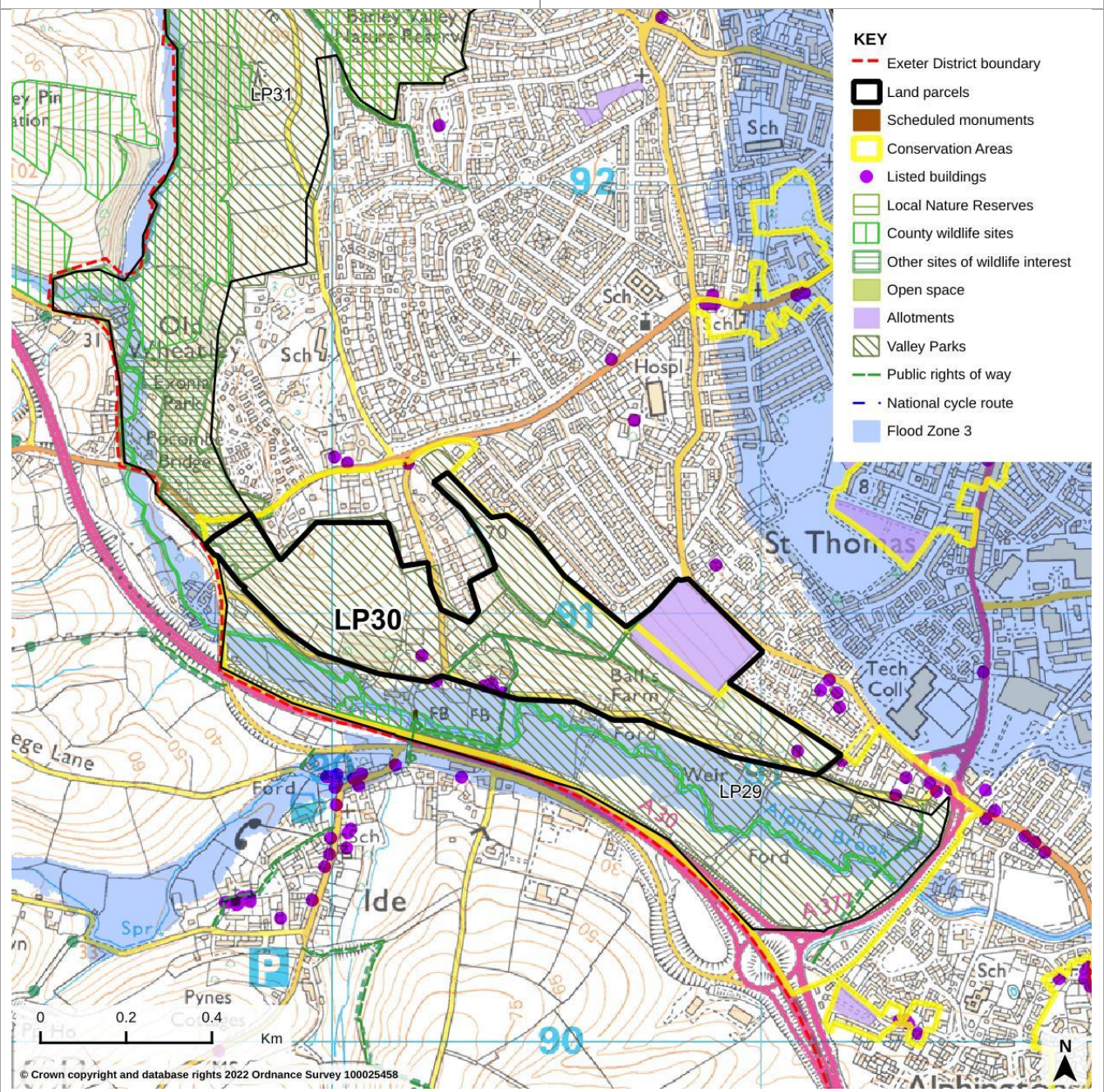
Scale of landcover	Medium to small.
Sense of enclosure	Generally enclosed with some more open views
Relationship with surrounding landscapes	
Skyline	-
Landmark features/foci	Various fine farmhouses and views to Alphington church to the south west.
Detractors	A30 traffic
Settlement edge character	The area is bounded by a limited stretch of suburban dwellings along the lane to the east and housing estates beyond the A477 to the south east.
Visual relationship of the area with the settlement	The area is effectively divorced or screened from the settlement by the ridge or busy A477 respectively and acts as the setting to the approaches.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	An enclosed valley bottom with limited intervisibility.
Key views	From PROWs to the east and crossing the valley centrally south of Underwood.
Key visual receptors	
Residents	Rural and urban residents, including some in listed buildings.
Promoted trails	Exeter Green Circle walking route along valley edge and across the valley.
PROWs	PROWs to the east and crossing the valley centrally south of Underwood.
Access/common land	-
Cycleways	-
Roads	A30 and Balls Farm Road
<i>Evaluation of visual susceptibility to housing</i>	High/medium
<i>Evaluation of susceptibility to employment use</i>	High/medium

Land parcel number LP30



View of open slopes to the north west from Doctors Walk/Balls Farm Road.

View of ridge from across Alphin Brook valley.



Land parcel number	LP30
ASSESSED SENSITIVITY EVALUATION	
Housing	High
Employment	High
Sensitivity justification/summary	
<p>The landscape value of the land parcel lies in Alphinbrook Conservation Area which covers the majority of the parcel , three Grade 2 listed buildings, other sites of wildlife interest- Hambeer Lane comprising of a lane with species rich mature hedgerows and banks of grassland and Pocombe Ridge to the west comprising of semi-improved grassland, the recreation value of allotments and PROWs and the area's attractive character as a well treed ridge with a combination of small scale and larger scale open field patterns and steep enclosing slopes allowing filtered views to the city and wider countryside.</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 north east such as from the Exe river corridor forming a strong setting and green backcloth to the city, its role as setting to the south west for the valley floor 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 north east with key views from the River Exe corridor the ridge and slopes are visible as part of the green backcloth to the city. Other key views are from PROWs within the parcel and crossing the Alphin Brook valley (Exeter Green Circle) and from the A30.</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	Devon Redlands
Devon landscape character area	Exeter Slopes and Hills (to west)
Devon landscape character type	Upper farmed and wooded valley slopes to west
LANDSCAPE VALUE FACTORS	Comments
Landscape	
Landscape designations	-
Natural heritage	Hambeer Lane other site of wildlife interest comprising of a lane with species rich mature hedgerows and banks of grassland. To the west there is Pocombe Ridge other site of wildlife interest comprising of semi-improved grassland within the parcel. There is strong tree cover, mainly oaks, along the hedgerows and in large gardens and some semi-improved pasture and scrub.

Cultural heritage	Alphinbrook Conservation Area covers the majority of the parcel only excluding the allotments. Ide House, the Briars and Underwood are Grade 2 listed buildings. Post medieval semi-regular fields and former orchards now replaced with horse pasture.
Distinctiveness	Distinct ridge with narrow top and distinctive Hambeer Lane on the top with small well treed enclosures to the south east and steep slopes on both sides enclosing and separating the rural Alphin Brook valley to the south west from the city to the north east.
Perceptual	
Scenic qualities	Attractive well treed ridge with a combination of small scale and larger scale open field patterns and steep enclosing slopes allowing filtered views to the city and wider countryside.
Tranquillity	The busy A30 is audible on the south west slopes but the enclosure of trees and hedges in the eastern part minimise its visual intrusion when vegetation is in leaf. Walkers and horse riders use the rights of way.
Recreational and functional	
Recreational	PROW crossing the ridge and Hambeer Lane running along it.
Functional	Pasture/improved grassland, horse pasture, allotments, horticulture, private dwelling curtilages. PROWs and associated tree and hedge cover contribute to the GI network.
Other	
Condition	33-67 % field boundary loss between 1890 and 2000 in places such as west with no loss elsewhere such as the ridge top. All orchards are now lost. Overall, the area appears to be in decline with outgrown hedges, scrub and horse pasture although hedges to the west are trimmed and managed.
Cultural associations	-
Evaluation of overall value	High
LANDSCAPE SUSCEPTIBILITY FACTORS	Comments
Natural factors	
Landform	Ridge with steeply sloping sides.
Presence of water	-
Cultural factors	
Historic field/land use pattern	Post medieval semi-regular fields and former orchards now replaced with horse pasture with some improved grassland/pasture to the west.
Settlement pattern	A few large semi-rural properties in large gardens, mainly along the Balls Farm Road.
Land use factors	

Function of area	The area is pastoral with some more small scale intensive horticulture and allotments are located to the north east.
Amenity	
Functional relationship between the area and the settlement/key features	The area relates to the valley floor uses and allotments are used by residents to the east.
Perceptual factors	
Scale of landform	Medium.
Scale of landcover	Small to medium.
Sense of enclosure	Enclosed and framed to the east and open to the west.
Relationship with surrounding landscapes	Ridge encloses and separates the rural Alphin Brook valley to the south west and the countryside beyond from the city to the north east.
Skyline	Prominent skyline visible from the north east such as from the Exe river corridor and the south west from the valley floor, A30 and rural slopes.
Landmark features/foci	-
Detractors	-
Settlement edge character	Moderately indented and generally contained by landform and vegetation avoiding the skyline except to the west.
Visual relationship of the area with the settlement	The area acts as a strong setting to the settlement in views from the A30 and the wider landscape and from the valley floor.
<i>Evaluation of susceptibility to housing</i>	High
<i>Evaluation of susceptibility to employment use</i>	High
VISUAL SUSCEPTIBILITY FACTORS	Comments
Intervisibility	A steep ridge top and valley sides exposed to views from the north east and south west.
Key views	From River Exe corridor the ridge and slopes are visible as part of the green backcloth to the city. Other key views are from PROWs within the parcel and crossing the Alphin Brook valley (Exeter Green Circle) and from the A30.
Key visual receptors	
Residents	Urban edge residents to the west and rural residents in the valley and on the slopes.
Promoted trails	Exeter Green Circle walking route up slope and along ridgetop.
PROWs	PROWs
Access/common land	-
Cycleways	-
Roads	A30, Balls Farm Road, Doctor's Walk.

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