



**STEPHENSON
HALLIDAY**

Planning, Landscape & Environment
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**TORBAY
COUNCIL**

Rev 02

WIND AND SOLAR LANDSCAPE SENSITIVITY ASSESSMENT REPORT

Torbay Strategic Landscape Study : Part 2ii



Produced for Torbay Council



Prepared by Stephenson Halliday,
an RSK Company

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DISCLAIMER

The Strategic Landscape Study is an independent consultant’s report, with the aim of providing expert knowledge and analysis to assist policy making. The council is not obligated to follow any specific recommendations.

Document history

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1. INTRODUCTION

1.1 Background

Stephenson Halliday, an RSK company, was commissioned in July 2024 to prepare a Landscape Sensitivity Assessment for potential wind and solar development within Torbay. This assessment forms part of a suite of documents providing a strategic landscape study for the local authority area. It is to be read in conjunction with the Landscape Character Assessment¹ (LCA) for Torbay, as well as the companion Future Growth Areas Landscape Sensitivity Assessment² for Torbay.

This study focuses on the landscape and visual sensitivity of identified Landscape Character Types (LCTs) to wind and solar energy development based on scenarios. The detailed descriptions of the LCTs are provided in the Landscape Character Assessment for Torbay, which should be read in conjunction with this study.

1.2 Methodology

This landscape sensitivity assessment has been undertaken following methodology based on industry guidance in 'An Approach to Landscape Sensitivity Assessment'³. The steps for this process are set out within **Figure 1**. The guidance endorses a clearly reasoned professional judgement rather than over-reliance on tables/matrices. In addition, where required,



View of Berry Head from Sharkham Point

local guidance from the Devon Policy Group Advice Note 2: Accommodating wind and solar PV developments in Devon’s Landscape⁴ has been sought and applied as required.

Step 1 - Define purpose and scope

As per **Section 1.1**, the purpose of this Landscape Sensitivity Assessment is to establish the landscape and visual sensitivity of 15 Devon Landscape Character Types (LCTs) within Torbay to renewables (wind and solar) development. This sensitivity is recorded with respect to defined development scenarios as set out on page 6.

The assessment units for this report are the LCTs within Torbay. LCTs 3F: Settled Valley Floors, 3G: River Valley Slopes and Combes and 6: Offshore Islands are omitted from the study. For LCTs 3F and 3G, this is because a very small area of these LCTs lie within Torbay and thus the sensitivity studies for Teignbridge^{5&6} applies for LCT 3F. South Hams does not have a landscape sensitivity study at time of writing. LCT 6 is excluded as the offshore islands are very small and renewable development upon them would likely be unfeasible.

This report is intended as a broad assessment of landscape and visual sensitivity across relatively large areas of land. It is undertaken at LCT scale and is therefore appropriate for decision making at this stage. It is recognised that this

sensitivity will vary within the LCTs themselves. Therefore, further study on landscape and visual sensitivity would be required when dealing with defined site boundaries and/or different scenarios of development to ensure an appropriate level of assessment.

South Devon National Landscape

As per the National Planning Policy Framework⁷, ‘great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues. ...The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas’. In addition, ‘when considering applications for development within ... National Landscapes, permission should be refused for major development other than in exceptional circumstances’.. Major development is defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015⁸.

Devon Landscape Policy Group Advice Note 2⁴ recognises that it is sometimes possible to accommodate renewable development within National Landscapes or their settings and thus LCTs within the South Devon National Landscape are considered within this study.

Figure 1: Steps of Landscape Sensitivity Assessment



Step 2 - Gather information

The information on which this assessment has been based has been gathered through a combination of desk study and field survey. Sources of desk study information are set out within the References on page 49. The field survey was undertaken over several dates, with an initial site visit by two qualified and experienced landscape architects from the 3rd-5th of September 2024, and a further site visit undertaken by a qualified and experienced landscape architect on the 5th and 6th of November 2024. The process of gathering the information for this assessment is shown in **Figure 2**, with further details set out below.

Step 2A: Describe the development scenarios to be considered

For this assessment, six scenarios have been considered, three for wind and three for solar. These scenarios are:

- Small scale wind: one or two turbines, 15-25m
- Medium scale wind: cluster of <10 turbines, 26-50m
- Large scale wind: cluster of 5-20 turbines, 51-150m
- Small-scale solar: <5mW, across >10 hectares
- Medium-scale solar: 6-20mW, across 12-60 hectares
- Large-scale solar: >20mW across circa 40 hectares

Step 2B: Establish and review landscape baseline including values

The baseline landscape character is established within Torbay’s Landscape Character Assessment¹ (LCA), which has been reviewed and updated as part of the wider suite of reports within the Torbay Strategic Landscape Study. This baseline includes an appreciation of the valued attributes within each Landscape Character Type (LCT).

For each LCT, the valued attributes are set out within the proformas on pages 14-46. In addition, the landscape and visual value of each LCT is set out in each proforma considering the following factors:

Landscape value

- Designated scenic quality
- Natural Heritage
- Cultural Heritage
- Landscape condition
- Cultural associations
- Distinctiveness
- Amenity and recreation
- Perceptual (scenic)
- Perceptual (other)
- Function

Figure 2: Step 2 of the Landscape Sensitivity Assessment



Visual value

- Iconic views
- Views related to designated landscapes and landscape related features
- Regionally / locally valued views
- Views valued by the community

The criteria for value of each category are set out in Table 1: Landscape value criteria for landscape and Table 2: Visual value criteria on page 8. These have been established using a combination of professional judgement and guidance from both ‘An Approach to Landscape Sensitivity Assessment’³ and the Landscape Institute guidance ‘Technical Guidance Note 02-21: Assessing landscape value outside national designations’⁹.

Landscape value in the South Devon National Landscape

Within the proformas, LCTs which lie wholly within the South Devon National Landscape are assigned a ‘High’ landscape value by default given their designated status. The judgements against the other landscape value criteria are then set out for information only. For LCTs lying partially within the South Devon National Landscape, professional judgement is used to determine their landscape value.

Table 1: Landscape value criteria

Landscape value	Indicators of higher landscape value	Indicators of lower landscape value
Designated scenic quality*	Landscape within a national landscape designation such as the South Devon National Landscape, where the CRow Act (2000) duty to have regard to the purpose of conserving and enhancing natural beauty applies. Areas within the setting of a national landscape designation with a strong representation of the special qualities of the designation.	No specific designation.
Natural Heritage	High presence of ecological or geological / geomorphological interest. Strong nature pathways and network.	Low presence of ecological or geological / geomorphological interest. Weak or no nature pathways and network.
Cultural Heritage	High presence of archaeology or historical interests, as well as strong sense of time depth.	Low presence of archaeology or historical interests; weak to no time depth.
Landscape condition	Landscape fully intact in good condition with few or no incongruous elements.	Landscape in a poor state of repair with many incongruous elements.
Cultural associations	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No strong associations with notable people, events or the arts.
Distinctiveness	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character and/or with an important relationship to a settlement.	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character and with no important relationship to a settlement.
Amenity and recreation	Well used for recreation where experience of the landscape is important; or forms part of a view that is important to a recreational experience. May contain National Trails or other long distance routes.	Limited amenity/recreational function where experience of the landscape is important.
Perceptual (scenic)	Landscape with strong appeal to the senses, particularly visual appeal.	Landscape with no particular scenic / visual appeal.
Perceptual (other)	Remote, tranquil, peaceful or with a sense of wildness. Dark skies.	Busy with evidence of human activity, little to no tranquillity, well-lit.
Function	Landscape with important blue/green infrastructure function or strong relationship that is important to a national landscape designation. Good provision of ecosystem services and high natural capital and / or potential.	No important blue/green infrastructure function or important relationship with national landscape designation. Poor provision of ecosystem services and low natural capital / or potential.

* Local landscape designations are likely to be an indicator of at least medium landscape value

Table 2: Visual value criteria

Visual value	Higher visual value	Lower visual value
Iconic views	Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.	Views of limited value or importance. Views which are not iconic and do not have scenic quality
Views related to designated landscapes and landscape related features	Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes including Dartmoor National Park), historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation and taking account of Historic England's guidance on the setting of heritage assets ¹⁰).	Views which are not important to special qualities of the South Devon National Landscape; which are not within the South Devon National Landscape or its setting. Views which are not from tourist routes/attractions or national trails; nor to, from or within the setting of designated landscapes (including Dartmoor National Park), historic and cultural sites
Regionally / locally valued views	Views which are identified in the local plan and/ or of regional or particular local importance including views from regionally and locally promoted trails. Views which appear on an Ordnance Survey, tourist map or within guide books.	View which are not identified in the local plan nor are of regional or local importance
Views valued by the community	Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and / or promoted as a beauty spot / visitor destination and may have significant cultural associations.	Views where there is no provision for facilities for their enjoyment; and those which are not locally well-known



Abbey Gardens in Torquay

Step 2C: Identify indicators of susceptibility

The indicators of landscape and visual susceptibility to wind / solar development have been identified. These have been derived from the Devon Landscape Policy Group Advice Note No. 2⁴:

Landscape susceptibility

- Scale
- Landform
- Openness/enclosure
- Land cover
- Built environment
- Views/intervisibility
- Setting/skyline/backdrop
- Perceptual qualities
- Historic Landscape Character
- Scenic and special qualities

Visual susceptibility

- Views and intervisibility
- Relation to the South Devon National Landscape
- Skylines and other focal points
- Scenic quality
- Typical receptors
- Level of access/relative numbers of people affected

The susceptibility criteria for wind developments are set out in **Table 3 on page 10** (landscape) and **Table 5 on page 12**

(visual). The susceptibility criteria for solar developments are set out in **Table 4 on page 11** (landscape) and **Table 5 on page 12** (visual).

There is the potential for tension between certain landscape and visual criteria (such as a sense of tranquillity / positive perceptual qualities in terms of landscape susceptibility conflicting with a high level of access in terms of visual susceptibility). It is important to note that these do not cancel each other out; instead it is a matter of professional judgement to decide what is important in each case.

Susceptibility in the South Devon National Landscape

Land within the South Devon National Landscape has been designated for its natural beauty, following the methodology in the published Guidance for assessing landscapes for designation¹¹ from Natural England. This includes consideration of factors in Table 3 of the guidance (landscape quality, scenic quality, relative wildness, relative tranquillity, natural heritage features, and cultural heritage).

The location of an assessment unit within the South Devon National Landscape or its setting does not necessarily mean that it is of high susceptibility to changes within it. This is because (Natural England guidance: section 5.3) *‘there is no requirement that every parcel of land must meet ... the criteria’* and *‘a designation can “wash over” (i.e.*

include) ... land [which] does not itself meet the designation criteria’. In addition, as per section 6.10 of the guidance, *‘Not all factors or indicators have to be present across a designation. Different parts of a designation can satisfy the natural beauty criterion for different reasons, provided that overall, the area is of sufficient natural beauty to be designated as [a National Landscape]...’*.

Therefore, any land parcels which do not meet the natural beauty criteria or where the special qualities would not be affected by the development scenario would not necessarily have a high susceptibility to change, despite their location with the South Devon National Landscape or its setting.



Secluded valley at Galmpton

Table 3: Landscape susceptibility criteria (wind)

Landscape susceptibility	Higher landscape susceptibility	Lower landscape susceptibility
Scale	Small scale intimate landscapes are generally more sensitive to large scale structures.	Large scale landscapes where the turbines may be in proportion with the landscape are generally less sensitive.
Landform	Dramatic, rugged and complex landscapes.	Smooth regular flowing, flat or uniform landscapes.
Openness/enclosure	Enclosed and sheltered landscapes.	Open and exposed landscapes.
Land cover	Complex, intimate or mosaic cover, with no roads or tracks; complex or irregular patterns; numerous human-scale features.	Extensive areas of simple or regular land cover (including intensive farming and forestry) with existing roads and tracks and no restrictions in terms of narrow hedged lanes; simple and sweeping lines, linear feature and patterns; lacking in human-scale features.
Built environment	Established, traditional or historic built character, or open countryside.	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlements.
Views/intervisibility	Extensive views within or of the area with distant horizons.	Visually contained and have limited inward or outward views.
Setting/skyline/backdrop	Areas with strong features, focal points or prominent 'landmark' features that define the setting or skyline. Prominent or distinctive naturalistic undeveloped skylines or skylines with particularly important landmark features.	Generally low lying landscapes without distinctive landform or horizon; where skylines are not prominent, are developed and/or there are no important landmark features on the skyline.
Perceptual qualities	Remote, tranquil or 'wild' landscape with little or no signs of current human activity and development, as well as dark skies.	A landscape with little tranquillity and much human activity and development such as industrial areas or a port, as well as light pollution.
Historic Landscape Character (HLC)	The majority of the landscape covered by higher sensitivity Historic Landscape Types (HLTs); and/or rare or significant HLC where this is documented.	Majority of the landscape covered by least sensitive Landscape Types (HLTs).
Scenic and special qualities	Area has a high scenic quality (likely to be recognised as National Park/National Landscape/ Heritage Coast) and the scenic qualities will be affected by wind energy development.	Landscape has low scenic quality such as an industrial area or despoiled land – special qualities will not be affected by wind energy development.



Farmland and woodland near Brixham

Table 4: Landscape susceptibility criteria (solar)

Landscape susceptibility	Higher landscape susceptibility	Lower landscape susceptibility
Scale	Landscapes where scale of development is larger than scale of receiving landscape.	Landscapes where scale of development is similar to or smaller than scale of receiving landscape.
Landform	Dramatic and rugged landscapes, with steep, exposed or visible slopes.	Smooth regular flowing, or uniform landscapes, with a lowland flat landscape.
Openness/enclosure	Open and exposed landscapes.	Enclosed and sheltered landscapes.
Land cover	Complex, intimate or mosaic cover or complex or irregular patterns, typically with historical origin.	Extensive areas of simple or regular land cover or simple and sweeping lines, linear feature and patterns, typically of modern origin.
Built environment	Established, traditional or historic built character, or open countryside.	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlements.
Views/intervisibility	Extensive views within or of the area with distant horizons.	Visually contained and have limited inward or outward views.
Setting/skyline/backdrop	Areas with strong features, focal points or prominent 'landmark' features that define the setting or skyline; or that form the landscape setting to historic towns or other valued townscape or landscapes. Naturalistic or undeveloped skylines.	Generally low lying landscapes without distinctive landform or horizon. Developed skylines with a strong human influence.
Perceptual qualities	Remote or 'wild' landscape with little or no signs of current human activity and development , as well as dark skies..	A landscape with much human activity and development such as industrial areas or a port, as well as light pollution.
Historic Landscape Character (HLC)	The majority of the landscape covered by higher sensitivity Historic Landscape Types (HLTs); and/or rare or significant HLC where this is documented.	Majority of the landscape covered by least sensitive Landscape Types (HLTs).
Scenic and special qualities	Area has a high scenic quality (likely to be recognised as National Park / National Landscape / Heritage Coast) and the scenic qualities will be affected by solar PV development.	Landscape has low scenic quality such as an industrial area or despoiled land – special qualities will not be affected by solar PV development.



Undulating combes north of Torquay

Table 5: Visual susceptibility criteria (wind / solar)

Visual susceptibility	Higher visual susceptibility	Lower visual susceptibility
Views and intervisibility	High degree of intervisibility with surrounding areas. Typically wide and expansive views.	Low degree of intervisibility with surrounding areas. Typically enclosed views.
Relation to protected landscapes	Within or recorded relationship with the South Devon National Landscape and / or Dartmoor National Park.	No relationship to or intervisibility with the South Devon National Landscape and / or Dartmoor National Park.
Skylines and other focal points	Undeveloped rural skylines or attractive skylines which form a backdrop to settlement. The presence of distinctive or historic landscape features such as hilltop monuments, church spires / towers or historic villages	Developed and unattractive skylines with detracting elements such as transmission masts or pylons.
Scenic quality	Landscapes with a high scenic quality and higher concentration of special qualities.	Landscapes with a low scenic quality or lacking special qualities.
Typical receptors	Residents and users of recreational routes and facilities, tourists.	Users of major roads, workers.
Level of access	High degree of access, with a large number of people affected.	Low degree of access, with a small number of people affected.



Farmland at Windy Corner, Paignton

Step 3 - Assess landscape and visual sensitivity

Step 3 assimilates all of the information gathered in Step 2 to be able to produce a judgement on overall landscape and visual sensitivity to the given development scenario.

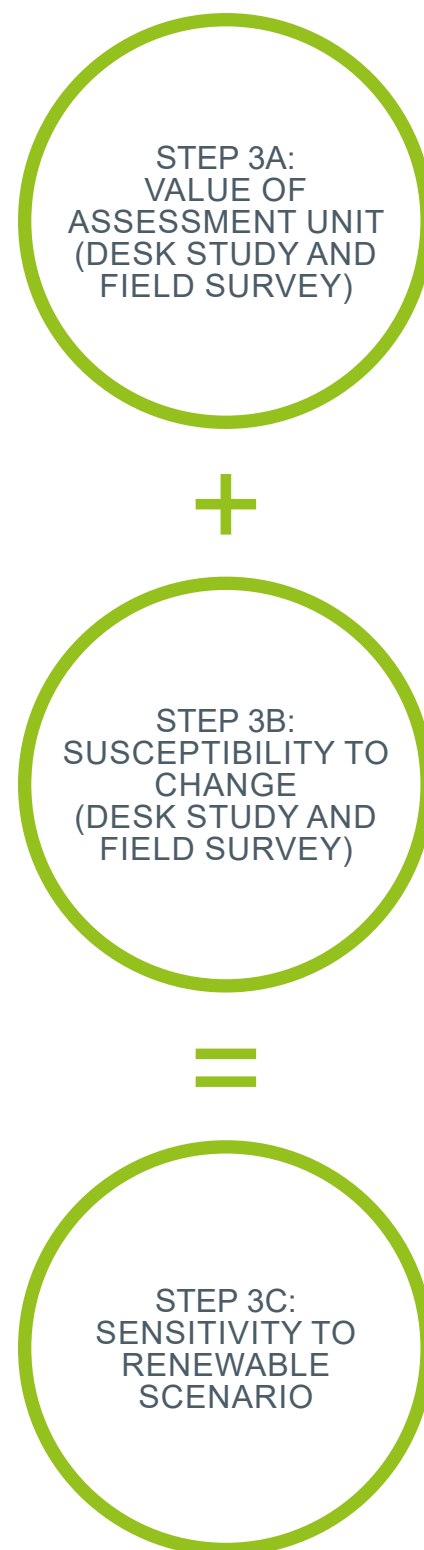
This is achieved by, for each LCT (and wind / solar scenario), combining the landscape value and landscape susceptibility to give the overall landscape sensitivity to wind / solar development; and combining visual value and visual susceptibility to give the overall visual sensitivity to wind / solar development. This process is set out in **Figure 3**.

The judgements for landscape and visual susceptibility are made using professional expertise (as required by published guidance) and are justified within the proformas on pages 14-46.

Sensitivity across LCTs

It should be noted that the sensitivity recorded in the proformas will, naturally, vary across the different parts of the assessed LCT. There will be component parts of the assessed LCTs with a higher or lower sensitivity than that assessed for the overall LCT.

Figure 3: Step 3 of the Landscape Sensitivity Assessment



Step 4 - Reporting

The assessments for the landscape and visual sensitivity of the LCTs are recorded within this report. As part of the reporting, proformas are included which summarise the judgements on value, susceptibility and sensitivity.

Recommendations for mitigation of wind and solar development within the LCTs are made within the proformas. This needs to be read alongside the guidance for siting and designing wind and solar developments in Devon Landscape Policy Group's Advice Note 2⁴.

The proformas are accompanied by figures showing a photograph of the LCT, landscape character and designations in the LCT context.

2. LANDSCAPE SENSITIVITY ASSESSMENT

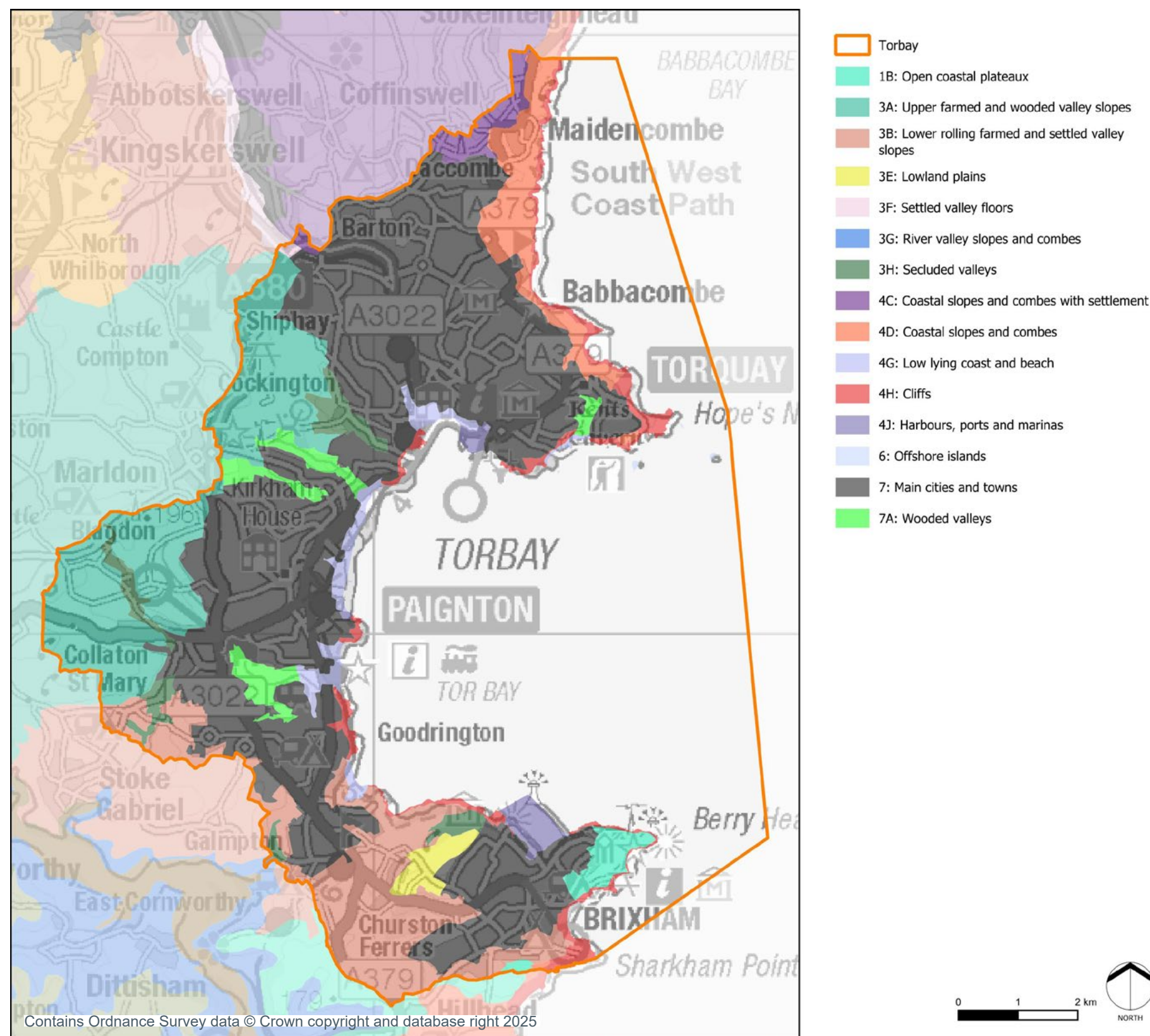
As noted in section 1.1 Background, eleven LCTs are assessed within this report. These are:

- LCT 1B: Open Coastal Plateaux;
- LCT 3A: Upper Farmed and Wooded Valley Slopes;
- LCT 3B: Lower Rolling Farmed and Settled Valley Slopes;
- LCT 3E: Lowland Plains;
- LCT 3H: Secluded Valleys;
- LCT 4C: Coastal Slopes and Combes with Settlement;
- LCT 4D: Coastal Slopes and Combes;
- LCT 4G: Low-lying Coast and Beach;
- LCT 4H: Cliffs;
- LCT 4J: Harbours, Ports and Marinas; and
- LCT 7A: Wooded Valleys.

The locations of these LCTs are shown in Figure 4. They are therefore adopted as the assessment units for this landscape sensitivity assessment.

As set out on page 5; LCT 3F: Settled Valley Floors, LCT 3G: River Valley Slopes and Combes, and LCT 6: Offshore Islands are excluded from the assessment.

Figure 4: Map showing the location of LCTs in Torbay

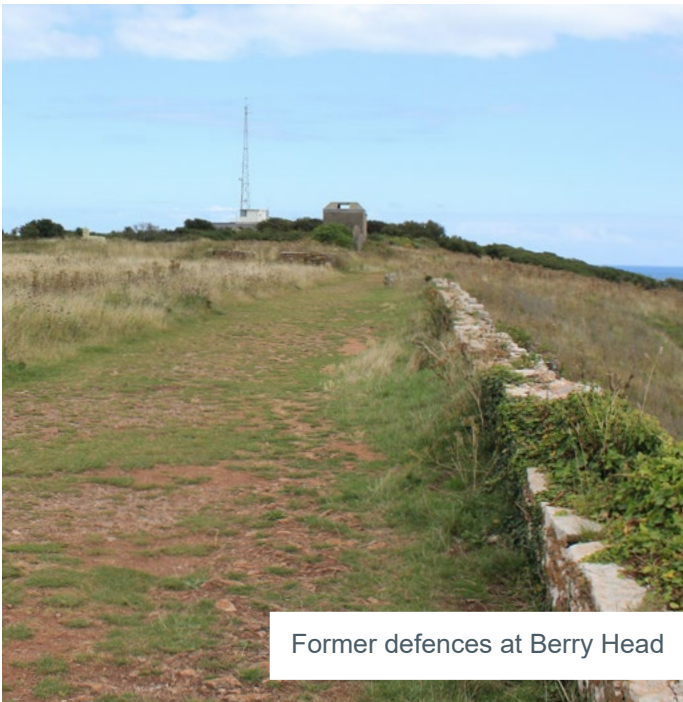


4. LCT 1B: OPEN COASTAL PLATEAUX

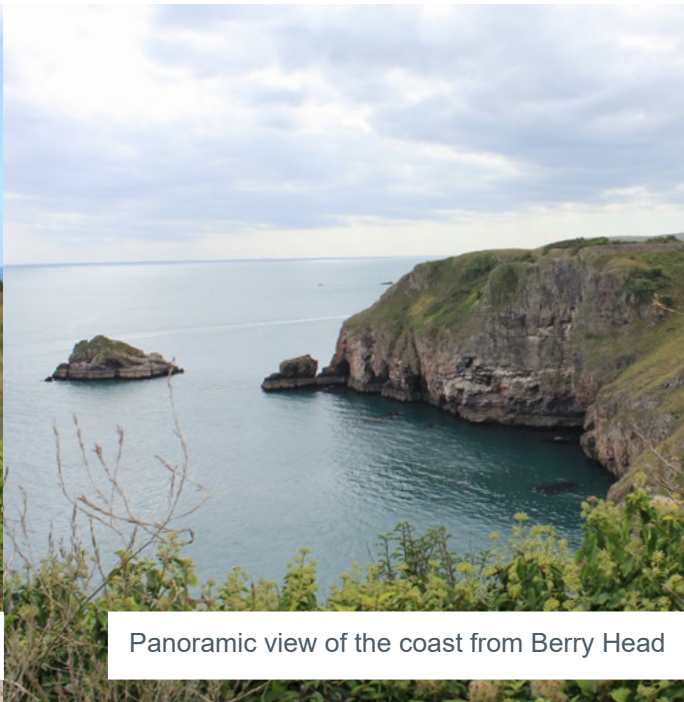
NCA:	NCA151: South Devon	Devon LCA:	Froward Point to Berry Head Coastal Plateau LCA
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Valued attributes:
<ul style="list-style-type: none">Exposed and expansive landscape, with valuable limestone grassland and heathland, with scrub and woodland edges that contribute to a variety of colours and textures in the landscape.Landmark features such as stone walls of former defences, exposed rock faces of former quarries and other coastal structures such as a lighthouse.A network of public footpaths that provide access to the remote coastal landscape, with pockets of tranquillity and valued nature spaces.Iconic wide, unspoilt and expansive panoramic views of the coast and out to sea.Expansive seascapes under big skies influenced by the changing weather and moods of the sky and sea.

Landscape value:	Visual value:
High	High
The LCT sits within the South Devon National Landscape and includes elements of natural and cultural value such as the Berry Head National Nature Reserve, the Berry Head to Sharkham Point SSSI (important for limestone grassland containing nationally rare plants), Scheduled Monuments and some listed buildings. There is a perception of tranquillity along the coastline and landmark features such as the lighthouse at Berry Head. Adjacent urban influence.	Berry Head is a key visitor destination for Torbay and beyond, and the LCT also supports various visitor facilities such as car parks, interpretation and holiday parks. The LCT is within the South Devon National Landscape and displays its special qualities within views including a rugged coastline and tranquil character.

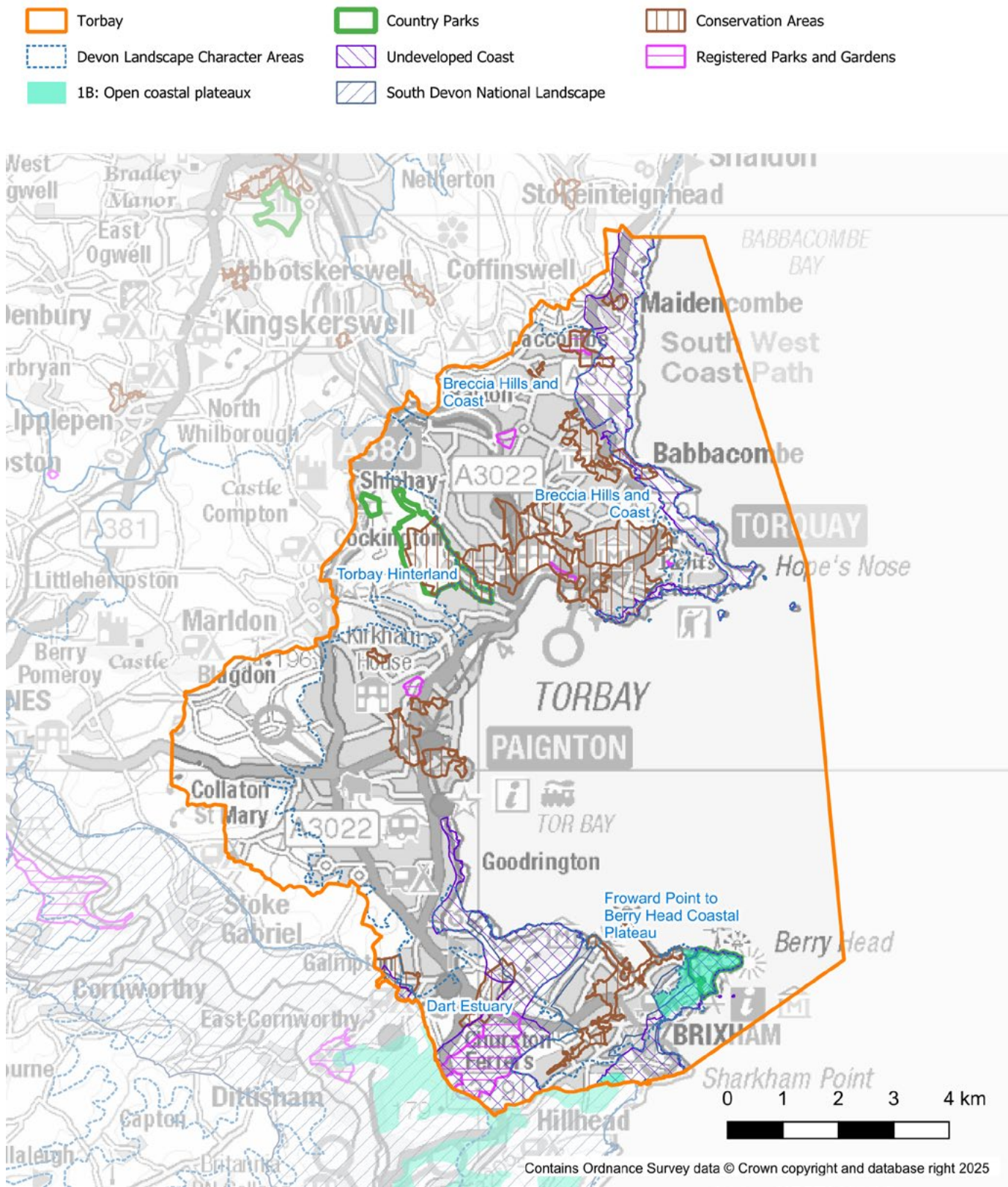


Former defences at Berry Head



Panoramic view of the coast from Berry Head

Landscape Character and Designations (LCT 1B: Open Coastal Plateaux)



4. LCT 1B: OPEN COASTAL PLATEAUX - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	The LCT is typically large scale; there is large scale open landscape at Berry Head and Hillhead, but smaller scale landscape near Durl Head.						Some views are contained but there is otherwise extensive intervisibility with surrounding areas.				
Landform						Relation to protected landscapes					
	The LCT is relatively flat / smooth-flowing, with some limited undulations.						The LCT is within the South Devon National Landscape; potential intervisibility with the Dartmoor National Park.				
Openness / enclosure						Skylines and other focal points					
	Some of the LCT at Berry Head feels open and exposed; however the flat landscape and hedgerows mean that there is a sense of enclosure.						Berry Head forms a key landmark for Torbay, with the distinctive lighthouse. The LCT does not, however, form the backdrop to Brixham.				
Land cover						Scenic quality					
	Land cover has some complexity, particularly at Berry Head. Narrow lanes throughout. Where present, field boundaries tend to be regular in shape.						The area has a high scenic quality and displays special qualities of the South Devon National Landscape; it is locally affected by the urban edge.				
Built environment						Typical receptors					
	Some historic built elements such as the fort at Berry Head. The LCT is influenced by holiday parks and the adjacent urban edge of Brixham.						Typical receptors include residents of Brixham, recreational receptors at Berry Head and along the South Devon Coast Path and tourists.				
Views/intervisibility						Level of access / relative numbers of people affected					
	Extensive views to / from the coast (particularly at Berry Head), with some views available across Torbay. Vegetation limits some views.						Berry Head is a particularly well-used visitor destination and changes would affect a large number of people taking into account the urban edge.				
Setting/skyline/backdrop											
	Berry Head is a distinctive landmark for Torbay, including its lighthouse. Views across the sea form the horizon, occasionally limited by vegetation.										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	There is strong influence from the adjacent settlement of Brixham, however the exposed nature of the coastal landscapes gives a sense of wildness.					High-Medium	Medium	High-Medium	High		
Historic Landscape Character						Particularly sensitive features are the views/intervisibility, the South Devon National Landscape and its special qualities and the wild character. High landscape value, with medium susceptibility to wind development.					
	Mostly post-medieval enclosure and land cover (including scheduled monuments at Berry Head), but some of the LCT is modern in origin and of lower sensitivity.					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						High	High-Medium	High	High		
	In the South Devon National Landscape and displaying special qualities such as the rugged coastline, rich in wildlife, long unspoilt views. Some urban influence.					The LCT is contains a key visitor destination in Berry Head and is experienced by numerous recreational receptors, tourists and residents. It has a high visual value and high-medium susceptibility to wind development.					

Guidance for wind development	Avoid siting wind turbines in key views to/from Berry Head and within key areas visited by tourists. Avoid tall structures on prominent hilltops and headland locations that contribute to sense of place. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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4. LCT 1B: OPEN COASTAL PLATEAUX - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Typically large scale and therefore similar to or larger than the scale of development. Some smaller scale areas at Durl Head.						Some views are contained but there is otherwise extensive intervisibility with surrounding areas.				
Landform						Relation to protected landscapes					
	Flat plateau with some limited undulations and typically smooth slopes.						The LCT is within the South Devon National Landscape; potential intervisibility with the Dartmoor National Park.				
Openness/enclosure						Skylines and other focal points					
	Berry Head has some open and exposed areas, however the typically flat landform and presence of mature vegetation gives some enclosure.						Berry Head forms a key landmark for Torbay, with the distinctive lighthouse. The LCT does not, however, form the backdrop to Brixham.				
Land cover						Scenic quality					
	Some historic field boundary loss; land cover pattern is relatively complex, particularly at Berry Head. Field pattern is more simple and regular.						The area has a high scenic quality and displays special qualities of the South Devon National Landscape; it is locally affected by the urban edge.				
Built environment						Typical receptors					
	Influence of modern development on the urban edge, and holiday parks. Some limited historic elements such as the fort at Berry Head.						Typical receptors include residents of Brixham, recreational receptors at Berry Head and along the South Devon Coast Path and tourists.				
Views/intervisibility						Level of access / relative numbers of people affected					
	Extensive and panoramic views to / from the coast, although these are occasionally limited by vegetation. Views across Torbay from Berry Head.						Berry Head is a particularly well-used visitor destination and changes would affect a large number of people taking into account the urban edge.				
Setting/skyline/backdrop											
	Berry Head forms a distinctive landmark for wider Torbay. Horizon formed by the sea, although this is not always apparent due to the flat landform.					Landscape sensitivity	Small scale	Medium scale	Large scale		
Perceptual qualities						High-Medium	Medium	High-Medium	High		
	Brixham influences the LCT and reduces sense of remoteness. However, there is a sense of wildness from the exposed headland and coast.					Sensitive elements in particular are the panoramic views, South Devon National Landscape special qualities and distinctive landmark of Berry Head. High landscape value and medium susceptibility to solar development					
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Much of the land cover is post-medieval origin (including scheduled monuments at Berry Head),; some more modern areas.					High	High-Medium	High	High		
Scenic and special qualities						The LCT is contains a key visitor destination in Berry Head and is experienced by numerous recreational receptors, tourists and residents. It has a high visual value and high-medium susceptibility to solar development.					
	Within South Devon National Landscape; displays special qualities such as long, unspoilt views, rugged coastline and rich in wildlife. Some adjacent urban influence reduces scenic quality.										

Guidance for solar development	Avoid siting solar development in areas with high tourist numbers such as Berry Head. Retain and enhance field boundaries and make use of current enclosure patterns particularly in the west of the LCT to screen solar development. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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5. LCT 3A: UPPER FARMED AND WOODED VALLEY SLOPES

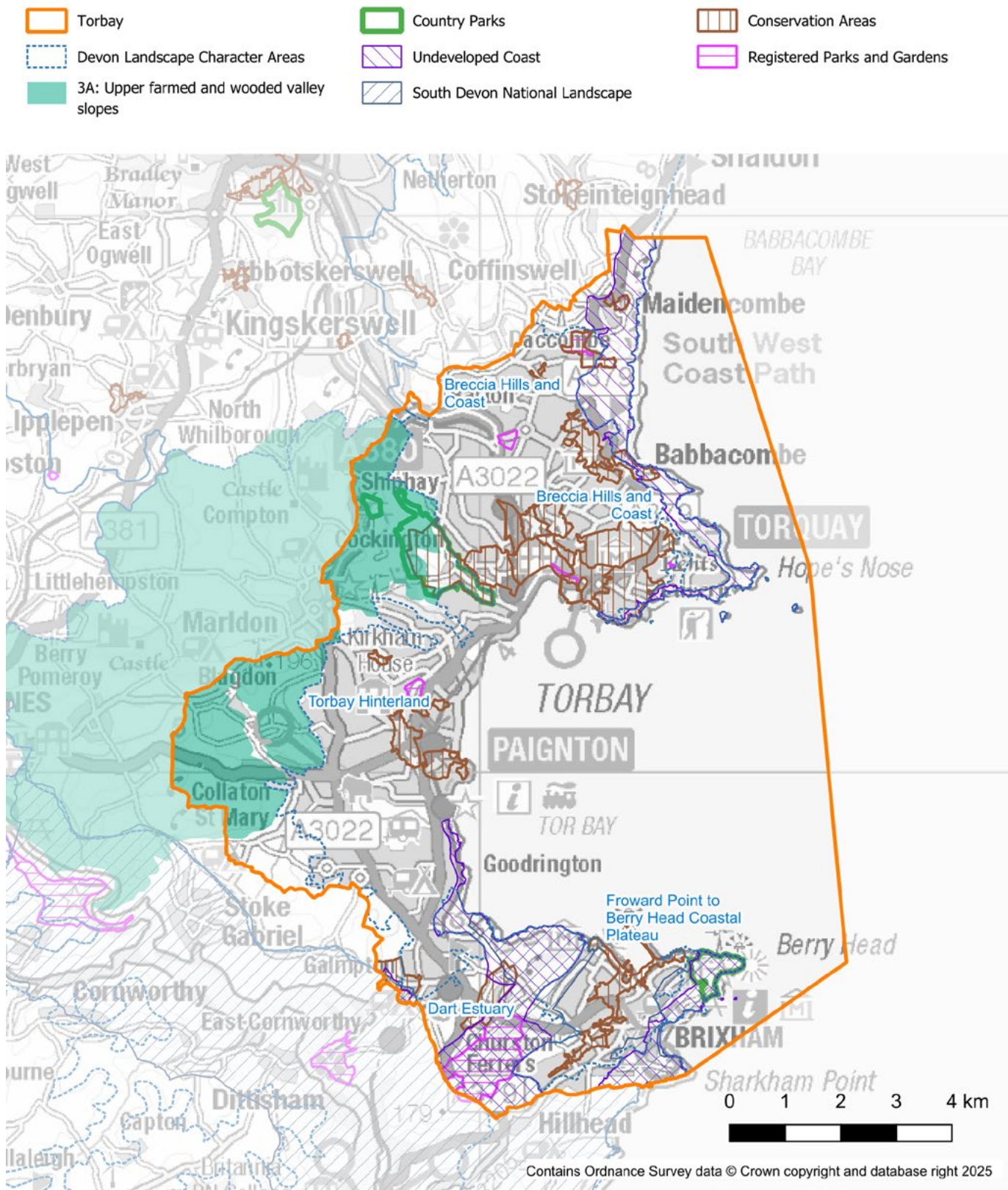
NCA:	NCA151: South Devon	Devon LCA:	Torbay Hinterland LCA / Froward Point to Berry Head Coastal Plateau LCA
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Valued attributes:
<ul style="list-style-type: none">• Distinctive, elevated rolling natural landform with prominent hilltops visible from the sea.• Clear views from landmarks, looking out over rolling landform to the sea.• Areas of intimate spatial scale with an enclosed character, associated with medieval enclosure patterns that present as an irregular and intricate historic field pattern bounded by species-rich hedgerows with mature and frequent hedgerow trees.• Isolated, rural and tranquil designed landscapes, with areas of garden landscapes, open parkland and substantial woodland connecting along valleys.• A strong rural character with distinct areas with high levels of tranquillity, away from nearby urban areas.

Landscape value:	Visual value:
Medium	Medium
There are elements of distinctive and historic character, such as at Cockington, and facilities for amenity and recreation. The landscape is in variable condition, but there are areas of landscape in good condition, at Blagdon in particular. The LCT also contains elements of distinctive character including vernacular buildings and parkland remnants.	There are visitor attractions and facilities such as Cockington village which contribute to visual value. There are also promoted routes falling within the LCT such as the John Musgrave Heritage Trail. The LCT has limited visibility to the South Devon National Landscape, but does have some views to the sea.



Landscape Character and Designations (LCT 3A: Upper Farmed and Wooded Valley Slopes)



5. LCT 3A: UPPER FARMED AND WOODED VALLEY SLOPES - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Fields within the LCT are small to medium, with an intimate character						Varied degree of intervisibility with surrounding LCTs				
Landform						Relation to protected landscapes					
	Landform is undulating and rolling, balance of complexity and smoothness						The LCT has limited intervisibility with the South Devon National Landscape and Dartmoor National Park				
Openness / enclosure						Skylines and other focal points					
	Degree of enclosure within the landscape afforded by mature vegetation and topography; some more open and unenclosed views at high points						Some undeveloped rural skylines which form backdrops to settlement. Some unattractive landmarks such as pylons				
Land cover						Scenic quality					
	Irregular field pattern, and complexity to land cover including farmland, parkland and woodland. Some roads/tracks but relatively sparse						Elements of scenic quality, however, this is locally affected by detractors such as the A380 road				
Built environment						Typical receptors					
	Some historic and scattered settlement such as that at Cockington; some of the LCT is influenced by the adjacent urban edge						Recreational and tourist receptors at Cockington and PRow, residents on the edge of adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Some open views and intervisibility available at high points such as Gallows Gate, more visually contained to lower slopes						Relatively large number of people, typically accessing areas such as Cockington				
Setting/skyline/backdrop											
	Hills form part of the backdrop to the settlements in Torbay, but few landmark features besides pylons or transmission masts					Landscape sensitivity	Small scale	Medium scale	Large scale		
Perceptual qualities						Medium	Medium-Low	Medium	High-Medium		
	Generally peaceful and remote landscape, but some influence from adjacent settlement and infrastructure					Particularly sensitive features are the intimate character, historic field pattern, and the presence of recreational and tourist facilities. Medium landscape value, with medium susceptibility to wind development					
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Some older field patterns present in the LCT including medieval fields near Blagdon and Barton fields near Cockington. Historic parkland					Medium	Medium-Low	Medium	High-Medium		
Scenic and special qualities						The LCT is typically experienced by recreational receptors, tourists and residents. It has a medium visual value and medium susceptibility to wind development					
	The LCT has some scenic quality without designation, but is locally affected by detractors such as the A380 and the urban edge										

Guidance for wind development	Site wind turbines where there is a larger scale and more modern field pattern. Avoid siting wind turbines in tourist areas such as Cockington village, and its environs and setting; as well as on prominent skylines where there are key views to and from the coast
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5. LCT 3A: UPPER FARMED AND WOODED VALLEY SLOPES - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher	
Scale						Views and intervisibility						
	Small-scale landscape where development would typically be larger scale						Varied degree of intervisibility with surrounding LCTs					
Landform						Relation to protected landscapes						
	Smooth but complex landscape comprising undulating, rolling landform						The LCT has limited intervisibility with the South Devon National Landscape and Dartmoor National Park					
Openness/enclosure						Skylines and other focal points						
	Some areas of the LCT are enclosed by vegetation, although there are more open and exposed areas to higher ground						Some undeveloped rural skylines which form backdrops to settlement. Some unattractive landmarks such as pylons					
Land cover						Scenic quality						
	Field pattern is irregular and historic in places. Complexity in land cover comprising farmland, parkland and woodland						Elements of scenic quality, however, this is locally affected by detractors such as the A380 road					
Built environment						Typical receptors						
	Some historic built form, particularly at Cockington. More modern development and urban edge at Collaton St Mary						Recreational and tourist receptors at Cockington and PRoW, residents on the edge of adjacent settlements					
Views/intervisibility						Level of access / relative numbers of people affected						
	Some parts are visually contained by vegetation and landform, but open views available from high points						Relatively large number of people, typically accessing areas such as Cockington					
Setting/skyline/backdrop						Landscape sensitivity	Small scale		Medium scale		Large scale	
						Medium	Medium / Low		Medium		High / Medium	
Perceptual qualities						Sensitive elements in particular are the irregular and historic land cover, the small scale and the scenic qualities. Medium landscape value and medium susceptibility to solar development						
						Visual sensitivity	Small scale		Medium scale		Large scale	
Historic Landscape Character						Medium	Medium / Low		Medium		High / Medium	
	Medieval fields and Barton fields present, as well as historic parkland					Residents, tourists and recreational receptors are key visual receptors; relatively large number of people potentially affected. Medium visual value and medium susceptibility to solar development						
Scenic and special qualities												
	The LCT does not contain any landscape designation, but has some scenic quality within it											

Guidance for solar development	Avoid siting solar development within historic field patterns; as well as avoiding siting solar development in areas with high tourist numbers such as Cockington village and its environs and setting. Retain and enhance field boundaries and make use of current enclosure patterns to screen solar development
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6. LCT 3B: LOWER ROLLING FARMED AND SETTLED VALLEY SLOPES

NCA:	NCA151: South Devon	Devon LCA:	Torbay Hinterland LCA / Froward Point to Berry Head Coastal Plateau LCA
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Valued attributes:
<ul style="list-style-type: none">• The wooded, gently sloping landform encompasses and forms the backdrop to settlement in views from the sea, providing a green break between substantial settlement areas.• Rolling, sloping landform combined with the variety of land uses and vegetation cover create a patchwork agricultural landscape with strong rural qualities.• Sense of time depth established by historic settlement vernacular and features including estate parkland, intact historic village cores, remaining strip field enclosures and orchards, and the steam railway that cuts through and influences this LCT.• Network of woodlands including ancient replanted woodland, hedgerows, hedgebanks and remaining orchards that link through and are a defining characteristic of this landscape. They contribute to local enclosure and seclusion, as well as a habitat network that connects into/through the settlement areas.

Landscape value:	Visual value:
High-Medium	High-Medium
The southern part of the LCT is within and adjacent to the South Devon National Landscape and displays some of its special qualities. There are elements of distinctive and historic character, such as at Lupton Park, and facilities for amenity and recreation including at Broadsands beach. The landscape is in a variable condition and is influenced by the adjacent urban edge.	The LCT has intervisibility with the South Devon National Landscape (partially falling within it), as well as some views to sea and across Torbay. There are visitor attractions and facilities in close proximity to the LCT such as Broadsands beach which contribute to visual value, as well as as promoted routes such as the John Musgrave Heritage Trail.



Long coastal views from rolling farmland



View of land within the LCT from the coast

Landscape Character and Designations (LCT 3B: Lower Rolling Farmed and Settled Valley Slopes)

- Torbay

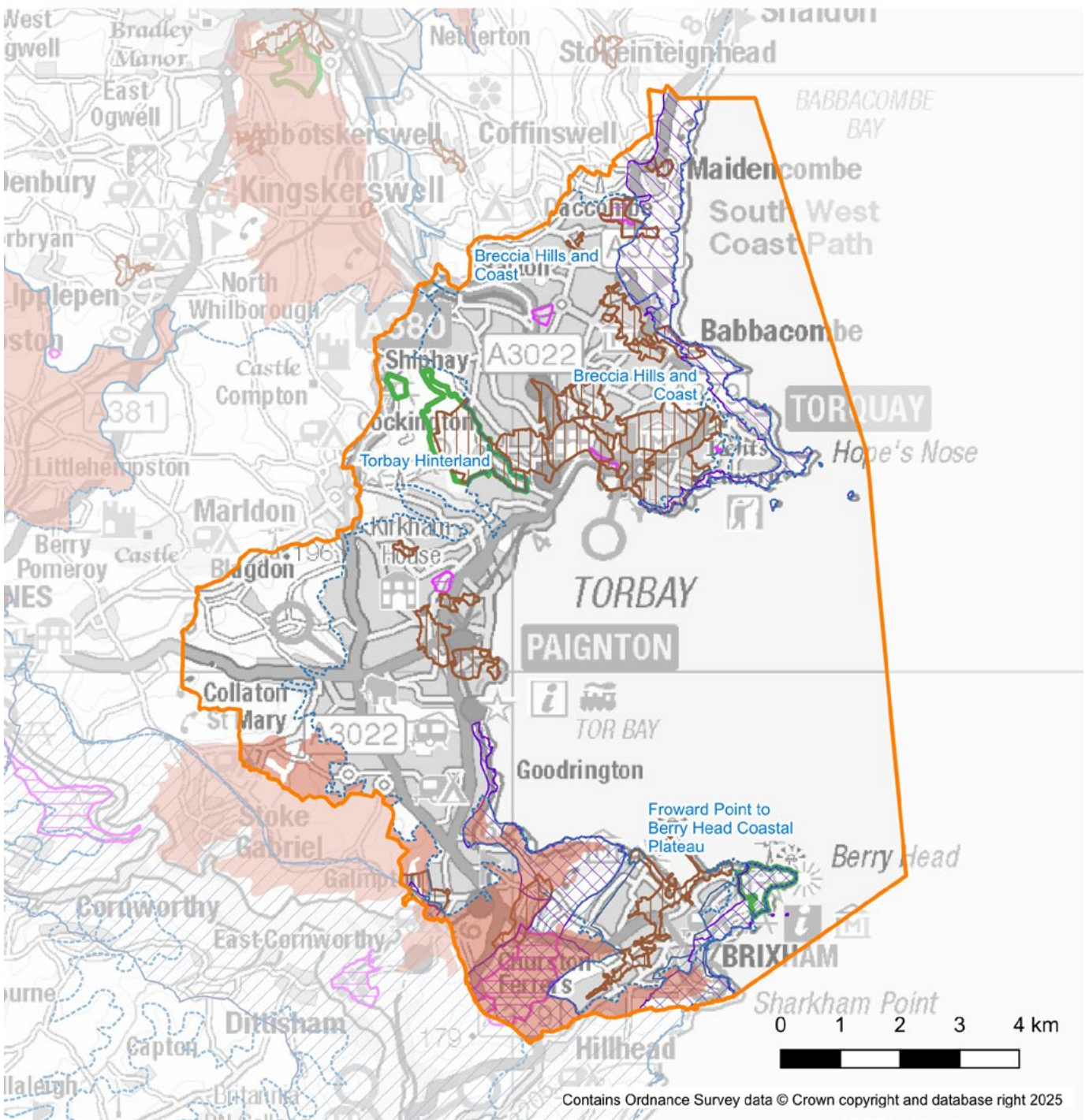
Devon Landscape Character Areas

3B: Lower rolling farmed and settled valley slopes
- Country Parks

Undeveloped Coast

South Devon National Landscape
- Conservation Areas

Registered Parks and Gardens



6. LCT 3B: LOWER ROLLING FARMED AND SETTLED VALLEY SLOPES - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Fields within the LCT are varied in size between small to large						Intervisibility with surrounding LCTs from high points within this LCT, some extensive views to/from the coast and sea				
Landform						Relation to protected landscapes					
	Landform is undulating and rolling, with typically smooth and simple slopes						The LCT is partially within and has intervisibility with the South Devon National Landscape. Limited intervisibility with Dartmoor National Park				
Openness / enclosure						Skylines and other focal points					
	Open and unenclosed views at high points, degree of enclosure elsewhere within the landscape afforded by mature vegetation and topography						Some undeveloped rural skylines which form backdrops to settlement and to views from the coast, particularly near Broadsands. Some limited detracting features such as mobile phone masts				
Land cover						Scenic quality					
	Land cover is a complex mix of farmland and estate parkland; field pattern is mixed. Some roads/tracks comprising both main roads and country lanes						Elements of scenic quality, recognised in part by the the South Devon National Landscape. Locally affected by detractors such as urban edges				
Built environment						Typical receptors					
	Much of the LCT is influenced by the adjacent urban edges of Paignton and Brixham, some historic settlement at Churston, Galmpton and Lupton Park						Residents on the edge of Paignton and Brixham, tourist and recreational receptors such as those visiting Broadsands				
Views/intervisibility						Level of access / relative numbers of people affected					
	Intervisibility from localised higher ground toward the coast, South Devon National Landscape and Dart estuary. More visually contained to lower slopes by vegetation and flatter landform						Large number of people, typically on urban edges, visiting tourist and recreational facilities				
Setting/skyline/ backdrop											
	Hills such as that at Kennels Lane form part of the backdrop to the settlements in Torbay and to views from the sea, few landmark features										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Influence from the existing urban edges and main roads, particularly in the north. Sense of tranquillity away from these features, however					High-Medium	Medium	High-Medium	High		
Historic Landscape Character						Particularly sensitive features are the complex land cover, presence of the South Devon National Landscape and its special qualities and sense of tranquillity away from the urban edge. High-medium landscape value, with medium susceptibility to wind development					
	Historic parkland at Lupton. Some older field patterns present such as at Churston, but several field boundaries have been lost					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						High-Medium	Medium	High-Medium	High		
	Part of the east of the LCT is within or visually connected to the South Devon National Landscape and displays special qualities such as rolling farmland and a tranquil landscape					The LCT sits partially within the South Devon National Landscape. It is typically experienced by a large number of adjacent residents, tourists and other recreational receptors. It has a high-medium visual value and high-medium susceptibility to wind development					
Guidance for wind development	Avoid siting wind turbines on prominent hill-tops which form the backdrop to settlements and views from the coast and/or the Dart estuary. Be mindful of the presence of large numbers of recreational receptors in tourist areas such as at Broadsands. Site wind turbines where there is a larger and more modern field pattern. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances										

6. LCT 3B: LOWER ROLLING FARMED AND SETTLED VALLEY SLOPES - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Varied scale within the landscape, development may be of smaller or larger scale than the receiving landscape.						Intervisibility with surrounding LCTs from high points within this LCT, some extensive views to/from the coast and sea				
Landform						Relation to protected landscapes					
	Smooth and rolling landscape, typically with simple slopes						The LCT is partially within and has intervisibility with the South Devon National Landscape. Limited intervisibility with Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	Some areas of the LCT are enclosed by vegetation such as hedgebanks, although there are more open and exposed areas to higher ground						Some undeveloped rural skylines which form backdrops to settlement and to views from the coast, particularly near Broadsands. Some limited detracting features such as mobile phone masts				
Land cover						Scenic quality					
	Complex land cover comprising mixed farmland and parkland. Field pattern is also mixed and there are some areas of historic origin						Elements of scenic quality, recognised in part by the South Devon National Landscape. Locally affected by detractors such as urban edges				
Built environment						Typical receptors					
	Some historic built form, at Churston, Lupton Park and Galmpton. Influence from the modern urban edges at Paignton and Brixham						Residents on the edge of Paignton and Brixham, tourist and recreational receptors such as those visiting Broadsands				
Views/intervisibility						Level of access / relative numbers of people affected					
	Open views available from high points towards the coast, Dart estuary and South Devon National Landscape, elsewhere views are contained by vegetation and flatter landform						Large number of people, typically on urban edges, visiting tourist and recreational facilities				
Setting/skyline/backdrop											
	Distinctive skylines at higher ground such as Kennels Lane and Guzzle Down form a backdrop to settlements and the sea. Few landmark features										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
						High-Medium	Medium	High-Medium	High		
Historic Landscape Character						Particularly sensitive features are the presence of the South Devon National Landscape and its special qualities, complex land cover, and sense of tranquillity when away from the urban edge. High-medium landscape value, with medium susceptibility to solar development					
						Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						High-Medium	Medium	High-Medium	High		
	South Devon National Landscape and its setting in the east of the LCT. The landscape displays special qualities such as rolling farmland					The LCT is experienced by a large number of adjacent residents, tourists and other recreational receptors. It’s eastern area is within the South Devon National Landscape with key views to/from the coast from higher ground. It has a high-medium visual value and high-medium susceptibility to solar development					
Guidance for solar development	Retain undeveloped skylines on prominent ground, particularly when viewed from the coast. Use the landform pattern and existing vegetation cover to screen and assimilate any solar development. Avoid siting solar development within historic field patterns; as well as avoiding areas with high tourist numbers such as Broadsands beach. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances										

7. LCT 3E: LOWLAND PLAINS

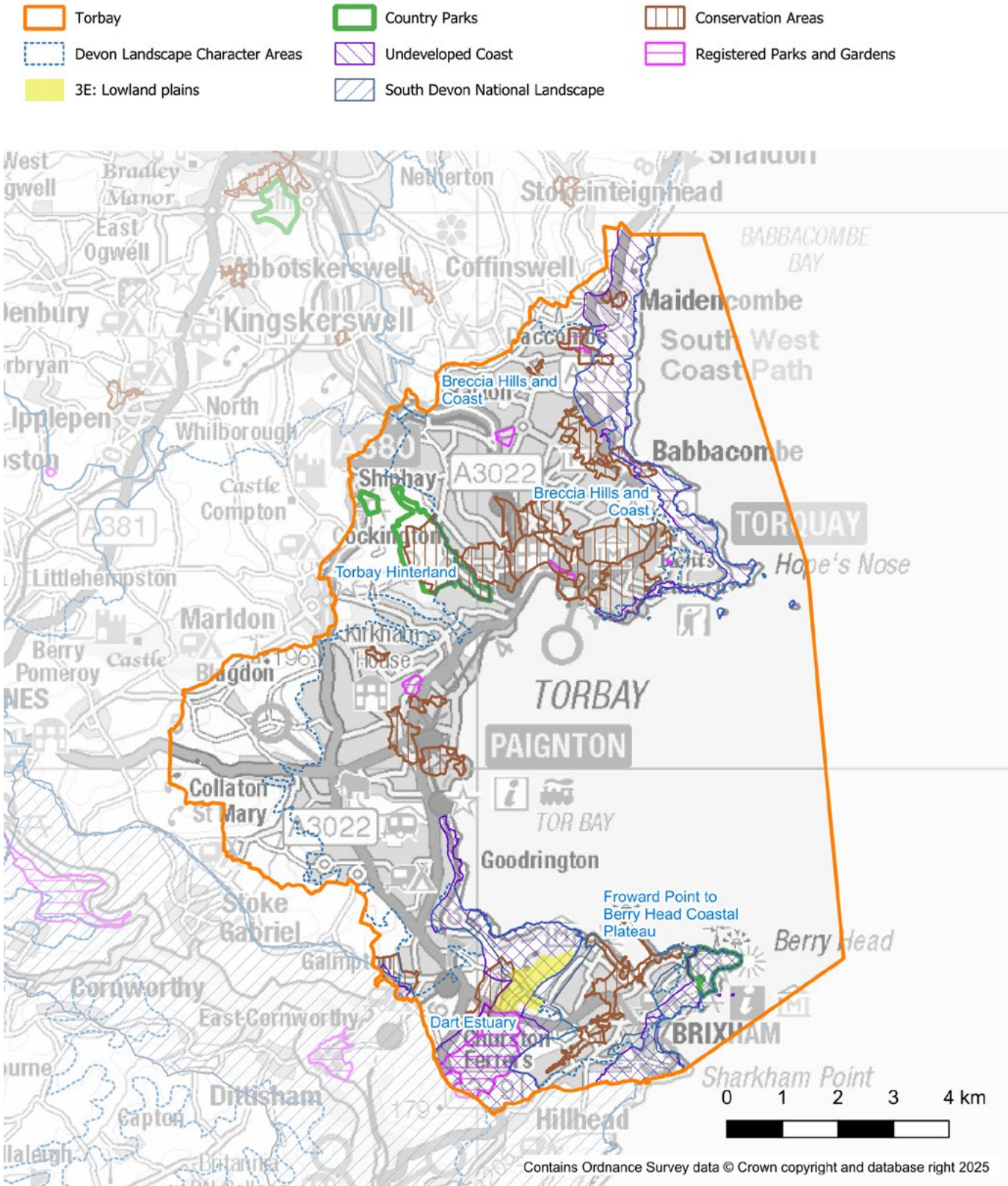
NCA:	NCA151: South Devon	Devon LCA:	Froward Point to Berry Head Coastal Plateau LCA
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Valued attributes:
<ul style="list-style-type: none">• Remnant historic features that are distinct features in this landscape, such as linear vegetation features along former lanes and railway lines, and local stone walls.• Woodland edges and hedgerow network that link with and contribute to a wider green network in adjoining LCT.• A small number of narrow, rural lanes that are discrete in the landscape.

Landscape value:	Visual value:
High	Medium
The LCT sits within the South Devon National Landscape and displays its special quality of rolling farmland. The farmland is of post-medieval origin, but has undergone boundary loss. Trees and hedgerows on field boundaries contribute to green infrastructure. The John Musgrave Heritage Trail offers recreational value, but there are few other recreational routes or facilities. The landscape is in a variable condition and is influenced by the adjacent urban edge. There is some tranquillity away from the urban edge	The LCT falls within the South Devon National Landscape, but has no iconic views. There are few visitor attractions and facilities which contribute to visual value. However, the John Musgrave Heritage Trail is a promoted long distance walking route which passes along the western LCT boundary.



Landscape Character and Designations (LCT 3E: Lowland Plains)



7. LCT 3E: LOWLAND PLAINS - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher																								
Scale						Views and intervisibility																													
	Fields within the LCT are medium in size, the landscape is medium-scale						Low level of intervisibility with surrounding areas; limited views to the sea																												
Landform						Relation to protected landscapes																													
	Landform is level or gently sloping with smooth, simple slopes						The LCT is within the South Devon National Landscape. There is limited potential intervisibility with Dartmoor National Park																												
Openness / enclosure						Skylines and other focal points																													
	Landscape feels locally enclosed as a result of mature hedgerows with hedgerow trees, and linear tree belts along former railway line						Skylines in the LCT are indistinct as a result of the flat topography. Developed skyline in the east due to the edge of Brixham																												
Land cover						Scenic quality																													
	Simple land cover of arable fields with some woodland edges. Field pattern is regular or sub-regular. Few roads or tracks						Elements of scenic quality, recognised in part by the South Devon National Landscape. Locally affected by detractors such as urban edges																												
Built environment						Typical receptors																													
	Unsettled, but is influenced by the adjacent urban edge of Brixham						Residents on the edge of Brixham, recreational receptors using the John Musgrave Heritage Trail																												
Views/intervisibility						Level of access / relative numbers of people affected																													
	The relatively flat topography and presence of mature hedgerows means that the LCT is visually contained, with little intervisibility with its surroundings						On the urban edge of Brixham, with limited PRow and lanes through the LCT aside from the John Musgrave Heritage Trail																												
Setting/skyline/backdrop						<table><tr><th>Landscape sensitivity</th><th>Small scale</th><th>Medium scale</th><th>Large scale</th></tr><tr><td>Medium</td><td>Medium-Low</td><td>Medium</td><td>High-Medium</td></tr><tr><td colspan="4">Particularly sensitive features are the sense of enclosure, presence of the South Devon National Landscape and its special qualities and medium scale. High landscape value, with medium-low susceptibility to wind development</td></tr><tr><th>Visual sensitivity</th><th>Small scale</th><th>Medium scale</th><th>Large scale</th></tr><tr><td>High-Medium</td><td>Medium</td><td>High-Medium</td><td>High</td></tr><tr><td colspan="4">The LCT sits within the South Devon National Landscape. It is typically experienced by a relatively large number of adjacent residents, as well as recreational receptors on the promoted John Musgrave Heritage Trail. It has a medium visual value and high-medium susceptibility to wind development</td></tr></table>						Landscape sensitivity	Small scale	Medium scale	Large scale	Medium	Medium-Low	Medium	High-Medium	Particularly sensitive features are the sense of enclosure, presence of the South Devon National Landscape and its special qualities and medium scale. High landscape value, with medium-low susceptibility to wind development				Visual sensitivity	Small scale	Medium scale	Large scale	High-Medium	Medium	High-Medium	High	The LCT sits within the South Devon National Landscape. It is typically experienced by a relatively large number of adjacent residents, as well as recreational receptors on the promoted John Musgrave Heritage Trail. It has a medium visual value and high-medium susceptibility to wind development			
	Landscape sensitivity	Small scale	Medium scale	Large scale																															
Medium	Medium-Low	Medium	High-Medium																																
Particularly sensitive features are the sense of enclosure, presence of the South Devon National Landscape and its special qualities and medium scale. High landscape value, with medium-low susceptibility to wind development																																			
Visual sensitivity	Small scale	Medium scale	Large scale																																
High-Medium	Medium	High-Medium	High																																
The LCT sits within the South Devon National Landscape. It is typically experienced by a relatively large number of adjacent residents, as well as recreational receptors on the promoted John Musgrave Heritage Trail. It has a medium visual value and high-medium susceptibility to wind development																																			
The landscape is largely low-lying without distinctive skylines or landmarks																																			
Perceptual qualities																																			
	The east of the LCT is influenced by the urban edge of Brixham. Some tranquillity away from the urban fringe																																		
Historic Landscape Character																																			
	Partially intact network of historic lanes, however several field boundaries (although of post-medieval origin) have been lost																																		
Scenic and special qualities																																			
	The LCT is within the South Devon National Landscape and displays the special quality of rolling farmland																																		

Guidance for wind development	Avoid settlement edges, including the conservation area at Churston. Provide an offset from the John Musgrave Heritage Trail to avoid sensitive recreational receptors. Be mindful of wider views of wind development from within the South Devon National Landscape and the wider Torbay. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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7. LCT 3E: LOWLAND PLAINS - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Medium fields would be similar or smaller scale than solar development						Low level of intervisibility with surrounding areas; limited views to the sea				
Landform						Relation to protected landscapes					
	Largely flat landscape, with simple and gentle slopes in places						The LCT is within the South Devon National Landscape. There is limited potential intervisibility with Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	Localised enclosure provided by presence of trees and mature hedgerows						Skylines in the LCT are indistinct as a result of the flat topography. Developed skyline in the east due to the edge of Brixham				
Land cover						Scenic quality					
	Typically arable land cover in regular or sub-regular fields - either modern or post-medieval in origin.						Elements of scenic quality, recognised in part by the South Devon National Landscape. Locally affected by detractors such as urban edges				
Built environment						Typical receptors					
	The LCT sits adjacent to the urban edge of Brixham and is influenced by it; the LCT itself is, however, unsettled						Residents on the edge of Brixham, recreational receptors using the John Musgrave Heritage Trail				
Views/intervisibility						Level of access / relative numbers of people affected					
	Views are contained by vegetation and flat landform. There is limited intervisibility within the LCT and with its surroundings						On the urban edge of Brixham, with limited PRow and lanes through the LCT				
Setting/skyline/backdrop											
	No landmark features; the flat topography means the skyline is indistinct										
Perceptual qualities											
	The LCT forms part of the urban edge of Brixham; there is some sense of tranquillity away from the urban edge										
Historic Landscape Character											
	Field pattern is of post-medieval origin, however there has been notable boundary loss. Partially intact network of historic lanes										
Scenic and special qualities											
	The LCT is within the South Devon National Landscape; it displays the special quality of rolling farmland										

Landscape sensitivity	Small scale	Medium scale	Large scale
Medium	Medium-Low	Medium	High-Medium
Particularly sensitive features are the presence of the South Devon National Landscape and its special quality of rolling farmland. High landscape value, with medium-low susceptibility to solar development			

Visual sensitivity	Small scale	Medium scale	Large scale
High-Medium	Medium	High-Medium	High
The LCT sits within the South Devon National Landscape. It is typically experienced by a relatively large number of adjacent residents, as well as recreational receptors on the promoted John Musgrave Heritage Trail. It has a medium visual value and high-medium susceptibility to solar development			

Guidance for solar development	Use the field pattern and high levels of existing vegetation cover to screen and assimilate solar development. Avoid areas close to sensitive receptors such as residents and recreational users on the John Musgrave Heritage Trail. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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8. LCT 3H: SECLUDED VALLEYS

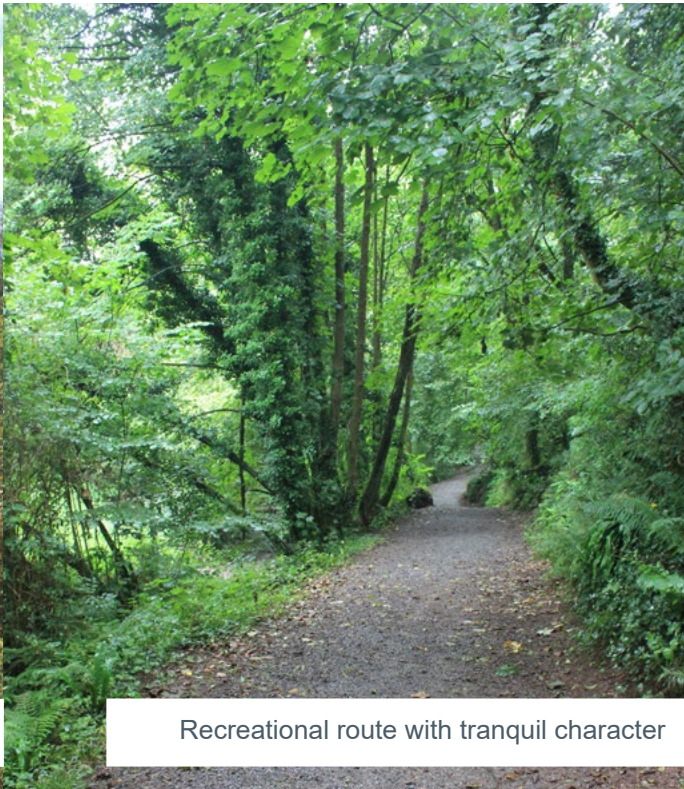
NCA:	NCA151: South Devon	Devon LCA:	Torbay Hinterland LCA / Froward Point to Berry Head Coastal Plateau LCA
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Valued attributes:
<ul style="list-style-type: none">Peaceful and tranquil qualities and sense of being completely detached from urban areas.Valued woodland, historic parkland and localised riparian habitats that contribute to a wider variety of ecological features.Trees, hedgerows and woodlands that characterise this LCT whilst providing important ecological benefits such as carbon sequestration and flood mitigation.Historic features including parkland, remaining traditional orchards, narrow lanes and occasional medieval field patterns that contribute to the varied and enclosed landscape.

Landscape value:	Visual value:
High-Medium	Medium
The LCT performs a key ecological function within the wider green infrastructure network; it is also valued for recreation such as at Cockington. The south-eastern part of the LCT is within the South Devon National Landscape. The landscape includes historic elements such as a conservation area, historic field patterns and traditional orchards. There are perceptions of tranquillity and some sense of remoteness throughout.	The eastern part of the LCT sits within the South Devon National Landscape, however there are no iconic views. Cockington has value as a visitor attraction with associated facilities which contribute to visual value. Part of the John Musgrave Heritage Trail passes through parts of the LCT, such as at the secluded valleys at Cockington and near Brixham.



Secluded valley near Brixham



Recreational route with tranquil character

Landscape Character and Designations (LCT 3H: Secluded Valleys)

- Torbay

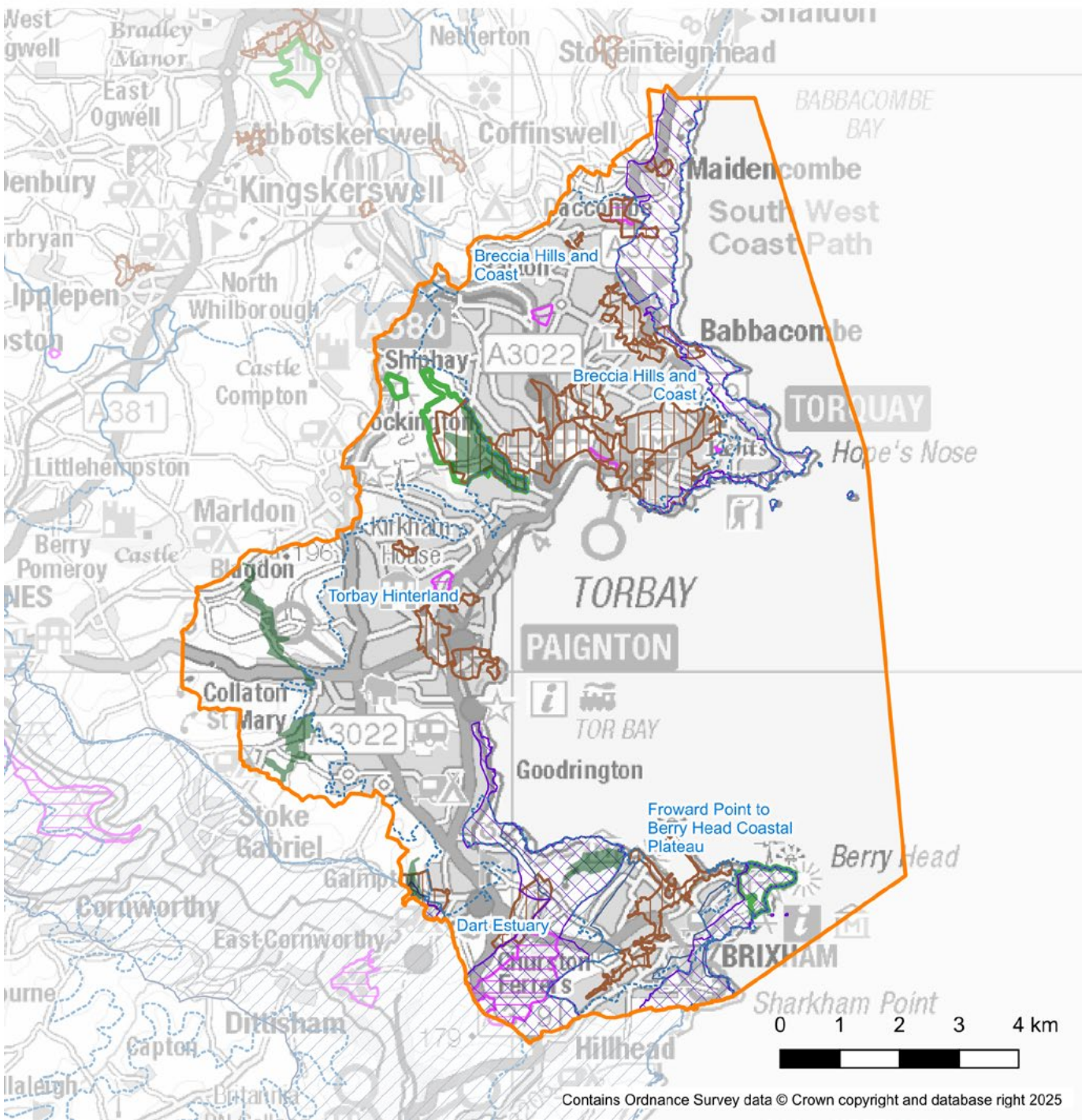
Devon Landscape Character Areas

3H: Secluded valleys
- Country Parks

Undeveloped Coast

South Devon National Landscape
- Conservation Areas

Registered Parks and Gardens



8. LCT 3H: SECLUDED VALLEYS - WIND

Landscape susceptibility	Lower		Medium		Higher
Scale					
	The LCT is typically wooded, which gives an intimate sense of scale				
Landform					
	Landform comprises valleys which are typically steeply sloping				
Openness / enclosure					
	Well-wooded sheltered landscape with high degree of enclosure				
Land cover					
	Simple land cover of woodland and orchards. However, the land pattern is sinuous and organic with few roads or tracks				
Built environment					
	Sparsely settled. Sense of detachment from adjacent urban areas				
Views/intervisibility					
	Little intervisibility with its surroundings due to the LCT's wooded character				
Setting/skyline/backdrop					
	The wooded character and subsequent high degree of enclosure means that there are no distinctive skylines or landmarks within the LCT				
Perceptual qualities					
	Sense of detachment from the urban edge due to wooded character; sense of seclusion and tranquillity				
Historic Landscape Character					
	Network of historic lanes. Some areas of post-medieval origin with higher sensitivity, including some limited ancient woodland				
Scenic and special qualities					
	Part of the LCT is within the South Devon National Landscape and displays the special qualities of hidden valleys, ancient route-ways and tranquillity				

Visual susceptibility	Lower		Medium		Higher
Views and intervisibility					
	Enclosed character and limited intervisibility with surrounding areas				
Relation to protected landscapes					
	Partially within the South Devon National Landscape. Limited to no intervisibility with Dartmoor National Park and remainder of South Devon National Landscape				
Skylines and other focal points					
	Wooded character means that skylines are indistinct but rural in character				
Scenic quality					
	Elements of scenic quality including wooded character, hidden valleys and network of rural lanes. Partially in South Devon National Landscape				
Typical receptors					
	Recreational receptors using the John Musgrave Heritage Trail and other PRow, tourists at Cockington, residents in adjacent settlements				
Level of access / relative numbers of people affected					
	Some parts of the LCT are more accessible than others; high degree of access at Cockington, lower level of access at Blagdon / Galmpton				

Landscape sensitivity	Small scale	Medium scale	Large scale
High-Medium	Medium	High-Medium	High
Particularly sensitive features are the sense of enclosure with intimate sense of scale, steeply sloping landform and sense of tranquillity and detachment from the urban edge. High-medium landscape value, with high-medium susceptibility to wind development			
Visual sensitivity	Small scale	Medium scale	Large scale
Medium	Medium-Low	Medium	High-Medium
The LCT is typically experienced by recreational receptors including those on the promoted John Musgrave Heritage Trail and tourists. Part of the LCT is within the South Devon National Landscape. The LCT has a medium visual value and medium susceptibility to wind development			

Guidance for wind development	Avoid settlement edges and areas with higher footfall of tourists and recreational receptors such as along the John Musgrave Heritage Trail. Apply appropriate buffers (to be agreed with Natural England) to ancient woodland to ensure their protection. Be mindful of wider views of wind development from within the South Devon National Landscape and Torbay. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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8. LCT 3H: SECLUDED VALLEYS - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Intimate scale landscape would be of smaller scale than solar development						Enclosed character and limited intervisibility with surrounding areas				
Landform						Relation to protected landscapes					
	Steeply sloping valley landform contrasting with gentler surrounding slopes						Partially within the South Devon National Landscape. Limited to no intervisibility with Dartmoor National Park and remainder of South Devon National Landscape				
Openness/enclosure						Skylines and other focal points					
	Strong sense of enclosure provided by presence of woodland						Wooded character means that skylines are indistinct but rural in character				
Land cover						Scenic quality					
	Simple land cover of woodland which forms irregular and sinuous patterns within the landscape. Some historic origin, typically post-medieval						Elements of scenic quality including wooded character, hidden valleys and network of rural lanes. Partially in South Devon National Landscape				
Built environment						Typical receptors					
	Sparsely settled, with sense of detachment from adjacent urban edges						Recreational receptors using the John Musgrave Heritage Trail and other PRoW, tourists at Cockington, residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Limited intervisibility within the LCT and with its surroundings due to wooded character						Some parts of the LCT are more accessible than others; high degree of access at Cockington, lower level of access at Blagdon / Galmpton				
Setting/skyline/backdrop											
	Wooded character means that skylines are indistinct; no landmark features										
Perceptual qualities											
	Woodland affords peacefulness and sense of tranquillity. Some sense of remoteness due to detachment from urban edge										
Historic Landscape Character											
	Some ancient woodland in the east. Areas typically have land cover of post-medieval origin. Some historic lanes										
Scenic and special qualities											
	Special qualities within the LCT include hidden valleys, ancient route-ways and a high degree of tranquillity. Part of the LCT is within the South Devon National Landscape										

Landscape sensitivity	Small scale	Medium scale	Large scale
High-Medium	Medium	High-Medium	High
Particularly sensitive features are the intimate scale and steep landform, as well as the level of tranquillity and sense of detachment from the urban edge. High-medium landscape value, with medium susceptibility to solar development			
Visual sensitivity	Small scale	Medium scale	Large scale
Medium	Medium-Low	Medium	High-Medium
The LCT is typically experienced by recreational receptors on the promoted John Musgrave Heritage Trail and tourists at Cockington, with a moderate degree of access. South Devon National Landscape is located in the east. The LCT has a medium visual value and medium susceptibility to solar development			

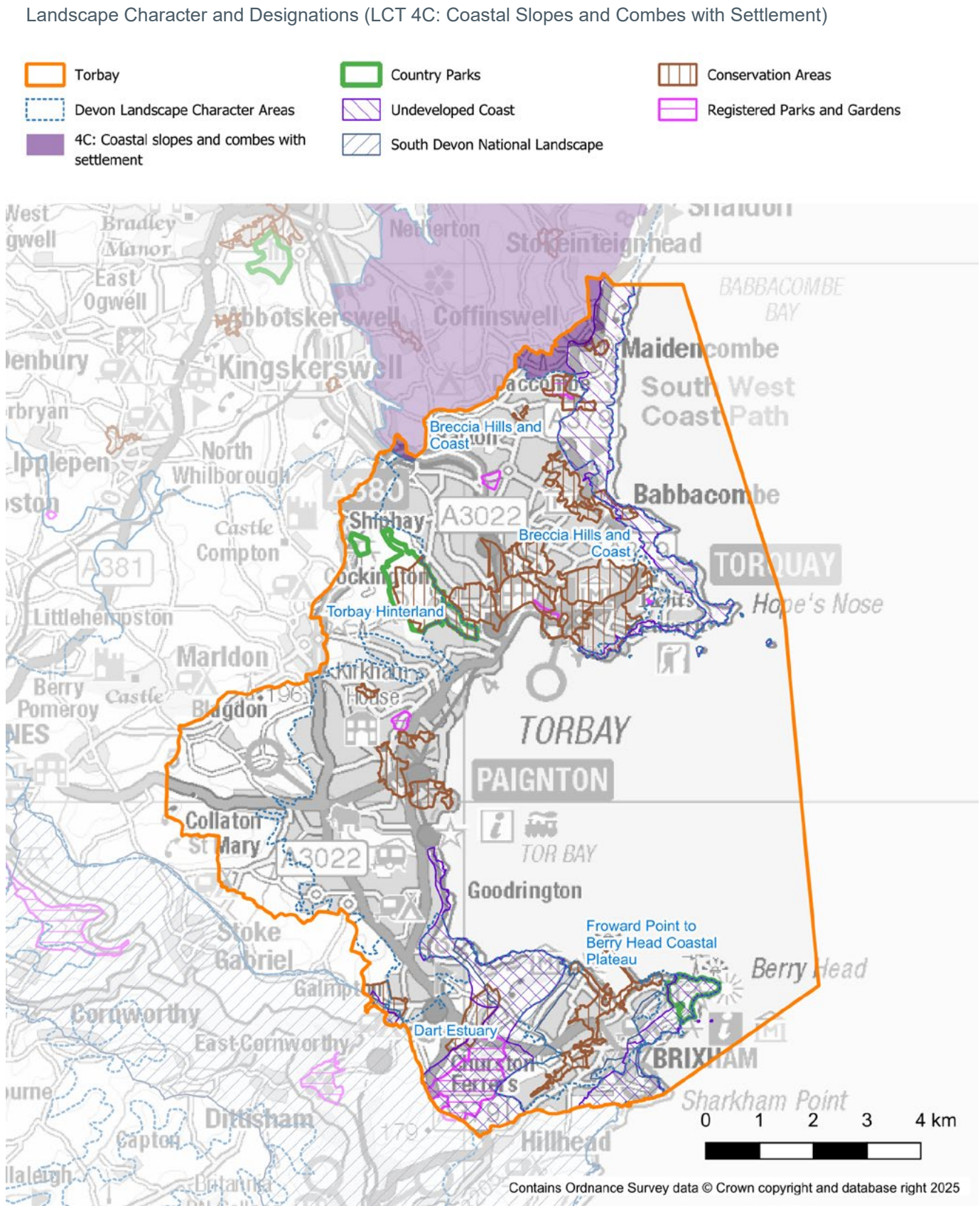
Guidance for solar development	Use high levels of existing vegetation cover to screen and assimilate solar development; mimicking where possible the sinuous and irregular land cover. Avoid areas close to sensitive receptors such as residents, tourists and recreational users on the John Musgrave Heritage Trail. Apply appropriate buffers (to be agreed with Natural England) to ancient woodland to ensure their protection. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 ⁸) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances
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9. LCT 4C: COASTAL SLOPES AND COMBES WITH SETTLEMENT

NCA:	NCA151: South Devon	Devon LCA:	Breccia Hills and Coast LCA
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Valued attributes:
<ul style="list-style-type: none">Unspoilt, peaceful rural character, with generally strong sense of separation from the urban settlement.Wide and extensive views over the distinctive, folded and sparsely settled rural landscape.Robust network of hedgerows with trees, field trees and small woodlands that define the irregular enclosure pattern of small to medium fields across steep sides of the combes.

Landscape value:	Visual value:
Medium-Low	Low
The landscape within the LCT has a distinctive character in fair condition owing to the combe landform, the rural sense of tranquillity and typically unspoilt character. It performs an important function in relation to green infrastructure through its robust network of hedgerows with small woodlands and field trees. There is, however limited recreational value and no ecological and limited historical designations within the LCT. Localised elements such as the busy A379/A3002 roads reduce scenic quality.	The LCT does not contain iconic views or those related to a designated landscape. The John Musgrave Heritage Trail passes through the landscape and there are views of the LCT from this route; as well as from the promoted tourist route on the A379. However, there is no provision of facilities for enjoyment of views.



9. LCT 4C: COASTAL SLOPES AND COMBES WITH SETTLEMENT - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	The scale of the LCT is small-medium; the field pattern is small and medium and folded landform reinforces this sense of scale						Moderate-low degree of intervisibility with surrounding areas				
Landform						Relation to protected landscapes					
	The combe landform is rolling and folded, with a relatively complex pattern						Limited intervisibility with Dartmoor National Park and South Devon National Landscape				
Openness / enclosure						Skylines and other focal points					
	Open views available across rolling farmland; however some sense of enclosure along lanes due to adjacent hedgerows						Rolling landform gives distinctive skylines; although no particular landmarks aside from the transmission mast at Great Hill				
Land cover						Scenic quality					
	Land cover comprises farmland in semi-regular fields, narrow hedged lanes						Not designated for scenic quality, however there are scenic elements such as the rolling topography				
Built environment						Typical receptors					
	Relatively sparsely settled; sense of detachment from adjacent urban edge						Recreational receptors using the John Musgrave Heritage Trail and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	The rolling landform and presence of hedgerows and trees gives some intervisibility with surrounding areas, but this is often restricted						Sparse network of minor roads and PRow, limited number of receptors away from busy A379 in east and A3022 in far west				
Setting/skyline/ backdrop											
	The rolling landform forms a series of distinctive skylines and horizons; they are occasionally developed and contain few landmark features aside from the transmission mast at Great Hill										
Perceptual qualities											
	Landform offers a sense of detachment from the urban edge; sense of rural character and tranquillity. Locally interrupted on edge of LCT by main roads										
Historic Landscape Character											
	Fields typically of post-medieval origin with small area of higher sensitivity medieval enclosure										
Scenic and special qualities											
	Not located within the South Devon National Landscape; however rural character affords a scenic quality which would be affected by wind development										

Landscape sensitivity	Small scale	Medium scale	Large scale
Medium	Medium-Low	Medium	High-Medium
Particularly sensitive features are the small to medium scale, rolling landform and sparse settlement pattern, as well as valued characteristics of the sense of tranquillity and detachment from the urban edge. Medium-low landscape value, with medium susceptibility to wind development			
Visual sensitivity	Small scale	Medium scale	Large scale
Medium-Low	Low	Medium-Low	Medium
The LCT is typically experienced by recreational receptors on the John Musgrave Heritage Trail and adjacent residents. Moderate-low degree of intervisibility with surrounding areas, but limited intervisibility with protected landscapes. It has a low visual value and medium susceptibility to wind development			

Guidance for wind development	Avoid settlement edges and areas with higher footfall of recreational receptors such as along the John Musgrave Heritage Trail. Be mindful of wider views of wind development from within the surrounding landscape and from the coast
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9. LCT 4C: COASTAL SLOPES AND COMBES WITH SETTLEMENT - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Small to medium scale landscape; would be smaller than or equal to scale of any proposed solar development						Moderate-low degree of intervisibility with surrounding areas				
Landform						Relation to protected landscapes					
	Rolling and undulating landform with complex pattern						Limited intervisibility with Dartmoor National Park and South Devon National Landscape				
Openness/enclosure						Skylines and other focal points					
	Open views available across the undulating landscape. Some sense of enclosure provided by hedgerows						Rolling landform gives distinctive skylines; although no particular landmarks aside from the transmission mast at Great Hill				
Land cover						Scenic quality					
	Typically post-medieval enclosures and modern settlement, with land cover comprising mixed farmland in semi-regular patterns						Not designated for scenic quality, however there are scenic elements such as the rolling topography				
Built environment						Typical receptors					
	Sense of detachment from adjacent urban area, with a relatively sparse settlement pattern						Recreational receptors using the John Musgrave Heritage Trail and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Rolling landform allows intervisibility with surrounding areas, however this is often restricted by trees and hedgerows						Sparse network of minor roads and PRow, limited number of receptors away from busy A379 in east and A3022 in far west				
Setting/skyline/backdrop											
	Series of distinctive skylines formed by rolling landform. Occasional development on skylines. Transmission mast at Great Hill is only landmark										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Rural character which affords a sense of tranquillity. Detachment from urban edge, but localised interruptions from adjacent main roads					Medium	Medium-Low	Medium	High-Medium		
Historic Landscape Character						Particularly sensitive features are the small to medium scale and rolling landform, as well as the level of openness afforded by the undulating landscape. Medium-low landscape value, with high-medium susceptibility to solar development					
	Small area of medieval enclosure near Great Hill. Areas typically have land cover of post-medieval origin					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						Medium-Low	Medium-Low	Medium	High-Medium		
	Scenic quality afforded by rural and unspoilt character. Not within South Devon National Landscape					The LCT is typically experienced by recreational receptors on the promoted John Musgrave Heritage Trail and adjacent residents, with a relatively low degree of access. Moderate-low intervisibility with surrounding areas. It has a low visual value and medium susceptibility to solar development					

10. LCT 4D: COASTAL SLOPES AND COMBES

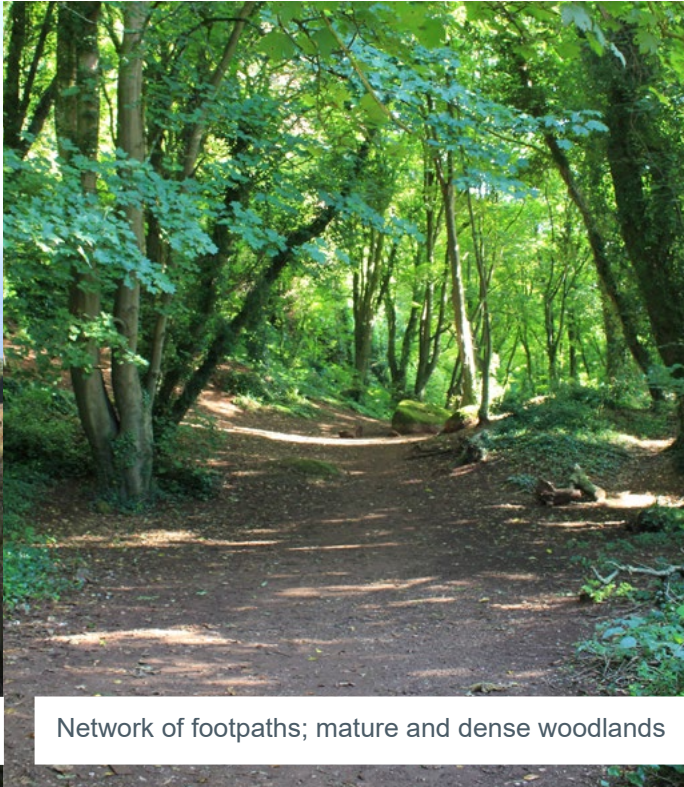
NCA:	NCA151: South Devon	Devon LCA:	Breccia Hills and Coast LCA
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Valued attributes:
<ul style="list-style-type: none">Tranquil, remote and intimate qualities associated with the complex pattern of landform and vegetation, and historic land and settlement patterns.Mature and dense woodlands that are a defining feature of this landscape type, and important for carbon sequestration.Expansive coastal views that appear and disappear with variation in landform and woodland cover.Extensive network of promoted, formal and informal footpaths that are valued for recreation and the sense of escapism from urban land uses.

Landscape value:	Visual value:
High-Medium	Medium
The LCT performs an important green infrastructure and ecological function through its dense woodlands. The combes landscape and relationship to the coast gives a distinctive character and a sense of tranquillity and remoteness. There are multiple recreational routes and facilities and a strong sense of time depth through historic settlements such as Maidencombe and parkland at Sladnor Park.	The LCT does not contain iconic views or those related to a designated landscape. However, it is widely used for recreation, with coastal views from the promoted South West Coast Path, the John Musgrave Heritage Trail and the promoted tourist route along the A379. There is the provision of facilities such as car parks to enjoy views across the LCT to the coast.

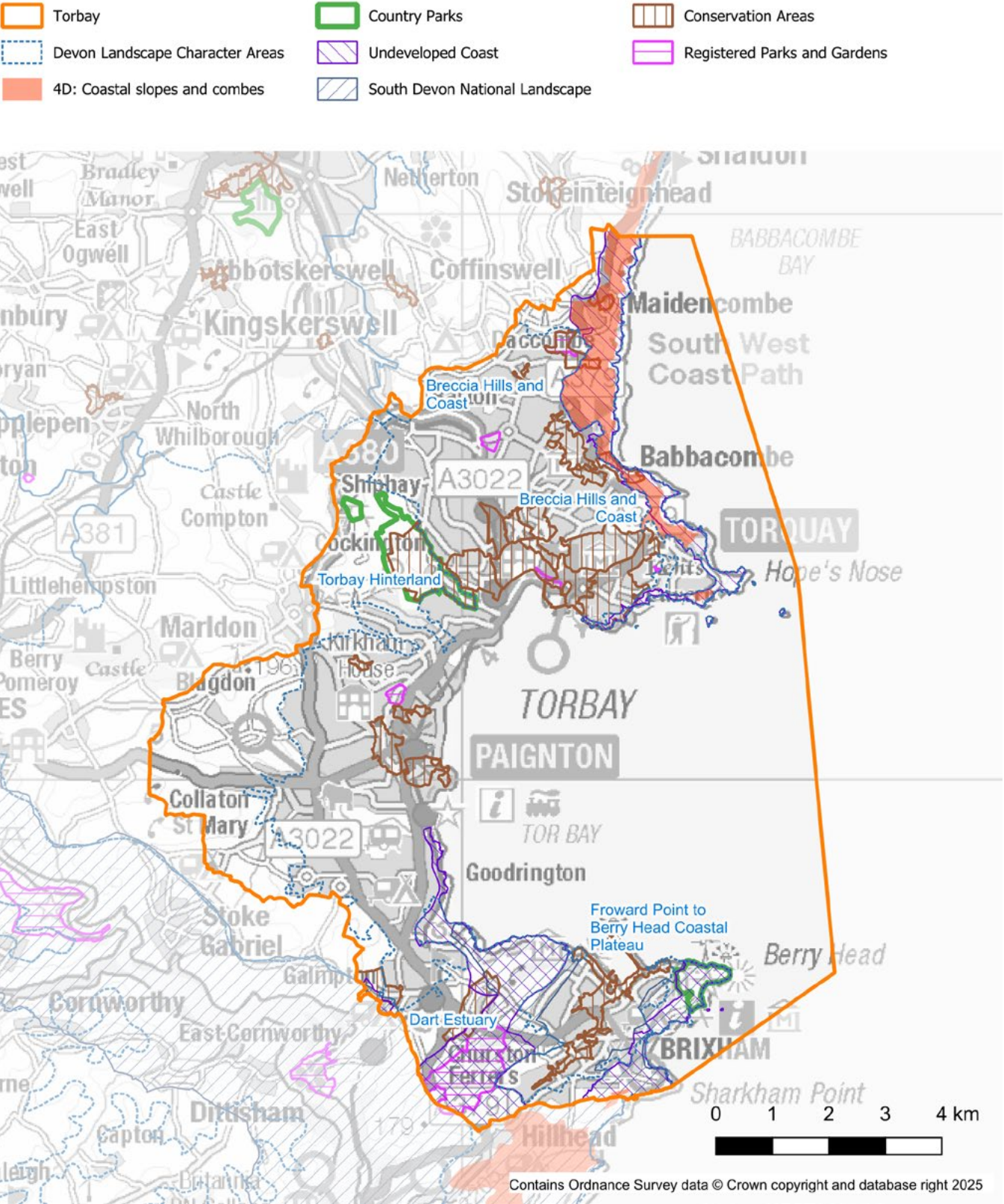


Expansive coastal views with variation in landform



Network of footpaths; mature and dense woodlands

Landscape Character and Designations (LCT 4D: Coastal Slopes and Combes)



10. LCT 4D: COASTAL SLOPES AND COMBES

- WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	The scale of fields within the LCT is small-medium, but woodland adds an intimate character in places, in combination with the combe landform						Some intervisibility with surrounding areas, particularly to the coast				
Landform						Relation to protected landscapes					
	Plateau in the west, which falls steeply to the coast, becoming incised and undulating with a series of ridges and narrow valleys						Limited to no intervisibility with either the South Devon National Landscape or Dartmoor National Park				
Openness / enclosure						Skylines and other focal points					
	The LCT has a mixture of open and enclosed spaces; plateaux offer open coastal views, but the character is more enclosed and intimate in valleys						The LCT forms part of the skyline from the coast; some skylines are encroached upon by adjacent development				
Land cover						Scenic quality					
	Land cover comprises a patchwork of woodland, scrub, grassland, pasture and arable farmland in an irregular pattern; with narrow hedged lanes						Scenic elements such as the expansive coastal views and intimate woodlands; relatively few detractors				
Built environment						Typical receptors					
	Sparsely settled; settlement is historic in character. Some perceived encroachment from adjacent urban edge						Tourists visiting the coast and recreational facilities, recreational receptors using PRow, the South West Coast Path and John Musgrave Heritage Trail and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Some intervisibility with the coast and adjacent LCTs due to the rolling landform; expansive views available but other views more contained						Network of minor roads and PRow, car park facilities. Adjacent settlement edge with links into the LCT				
Setting/skyline/backdrop											
	The LCT forms part of the skyline in places where viewed from the coast, however some skylines are indistinct or encroached on by settlement					Landscape sensitivity	Small scale	Medium scale	Large scale		
Perceptual qualities						High-Medium	Medium	High-Medium	High		
	Largely tranquil and remote character, although this is locally reduced by adjacent settlement and busy roads					Particularly sensitive features are the small to medium scale; undulating landform; sparse settlement; tranquillity; and presence of historic settlement and field patterns. High-medium landscape value, with high-medium susceptibility to wind development					
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Typically of medieval or post-medieval origin. Some modern landscapes					High-Medium	Medium	High-Medium	High		
Scenic and special qualities						The LCT is typically experienced by tourists, recreational receptors on PRow including the South West Coast Path and adjacent residents. Relatively high level of access, but limited intervisibility with protected landscapes. It has a medium visual value and high-medium susceptibility to wind development					
	Not located within the South Devon National Landscape; however there are positive scenic qualities which would be affected by wind development										

Guidance for wind development	Avoid areas with high degrees of enclosure, landscapes of intimate scale and steep slopes. Be mindful of tourist hotspots, as well as views from promoted routes such as the South West Coast Path.
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10. LCT 4D: COASTAL SLOPES AND COMBES - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Small-scale LCT with small-medium fields. Scale occasionally intimate due to woodland cover. Smaller in scale than proposed solar development						Some intervisibility with surrounding areas, particularly to the coast				
Landform						Relation to protected landscapes					
	Landform falls to the east from the western plateau; in the east, landform is undulating and incised, comprising a series of ridges and narrow valleys						Limited to no intervisibility with either the South Devon National Landscape or Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	Mixture of openness at plateaux and enclosure in valleys, varied sense of enclosure within the LCT						The LCT forms part of the skyline from the coast; some skylines are encroached upon by adjacent development				
Land cover						Scenic quality					
	Patchwork of land cover including woodland, mixed farmland and scrub. Irregular field patterns with medieval, post-medieval and modern origin						Scenic elements such as the expansive coastal views and intimate woodlands; relatively few detractors				
Built environment						Typical receptors					
	Sparse settlement pattern, including old, dispersed settlements. Some encroachment of adjacent urban edge						Tourists visiting the coast and recreational facilities, recreational receptors using PRow, the South West Coast Path and John Musgrave Heritage Trail and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Some expansive views of the coast, but these are limited in places by steep landform and woodland. Some intervisibility with surrounding LCTs						Network of minor roads and PRow, car park facilities. Adjacent settlement edge with links into the LCT				
Setting/skyline/backdrop											
	Some development on skylines in the south of the LCT. Rolling landform forms some skylines where viewed from coast, but not always distinctive										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Rural character which affords a sense of tranquillity. Detachment from urban edge, but localised interruptions from adjacent main roads					High-Medium	Medium	High-Medium	High		
Historic Landscape Character						Particularly sensitive features are the small to medium scale and rolling landform, as well as the level of openness afforded by the undulating landscape. Medium landscape value, with medium susceptibility to solar development					
	Several areas of medieval enclosure, others are post-medieval. Some limited modern development					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						High-Medium	Medium	High-Medium	High		
	Scenic quality afforded by tranquil character and coastal influence. Not located within South Devon National Landscape or its setting					The LCT is experienced by tourists, recreational receptors on PRow such as the South West Coast Path and adjacent residents, with a medium-high degree of access. Moderate intervisibility with surrounding areas. It has a medium visual value and high-medium susceptibility to solar development					
Guidance for solar development	Utilise woodland cover, hedgerows and tree cover to, where possible, screen and assimilate solar development into its surroundings. Avoid steep slopes and areas with intervisibility with the South West Coast Path or tourist hotspots										

11. LCT 4G: LOW-LYING COAST AND BEACH

NCA:	NCA151: South Devon	Devon LCA:	Froward Point to Berry Head Coastal Plateau LCA / N/A (urban)
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Valued attributes:
<ul style="list-style-type: none">Cultural and historic connections and features that contribute to the varied character and distinct charm of the coastal tourist hotspots of the 'English Riviera'.The aesthetic qualities created by the visual and physical relationship with the sea, with a sense of dynamic movement and nuances in colour and light that change throughout the day.The woodland edges and parkland trees of the green spaces that form the backdrop to this landscape type, merging with the ornamental and exotic plantings in the more formal spaces of the seafront landscape.

Landscape value:	Visual value:
High-Medium	High
The LCT has cultural, historic and recreational value due to its distinctive and varied character and contribution to the 'English Riviera'. There is a sense of tranquillity at the coastal edges despite high footfall and the influence of adjacent busy roads and urban development. The landscape is typically in good condition. The beach at Broadsands sits adjacent to the South Devon National Landscape.	The LCT contains iconic views of the 'English Riviera' such as Abbey Gardens at Torquay. Partially within and with views to the South Devon National Landscape. It is well used for recreation and forms part of the promoted South West Coast Path and the promoted tourist route along the A379. There is the provision of facilities such as benches, recreational activities, cafés and car parks to enjoy views to the coast.



Landscape Character and Designations (LCT 4G: Low-lying Coast and Beach)

-  Torbay

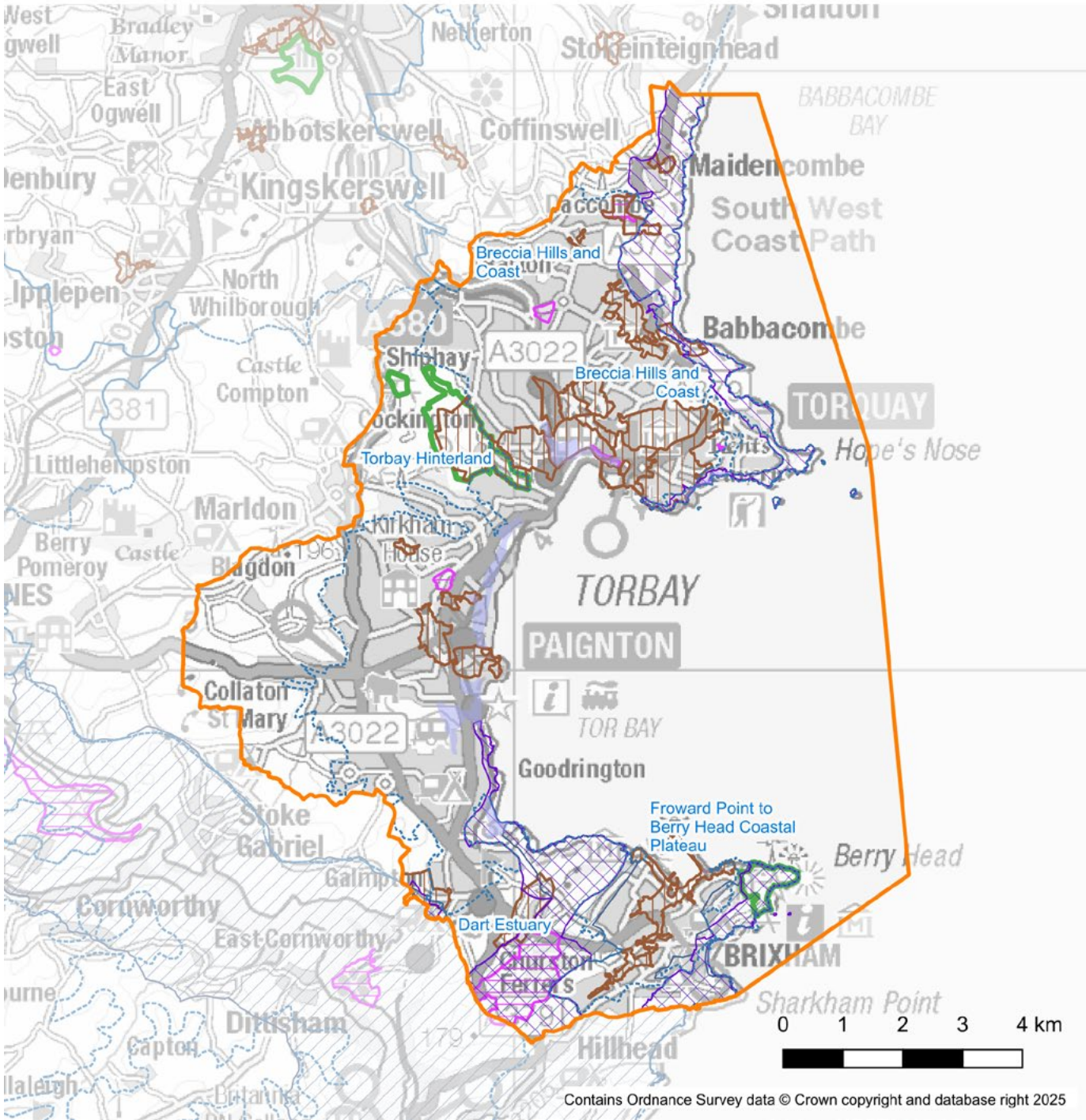
 Devon Landscape Character Areas

 4G: Low lying coast and beach
-  Country Parks

 Undeveloped Coast

 South Devon National Landscape
-  Conservation Areas

 Registered Parks and Gardens



11. LCT 4G: LOW-LYING COAST AND BEACH - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher	
Scale						Views and intervisibility						
	Medium to large scale open spaces within the coastal urban edge						Views to and across the sea, as well as intervisibility with surrounding wooded valleys and settlement					
Landform						Relation to protected landscapes						
	Low-lying and generally flat or gently sloping topography						Some intervisibility with the South Devon National Landscape; no intervisibility with Dartmoor National Park					
Openness / enclosure						Skylines and other focal points						
	Typically open areas, although some enclosure provided by built form or vegetation, both within and adjacent to the LCT						Surrounding skylines are largely developed, although there are some attractive buildings and features within them					
Land cover						Scenic quality						
	Land cover comprises parks and gardens, as well as esplanades, recreational / tourist facilities and limited woodland blocks. Roads are typically wide and urban in character						Scenic elements such as the views across the sea and ornamental planting beds. Some detractors such as settlement, busy roads and car parks					
Built environment						Typical receptors						
	Closely associated with the adjacent urban fabric						Tourists visiting the coast and towns; recreational receptors using PRoW such as the South West Coast Path; and residents in adjacent settlements					
Views/intervisibility						Level of access / relative numbers of people affected						
	Considerable intervisibility with the sea and to inland wooded valleys and settlement inland. Locally restricted by built form and vegetation						High degree of access and large visitor numbers					
Setting/skyline/backdrop												
	Low-lying land which does not form skylines; some landmark buildings such as Princess Theatre and Paignton Pier											
Perceptual qualities												
	Seasonally busy areas with some limited opportunity for quiet reflection											
Historic Landscape Character												
	Some Victorian features, but much of these areas are of modern origin											
Scenic and special qualities												
	Southern part lies adjacent to South Devon National Landscape. Has some scenic quality due to coastal views and character of the ‘English Riviera’											
Landscape sensitivity							Small scale		Medium scale		Large scale	
Medium							Medium-Low		Medium		High-Medium	
Particularly sensitive features are the intervisibility with the sea and surrounding settlement, as well as proximity to the South Devon National Landscape and scenic quality. High-medium landscape value, with medium-low susceptibility to wind development												
Visual sensitivity							Small scale		Medium scale		Large scale	
High							High-Medium		High		High	
The LCT is typically experienced by a large number of tourists, recreational receptors and adjacent residents. High level of access and intervisibility with the sea and protected landscapes. It has a high visual value and high-medium susceptibility to wind development												
Guidance for wind development							Avoid seafronts and prominent areas with views to the sea. Be mindful of tourist hotspots, adjacent residents and recreational features such as cafés, as well as views from promoted routes such as the South West Coast Path. Make use of less sensitive areas such as car parks					

11. LCT 4G: LOW-LYING COAST AND BEACH - SOLAR

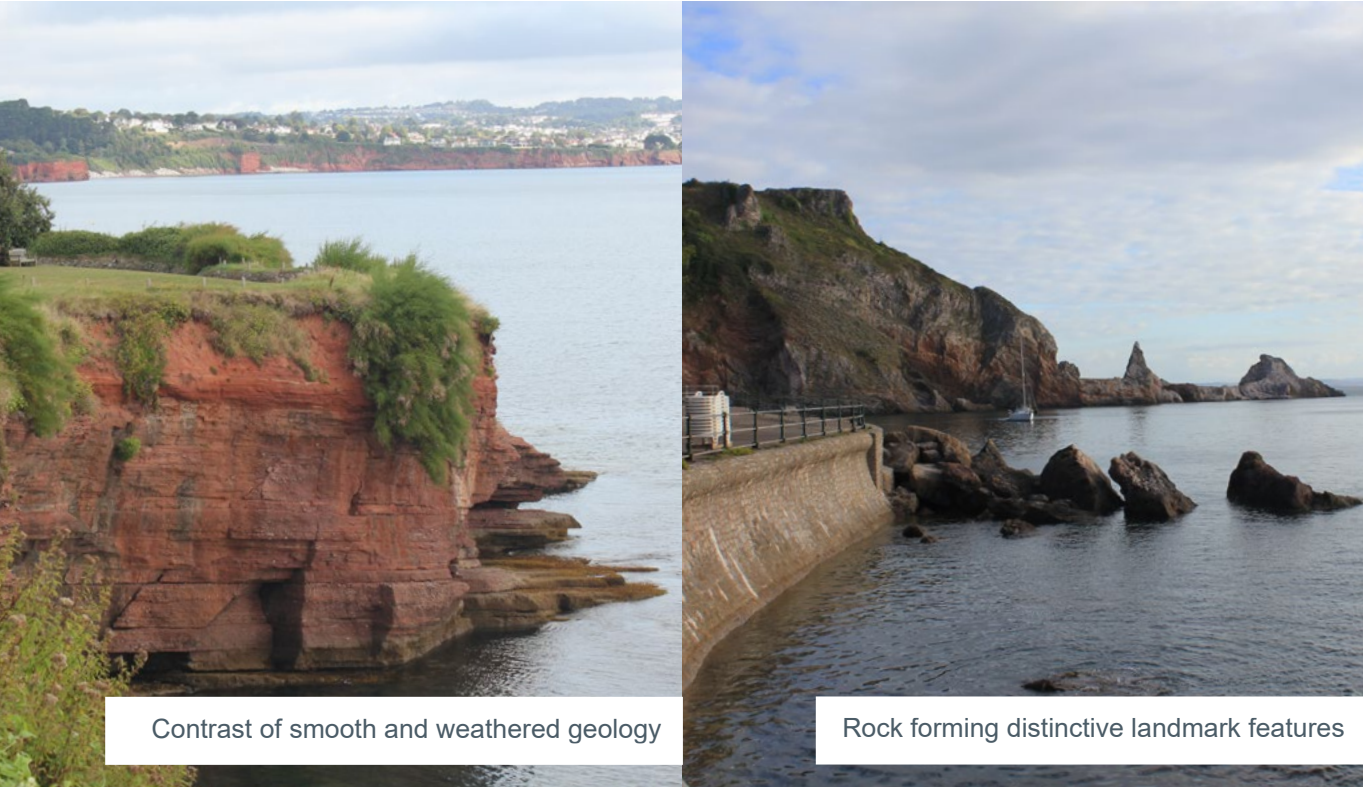
Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Scale of these areas is medium/large; part of the coastal urban edge						Views to and across the sea, as well as intervisibility with surrounding wooded valleys and settlement				
Landform						Relation to protected landscapes					
	Level or gently sloping landform which is low-lying						Some intervisibility with the South Devon National Landscape; no intervisibility with Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	The LCT is mostly open, although some enclosure is provided by built form and vegetation within / adjacent to it						Surrounding skylines are largely developed, although there are some attractive buildings and features within them				
Land cover						Scenic quality					
	Patchwork of land cover including parks and gardens, hard-standing and recreational facilities. Regular or sub-regular patterns of modern origin						Scenic elements such as the views across the sea and ornamental planting beds. Some detractors such as settlement, busy roads and car parks				
Built environment						Typical receptors					
	Lies directly adjacent to and influenced by the urban context						Tourists visiting the coast and towns; recreational receptors using PRoW such as the South West Coast Path; and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Open and expansive sea views; other views to inland wooded valleys and surrounding settlement, occasionally limited by built form and vegetation						High degree of access and large visitor numbers				
Setting/skyline/backdrop											
	Some landmarks such as Paignton Pier and Princess Theatre. Skylines tend to be indistinct due to the low-lying landform										
Perceptual qualities											
	Typically busy, particularly during the summer months. Some quieter parts with opportunity for quiet reflections										
Historic Landscape Character											
	Typically of modern origin, some retained Victorian features										
Scenic and special qualities											
	Scenic quality afforded by coastal views and character of the ‘English Riviera’. Not located within South Devon National Landscape, but southern part of LCT lies adjacent to its boundary										
						Landscape sensitivity	Small scale	Medium scale	Large scale		
						Medium	Medium-Low	Medium	High-Medium		
						Particularly sensitive features are the level of openness and intervisibility with the sea and surrounding settlement. High-medium landscape value, with medium-low susceptibility to solar development					
						Visual sensitivity	Small scale	Medium scale	Large scale		
						High	High-Medium	High	High		
						The LCT is experienced by numerous tourists, recreational receptors and adjacent residents. There is a high degree of access and intervisibility with surrounding areas and across the sea. It has a high visual value and high-medium susceptibility to solar development					

12. LCT 4H: CLIFFS

NCA:	NCA151: South Devon	Devon LCA:	Breccia Hills and Coast LCA / Froward Point to Berry Head Coastal Plateau LCA / N/A (urban)
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Valued attributes:
<ul style="list-style-type: none">• Distinctive and striking rock forms which create prominent and widely visible local landmark features, and skyline elements in open views across the bay.• The contrast of smooth and weathered geology, the varying rock colours and the play of light, colour and dynamic movement created by the action of the sea.• Variety of geological and ecological features that contribute to the unique and distinctive landscape qualities and features of the cliffs.• Largely unspoilt and natural characteristics of the landscape.

Landscape value:	Visual value:
High	High
High degree of geological and ecological value as part of the UNESCO Global Geopark. Dramatic and distinctive landforms add scenic quality and form a backdrop to the sea and coastal views; partially within the South Devon National Landscape. Supports some recreational activity in coves. Tranquil, with strong appeal to the senses. Some historic forts	Partially within the South Devon National Landscape and displays its special qualities of a rugged coastline and tranquillity. Can be viewed from tourist routes such as tourist ferries and the Dartmouth to Paignton Steam Railway; as well as the South West Coast Path. Some provision of facilities such as benches and cafés to enjoy coastal views.



Landscape Character and Designations (LCT 4H: Cliffs)

- Torbay

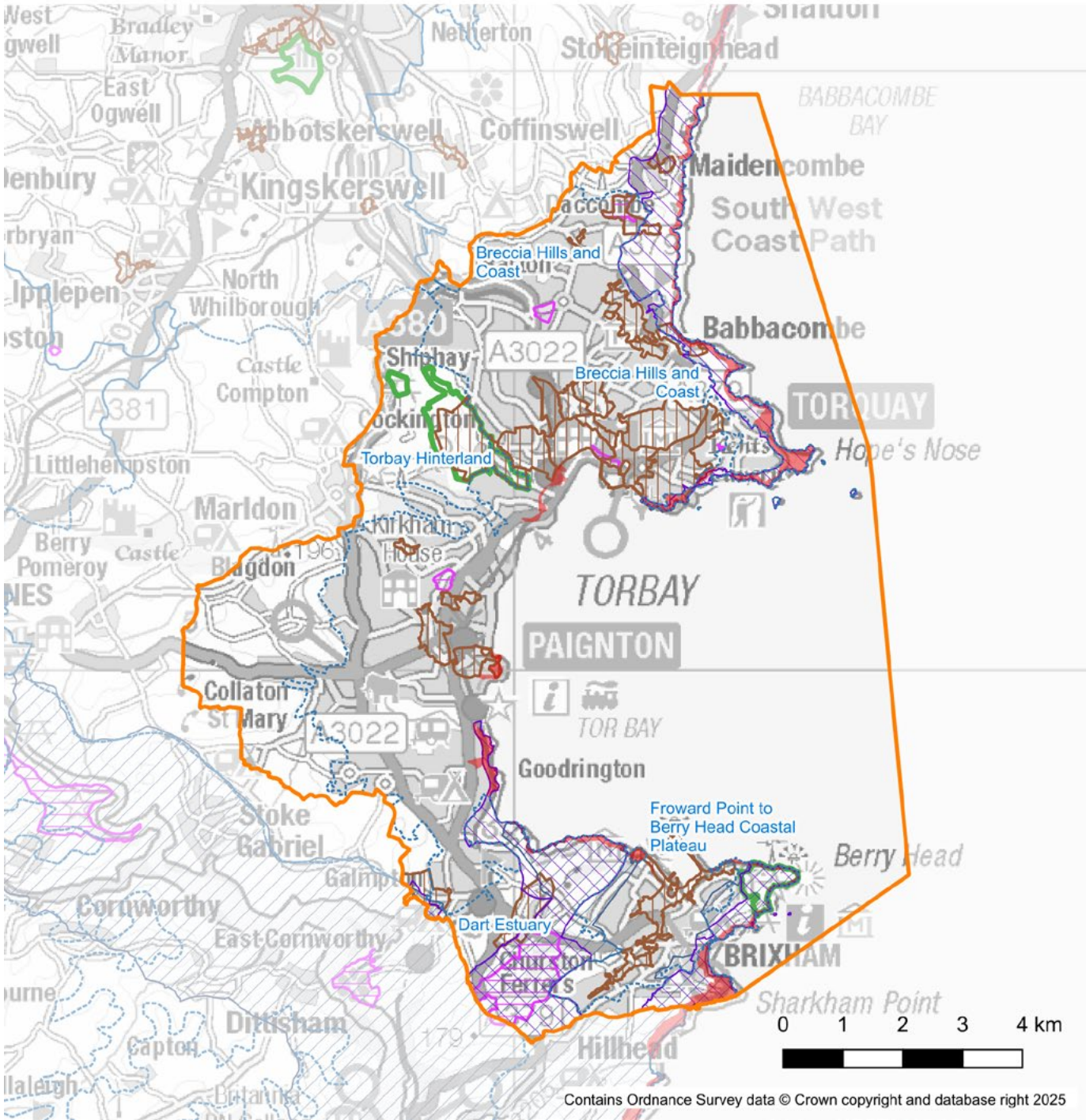
Devon Landscape Character Areas

4H: Cliffs
- Country Parks

Undeveloped Coast

South Devon National Landscape
- Conservation Areas

Registered Parks and Gardens



12. LCT 4H: CLIFFS - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Small to medium scale, with dramatic vertical elements and intimate coves						Views to the sea/coast and across the bay itself, as well as intervisibility inland from the cliff tops				
Landform						Relation to protected landscapes					
	Dramatic and rugged cliff topography						Within and intervisible with the South Devon National Landscape; limited intervisibility with Dartmoor National Park				
Openness / enclosure						Skylines and other focal points					
	Open and exposed landscape; some limited sense of enclosure at narrow beaches and coves						Largely undeveloped and naturalistic skylines (occasional limited development); landmark rock formations and distinctive landscape features				
Land cover						Scenic quality					
	Irregular patterns governed by a combination of underlying geology and marine processes; patchwork of habitats and land cover						Dramatic and expansive coastal views with limited detractors. Displays 'rugged coastline' special quality of the South Devon National Landscape				
Built environment						Typical receptors					
	Naturalistic and unsettled LCT. Some encroachment from adjacent development on cliff tops						Tourists visiting the coast (both on land and sea); recreational receptors using the South West Coast Path; and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Extensive and open views both across coast and inland from cliff tops; sea views from foot of cliffs						Relatively high level of access through cliff top paths; steep paths to coves and beaches as well as access from the sea				
Setting/skyline/ backdrop											
	Cliffs form backdrop to the sea which are intervisible across the bay; visually prominent landmark rock formations including coastal headlands										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Typically remote and wild character. Some tranquillity in intimate coves. Locally interrupted by adjacent development					High	High-Medium	High	High		
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Mixture of origins including naturalistic (unaltered) landscape; post-medieval and modern features including hilltop forts. Largely naturalistic except at cliff tops					High	High-Medium	High	High		
Scenic and special qualities						The LCT is typically experienced by tourists, recreational receptors and adjacent residents. High degree of intervisibility with the sea and protected landscapes. It has a high visual value and high susceptibility to wind development					
	Southern part sits within the South Devon National Landscape. Displays its special qualities of a rugged coastline. Typically high scenic quality but locally interrupted by adjacent settlement										
Guidance for wind development	Not recommended to undertake wind development within this LCT.										

12. LCT 4H: CLIFFS - SOLAR

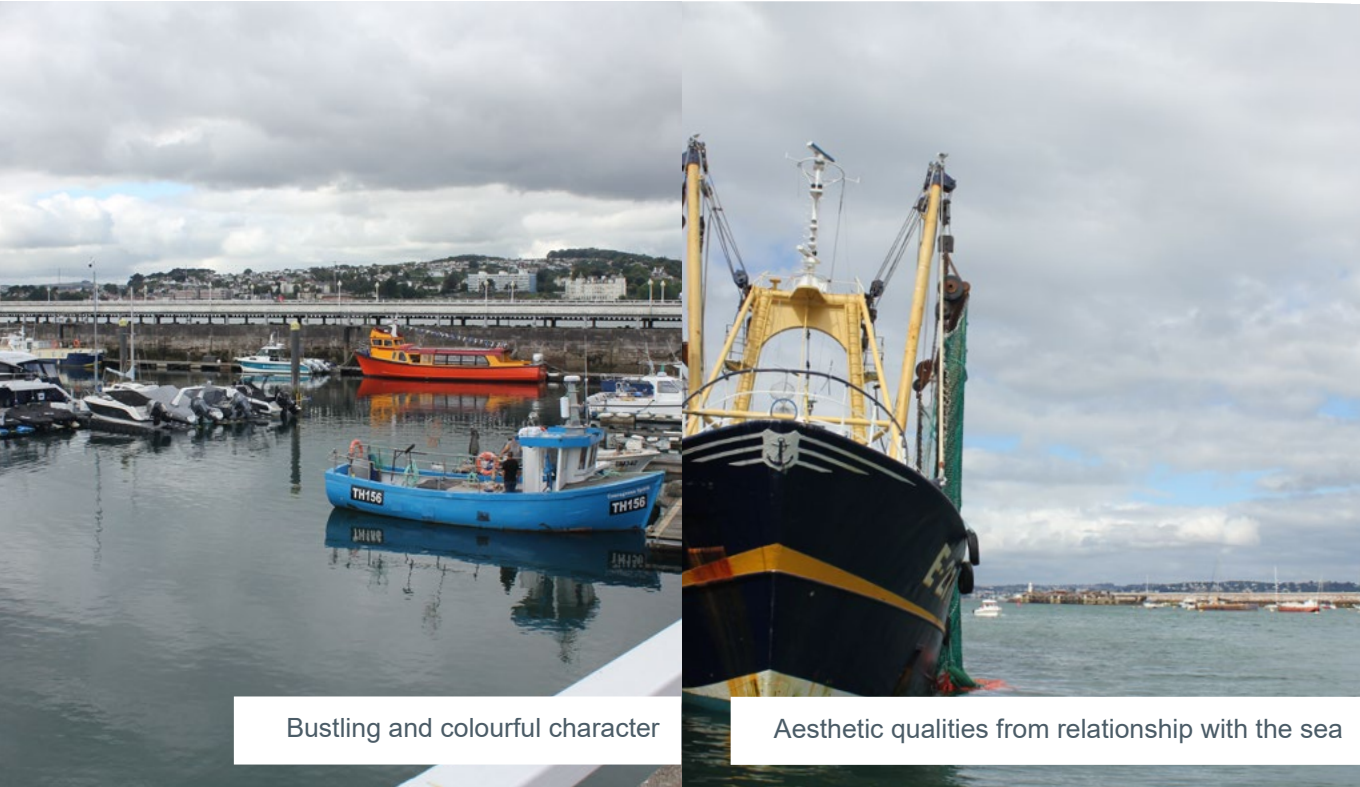
Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Scale within the LCT is small/medium, including intimate coves						Views to the sea/coast and across the bay itself, as well as intervisibility inland from the cliff tops				
Landform						Relation to protected landscapes					
	Steeply sloping and dramatic cliff landform, with rugged appearance						Within and intervisible with the South Devon National Landscape; limited intervisibility with Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	Typically open and exposed. Some limited sense of enclosure at the small beaches and coves at the foot of cliffs						Largely undeveloped and naturalistic skylines (occasional limited development); landmark rock formations and distinctive landscape features				
Land cover						Scenic quality					
	Variable patchwork of land cover. Patterns are irregular and governed by natural processes						Dramatic and expansive coastal views with limited detractors. Displays ‘rugged coastline’ special quality of the South Devon National Landscape				
Built environment						Typical receptors					
	Typically unsettled and naturalistic character. Some adjacent encroachment of settlement at cliff tops						Tourists visiting the coast (both on land and sea); recreational receptors using the South West Coast Path; and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Open and expansive sea views from foot and top of cliffs. Cliff tops offer other open views across wider coastline and inland						Relatively high level of access through cliff top paths; steep paths to coves and beaches as well as access from the sea				
Setting/skyline/backdrop											
	Visually prominent landmark rock formations. The cliffs form a backdrop and skyline to the sea, with intervisibility across the bay					Landscape sensitivity	Small scale	Medium scale	Large scale		
Perceptual qualities						High	High-Medium	High	High		
	Rugged coastline offers a remote and wild character, with some tranquillity found in coves. Some localised encroachment by adjacent settlement					Particularly sensitive features are the rugged and dramatic landform, irregular land cover, high degree of intervisibility with the sea and cliffs forming the backdrop to the sea. High landscape value, with high-medium susceptibility to solar development					
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Largely naturalistic features except at cliff tops, where there is a combination of post-medieval and modern historic landscape features. Some hill-top fortifications					High	High-Medium	High	High		
Scenic and special qualities						The LCT is experienced by tourists, recreational receptors and adjacent residents. There is a high degree of intervisibility across the sea and with the South Devon National Landscape. It has a high visual value and high susceptibility to solar development					
	Scenic quality afforded by coastal views, limited influence of adjacent settlement. Southern part of LCT lies within the South Devon National Landscape and displays its special quality of a rugged coastline										
Guidance for solar development	Not recommended to undertake solar development within this LCT.										

13. LCT 4J: HARBOURS, PORTS AND MARINAS

NCA:	NCA151: South Devon	Devon LCA:	N/A (urban)
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Valued attributes:
<ul style="list-style-type: none">• The rich historic urban character, vernacular and materiality, and associated strong sense of time depth.• The aesthetic qualities created by the visual and physical relationship with the sea and associated myriad reflections, sense of dynamic movement and nuances in colour and light.• The bustling and colourful character of the harbours and their fishing boats.• The sylvan setting and backdrop created by the wooded rocky headlands dotted with white stucco villas in woodland and occasional terraces and which reinforce the sense of the 'English Riviera', as does the lush, exotic garden vegetation in the LCT itself.

Landscape value:	Visual value:
Medium-Low	High-Medium
There is cultural, historic and recreational value within the LCT associated with the fishing industry, tourism and its contribution to the 'English Riviera'. Distinctive character - Torquay has a modern recreational marina feel, whereas Paignton/ Brixham are more historic and associated with fishing. Character is typically busy and working, with some detractors. Little by way of ecological interest due to primarily hard landscape.	Views to the South Devon National Landscape. The LCT is well used for recreation; it forms part of the promoted South West Coast Path and is the starting point for various tourist ferries. Provision of facilities such as benches, cafés and car parks to facilitate enjoyment of views to the coast.



Landscape Character and Designations (LCT 4J: Harbours, Ports and Marinas)

- Torbay

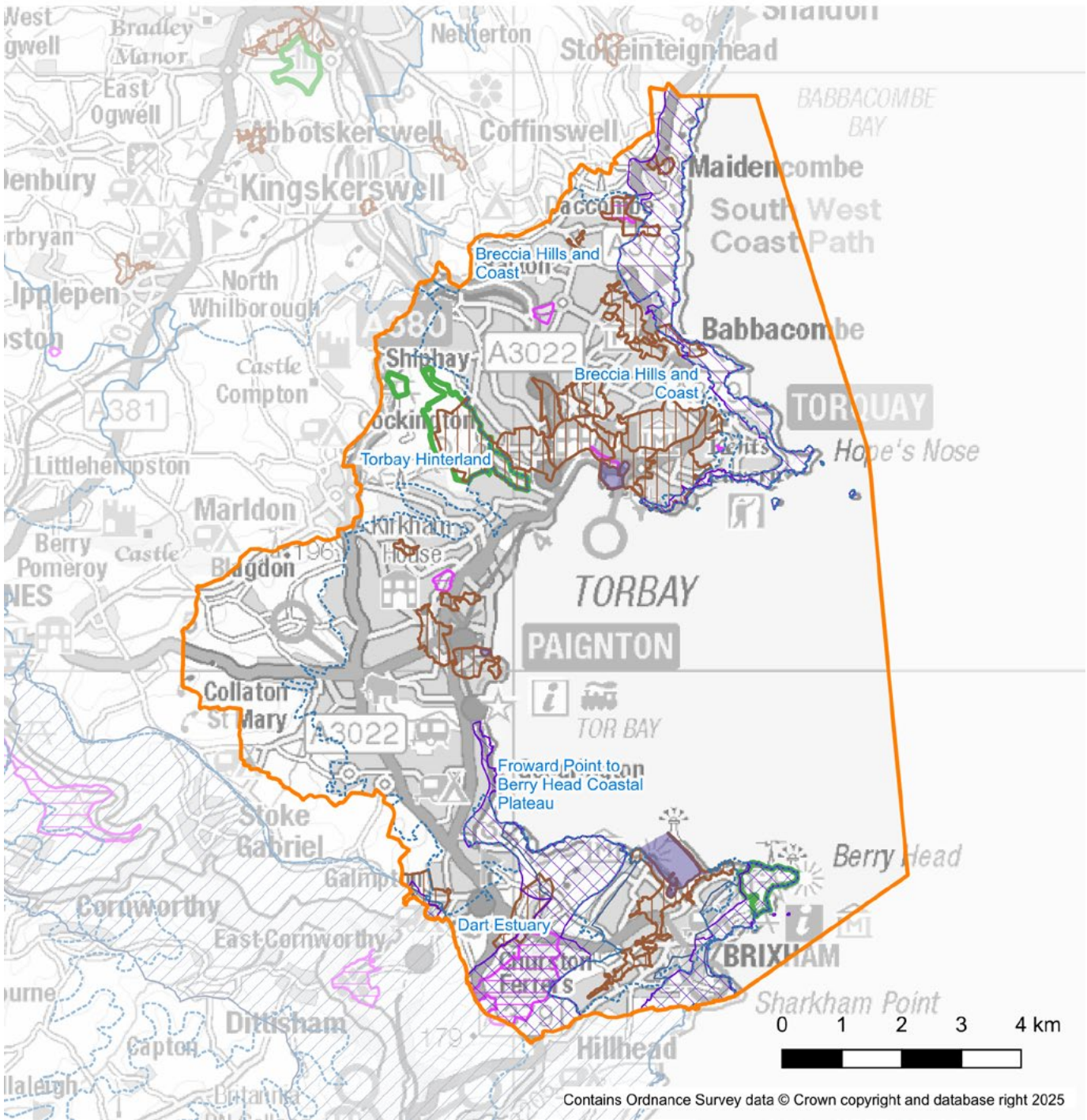
Devon Landscape Character Areas

4J: Harbours, ports and marinas
- Country Parks

Undeveloped Coast

South Devon National Landscape
- Conservation Areas

Registered Parks and Gardens



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13. LCT 4J: HARBOURS, PORTS AND MARINAS

- WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Medium to large scale open areas at the coastal urban edge						Coastal views are open and expansive. Intervisibility with surrounding LCTs including wooded valleys, cliffs and settlement				
Landform						Relation to protected landscapes					
	Low-lying, flat and engineered topography; gentle slopes at Paignton						Some intervisibility with the South Devon National Landscape; however there is no intervisibility with Dartmoor National Park				
Openness / enclosure						Skylines and other focal points					
	Typically open; some limited enclosure provided by harbour walls and adjacent urban settlement						Skylines surrounding the LCT are urban and developed, although contain some attractive buildings and features within them				
Land cover						Scenic quality					
	Simple land cover of marina/harbour and quaysides in regular or sub-regular patterns. Main esplanade roads are wide, with smaller side roads						Scenic elements include the views across the sea. However there are several detractors such as industrial activity, busy roads and car parks				
Built environment						Typical receptors					
	Adjacent to and influenced by urban context; some industrial character						Tourists visiting the coast and towns; recreational receptors using PRoW such as the South West Coast Path; and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Expansive views to the sea and across the bay, occasionally limited by sea walls. Intervisibility with surrounding settlements, cliffs and wooded valleys						High degree of access with large visitor numbers				
Setting/skyline/backdrop											
	Low-lying land which does not form skylines; landmarks include lighthouse at Brixham and marina bridge at Torquay										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Busy (particularly during the summer months) and industrial in places, with associated noise					Medium-Low	Low	Medium-Low	Medium		
Historic Landscape Character						Particularly sensitive features are the intervisibility with the sea and surrounding settlement, as well as the historic character and sense of time depth. Medium-low landscape value, with medium-low susceptibility to wind development					
	Time depth associated with the established presence of the harbours and subsequent modern expansion					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						High-Medium	Medium	High-Medium	High		
	Some scenic quality due to coastal views and character of the ‘English Riviera’; locally interrupted by industrial/working elements. Some views to South Devon National Landscape, but does not display its special qualities					The LCT is typically experienced by a high number of tourists, recreational receptors and residents of surrounding settlements. There is a high level of access and intervisibility with the sea. It has a high-medium visual value and high-medium susceptibility to wind development					

Guidance for wind development	Avoid prominent areas as well as avoiding conflicts with navigational waymarks such as lighthouses, beacons and signs. Be mindful of tourist hotspots, adjacent residents and recreational features such as cafés, as well as views from promoted routes such as the South West Coast Path. Utilise industrial areas so that any wind development can be sited and read as part of an industrial character
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13. LCT 4J: HARBOURS, PORTS AND MARINAS

- SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Scale of the LCT is medium/large; it forms part of the coastal urban edge						Coastal views are open and expansive. Intervisibility with surrounding LCTs including wooded valleys, cliffs and settlement				
Landform						Relation to protected landscapes					
	Level and engineered landform which is low-lying; landform has gentle slopes at Paignton Harbour						Some intervisibility with the South Devon National Landscape; however there is no intervisibility with Dartmoor National Park				
Openness/enclosure						Skylines and other focal points					
	The LCT is typically open. Some enclosure is provided by harbour walls and adjacent urban edge						Skylines surrounding the LCT are urban and developed, although contain some attractive buildings and features within them				
Land cover						Scenic quality					
	Regular or sub-regular patterns with some sense of time depth. Simple land cover comprising marina/harbour and associated quaysides						Scenic elements include the views across the sea. However there are several detractors such as industrial activity, busy roads and car parks				
Built environment						Typical receptors					
	Urban and industrial, closely associated with adjacent urban fabric						Tourists visiting the coast and towns; recreational receptors using PRoW such as the South West Coast Path; and residents in adjacent settlements				
Views/intervisibility						Level of access / relative numbers of people affected					
	Views to surrounding settlement, cliffs and wooded valleys. Open and expansive views across the sea. Views occasionally limited by sea walls						High degree of access with large visitor numbers				
Setting/skyline/backdrop											
	Some landmarks such as marina bridge at Torquay and lighthouse at Brixham. Skylines are indistinct due to the low-lying landform					Landscape sensitivity	Small scale	Medium scale	Large scale		
Perceptual qualities						Medium-Low	Low	Medium-Low	Medium		
	Busy, particularly during the summer months. Industrial character in places with noise associated with working landscape					Particularly sensitive features are the level of openness and intervisibility with both the sea and surrounding settlement. Medium-low landscape value, with medium-low susceptibility to solar development					
Historic Landscape Character						Visual sensitivity	Small scale	Medium scale	Large scale		
	Harbours have established presence which is at least post-medieval. Subsequent modern development and expansion					High-Medium	Medium	High-Medium	High		
Scenic and special qualities						The LCT is experienced by numerous surrounding tourists, recreational receptors and residents. The LCT has a high degree of access, as well as intervisibility with surrounding areas and across the sea. It has a high-medium visual value and high-medium susceptibility to solar development					
	Scenic quality afforded by coastal views and character of the ‘English Riviera’. However, affected by industrial / working elements. Not located within South Devon National Landscape										

Guidance for solar development	Site solar development away from tourist hotspots, local residents and key recreational features. Consider utilising technology such as floating solar where feasible and practical to maximise area whilst minimising visual impact; with particular regard to safety standards and other relevant requirements of working harbours
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14. LCT 7A: WOODED VALLEYS

NCA:	NCA151: South Devon	Devon LCA:	Torbay Hinterland LCA / N/A (urban)
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Valued attributes:
<ul style="list-style-type: none">Unspoilt, peaceful and naturalistic landscape with a sense of isolation in contrast to the surrounding urban areas.The network of informal and formal footpaths that winds through the woodlands and links recreational spaces, providing valued accessible green space.The wooded backdrop that the steep valley sides provide to adjoining settlement areas and in views inland from the sea.

Landscape value:	Visual value:
Medium	Medium-Low
The LCT is in a fair-good condition. It performs an ecological function within the wider green infrastructure network; it is also valued for recreational use throughout due to close proximity to the urban edge, network of PRow and informal paths and presence of open spaces to valley floors. There are perceptions of tranquillity throughout, with views through to the coast in places. Some limited historic interest and occasional localised intrusion from adjacent settlement.	There are occasional views to the coast, but few to no views of the South Devon National Landscape. Part of the John Musgrave Heritage Trail passes through the LCT at Scadson Plantation; there are occasional facilities to aid recreational enjoyment of the LCT such as benches.



Landscape Character and Designations (LCT 7A: Wooded Valleys)

- Torbay

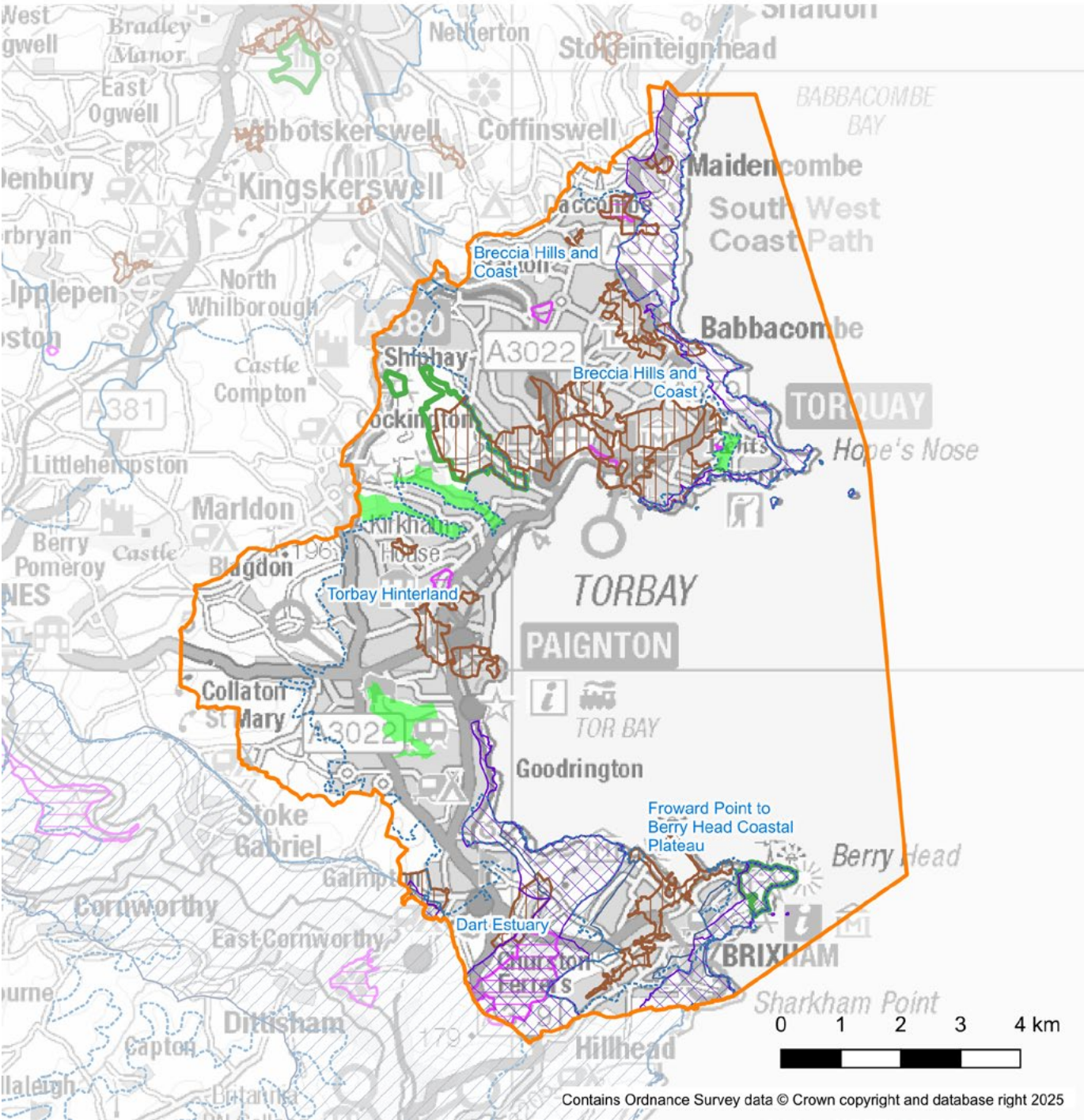
Devon Landscape Character Areas

7A: Wooded valleys
- Country Parks

Undeveloped Coast

South Devon National Landscape
- Conservation Areas

Registered Parks and Gardens



14. LCT 7A: WOODED VALLEYS - WIND

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher	
Scale						Views and intervisibility						
	The LCT is typically wooded, which gives an intimate sense of scale. Some areas of small-medium scale in the valley floors near the coast						Enclosed character and largely limited intervisibility with surrounding areas					
Landform						Relation to protected landscapes						
	Steeply sloping narrow valley landform, which widens at the valley floor						Limited to no intervisibility with Dartmoor National Park and South Devon National Landscape					
Openness / enclosure						Skylines and other focal points						
	Well-wooded, sheltered landscape with high degree of enclosure. Some more open areas						Woodland forms skylines and wooded backdrop to settlements when viewed from sea					
Land cover						Scenic quality						
	Simple land cover of woodland and recreational spaces. Irregular and sinuous land pattern with a handful of narrow roads or tracks						Elements of scenic quality including wooded character which contrasts with urban edge. Not within South Devon National Landscape					
Built environment						Typical receptors						
	Unsettled, but clear visual and physical links to adjacent urban edges						Recreational receptors using PRow including the John Musgrave Heritage Trail, residents in adjacent settlements, tourist boats					
Views/intervisibility						Level of access / relative numbers of people affected						
	Views largely constrained by woodland; occasional views open up to the coast and surrounding settlement						Relatively high degree of access from adjacent settlement with PRow and informal paths linked to the urban edge; lower level of access at Clennon					
Setting/skyline/backdrop												
	Woodland forms a backdrop to settlement and the horizon as well as a distinctive break in the settlement when viewed from the sea											
Perceptual qualities						Landscape sensitivity	Small scale		Medium scale		Large scale	
	Sense of isolation and tranquillity within wooded areas; some intrusion from adjacent settlement					High-Medium	Medium		High-Medium		High	
Historic Landscape Character						Particularly sensitive features are the small-medium sense of scale, steeply sloping landform, backdrop to the settlement formed by woodland and sense of isolation and tranquillity. Medium landscape value, with high-medium susceptibility to wind development						
	Pockets of ancient woodland; mixture of post-medieval and modern origin elsewhere; some limited areas of medieval origin					Visual sensitivity	Small scale		Medium scale		Large scale	
Scenic and special qualities						Medium	Medium-Low		Medium		High-Medium	
	Woodland provides a scenic quality and contrasts with the adjacent urban edge. Not located within the South Devon National Landscape or its setting					The LCT is typically experienced by adjacent residents and recreational receptors using PRow. The LCT is not within the South Devon National Landscape. It has a medium-low visual value and high-medium susceptibility to wind development						

Guidance for wind development	Apply appropriate buffers (to be agreed with Natural England) to ancient woodland to ensure their protection. Avoid locations directly adjacent to settlement edges and areas with higher footfall of recreational receptors such as along the John Musgrave Heritage Trail. Be mindful of wider views of wind development from Torbay, particularly the coast, and avoid breaking the skyline when viewed from the coast.
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14. LCT 7A: WOODED VALLEYS - SOLAR

Landscape susceptibility	Lower		Medium		Higher	Visual susceptibility	Lower		Medium		Higher
Scale						Views and intervisibility					
	Intimate scale in the wooded areas, rising to small-medium in the more open valley floors. Equal to or smaller scale than solar development						Enclosed character and largely limited intervisibility with surrounding areas				
Landform						Relation to protected landscapes					
	Sloping landform with steep and narrow valley sides, which widen and slacken towards the valley floor near the coast						Limited to no intervisibility with Dartmoor National Park and South Devon National Landscape				
Openness/enclosure						Skylines and other focal points					
	Strong sense of enclosure provided by presence of dense and mature woodland; occasional open areas						Woodland forms skylines and wooded backdrop to settlements when viewed from sea				
Land cover						Scenic quality					
	Simple woodland land cover forming irregular patterns which follow the contours of the landscape. Some historic origin, although typically modern						Elements of scenic quality including wooded character which contrasts with urban edge. Not within South Devon National Landscape				
Built environment						Typical receptors					
	Closely associated with adjacent urban edges; LCT itself is unsettled						Recreational receptors using PRoW including the John Musgrave Heritage Trail, residents in adjacent settlements, tourist boats				
Views/intervisibility						Level of access / relative numbers of people affected					
	Limited intervisibility within the LCT and with its surroundings due to wooded character; occasional views to coast and surrounding urban areas						Relatively high degree of access from adjacent settlement with PRoW and informal paths linked to the urban edge; lower level of access at Clennon				
Setting/skyline/backdrop											
	When viewed from the sea, the woodland forms part of the horizon and is visible as a break between settlements. Forms the backdrop to urban edge										
Perceptual qualities						Landscape sensitivity	Small scale	Medium scale	Large scale		
	Woodland affords isolation and sense of tranquillity throughout the LCT. Some limited intrusion from adjacent urban edge					Medium	Medium-Low	Medium	High-Medium		
Historic Landscape Character						Particularly sensitive features are the small-medium scale and steep landform, as well as the LCT forming a backdrop when viewed from the coast and its sense of isolation and tranquillity. Medium landscape value, with medium susceptibility to solar development					
	Some ancient woodland in parts. Areas typically have land cover of post-medieval or modern origin. Limited areas of medieval origin					Visual sensitivity	Small scale	Medium scale	Large scale		
Scenic and special qualities						Medium	Medium-Low	Medium	High-Medium		
	The LCT is not located within the South Devon National Landscape or its setting. Some scenic quality arising from the woodland and contrast with the adjacent urban settlement					The LCT is typically experienced by residents of the adjacent urban edge, recreational receptors on PRoW and tourists using ferries and other boats, with a high-moderate degree of access. It has a medium-low visual value and high-medium susceptibility to solar development					
Guidance for solar development	Use high levels of existing vegetation cover to screen and assimilate solar development; mimicking where possible the sinuous and irregular land cover. Avoid areas close to sensitive receptors such as residents, tourists and recreational users on PRoW; as well as areas which are prominent when viewed from the sea. Apply appropriate buffers (to be agreed with Natural England) to ancient woodland to ensure their protection										

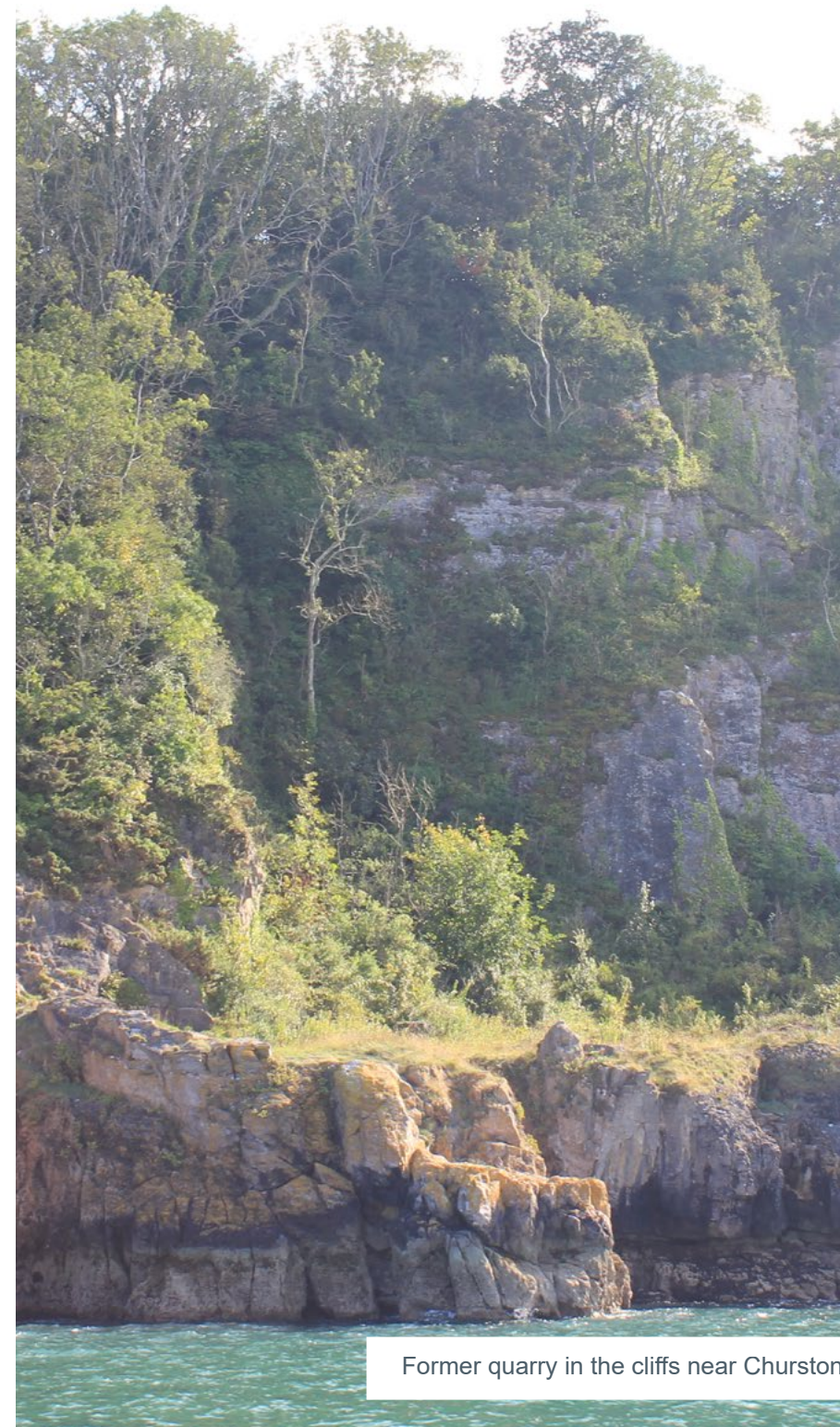
GLOSSARY

Term	Definition
Amenity open space	Green space, generally in proximity to settlement/the community, which provides open space with opportunities for recreation.
Biodiversity Net Gain (BNG)	Refers to an approach to development and land management that ensures a measurable increase in biodiversity compared to what was present before the development or management activity.
Cultural heritage	The legacy of physical artefacts and intangible attributes of a group or society.
Devon hedges	Traditional boundary features combining earth banks with shrubs and trees, characteristic of Devon.
Green break	An area of landscape that is largely development free, forming a gap between densely built up areas and often links with other green spaces and / or open countryside.
Green infrastructure	A network of natural and semi-natural spaces providing environmental, social, and economic benefits.
Historic Landscape Characterisation	A method for understanding the historical development of the landscape.
Key Characteristic	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Landmark	An identifiable feature/object that is easily recognised and related to a particular landscape or open space.
Landscape Character	The distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse ¹² .
Landscape Character Assessment	A tool for identifying, describing, and understanding landscape character.
Landscape Character Areas	These are single unique areas which are the discrete geographical areas of a particular landscape type ¹² .
Landscape Character Types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur, they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Term	Definition
Landscape Effects	Effects on the landscape as a resource in its own right ¹² .
Landscape Elements	Individual components which make up the landscape such as trees and hedges.
Landscape Features	Particularly prominent or eye-catching elements, like tree clumps, church towers or wooded skylines.
Landscape Quality or Condition	This is a measure of the physical state of the landscape. It may include the extent to which a typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements ¹² .
Landscape Resource	The combination of elements that contribute to landscape context, character and value.
Landscape Value	The relative value or importance attached to different landscapes by society on account of their landscape qualities ⁹ .
Local Nature Recovery Strategy	A statutory requirement to identify areas for nature restoration and enhancement.
Local vantage point	A specific location that provides clear views, often associated with an elevated position with views over the surrounding area.
Major Development	Means development involving any one or more of the following: <i>“(a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling houses where: (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;”</i> ⁸
National Character Areas	Landscape zones in England defined by Natural England based on unique characteristics.
National Landscapes	National Landscapes (formerly Areas of Outstanding Natural Beauty or AONB) are designated for scenic quality and are under statutory protection.

Term	Definition
Natural Beauty	Natural beauty includes a range of factors: landscape and scenic quality, relative wildness, relative tranquillity, and the contribution of both natural heritage (such as habitats and geology) and cultural heritage (such as historic buildings and land use patterns). These elements combine to create the unique sense of place and visual character of a landscape ¹¹ .
Seascape Character Assessment	Similar to a Landscape Character Assessment, but focused on marine and coastal areas.
Sense of Place	The essential character and spirit of an area: genius loci literally means ‘spirit of the place’.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor ¹² .
Tranquillity	“A state of calm and quietude associated with peace, considered to be a significant asset of landscape” . It is often associated with natural environments, free from disturbance ¹² .
Visual amenity	Value of a particular place in terms of what is seen by visual receptors taking account of all available views and the total visual experience.
Wildness	A quality of appearing to be remote, inaccessible and rugged with little evidence of human influence.

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