

Forde House
Newton Abbot
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8 December 2017

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 19th December, 2017** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

NEIL AGGETT
Democratic Services Manager

Distribution: Councillors Smith (Chairman), Kerswell (Vice-Chairman), Austen, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Brodie, Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, Prowse, Rollason and Winsor

Substitutes: Councillors Connett, Dewhirst, Golder, Haines, Hocking, Russell and Thorne

A link to the agenda on the Council's website is emailed to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

AGENDA

PART I

(Open to the Public)

1. Apologies for absence.
2. Confirmation of the Minutes of the previous meeting. (Pages 1 - 10)
3. Agreement of the Meeting between Parts I and II.
4. Matters of urgency/report especially brought forward with the permission of the Chairman.
5. Declarations of Interest.
6. Public Participation - the Chairman to advise the Committee on any requests received from members of the public to address the Committee.
7. Planning applications for consideration - to consider applications for planning permission as set out below.

Any representations or information received after the preparation of the reports and by noon on the Friday before the Planning Committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline.

Where there has been a Committee site inspection, the report of the site inspection team will be accompanied by the Planning Committee report where applicable.

- a) SHALDON - 17/02014/FUL Storage and distribution centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays_(Pages 11 - 24)
- b) DAWLISH – 17/01944/FUL Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk_(Pages 25 - 34)
- c) NEWTON ABBOT - 17/02596/FUL - Market Walk - Renovation of Market Walk facades, provision of new canopy, new paving and associated works_(Pages 35 - 42)
- d) NEWTON ABBOT - 17/01503/VAR - Devon County Football Association, Coach Road - Variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system_(Pages 43 - 48)

- e) NEWTON ABBOT - 17/02166/MAJ - Land At NGR 283353 2691, Howton Road - Outline application for up to 20 custom build dwellings (approval sought for means of access)_(Pages 49 - 66)
 - f) NEWTON ABBOT - 17/00618/MAJ - Western House, 10 Howton Road_(Pages 67 - 86)
Outline - erection of 32 dwellings including incidental open space, landscaping and an area of strategic green
 - g) DODDISCOMBSLEIGH - 17/02394/FUL - Mistleigh Farm Barns_(Pages 87 - 98)
Change of use of the building to allow for the storage and maintenance of historic and classic vehicles (Use class B8)
 - h) BOVEY TRACEY - 17/01934/FUL - The Paddocks, Southbrook Lane - Retention of use of building as a dwelling_(Pages 99 - 106)
8. Landscape Sensitivity to Solar and Wind Development in Teignbridge (Pages 107 - 384)
9. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 385 - 386)

PART II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.

Local Government Act 1972 (Section 100 and Schedule 12A).

FURTHER INFORMATION:

Future meetings of the Committee

26 September, 24 October, 21 November, 19 December 2017.

23 January, 20 February, 20 March, 17 April, 15 May 2018.

Dates of site inspections

Team 1 - 5 October 2017, 4 January, 29 March 2018

Chairman, Vice Chairman and Cllrs: Bullivant, Colclough, Hayes, Nutley, Price and Rollason

Team 2 - 12 November 2017, 1 February, 26 April, 2018

Chairman, Vice Chairman and Cllrs: Brodie, Dennis, Jones, Mayne, Orme, Parker

Team 3 - 7 September, 30 November 2017, 1 March, 24 May 2018

Chairman, Vice Chairman and Cllrs: Austen, Clarence, Fusco, Keeling, Pilkington, Prowse and Winsor

Notes for the Public

There is a limited opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at www.teignbridge.gov.uk/planningcommittee.

You must email comsec@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** on the **Thursday prior to the Committee meeting**.

This agenda is available online at www.teignbridge.gov.uk/agendas five working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail comsec@teignbridge.gov.uk

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at www.teignbridge.gov.uk/planningcommittee

Notes for Planning Committee members on determining applications

Members are reminded of their legal responsibilities when determining planning applications as set out in the planning practice guidance on the government website Gov.UK.

“Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members take decisions on planning applications they must do so in accordance with the development plan unless material considerations indicate otherwise. Members must only take into account material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid material planning reasons.”

S70 (2) of the Town and Country Planning Act 1990 and S38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be taken in accordance with the Council’s development plan unless there are material planning considerations that indicate otherwise.

[Article 32 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) provides that, subject to additional publicity requirements, a local planning authority may depart from development plan policy where material considerations indicate that the plan should not be followed.

The development plan consists of the Teignbridge Local Plan and the Neighbourhood Plans.

The National Planning Policy Framework and National Planning Practice Guidance must also be taken into account.

S70 (2) of the Town and Country Planning Act 1990 provides that a local planning authority must have regard to a local finance consideration as far as it is material. A local finance consideration is defined as a grant or other financial assistance that has been, will or could be provided to a relevant authority by a Minister of the Crown Court (such as a New Homes Bonus payments) or sums that a relevant authority has, will or

could receive, in payment of the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular development will depend on whether it could help to make the development acceptable in planning terms.

APPENDIX 1

THE LOCAL GOVERNMENT ACT 1972

(Local Government (Access to Information) Act 1985)

List of Background Papers relating to the various items of reports as set out in Part I of the Agenda

As relevant or appropriate:

1. Applications, Forms and Plans.
2. Correspondence/Consultation with interested parties.
3. Structure Plan Documents.
4. Local Plan Documents.
5. Local/Topic Reports.
6. Central Government Legislation.

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PLANNING COMMITTEE**TUESDAY, 21 NOVEMBER 2017**Present:

Councillors Smith (Chairman), Kerswell (Deputy Chair), Austen, Brodie, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Jones, Keeling, Mayne, Nutley, Parker, Pilkington, Prowse, Rollason and Winsor

Apologies:

Councillor Price

Officers in Attendance:

Nick Davies, Business Manager, Strategic Place
Frances Robinson, Solicitor
Trish Corns, Democratic Services Officer
Helen Murdoch, Senior Planning Officer
Kelly Grunnill, Senior Planning Officer
Fergus Pate, Principal Delivery Officer
Rob Kelley, Senior Planning Officer
Hannah Milford, Legal Assistant

214. CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING.

It was proposed and seconded that the minutes of the meeting held on 24 October be approved as a correct record and signed by the Chairman. This was carried by 18 votes for and 1 abstention.

215. MATTERS OF URGENCY/REPORT ESPECIALLY BROUGHT FORWARD FORWARD WITH THE PERMISSION OF THE CHAIRMAN.

The Chairman reminded Members that they should not vote on an application if they are not present at the meeting to hear the entire debate on the application. The Chairman also welcomed public speakers to the meeting.

216. DECLARATIONS OF INTEREST.

Councillor Pilkington declared a non-pecuniary Appendix A, paragraph 13 interest in application 17/02014/FUL by virtue of his trade being in the marine engine business. He participated in discussion but did not vote on the application.

217. PLANNING APPLICATIONS FOR CONSIDERATION

The Committee considered the reports of the Business Manager – Strategic Place together with comments of public speakers, additional information reported by the officers and information detailed in the late representations updates sheet previously circulated.

a) **SHALDON - 17/01385/VAR - Highfield, Torquay Road - Variation of condition 2 on planning permission 15/01503/VAR to amend access road**

The Senior Planning Officer reported: the receipt of an additional four representations of objection, but not raising any new issues; and a further representation from the Applicant confirming landscaping planting at the rear of 11 Woodleigh Park, a two metre hedge planting along the bank and its future maintenance.

Public speaker, objector - A retrospective application; the original conditions should be enforced; Shaldon Parish Council have objected to the application; the applicant continued to construct the section of the access road in the incorrect location despite the fact that he had not submitted an application at the time to address the issue; the development was allowed on appeal and the Applicant has contravened conditions.

Public speaker, supporter - The project has employed local people; the Section 73 application seeks to regularise the situation, bought about due to adjacent landowners incorrectly detailing their ownership; amendments were also made to the section of road concerned to comply with County Council adoptable highway standards; 730 plants have been planted for the boundary landscaping scheme; the bank is stable and no neighbouring boundary fences or other structures are being used to support the bank.

Comments made by Members included: the site inspection team viewed the site from rear gardens of properties in Woodleigh Road and it was considered that the section of road that had been re aligned with gradient changes was acceptable, with the implementation of the landscaping scheme; the gate pillars could be seen only from within the site and when passing the entrance; the landscaping scheme would screen the pillars from neighbours once grown to two metres in height; and the lack of boundary hedge to the rear of 11 Woodleigh Road would be addressed with landscaping.

The Business Manager advised that the granting of planning permission did not mean that nothing else is acceptable. There was no reason why the Council would not have approved changes to the section of road had an application been submitted before the work was undertaken. The law allows for Applicants to apply for planning permission after the work has been undertaken. Should the application be refused, costs could be awarded against the Council for refusing the application on unreasonable grounds.

Further comments from Members included: the landscaping scheme and management plan should be submitted within 1 month; and the design of the gate pillars is unacceptable. The Senior Planning Officer advised that two metre height pillars could be constructed without planning permission.

The existing ones are higher than two metres and therefore require planning permission. However, when assessing the design, their visibility needs to be considered and what harm, if any, do they have in the Undeveloped Coast, when they cannot be easily seen and from very restricted places. The only public vantage point being from outside the entrance, on the highway.

It was proposed by Councillor Mayne, seconded by Councillor Kerswell and

Resolved

Permission be granted subject to the following conditions:

1. Development to be in accordance with approved plans.
2. Implementation of landscaping scheme (to include additional landscaping at the turning head) and management plan. Both to be submitted for approval within one month.

(13 votes for, 3 against and 2 abstentions).

b) **NEWTON ABBOT - 3 Market Walk**

i) **17/02129/FUL - New air conditioning condensers and extract grilles**

It was proposed by Councillor Hook (was Brodie), seconded by Councillor Hayes and

Resolved

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to proceed in accordance with the approved details.

(19 votes for and 0 against)

ii) **17/02130/ADV - one new fascia sign, one new projecting sign and two internal posters**

It was proposed by Councillor Hook (was Brodie), seconded by Councillor Hayes and

Resolved

Advertisement consent be granted subject to the standard conditions governing the display of advertisements.

(19 votes for and 0 against)

c) **IPPLEPEN - 17/01883/FUL - Camping and Caravan Site, Dornafield Farm - Grasscrete driveway, construction**

The comments of the County Archaeology Officer as set out on the circulated updates sheet with a further recommended condition was noted.

It was proposed by Councillor Prowse, seconded by Councillor Bullivant and

Resolved

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with the approved plans.
3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the Applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. (18 votes for, 0 against and 1 not voted)

d) **DAWLISH - 17/01944/FUL - Adventure Golf, Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk**

It was noted that an additional representation of objection had been received, but which did not raise any new issues. In relation to petition signatures, two petitions had been received: one with 198 signatures and a second with 54 signatures.

Public Speaker, Objector – objections on behalf of the Town Council's Civic Amenities Committee in relation to the footprint of the kiosk; Tucks Plot is within the Conservation Area, a gateway to the Town, and the listed Jubilee Bridge is located adjacent; it would be contrary to Policy DA12 of the Teignbridge Local Plan for enhancement of the area as a civic space; and the application should be deferred to enable wider consultation with the public as to the best use of the site.

Public speaker, supporter – The facility would boost the Dawlish economy by attracting visitors to the town, being the only mini golf facility, and attract visitors to use other business; 4.5 full time local employees; the kiosk is a replacement food outlet and therefore will not have a detrimental impact by adding to the number of catering outlets; and the perimeter fencing on the wall can be lowered to address concerns.

Comments raised by Members included the effect of the catering kiosk on other local food businesses when the previous catering kiosk was removed by Network Rail some time ago.

The Business Manager advised that the Council would have control over non planning issues as landowner through lease arrangements.

It was proposed by Councillor Mayne, seconded by Councillor Fusco and

Resolved

Consideration of the application be deferred pending a Member site inspection to assess the size of the kiosk in relation to the overall site and area. (19 votes for and 0 against)

- e) **SHALDON - 17/02014/FUL - Shaldon Storage & Distribution Centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays**

Councillor Pilkington declared an interest in application 17/02014/FUL by virtue of his trade being in the marine engine business. He participated in discussion but did not vote on the application.

The Senior Planning Officer reported the receipt of an additional representation of objection, raising no new issues other than to suggest Members may wish to inspect the site, and that condition 4 does not need to restrict storage.

Public speaker, objector – Excessive noise and disturbance emanates from the site and the proposals would exacerbate the situation; continuous noise from the servicing of boats, some engines are up to 300 horse power; the noise report has been submitted to the Council, the facility is open 7 days a week despite the restricted hours of operation at condition 4; the site location plan does not include neighbouring properties, one is just 30 metres away; it will set a precedent for other business becoming industrial sites; the Parish Council cannot support the proposal despite supporting local business where possible; a solution is required for the business which is not at the expense of neighbours.

Public speaker, supporter – There is a need for this facility in the village, and a secure site is required; planning permission for a workshop was granted November 2016; boats of various sizes are worked on; permission is required only to expand hours and not the yard; the business has invested heavily in lifting equipment in relation to a contract gained with the Council; there is local demand and the need for the expanded hours, otherwise business would move out of the area.

Comments made by Members included: the size of boats is restricted to the width of the highway; the conditions detailed on the report circulated with the agenda control the use of the site, the site has large boundary hedges to help reduce noise emanating from the site; equipment can be used to reduce noise when engines are being tested such as water tanks.

It was considered there was merit in deferring consideration for an inspection to assess the potential impact of noise from engines emanating from the site.

It was proposed by Councillor Clarence, seconded by Councillor Fusco and

Resolved

Consideration of the application deferred pending a Member site inspection to assess the site in relation to neighbouring properties, particularly with regards to noise. (18 votes for, 0 against and 1 not voted).

f) **NEWTON ABBOT - 17/02338/VAR - Coombeshead Academy, Coombeshead Road - Variation of condition, 2 on planning permission 15/00467/FUL to allow new lighting scheme**

The receipt of a further two representations of objection and one of support was noted, but which raised no new planning issues.

Public speaker, objector – The lights cause overbearing glare to neighbours gardens and properties, and for road users; the nearest neighbour is 20 metres away; the lights are not hooded; the noise from the use of the pitch is also disturbing with shouting and swearing, resulting in children being moved from bedrooms to avoid the disturbance; the acoustic fence makes no difference; use of the pitch should be restricted until 1900hrs; and the site is too close to the main road and neighbouring properties.

Public speaker, supporter – The school and a light engineer have been working with the Environmental Health Officer to resolve the lighting glare for road users and residents; the pitch is a much used and welcomed community facility bringing a health and wellbeing benefit; Devon Football Association advises that there is a shortage of pitches in the area; additional acoustic bunds and fences have been erected and an acoustic report has been submitted to evidence the benefit of these works.

Comments raised by Members included: permission for the lights was approved on condition that both noise and light issues were addressed; 10 metre instead of 12 metre lighting columns were erected resulting in light glare to neighbouring properties and the road, and across to Wolborough Hill; bad language emanating from the pitch is also a problem for neighbours; the lights do not have front facing shields and should be taller; and the pitch should not be used beyond 1900hrs until the situation is addressed.

The Business Manager advised that complaints had been received about the lights and the noise, which were not entirely related because the floodlights were only required in the autumn/winter months. Environmental Health has monitored the noise and a statutory nuisance has not been demonstrated. However the glare from the lights is a problem. The proposal would address the situation and the school has voluntarily reduced the hours of use until the works to address the light glare has been undertaken.

In response to comments regarding possible enforcement action the

Business Manager advised that refusing the application or taking enforcement action would not be the best way to address the impact on neighbouring properties. He reiterated that the proposal would address the situation and the school has voluntarily reduced the hours of use until the works to address the light glare have been undertaken. There is a breach of the original conditions but the current application rectifies the situation.

It was proposed by Councillor Bullivant, seconded by Councillor Hook (was Brodie) and

Resolved

Permission be granted subject to the following conditions:

1. Development to proceed in accordance with the approved plans.
 2. Prior to the hereby approved lights first being brought into use after 19:00 hours the lights shall be fully inspected by a competent lighting engineer and a report provided to and approved in writing by the Local Planning Authority. The report shall confirm that the lighting Lux levels as set out in hereby approved drawing number HLS00565/REV15 have been met and provide detailing of the rear cowls that have been fitted to each lamp to restrict glare. The lights and associated fittings shall be retained in accordance with the approved details in perpetuity. Following approval the lights shall be used in accordance with the approved hours set out in Condition 4 of this planning decision notice.
 3. The lighting system shall be automatically controlled with an automatic timer which turns the lighting system off outside of the operational hours. This shall be fitted prior to the new lights being first brought into use.
 4. The lighting system shall only be used between the following hours: Monday-Friday 08:00-21:00, Saturday 09:00-18:00, Sundays 09.00-13.00 and not at all on Bank Holidays.
 5. The lights to be used only when the pitch is in use.
- (16 votes for, 0 against and 1 not voted)

218. VACANT BUILDING CREDIT - THE COUNCIL'S APPROACH IN CONSIDERING PLANNING APPLICATIONS

The Chairman referred to the report circulated with the agenda in relation to ensuring a consistent approach is applied to all planning applications where Applicants consider their proposals to be eligible to receive a Vacant Building Credit.(VBC)

The government's intention in introducing the VBC was to provide an incentive for brownfield development on sites containing vacant buildings. The VBC also introduces a change when calculating the affordable housing requirements for new residential development.

It was proposed by Councillor Prowse, seconded by Councillor Jones and

Resolved

The Advice Note appended to the report circulated with the agenda be approved as technical guidance to inform the Planning Committee's consideration of planning applications, and that the Advice Note be published on the Council's website to provide guidance to Applicants.

(18 votes for and 0 against)

219. NA1 NEWTON ABBOT HOUGHTON BARTON DEVELOPMENT FRAMEWORK PLAN

The Senior Planning Officer referred to the report circulated with the agenda. The site covers an area of approximately 160 hectares of land to the west of Newton Abbot. It stretches from Forches Cross on the A382 (Bovey Tracey Road) on the northern boundary of the town, westwards towards the Seale Hayne campus and then south across to the current development site at the former Hele Park Golf Course on the A383 (Ashburton Road). The site is divided into two development areas, separated by a large green corridor. The Hele Park estate has planning consent for 650 homes which forms the first phase of NA1. The DFP is concerned only with the remainder of the allocation.

The land is allocated to deliver a sustainable, high quality mixed-use development which shall include: a comprehensive landscape and design led masterplan; 18 hectares of land for employment development; 1,800 homes with a target of 20% affordable homes; 24 Gypsy and Traveller pitches; land and buildings for social and community infrastructure accessible to all; a vehicular route connecting the A382 with the A383; high quality designed landmark developments as the gateways to the town along the A382 and A383; a network of green infrastructure that contributes to the overall strategic network; areas for local food production; formal and informal recreation space within the development; protect and enhance biodiversity habitats for greater horseshoe bats sustenance zones and flyways; a Greater Horseshoe Bat mitigation plan; opportunities for either the generation of on-site renewable energy at a domestic scale or community scale renewable energy generation; protect the long-term use and setting of the listed buildings at Seale Hayne and enable the campus and uses on site to form part of the new community; and avoid sterilisation of ball clay resources or prevent future extraction and areas for tipping of spoil.

The Principal Delivery Officer referred to a letter dated 17 November 2017 from agents acting for Sibelco which owns significant mineral reserves in the area. The issues raised could be addressed, particularly at paragraph 4.22 of Appendix A attached to the report circulated with the agenda. The letter had been circulated to all Members of the Committee.

It was proposed by Councillor Prowse, seconded by Councillor Bullivant and

Resolved

1. That the NA1 Houghton Barton, Newton Abbot, Development Framework Plan Supplementary Planning Document (Appendix 1 to the report circulated with the agenda) is recommended to the Executive meeting on 5 December for adoption, subject to issues raised by Sibelco being addressed.

2. That the findings of the Strategic Environmental Screening Report (Appendix 2 to the report circulated with the agenda) which determines that no Strategic Environmental Assessment is required is noted.

3. That the findings of the Habitats Regulation Assessment Screening Report (Appendix 3 to the report circulated with the agenda) which determines that the Development Framework Plan will not have a likely significant effect on the South Hams Special Area of Conservation (SAC), subject to appropriate mitigation, is noted.

220. APPEAL DECISIONS

The Committee noted a report circulated with the agenda on decisions made by the Planning Inspectorate on appeals against refusal of planning permission.

DENNIS SMITH
Chairman

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SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 December 2017

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Fusco, Pilkington, and Mayne
DATE OF SITE INSPECTION:	30 NOVEMBER 2017
APPLICATION:	SHALDON - 17/02014/FUL Storage and distribution centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays
WARD MEMBERS	Cllr Clarence

Also present: Two representatives of the Parish Council, and the Portfolio Holder for Planning and Housing.

Purpose of Site Inspection: Assess the relationship between the site and neighbouring properties and to consider how any noise from the site may impact on those properties.

Councillor Pilkington declared an interest by virtue of his trade being in the marine engine business. He did not give his opinion on the application.

The report of the Business Manager circulated with the agenda for the meeting of the Committee on 21 November is appended for ease of reference.

Members noted the boundary of the site and its surrounding area, and listened to the noise generated from a 225 horsepower outboard engine in a water tank, and a pressure washer, whilst standing in close proximity to the equipment, and at the boundary.

Members visited Littlefield and Homefield, Long Lane, and along Short Lane in close proximity to Rushlands. The point along Short Lane was at a closer proximity to the application site than Higher Ringmore Road and therefore the site inspection team considered it unnecessary to visit any further properties. At all locations the pressure washer was fired up with and without an insulation box. It was considered that the resulting sound was well below a noise that would be considered a nuisance. When stood in the rear garden at Homefield, the noise of the main line Newton Abbot to Teignmouth train was more audible than the noise generated from the application site.

Parish Council: The comments of the Parish Council as reported in the appendix is “*whilst the Parish Council wishes to support businesses in the community, particularly those employing young local people, in this case the concern expressed by neighbours is at such a level that we are unable to support this particular application. We are ready to work with the applicants to find another solution that meets their business needs without causing this level of concern to the community.*”

On site, the Parish Council representatives agreed with the site inspection team that the resulting sound of equipment being run at the site was well below a noise that would be considered a nuisance, and when stood in the rear garden at Homefield, the noise of the main line Newton Abbot to Teignmouth train was more audible than the noise generated from the application site.

The Planning Officer referred to the conditions set out in the appended report advising that these would control noise levels. Members considered the application acceptable subject to the conditions and controls in relation to noise level, as set out in the appended report and below. It was also considered that the use of the site as a *boat storage yard* should be included in the description of the application and replace *General Industrial*. This would prevent the use of the site for any other B2 use without planning permission.

It was considered that subject to the application description being amended to:
'Change of use of yard from storage (Use Class B8) to a mixed use of storage and a boat yard and the extension of working hours of the building to 8.30am to 1pm on Saturdays.'

Permission be granted subject to conditions:

1. Standard 3 year time limit for commencement
2. Development to proceed in accordance with the approved plans
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the building and use of boat yard hereby permitted shall be used for boat repair, boat storage and maintenance works only and for no other purpose including another purpose in Class B2 or that would otherwise be a permitted change to B1.
4. The use of the building and boat yard for boat repair and maintenance works hereby approved shall not take place other than between the following hours of 8.30am to 5.30pm Monday to Friday, 8.30am to 1pm on Saturdays and not at all on Sundays or Bank Holidays and there shall be no deliveries outside of these hours.
5. An acoustically-shrouded enclosure for the containment of the compressor used for the de-fouling of the boat hulls shall be installed on site within 3 months of this decision unless otherwise agreed in writing by the Local Planning Authority and shall be designed, and once installed tested, to ensure that noise arising from the compressor does not exceed more than 5dB above the background noise levels prevailing at the time at the nearest residential dwellings.
6. An on-site water tank for the testing and running of all outboard engines shall be installed on site within 3 months of this decision and shall be used for the testing and running of all outboard engines thereafter. No engines shall be allowed to run dry in the building or boat yard.
7. Noise arising from the use of the compressor or any other mechanical equipment including vehicle movements in connection with the business on site shall be limited to 8.30am to 5.30pm Monday to Friday and 8.30am to 1.00 pm on Saturdays and not at all on Sundays and/or Bank Holidays and at no time shall noise arising from the use of mechanical equipment exceed more than 5dB above the background noise levels prevailing at the time at the nearest residential dwelling(s).

Notes:

- Condition 3 amended to make reference to specify boat yard for the avoidance of doubt and to take out reference to B8 to enable this to continue to operate on site.

- Condition 4 amended to take out reference to boat storage to allow boats to be stored outside of the operating hours on site and to include wording for no deliveries to take place outside of the hours of this condition for the avoidance of doubt.
- Condition 6 the word 'all' added before outboard engines for the avoidance of doubt as requested during site inspection.
- Condition 7 and 8 have been amalgamated into one condition for noise monitoring and hours have been amended to match operating hours of condition 4.

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PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 21 November 2017

REPORT OF: Business Manager – Strategic Place

CASE OFFICER Claire Boobier

APPLICATION FOR CONSIDERATION: SHALDON - 17/02014/FUL - Shaldon Storage & Distribution Centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays

APPLICANT: Mr J Crawford

WARD MEMBER: Councillor Clarence, Shaldon and Stokeinteignhead

1. REASON FOR REPORT

This application has been referred to Planning Committee by Councillor Clemens if the Case Officer is recommending approval. The reason given is that the present use of the site already causes serious highway problems and noise and disturbance problems so any increase in industrial use would seriously exacerbate those problems.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to conditions:

1. Standard 3 year time limit for commencement
2. Development to proceed in accordance with the approved plans
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the building and use of yard hereby permitted shall be used for boat repair, boat storage and maintenance works only and for no other purpose including another purpose in Class B2 or that would otherwise be a permitted change to B1 or B8
4. The use of the building and yard for boat repair, boat storage and maintenance works hereby approved shall not take place other than between the following hours of 8.30am to 5.30pm Monday to Friday, 8.30am to 1pm on Saturdays and not at all on Sundays or Bank Holidays
5. An acoustically-shrouded enclosure for the containment of the compressor used for the de-fouling of the boat hulls shall be installed on site within 3 months of this decision unless otherwise agreed in writing by the Local Planning Authority and shall be designed, and once installed tested, to ensure that noise arising

from the compressor does not exceed more than 5dB above the background noise levels prevailing at the time at the nearest residential dwellings.

6. An on-site water tank for the testing and running of outboard engines shall be installed on site within 3 months of this decision and shall be used for the testing and running of outboard engines thereafter. No engines shall be allowed to run dry in the building or yard
7. Noise arising from the use of the compressor or any other mechanical equipment giving rise to significant levels of noise including vehicle movements in connection with the business shall be limited to 08.30 to 16.00 Monday to Friday and 09.00 to 13.00 on Saturdays. There shall be no noisy works arising outside of these times, and not at all on Sundays and Bank Holidays
8. Noise arising from the use of the compressor or any other mechanical equipment including vehicle movements in connection with the business shall not exceed more than 5dB above the background noise levels prevailing at the time at the nearest residential dwelling(s).

3. DESCRIPTION

- 3.1 The site lies in the open countryside in designated Undeveloped Coast above Ringmore, Shaldon, and is surrounded by some substantial hedges and trees.
- 3.2 The site is accessed from Long Lane where there are gates leading to a concrete apron.
- 3.3 The site is currently used by a scaffolding company and for boat storage. There are also a number of portable cabins on the site, a marquee and a skip used in connection with the applicant's business 'Shaldon Marine' which do not benefit from planning consent and are not included within this application.
- 3.4 Through appeal of an Enforcement Notice the site has gained a lawful use for the storage of vehicles, trailers, caravans, building materials and scrap not associated with agriculture (Appeal of Enforcement Notice no. ENF/06/00328).
- 3.5 Planning consent was granted for the erection of a shed on the site for boat repair works under application 16/02145/FUL in November 2016.
- 3.6 This application only permitted the use of the shed for boat repair works and the consent was conditioned to only allow the building to be used Monday to Friday as set out as the intended hours of operation in the application submission.
- 3.7 The current application seeks to extend the hours of works to include Saturdays 8.30am to 1pm and also to enable the yard area identified by the red line on the site location plan to also be used for boat repair works as well as the building instead of the yard just being used for storage of boats as would be permitted by the existing certificate.

Principle of the development

- 3.8 Policy EC3 (Rural Employment) supports the extension or expansion of an existing business or employment site in open countryside.
- 3.9 Shaldon Marine, the applicant's business, already uses the site for the storage of boats and boat repair and maintenance works under the existing certificate covering the yard and in the building granted consent and erected last year. This application is to allow the yard area to also be used for boat repair and maintenance works for those boats which will not fit in the shed and to enable the business to operate in the building and yard on Saturdays between 8.30am and 1pm.
- 3.10 The business carries out light repair and maintenance works on the boats such as engine servicing, polishing and anti-fouling.
- 3.11 In principle there is policy support for the proposal to assist in expanding the established business on the site under Policy EC3.
- 3.12 However, the site lies within the Undeveloped Coast; Policy EN2 (Undeveloped Coast) is therefore also applicable. This policy views new development as inappropriate except where it has regard to the Shoreline Management Plan and is a use that requires a coastal location and, by virtue of its scale, nature and location, does not detract from the undeveloped character of the coast.
- 3.13 It could be argued that the use of the site for the storage of boats and light repair and maintenance works is a use that could be regarded as requiring a coastal location as was concluded to be the case in considering the application for the shed last year.
- 3.14 Consideration therefore needs to be given to whether or not the proposal, by virtue of its scale, nature or location, detracts from the undeveloped character of the coast. In this case the building has already been considered under the previous application and therefore the only consideration under this application is whether the use of the yard would detract from the undeveloped character of the coast.
- 3.15 In visual terms there is no difference between boats being stored in the yard, as permitted by the existing certificate, and boats being in the yard and maintenance/repair works being undertaken. In principle, therefore, it is considered that the proposal would be acceptable under Policy EN2 and would not detract from the undeveloped character of the coast given that boats would be an expected feature of a coastal location.

Impact upon the character and visual amenity of the area

- 3.16 The site is set within an agricultural landscape of pasture and hedgerows that forms the backdrop of the village.
- 3.17 The site is screened from the surrounding landscape by tall *Leylandii* Cypress hedges.

- 3.18 In this case the hard surfaced yard the applicants are proposing to use is already in situ and the building is also in situ (the application does not propose to enlarge the building). This application therefore deals purely with the use of the existing yard/building and does not propose new hardstanding areas or buildings: as a result the proposal will not result in an adverse impact on the character and visual amenity of the area.
- 3.19 Concern has been raised in a number of the representations received about demand from other businesses for industrial units on this site. It is considered that the proposal is a use that requires a coastal location in accordance with Policy EN2 (Undeveloped Coast): as with the consent for the shed a condition is recommended to be placed on any consent to limit the use of the building and yard to uses associated with boat storage, repair and maintenance as it is only these uses which are deemed acceptable in this location as they are uses that require a coastal location. It is not considered that another B2 user or permitted change to B1 or B8 under the Use Class Order for the building would be appropriate in this location and would be at odds with the type of new development Policy EN2 (Undeveloped Coast) would permit in this location. Policy EN2 would therefore enable the Local Planning Authority to resist other industrial uses of the site that do not require a coastal location should any planning applications be made in the future by other businesses.

Impact on residential amenity of occupiers of the surrounding properties

- 3.20 A number of representations received have raised concern about noise, particularly from the use of the yard for boat repair/maintenance works and from the extended hours of operation.
- 3.21 Environmental Health have visited the site to understand the operations undertaken by the applicant's business and to assess the noise impacts of the proposal on neighbouring residents.
- 3.22 Environmental Health are satisfied that the noise levels arising from activities taking place on the site can be mitigated by:
- provision of an acoustically-shrouded enclosure for the containment of the compressor used for the de-fouling of the boat hulls,
 - provision being made for an on-site water tank for the testing and running of outboard engines (rather than the engines being allowed to run dry)
 - noise arising from the use of the compressor or any other mechanical equipment giving rise to significant levels of noise including vehicle movements on site being limited to 08.00–16.00 Monday to Friday, 09.00 to 13.00 Saturday and not at all outside these times or on Sundays and Bank Holidays,
 - a condition to ensure that noise arising from the use of the compressor or any other mechanical equipment including vehicle movements at the site shall not exceed more than 5dB above the background noise levels prevailing at the time at the nearest residential dwellings.

3.23 These are considered to be reasonable conditions to apply with a minor tweak to the Monday to Friday hours to be between 08.30–16.00 to match the hours for which the existing building has consent to be used.

3.24 With the above conditions in place it is considered that noise arising from the activities can be adequately mitigated to avoid harm to the residential amenity of neighbouring occupiers.

Impact on ecology/biodiversity

3.25 The building is sited on an existing concrete hard standing and the hardsurfaced yard is already in existence, the proposal would have no adverse impact on ecology.

Highway safety

3.26 No alterations are proposed to the existing access.

3.27 Concern has been raised in a number of representations about the suitability of Long Lane for vehicles with boat trailers to access the site and the size of boats accessing the site given that it is a single carriageway with limited passing places and concern has also been raised about the suitability of the road for an increase in traffic generated by the proposal.

3.28 In considering this application the Local Planning Authority must consider the impact on highway safety by comparing the intended use to the existing use of the site to ascertain whether the proposal would create an increased highway safety concern if permitted.

3.29 Having given this consideration, and having visited the site, whilst it is acknowledged that Long Lane is a narrow road with limited passing places, it is not assessed that the proposed change to the use of the existing yard and increased hours of operation for the existing building would give rise to a significant increase in the use of Long Lane by vehicles towing boats on trailers in excess of those that currently use Long Lane to access the site or that could use it for the unrestricted storage allowed by appeal for the site.

3.30 Devon County Council Highways have been consulted on this application and conclude that as the proposed development will only result in the authorised activities that are already taking place on the site taking place in an alternative location within the site boundary, and there will be no change to trip generation to the site beyond that which is currently feasible, there are no highway safety objections to the proposal.

3.31 In conclusion, considering the planning history, the existing use of the site by the applicant and the potential the site offers for unrestricted vehicle storage under the enforcement appeal approval, it is not considered that the extended use of the building and use of the yard for boat repair/maintenance works would result in a significant increase in traffic to an extent that would justify a refusal of planning consent on highway safety grounds.

Conclusion

3.32 The Officer recommendation is for approval subject to conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

EC3 (Rural Employment)

EN2 (Undeveloped Coast)

EN2A (Landscape Protection and Enhancement)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN10 (European Wildlife Sites)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health - I have had the opportunity to visit the site and run through the operations. Should you be minded to grant consent for this proposal I would be grateful if you would add the following conditions which the applicant has agreed in order to mitigate noise levels arising from activities taking place on the site:

- Please provide an acoustically-shrouded enclosure for the containment of the compressor used for the de-fouling of the boat hulls;
- Provision should be made for an on-site water tank for the testing and running of outboard engines rather than the engines being allowed to run dry;
- Noise arising from the use of the compressor or any other mechanical equipment giving rise to significant levels of noise (which should include vehicle movements) limited to the following hours: Monday–Friday 0800-1600, Saturday 0900–1300. There should be no noisy works arising outside of these times, or at all on Sundays or Bank Holidays

Devon County Council (Highways) - The Highway Authority has visited the site which is accessed off a C Classified County Road which is restricted to 30 m.p.h. and where the access is 60 m.p.h.

This road is a typical Devon lane with high hedge banks and no footway or street lighting. From the National Speed Limit signs it is approximately 300 metres to the yard access, with 3 passing places.

The proposal is for the B2 area to be extended from 75 square metres to 800 square metres, replacing some of the B8 area. The proposed development will only result in authorised activities that are already taking place on the site in an alternative location within the site boundary, and the change therefore will be no change in the trip generation to the site.

Therefore the County Highway Authority has no objection to the proposal.

6. REPRESENTATIONS

There are 71 contributors to this application, 55 contributors in objection, and 16 letters of support.

The letters of support raise the following summarised comments (see file for full representations):

1. Provides much needed service to the village, which ultimately is centred around the boating community;
2. Hours of operation sought in variation seem reasonable;
3. On the river we have vessels of all shapes and sizes and to limit this business to only be able to work on certain sizes is just impractical and will certainly affect the services they can provide;
4. Should encourage young entrepreneurs who are prepared to take the risk of running a business in our village;
5. I feel that running up an engine and a jet wash machine for 10 minutes next door to the workshop will not cause much inconvenience within working hours;
6. Trees and shrubs around the perimeter already create a very effective noise-barrier, professional gardeners and builders working around the village frequently use equipment with very similar noise levels;
7. There is a great shortage of facilities for this type of use in our area and I would urge the Committee to grant consent;
8. This business adds a strength to the village, bringing new business in, enabling it to grow and prosper over years to come;
9. I live at the bottom of Short Lane and have not experienced any new noise nor any appreciable increase in traffic as a consequence of the activities of Shaldon Marine. It should have been clear from the start that a business of this type would need to operate on a Saturday morning and that there are certain activities that cannot take place inside (e.g. pressure washing). It must be possible with agreed organisation of work, timing and topography, to ensure that any inconvenience is minimised whilst ensuring that a new business can develop;
10. I think it is unfair to rate their work as more disturbing to the rural community than any other form of rural work place such as a farm;
11. I cannot see how allowing Shaldon Marine to continue and expand their work would create a significant difference to a rural setting;

12. The site is already in commercial use the small variation in planning consent will enable them to continue to run their business in the best interests of the boat users of the area;
13. Facility that enables larger boats to be serviced and repaired means that the local economy benefits;
14. Think site is far enough from domestic residences not to disturb the occupiers and site itself is secluded almost to the point of being unnoticeable I have never noticed any adverse environmental effects from the businesses which use the site having regularly walked in the immediate area.

The letters of objection raise the following summarised comments (see file for full representations):

1. Concern that the site will become a major industrial site;
2. Use unsuited to this rural location;
3. Concern about extra volume of traffic using the lane;
4. Concern about size of boats being transported on the lane;
5. Concern hours they work has already ignored hours granted under 2016 consent;
6. Concern about noise generation from proposal and possible pollution particularly in relation to use of yard;
7. Concern that the character and appearance of the area and undeveloped shoreline would be damaged irreparably by the development;
8. Concern that there would be a detrimental effect on wildlife and conservation in the area;
9. Concern proposal results in the creation of an isolated general industrial space in an otherwise residential and rural valley will fundamentally change the character of Ringmore.

7. PARISH COUNCIL'S COMMENTS

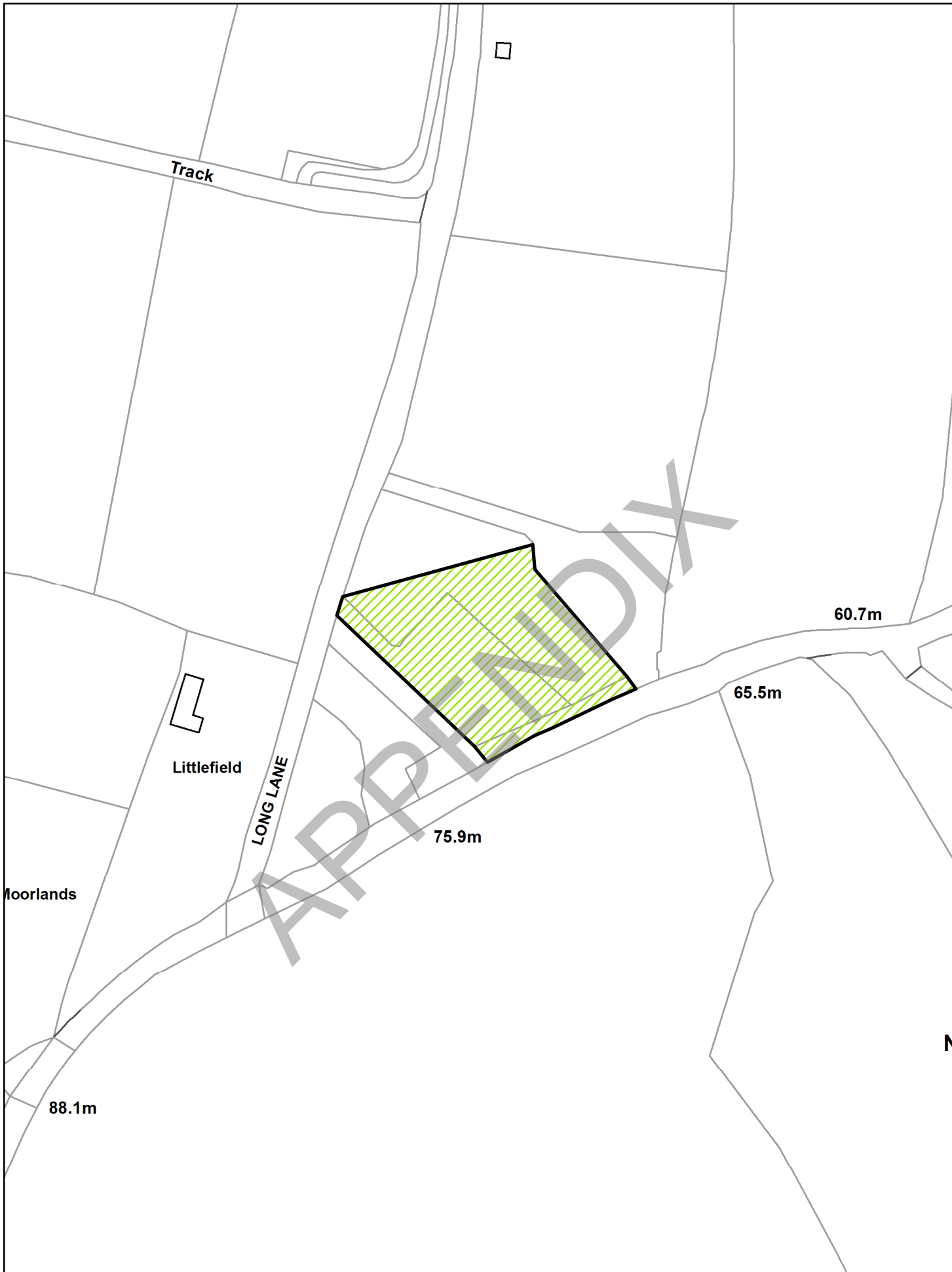
Shaldon Parish Council state that whilst the Parish Council wishes to support businesses in the community, particularly those employing young local people, in this case the concern expressed by neighbours is at such a level that we are unable to support this particular application. We are ready to work with the applicants to find another solution that meets their business needs without causing this level of concern to the community.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.



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SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 December 2017

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Fusco, Pilkington, and Mayne
DATE OF SITE INSPECTION:	30 NOVEMBER 2017
APPLICATION:	DAWLISH – 17/01944/FUL Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk
WARD MEMBERS	Cllrs Hockin and Mayne

Councillor Fusco declared an Appendix A, paragraph 14 interest in his capacity as a Member of Teignmouth Town Council, by virtue of a close relation of the Applicant being a Teignmouth Town Councillor. He did not give his opinion on the application.

Also present: The Portfolio Holder for Planning and Housing.

Purpose of Site Inspection: To assess the relationship between the site and neighbouring properties and surrounding area, and in particular to assess the footprint of the kiosk.

The Planning Officer referred to the tapped area which was the location and footprint of the kiosk. Revised plans have reduced the number of outside tables to six with 24 covers, and clearly identified the cycle route. The concerns of the boundary fence had been addressed. The course would have 12 holes, the existing course had 14. The safari animals would be a metre in height and additional landscaping was proposed.

Note: Since the site inspection the heights of animals have been confirmed as varying in height between 1m and 3m as shown on Elevation A and Section B of the Proposed Elevations drawing.

Members considered the application acceptable subject to conditions set out in the appended report as follows:

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans
3. Sample of kiosk materials to be submitted and agreed prior to installation
4. Landscaping scheme including details of species for green roof to be provided prior to the safari golf themed adventure golf course being brought into use and to be planted in the first available planting season following approval of the details
5. Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer
6. No retail sales other than the sale of refreshments ancillary to the use of the site as a miniature golf course and merchandise connected to the use of the site as a miniature golf course.

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PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 21 November 2017

REPORT OF: Business Manager – Strategic Place

CASE OFFICER Claire Boobier

APPLICATION FOR CONSIDERATION: DAWLISH - 17/01944/FUL - Adventure Golf, Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk

APPLICANT: Mr & Mrs R Phipps

WARD MEMBERS: Councillors Hockin, Mayne and Price, Dawlish Central and North East

1. REASON FOR REPORT

This application has been referred to Planning Committee for determination as the site is owned by Teignbridge District Council.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans
3. Sample of kiosk materials to be submitted and agreed prior to installation
4. Landscaping scheme including details of species for green roof to be provided prior to the safari golf themed adventure golf course being brought into use and to be planted in the first available planting season following approval of the details
5. Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer
6. No retail sales other than the sale of refreshments ancillary to the use of the site as a miniature golf course and merchandise connected to the use of the site as a miniature golf course

3. DESCRIPTION

Site Description

- 3.1 Tucks Plot is of a miniature golf course within Dawlish Town Centre.
- 3.2 Tucks Plot is located within the Dawlish Conservation Area and forms part of the setting of a number of listed buildings, including the Jubilee Bridge on the north side of the site.

- 3.3 Tucks Plot forms the lower reaches of the linear green space known as The Lawn which runs through the town and makes an important positive contribution to its special character. On either side of the site the roads are lined with imposing 19th century buildings. Tucks Plot and the Lawn to the north is an area of formal green space designed as pleasure gardens, an integral part of the 19th century resort town. Low stone walls and hedges largely define the boundaries of the gardens with the focal point of the pleasure gardens being its watercourse running toward the sea.
- 3.4 The site lies adjacent to a cycle track and is visible from the Dawlish Railway Line.

Proposal

- 3.5 This application seeks consent for the redevelopment of the existing golf course to create a 12 hole safari-themed adventure golf course with an accompanying new golf/refreshment kiosk.

Principle of Development

- 3.6 Policy S13 (Town Centres) of the Teignbridge Local Plan 2013-2033 sets out that in Dawlish Town Centre the Council will support investment to enhance the facilities of the town and therefore in principle this policy supports investment in the regeneration of the existing golf course facility at Tucks Plot.
- 3.7 Furthermore, Policy DA12 (Regeneration) of the Local Plan sets out a regeneration aspiration for Tucks Plot is for it to be enhanced as a civic space. As part of these proposals an area of public realm work is proposed to provide an enhancement to the existing space and therefore, subject to details in principle, the proposal accords with Policy DA12.
- 3.8 In addition, Policy EC12 (Tourist Attractions) of the Local Plan supports improvements to an existing tourist attraction.
- 3.9 In principle, therefore Policies S13, DA12 and EC12 support the proposed redevelopment of the existing facility at Tucks Plot.

Impact on character and appearance of Conservation Area, adjacent listed buildings and the visual amenity of the area

- 3.10 During the course of the consideration of this application amendments have been made to the fencing originally proposed around the golf course; the design, appearance and orientation of the proposed kiosk building and to the design of the public space at the seaward entrance to Tucks Plot.
- 3.11 The revised fencing around the golf course is considered to sit comfortably with the traditional park-like character of Tucks Plot and will read as traditional park railings set on top of the existing low stone wall.

- 3.12 It is concluded that the proposed railings will not have an adverse impact on the setting of any listed buildings or on the character and appearance of the Conservation Area. Rather, it is considered that the installation of traditional park railings would have a positive impact on the character of this part of the Conservation Area.
- 3.13 Furthermore, the revised design, appearance and orientation of the proposed kiosk building and use of more sympathetic cladding materials, omission of a pitched roof and omission of a large fascia board along with the proposal for a green roof composed of maritime planting is considered to result in a revised design of the kiosk which will ensure that the proposed structure can be incorporated into this part of the Conservation Area without harmful impact. The present kiosk is a negative element in the Conservation Area, and its replacement with a higher quality structure, albeit one that is larger, is considered to be an improvement compared to the present kiosk on site. Conditions are recommended to secure appropriate materials for the cladding of the kiosk and to also ensure that the planting details for the green roof are appropriate.
- 3.14 It is considered that the green roof addition will ensure that when viewed from the train the building will provide an attractive enhancement to the area.
- 3.15 No objection is raised to the addition of the giant model animals around the golf course. The resort character of this part of Dawlish is strongly oriented toward entertainment and in this context it is not considered that the model animals will be harmful to the character of the Conservation Area.
- 3.16 The proposal as part of this application to create a more attractive public space at the seaward entrance of Tucks Plot is welcomed and fully accords with Policy DA12. This part of the town has received considerable public investment in recent months, with the creation of the new cycle route and public realm enhancements. The proposal to open up a more welcoming area at the entrance to Tucks Plot to provide an opportunity to further enhance the public realm at this important point in order to create a focal point where Dawlish Water meets the beach is welcomed and it is considered that the enhancement of this area would have a positive impact on the resort as a whole, presenting a positive first impression to visitors disembarking from the train and naturally signposting both the beach and the green spaces which are so important to Dawlish as a holiday destination and form part of the distinctive character of the Dawlish Conservation Area. It is considered that these works would result in a positive enhancement to the Conservation Area.
- 3.17 Overall, following the revisions that have been made to the proposal during the course of the consideration of this application, on balance, it is considered that the proposed redevelopment of the existing golf course at Tucks Plot would not adversely impact on the character and amenity of the Conservation Area, harm the setting of nearby listed buildings or have an adverse impact on the visual amenity of the area.

Landscape Considerations

- 3.18 As part of the proposal it is proposed to enhance the existing planting on the site through the provision of further planting as indicated on the proposed landscape plan. However, as the planting schedule provides a number of suggested planting and trees and does not specify which species will be used, the number of species or provide details of an implementation and management plan it is recommended that a condition be placed on any consent to secure these details and to ensure that an appropriate landscaping scheme is delivered on site.

Impact of the proposal on residential amenity

- 3.19 Given the location of the golf course and existing facility in this location it is not considered that the proposed redevelopment of the site would result in harm to the residential amenity of neighbouring occupiers.
- 3.20 No lighting is proposed as part of this application and hours of operation would be secured through the lease agreement which is within the control of Teignbridge District Council.

Drainage

- 3.21 It is proposed that foul sewage be connected to the mains sewer and that surface water would be dealt with by soakaway.
- 3.22 A condition is recommended on behalf of South West Water to advise the applicant that foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer for the avoidance of doubt and in the interests of ensuring that the discharge of drainage from the development shall not be prejudicial to the public sewerage system and to ensure that there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.

Waste Disposal

- 3.23 One 1,000 litre commercial waste bin is to be provided in order to dispose of food packaging and food waste from the development which is considered to be adequate provision to deal with waste from the proposed kiosk.

Provision of Kiosk

- 3.24 Concern has been raised in a number of representations received in relation to the provision of the new larger kiosk and its impact on existing local businesses in the area.
- 3.25 Whilst this concern is noted there is no policy objection to the provision of a new food establishment within a Town Centre Location and therefore there would be no justification for refusing the proposed kiosk on grounds of competition to existing businesses in the area.

- 3.26 A condition is, however, recommended to limit the sale of goods from the kiosk to merchandise relating to the golf course and refreshments.

Conclusion

- 3.27 The proposal is assessed to fully accord with Policies DA12, S13 and EC12 of the Local Plan. Officer recommendation is therefore to grant consent subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S17 (Dawlish)

S21A (Settlement Limits)

EC9 (Development in Town Centres)

EC12 (Tourist Attractions)

EN5 (Heritage Assets)

DA12 (Regeneration)

National Planning Policy Framework

National Planning Policy Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

5. CONSULTEES

Conservation Officer - I do not object to the principle of the application.

The site is currently used for mini golf and I have no objections to this use continuing.

I do not object to the addition of giant model animals around the mini golf course. In my view the resort character of this part of Dawlish is strongly orientated toward entertainment and in this context I think the model animals will not be harmful to the character of the Conservation Area.

I confirm that I do not object to the revised fencing around the mini golf. The revised design of fencing will sit comfortably with the traditional park-like character of Tucks Plot and will read as traditional park railings set on top of the existing low stone wall. I am satisfied that this will not have an adverse impact on the setting of any listed buildings nor on the character and appearance of the Conservation Area – in fact, installation of traditional park railings may have a positive impact on the character of this part of the Conservation Area.

I am pleased to see that the applicant has worked hard to revise the design, appearance and orientation of the proposed building. The revised design and use of

more sympathetic cladding materials, the omission of a pitched roof and the omission of a large fascia board – along with the proposal for a green roof composed of maritime planting – mean that I am now satisfied that the proposed structure can be incorporated into this part of the Conservation Area without harmful impact. The present kiosk is a negative element in the Conservation Area, and its replacement with a higher quality structure, albeit one that is larger, is welcome.

In addition, I warmly welcome the proposal to create a more attractive public space at the seaward entrance to Tucks Plot. This part of the town has received considerable public investment in recent months, with the creation of the new cycle route and public realm enhancements. The proposal to open up a more welcoming area at the entrance to Tucks Plot provides an opportunity to further enhance the public realm at this important point, creating a focal point where Dawlish Water meets the beach. I am optimistic that enhancement of this area can have a positive impact on the resort as a whole, ensuring a positive “first impression” to visitors disembarking from the train and naturally signposting both the beach and the green spaces which are so important to Dawlish as a holiday destination, and to the distinctive character of Dawlish conservation area.

South West Water - Advice that no development will be permitted within 3 metres of the sewer and should the development encroach on the 3 metres easement, the sewer will need to be diverted at the expense of the applicant. Recommend a planning condition to emphasise that foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer.

6. REPRESENTATIONS

61 contributors have commented in total, 3 contributors are in support and 58 contributors are in objection.

The letters of support raise the following summarised comments (see file for full representations):

1. Supports revised plans, consider offers opportunity to breathe some fresh life into the sea front area of town;
2. Proposal will make more of a feature of this area which is often one of the first bits visitors see getting off the train;
3. The current golf course is a little tired and dated looking and so upgrading it and providing additional amenities will be a boost for this area;
4. Support the investment in this area;
5. Refreshment kiosk will be a good addition;
6. Palm trees, Dawlish sign, etc., should be enhanced too if possible;
7. Will provide healthy competition to existing businesses and help bring in the next generation of tourists;
8. Proposal will smarten the area up;
9. Think the planting will massively enhance this gateway site and the addition of a new attraction can only be a good thing and will draw more people to the town, particularly in this rather tired looking location around the seafront;
10. The ice-cream kiosk will effectively replace the old ‘pirate's chest’ in this part of the town and should not be a threat to any other business, merely healthy

competition which can only drive standards up, and give visitors more choice and quality;

11. Dawlish needs to move on and attract more visitors and this proposal can only help.

The letters of objection raised the following summarised concerns (see file for full representations):

1. Kiosk structure is too large and will spoil the tranquil area;
2. Another café is not needed or necessary;
3. Development will be detrimental to the wildlife around it on the brook including the black swans;
4. Design not suited to area;
5. Concern about impact on existing businesses due to proposed kiosk;
6. Query if fencing is really necessary;
7. The proposed fencing, kiosk and 'animal' structures are too large and design is not in keeping with a conservation area with listed buildings and will have negative impact on surrounding area;
8. Proposal will generate more litter;
9. Any further concreting or paving will have an adverse effect on the floodplain, sewers, basements and Lawn.

7. TOWN COUNCIL'S COMMENTS

Dawlish Town Council – resolved unanimously by Members present and voting that this Council recommends NO OBJECTION to this application. However, they did wish to raise concerns regarding the height and positioning of the fencing. They would not wish to see the fencing placed on top of the existing wall and would like to ensure that the Dawlish sign remains visible.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 15.68. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0. The CIL liability for this development is £0. This is based on 15.68 net m² at £0 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.



PLANNING COMMITTEE REPORT 19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/02596/FUL - Market Walk - Renovation of Market Walk facades, provision of new canopy, new paving and associated works	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Angharad Williams	
WARD MEMBERS:	Councillor Brodie (was Hook) Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02596/FUL&MN	





1. REASON FOR REPORT

This is an application by Teignbridge District Council on land within their control.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement of development
2. Development to be carried out in accordance with the approved details
3. Material samples to be submitted for approval
4. Bat and bird survey to be carried out and submitted for approval prior to commencement; mitigation to be carried as identified and agreed

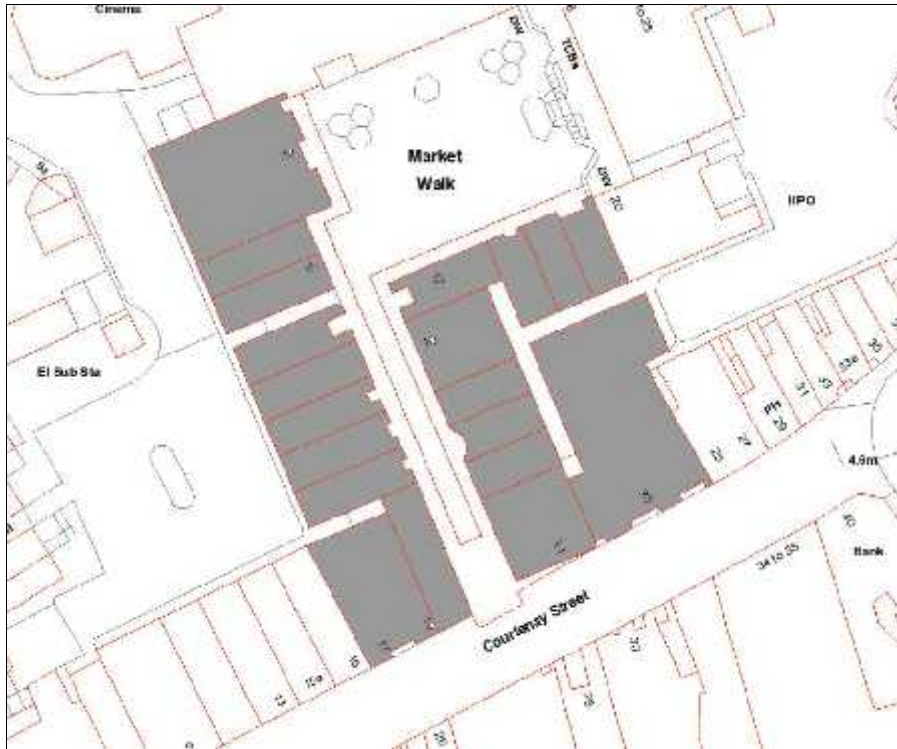
3. DESCRIPTION

The Site

- 3.1 The application site takes in a large portion of the Market Walk shopping area which is located between Market Street and the pedestrianised section of Courtenay Street.
- 3.2 Market Walk consists of a parade of predominantly retail units leading to the Market Square which is used for a regular outdoor market and has permanent retail pods which provide food and other products and services. To the north of the Square is the Market Hall, which opened in 1871, and in 1972 became a Grade II Listed Building.
- 3.3 In addition to being a retail area in its own right, Market Walk acts as a pedestrian route between the main retail street for the town (Courtenay Street) and the bus terminus area at Market Street/Sherborne Road.
- 3.4 Following the acquisition of Market Walk by the Council in February 2016 plans for the regeneration of the Market Walk area have been worked on as part of the Council's vision for the regeneration of the Town Centre.

The Proposals

- 3.5 This first phase of development consists of the complete overhaul of the fascias, excluding the former Post Office building and the two storey building which includes Wilkinsons, Bon Marche and Subway at ground floor. The units proposed to be upgraded are highlighted below:



3.6 The works involve the removal of the existing canopies which project from the buildings at first floor level and then the complete replacement of building frontages at ground and first floor. As part of these works the large bulkhead at the entrance on Market Street will be completely removed. The existing arrangements are shown below with the image to the left taken from below the entrance bulkhead on Courtenay Street which is shown on the image to the right from Courtenay Street itself.



3.7 The exterior of the buildings will be completely modernised whilst using the existing structures below to support the alterations. The new frontages along Market Walk will be finished in render which will partially protrude on some units more than others and will vary between units in terms of height to help clearly define each unit and provide some relief to what would otherwise be a flat elevation. The render colours proposed are not finalised but it is suggested that the colours would be kept light. This would also provide some contrast to the darker windows which are shown

as protruding from the wall and having a pressed metal surround finished in dark grey. A visualisation of how the units would look in the Market Square is shown below in the right-hand image.

- 3.8 The scheme includes units which front onto Courtenay Street. Here a different design approach is taken where the render will be substituted by a stone cladding, which will be more in keeping with the other retail units on the street and will help to lead the eye down to the Square and the Market Hall. A visualisation is shown below left; it should be noted that this image shows a light coloured buff stone, this may be changed for a darker finish; but like the final render colour will be determined by samples which will be required by planning condition.



- 3.9 Whilst the existing canopies will be removed the applicants have acknowledged that some protection from the elements is desirable. To this end a glass canopy set above the first floor is proposed to run the length of Market Walk. This glass canopy is supported by a structure which is lightweight in appearance, a stark contrast to the heavy arrangement of the existing canopies.
- 3.10 The final main element of the proposals is to replace the existing paving with a new granite paving.

Economy

- 3.11 The site is located within the town centre and the Teignbridge Local Plan is clear in its aims to encourage proposals which will aid in maintaining and enhancing the vitality and viability of the town centres within the Council's administrative area. The proposals are principally supported by Teignbridge Local Plan Policies S13 and EC9.
- 3.12 S13 relates to maintaining and enhancing the vitality and viability of the Town Centres within the District. In particular criterion d) of the Policy looks to seek investment to enhance facilities, environment and economic potential.

Design

- 3.13 EC9 covers the principle of development in town centres and seeks the enhancement of the immediate physical environment and specifically under criterion d) taking opportunities to improve the character and quality of shop fronts.
- 3.14 It is considered that the site is currently dated architecturally and is in need of modernising to encourage visitors but also further investment into the town is more likely once the momentum starts. The overall expectation for design quality for

developments within Teignbridge is set out in Policy S2 which considers quality development as a whole.

Heritage

- 3.15 In addition to the support for town centre improvements the impact upon heritage assets is a key consideration. Whilst not within a Conservation Area, the proximity to the listed Market Hall means that the development should be expected to respond positively to the character and distinctiveness of the setting of this asset as required by Policies EN5 and S2.
- 3.16 It is considered that the removal of the bulkhead and canopies will open up views of the Market Hall which are currently not possible, enhancing the setting of the listed building and setting up further enhancement opportunities in the future.
- 3.17 The Council's Conservation Officer has been consulted and any comments received will be reported to Members. However, it is considered that the alterations are a significant improvement in terms of the setting of the Market Hall.

Ecology

- 3.18 Whilst the site does not sit on any designated bat flyway or other ecological corridor there is, given the structural form of the site, the possibility that bats may use the structure.
- 3.19 It is noted that the Council's Ecologist has requested a bat and bird survey. It is considered that such a survey would be required prior to demolition works and is not essential prior to the granting of planning permission. Accordingly a condition has been included to require the survey before works occurring and any mitigation deemed necessary carried through.

Residential Amenity

- 3.20 Whilst the works proposed are significant and likely to be noise generating and could lead to general disturbance, the site is not in close proximity to residential properties. Therefore it is not considered to be necessary to control the hours of work by condition. In the event that there are disturbances then the Council's Environmental Health team have appropriate powers to take action.

Conclusion

- 3.21 This proposal is the first major project by the Council since the acquisition of Market Walk and is a key catalyst to the process of regenerating the town centre and bringing further inward investment.
- 3.22 The works proposed are considered to be a significant enhancement and will modernise the shopping area and open up views towards the listed Market Hall.
- 3.23 Whilst there may be some further consultation responses, which will be reported to Members, it is considered that the proposals are acceptable and compliant with policy subject to conditions. Dependent on further responses additional conditions may be necessary and will be reported to Members.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S13 (Town Centres)

S14 (Newton Abbot)

S21A (Settlement Limits)

EC1 (Business Development)

EC2 (Loss of Employment Sites)

EC7 (Primary Shopping Frontages)

EC9 (Developments in Town Centres)

EN5 (Heritage Assets)

EN11 (Legally Protected and Priority Species)

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health (Air Quality) - No objections

Biodiversity Officer – Bat/bird survey required

Teignbridge Drainage – No objections

Devon County Council (Highways) - Refer to standing advice

Historic England – Suggest the Council's own specialist's advice is sought

6. REPRESENTATIONS

To date one comment has been received which states that the concept is supported but is there space for birds to nest between canopy supports and the building and is the upper side of the glass accessible for cleaning?

7. TOWN COUNCIL'S COMMENTS

No objections.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

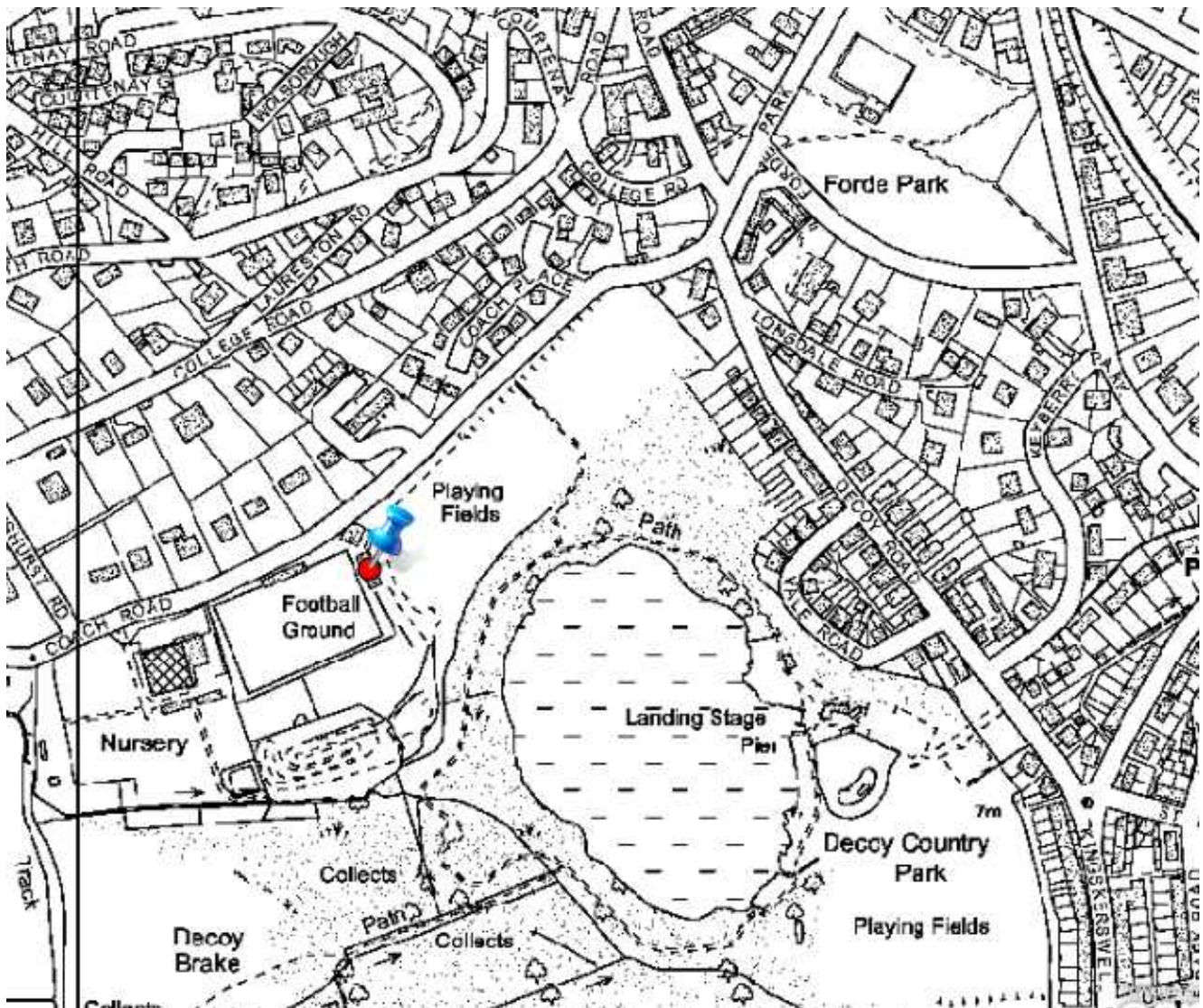
Business Manager – Strategic Place

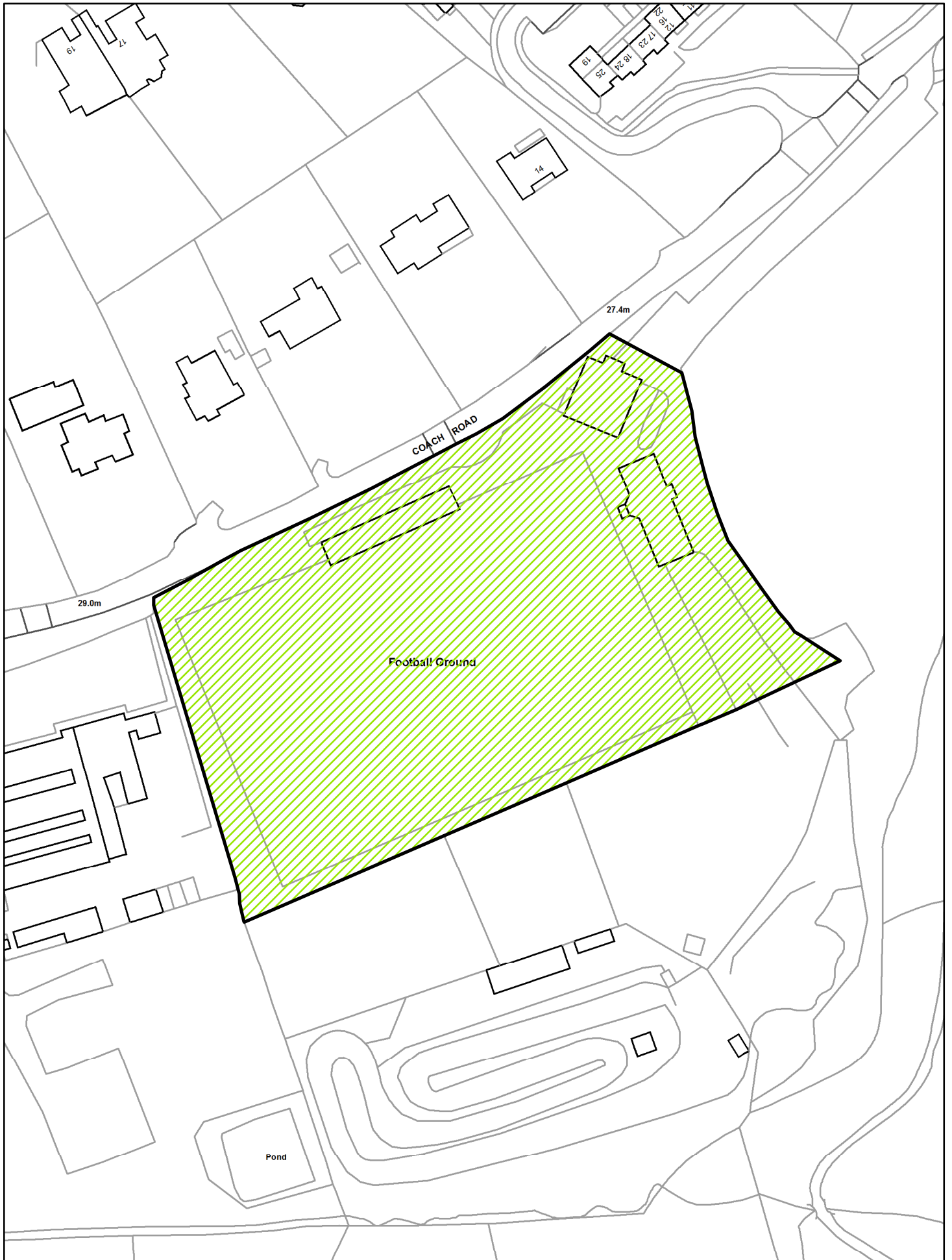
PLANNING COMMITTEE REPORT 19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/01503/VAR - Devon County Football Association, Coach Road - Variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system	
APPLICANT:	Devon County Football Association	
CASE OFFICER	Nicola Turner	
WARD MEMBERS:	Councillor Pilkington Councillor Jones	College
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01503/VAR&MN	





1. REASON FOR REPORT

The site is owned by Teignbridge District Council

2. RECOMMENDATION

PERMISSION BE GRANTED subject to conditions addressing the following matters:

1. Development to proceed in accordance with the approved plans
2. The lights and associated fittings shall be installed and retained in accordance with the approved details in perpetuity and, prior to use achievement of Environmental Zone 1 at the closest residential frontage shall be demonstrated
3. The lighting system shall be automatically controlled with a timer which turns the lighting system off outside of the operational hours. This shall be fitted prior to the new lights being first brought into use.
4. The lighting system shall only be used between the following hours:
 - Three nights out of Monday-Friday 09:00-21:45
 - Saturday and Sundays 09.00-19.00
 - Not at all on Bank Holidays.
5. The source of the illumination from the floodlights shall be directed on to the pitch away from nearby residential properties and the adjacent highway, to the satisfaction of the Local Planning Authority.
6. The office hereby permitted shall only be occupied by the DCFA
7. The use of any amplification system installed on the site shall be restricted to announcements only and shall not be used for music

3. DESCRIPTION

- 3.1 The application site relates to a football pitch which is located within the Devon and Cornwall Football Association grounds on Coach Road. The alterations to the grounds and the original installation of floodlighting were approved under application 92/00437/FUL - New offices, meeting room, dressing rooms, new spectator stand and new floodlights to existing football pitch.
- 3.2 To the north of the pitch are residential properties on the northern side of Coach Road, and to the south lie the skate park and Decoy Park. To the immediate east is the parking area for the pitch.
- 3.3 The pitch is currently floodlit with lighting that is in accordance with the details previously approved under application 92/00437/FUL. The lighting columns in place are 15 metres high. The original permission allowed the lights to be used between the hours of 09:00 and 21:45 daily.
- 3.4 The pitch is for use by the Devon and Cornwall Football Association as well as providing a facility for the wider community.

- 3.5 This application seeks permission for new lighting units and associated rear cowlings which look to reduce the amount of light spill and glare when compared with that which the current units would create with new bulbs fitted. New bulbs could be fitted to the existing lighting units without the need for planning permission.
- 3.6 The current proposal is for 4 lighting units with two flat glass LED units and 4 with three flat glass LED lights.
- 3.7 The applicant has suggested the following condition should be applied to minimise any impact on residential amenity arising from the installation of new lighting columns:

“The lighting system shall only be used on training level between the following hours: Monday–Friday 09:00 - 21:45, Saturdays and Sundays 09.00–19.00 and not at all on Bank Holidays. The floodlighting can be used on match level between the following hours: for a maximum of 4 nights per week Monday–Friday 09:00-21:45, Saturdays and Sundays 09.00–19.00 and not at all on Bank Holidays. Lighting to only be used if there is poor light conditions and when the pitch is in match/training use.”

- 3.8 This condition is not considered to be sufficiently precise to be realistically enforceable. Officers have worked together with the Environmental Health team to carefully review recent planning decisions, the site specific circumstances and the current planning permission in considering what might be a reasonable condition to apply to any permission issued through this application. The information submitted in support of the application suggests that the conditions set out above are capable of being achieved at the site and it is therefore reasonable to grant planning permission, subject to these controls. This is reflected in the recommendation above.
- 3.9 Comments have been made by local residents regarding the potential for a detrimental impact on bats. The site does not, however, fall within any identified strategic flyways or sustenance zones associated with protected bats and the nature of the application does not require survey work. The wider area is also well lit with streetlights and road lights. The proposed replacement lights seek to reduce light spill and glare from the floodlights and it is therefore not considered that the current proposals would result in any unacceptable harm to any wildlife within the area.
- 3.10 As a reminder, Members should be aware that there is an existing planning permission including floodlighting granted under reference 92/00437/FUL. The current application seeks to amend the approved plans for that existing permission. If Members were to refuse this application (or impose unreasonable or overly restrictive conditions) the existing permission would still be in place and the applicants could choose to install new bulbs in the existing light columns. The current application seeks to provide a form of lighting that will result in less impact on the occupiers of surrounding properties than upgrading the existing lighting.
- 3.11 Conditions are recommended in line with the Environmental Health Officer’s comments to ensure that the impact of the lighting on surrounding residential properties is at an acceptable level and allows the games pitch to be used and to deliver positive health and well-being outcomes for the community. The conditions would also reduce the approved hours of operation of the floodlights from the

original permission. It is therefore considered that the proposals will provide an acceptable balance between residential amenity and community benefit. The recommendation is that permission should be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013 – 2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Design)

S11 (Pollution)

EN5 (Heritage Assets)

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health Officer - All lighting sources shall be directed downwards or otherwise shielded so as to keep direct light and glare confined to the site boundary. The sport lighting fixture should be equipped with glare shields and cut off louvres for glare and spill light control.

The details submitted show the lighting system would be the equivalent of an Environmental Zone E1 (intrinsically dark landscape) as per the recommendations of the institution of lighting professionals in the guidance notes for the reduction of light pollution, 2011.

At the completion of the project, the lighting system should be aimed and commissioned to stop glare and to limit spill on the areas outside the site boundary. Additional shields are likely to be added at this stage of the project to further reduce the amount of glare and spill to the environment/neighbouring homes. The floodlights shall be inspected by a competent engineer to ensure that there is minimal impact at neighbouring homes and confirmed acceptable by the planning department before first being brought into use and shall be retained as inspected thereafter.

Once commissioned the use of the lighting system should be automatically controlled with an automatic timer which turns the lighting system off outside the operational hours.

The lighting system shall only be used a maximum of three days per week between the following hours: Monday–Saturday 09:00-21:00, Sundays 09.00–18.00 and not at all on Bank Holidays. Flood lighting to only be used if there is poor light conditions and when the pitch is in match/training use.

Biodiversity Officer - The lux contour maps show that the proposed lighting system will reduce the level of light spill falling on the hedge to the west of the pitch and the trees to the east of the pitch (from 100 lux at present to 20-50 lux proposed).

However, it will increase the light spill on the Coach Road hedge to the north and the orchard hedge to the south (with greater lengths illuminated to 50+1 lux)

Currently all the hedges are illuminated well above the levels tolerated by light-averse protected species. On balance the proposal may result in an overall slight improvement for other species, with an overall slight darkening of wildlife features close to the pitch.

6. REPRESENTATIONS

One letter of comment received raising the following planning-related matters relevant to the considerations of this application:

1. Restrictions on hours of use required
2. Impact upon the bats using the hedgerows

7. TOWN COUNCIL'S COMMENTS

The Committee raised no objection subject to the issue of light spillage and the conditions on operating hours being maintained.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 December 2017

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Fusco, Pilkington, and Mayne
DATE OF SITE INSPECTION:	30 NOVEMBER 2017
APPLICATION:	Newton Abbot - 17/02166/MAJ Land at NGR 283353 72691 Howton Road – Outline for up to 20 custom build dwellings (approval sought for means of access)
WARD MEMBERS	Cllrs Hocking and Bullivant

Also present: Councillor Hook (was Brodie), one representatives of the Town Council, and the County Highway Engineer’s representative.

In accordance with the procedure relating to major applications, this application was the subject of a site inspection prior to being considered by the Committee. All members of the Committee were invited to attend the site inspection. The purpose of the inspection was to enable Members to familiarise themselves with the site. Members were unable to form an opinion on the applications without having first considered the detailed reports of the Business Manager.

The Site Inspection Team viewed the sites from the front and rear of Western House; and proposed access points in relation to 17/00618/MAJ; and along Howton Road, and at the junction of Howton Road and Perry Lane in relation to 17/02166/MAJ.

The Planning Officer reported on the boundary and topography of the sites; indicative layout plans; ecology and biodiversity mitigation; landscaping and SUDS requirements; and that the area for public open space and another area for housing would be transposed due to topography issues;

Members also noted the surrounding area, and the County Highway Engineer’s initial views.

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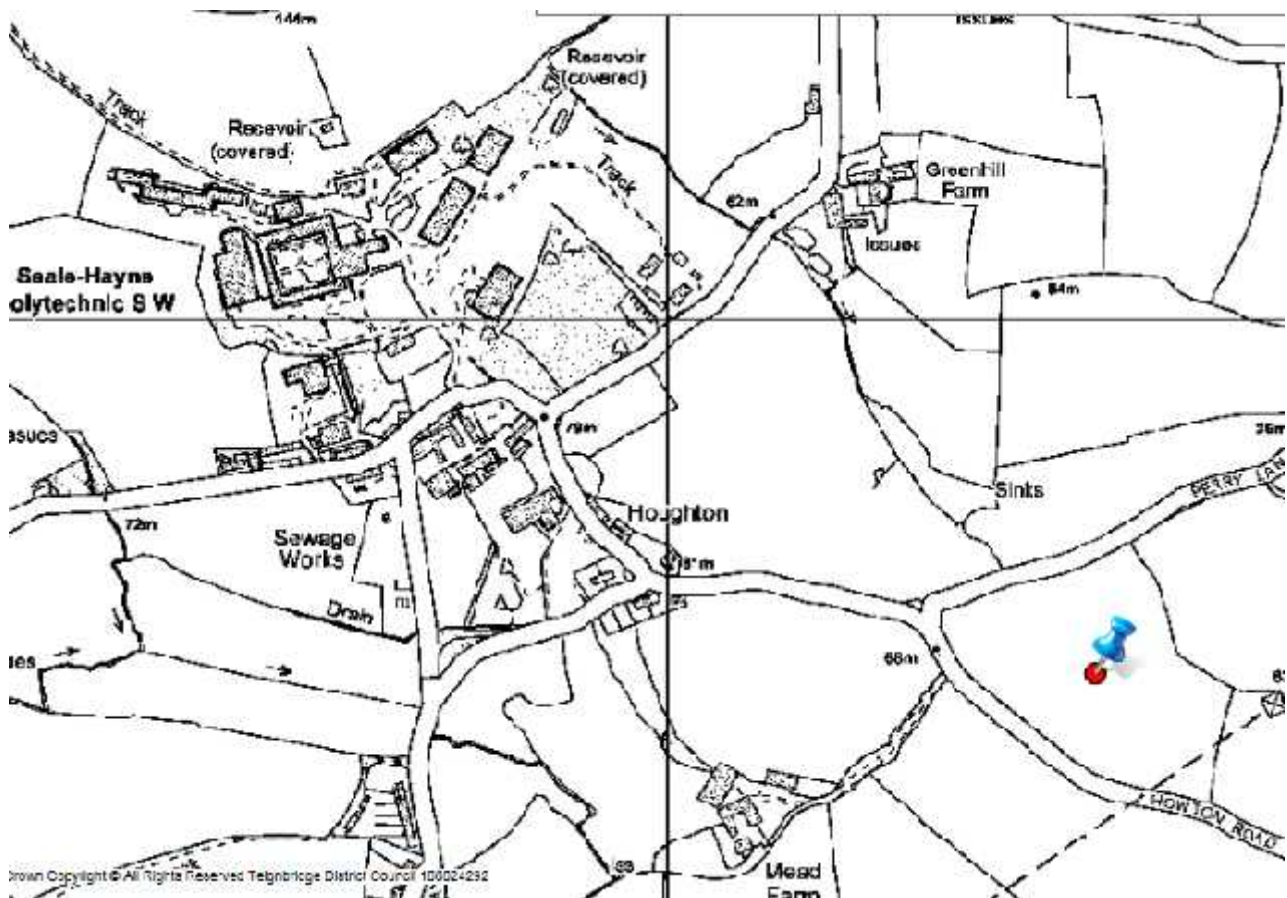
PLANNING COMMITTEE REPORT

19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/02166/MAJ - Land At NGR 283353 72691, Howton Road - Outline application for up to 20 custom build dwellings (approval sought for means of access)	
APPLICANT:	Devon County Council	
CASE OFFICER	Angharad Williams	
WARD MEMBERS:	Councillor Hocking Councillor Bullivant	Bradley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02166/MAJ&MN	





1. REASON FOR REPORT

Teignbridge District Council own the land of the application site. The application must therefore come before the Committee for consideration. Furthermore, the application is advertised as a Departure from the Local Plan given that the application site forms part of land allocated as green infrastructure under Policy NA1 within the Teignbridge Local Plan.

2. RECOMMENDATION

Subject to the completion of a Section 106 Agreement to provide:

- 20% affordable housing;
- Financial contribution towards provision of community facilities;
- Financial contribution towards provision of employment development;
- Financial contribution towards Green Infrastructure provision;
- Financial contribution towards provision of walking and cycling links within the NA1 allocation;
- Biodiversity mitigation and compensation;
- Traffic Regulation Order for the closure of Howton Road to through traffic,

PERMISSION BE GRANTED subject to the following conditions:

1. Requirement for reserved matters submissions;
2. Timing of submission of reserved matters;
3. Compliance with approved plans/documents including Design Code;
4. Prior to commencement the submission of a passing bays and surface water disposal route biodiversity plan. Scope of survey to be agreed in advance with the Local Planning Authority;
5. Prior to commencement, submission of a Construction, Environmental Management Plan (CEMP);
6. Compliance with mitigation measures as set out in Preliminary Ecological Appraisal and Dormouse Survey including provision of 10 metres wide buffer zone to be retained between the hedgerows and the edge of the development;
7. Prior to commencement of development, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority;
8. Prior to commencement, including site clearance, a bat roost plan to be submitted to and approved in writing by the Local Planning Authority;
9. Prior to commencement of work on any dwelling, submission of detailed plans showing how bird and bat roosting opportunities will be incorporated in each dwelling.
10. Prior to commencement of works, a Landscape and Ecological Management Plan to be submitted and approved in writing by the Local Planning Authority;
11. Submission of detailed waste audit statement at reserved matters;
12. Prior to commencement, detailed design of proposed temporary and permanent surface water drainage system, including adoption and maintenance arrangements, and avoidance of surface water draining onto highway, to be submitted for approval by the Local Planning Authority;
13. Notwithstanding the details submitted, no development to commence until details of a scheme to dispose of foul drainage has been submitted and approved by the Local Planning Authority;
14. If during development, contamination not previously identified is found to be present at the site then no further development shall be undertaken until a remediation strategy has been submitted;

15. Prior to commencement, a Construction Management Plan to be submitted for approval by the Local Planning Authority.

3. DESCRIPTION

The Application site

- 3.1 The application site is located to the west of Newton Abbot in the Parish of Highweek. The site sits at the centre of the NA1 Houghton Barton allocation on the boundary between land allocated as mixed use development and green infrastructure, lying immediately adjacent to the settlement limit.
- 3.2 The site is roughly triangular in shape and amounts to an area of approximately 0.88 hectares. The site currently comprises a greenfield site in agricultural use and is bordered to the south by Howton Road, and Perry Lane to the north and west. Further fields lie to the east.
- 3.3 The site varies in topography, with much of it gently sloping. The site is bounded by intensively-managed, flayed hedgerows to the north and south. The site can presently be accessed from three different roads.

The Application

- 3.4 The application seeks outline planning permission for the delivery of up to 20 custom build dwellings, with means of access to be approved.
- 3.5 The proposal seeks to create a new residential community with a distinctive sense of place with the delivery of custom build starter homes. It is anticipated that the site will come forward as custom build starter homes, which are a new product the government wishes to introduce, and comprise low cost dwellings (at least 20% below market values), which are only available to first time buyers.
- 3.6 The site forms part of land allocated under Policy NA1 (Houghton Barton) within the Teignbridge Local Plan for development.
- 3.7 This allocation encompasses approximately 160 hectares of land and seeks to deliver at least 1,800 homes together with supporting infrastructure. In order to assist delivery of this allocation, the Council has prepared the NA1 Draft Development Framework Plan Supplementary Planning Document. The purpose of this document is to provide detailed and relevant planning guidance relating to the development.
- 3.8 Within the Framework, and as shown on the Illustrative Masterplan, the site is envisaged as coming forward for housing development. This differs from that of the Local Plan allocation and is the result of more recent consultation.
- 3.9 An illustrative site layout has been submitted in support of the application and demonstrates that a development of up to 20 custom build dwellings could comfortably sit on the site without concerns about overdevelopment.
- 3.10 Even though the application has been submitted in outline there is a significant amount of detail that has been taken into account, including the submission of a design code.

- 3.11 Importantly, the development of the site will enable provision of the proposed new main road between the A382 (Bovey Tracey Road) to the A383 (Ashburton Road) which will run from Forches Cross to Hele Park. The provision of the road is essential in providing suitable access to the Houghton Barton urban extension, and ensuring the flow of traffic around Newton Abbot and Highweek.
- 3.12 It is envisaged that the development will be delivered in three main stages. Phase 1 will see the construction of an access, phase two will include other off-site works to ensure that the development is well integrated into the highway network, including the creation of passing bays, with the third phase seeing the construction of on-site roads, drainage and construction of the dwellings.

Planning History

- 3.13 There is no planning history of relevance to the application site. However, it should be noted that land to the south has received planning permission as part of the NA1 development. 650 homes have received outlined planning permission with all but one phase having also received reserved matters approval.

Key Considerations

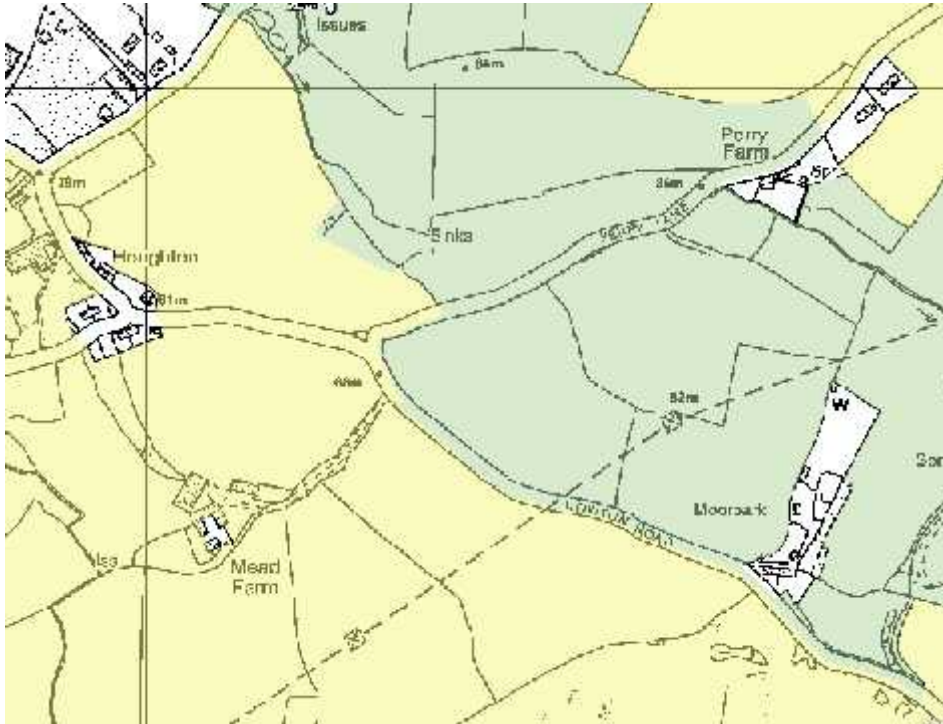
- 3.14 The application seeks outline planning permission for the erection of up to 20 custom build dwellings with a detailed means of access. All other matters are reserved for future consideration.
- 3.15 The key issues in the consideration of the application are therefore:
- The principle of the development/sustainability;
 - Impact of the development upon the character and visual amenity of the area;
 - Impact of the development on the residential amenity of the occupiers of surrounding properties;
 - Impact of the development on biodiversity;
 - Flood and drainage impact of the development;
 - Highways impact of the development;
 - Compliance with Policy NA1 of the Local Plan and Draft Development Framework Plan SPD.

The principle of the development/sustainability

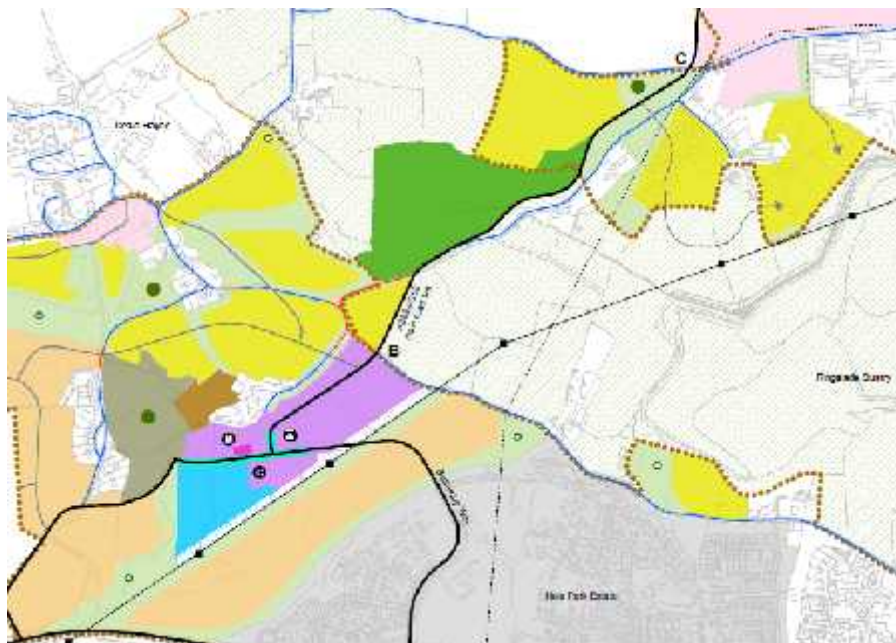
- 3.16 In accordance with the Local Plan Proposals Map, the site lies outside the settlement limit and is allocated as 'other green infrastructure' within the allocation of Policy NA1.
- 3.17 The provision of dwellings outside the settlement limit is a Departure from Policy S22; however, there are two considerable material considerations to take into account:
1. The site is located within the NA1 allocation and is anticipated to come forward for housing development under the NA1 Draft Development Framework Plan.
 2. The delivery of the site will enable the delivery of NA1, in that it enables the provision of the necessary link road.

1. Site's location within the NA1 allocation and Draft Development Framework.

3.18 The site is included within the Teignbridge Local Plan NA1 development allocation. Within the Local Plan, the site is identified as being an area of Green Infrastructure as illustrated below.



3.19 Nevertheless, within the Draft Development Framework Plan (DFP), the site is illustrated as coming forward as part of the mixed use development.



3.20 The Draft DFP (whilst not formally adopted at the time of writing) constitutes a material planning consideration. Members of Planning Committee approved the content of the document on 21 November 2017 and the Draft DFP went to the

Executive Committee on 5 December 2017 where it will be considered for formal adoption.

3.21 As can be seen from the plan above, it is envisaged that the main road link will run immediately adjacent to the site, with the housing constructed to the west of the road.

2. The delivery of the site will enable the delivery of NA1, in that it enables the provision of the necessary link road.

3.22 The NA1 allocation anticipates the delivery of 1,800 homes, with 650 of these homes permitted with outline planning permission with all but one phase having also received reserved matters approval.

3.23 The delivery of the link road is essential in enabling the allocation to come forward as without the road, the development will not have the necessary supporting infrastructure, which would result in a significant impact on the local highway network.

3.24 Teignbridge therefore bought the last area of land for the main road that was not in developer control using funding from the Government's Homes and Communities Agency (HCA) on the proviso that custom build homes are provided on the remaining area and enable delivery of the main road.

3.25 The site therefore provides an opportunity to deliver a high quality custom build scheme in accordance with the draft DFP, and feature as a pilot custom build scheme, with the intention that each custom build dwelling is sold as a starter home. Despite this intention, the scheme will still be required to deliver 20% affordable housing which will be secured via a Section 106 agreement.

3.26 Such material planning considerations are considered to outweigh the restrictions of Policy S22 in this instance, and subsequently it is considered that the principle of the development is acceptable.

3.27 The application's consistency with Policy NA1 will be addressed separately at the end of this report; however, in terms of sustainability, the site will form part of a wider urban extension and would therefore be within a sustainable location.

Impact of the development upon the character and visual amenity of the area

3.28 Policy EN2A relates to Landscape Protection and Enhancement. Development proposals are expected to conserve and enhance the qualities, character and distinctiveness of the locality, protect specific landscape, and maintain quality by minimising adverse visual impacts through high quality building and landscaping.

3.29 In its current form, the site constitutes an agricultural field which is bounded by hedgerows. The application is made in outline and constitutes a proposal for up to 20 custom build dwellings. The design and scale of the development is reserved for future consideration; although the application is supported by an illustrative site layout and a Layout and Design Code for the custom build homes, which will feature as an approved document.

- 3.30 This document was produced in partnership between the project architect and Teignbridge District Council officers. The purpose of the document is to form design parameters for the individuals who seek to purchase a plot following the grant of outline planning permission.
- 3.31 The vision is to create a new residential community with a distinctive sense of place creating a “walled rural farmstead” which would appear on the hilltop as approached along the new main road. The development will provide a wildlife buffer around the existing hedgeline with a natural stone wall enclosing the development.
- 3.32 The design code sets out plot parameters and building frontages. The scheme is essentially broken down into 5 blocks and the design intent is that each block should be read as coherent so that although it is further divided into plots, they will be read as one single building. The design parameters set are considered to be sufficient to ensure that the development is coherent and does not result in a negative impact on the skyline. The concept of the rural farmstead is sympathetic with the surrounding development in its current form, and also mirrors and reflects the architectural style of the buildings at Seale Hayne.
- 3.33 In order to introduce variation, building heights should vary between plots, roof pitches may also vary between blocks and with each plot incorporating 2 parking spaces. Buildings will follow the terrain, which falls away to the east, creating a stepping effect along the south west elevation. Guidelines for external wall finishes, roofing materiality, fenestration and doors, boundary treatments and rainwater goods are all set out.
- 3.34 Whilst it is evident that the character of the site as it currently stands will change, the proposed development will sit within the centre of the proposed urban extension. The parameters and suggested design for the development are considered to be appropriate.

Impact of the development on the residential amenity of the occupiers of the surrounding properties

- 3.35 In its current context, the site constitutes one of several agricultural fields. There are no residential dwellings within the immediate surrounding area. The nearest dwellings to the site are ‘Moorpark’ which lies approximately 170 metres to the east of the site, and ‘Mead Farm’ lying approximately 176 metres to the south west of the site. This is considered to be a sufficient distance from the site that no significant impact will be caused on the amenity of these residents. Whilst concerns have been raised about the drainage of the site and the potential impact that this could have on the amenity of nearby residents and watercourse, the Environment Agency have been consulted and do not have any objection to the application provided conditions are imposed.

Impact of the development on biodiversity

- 3.36 The site falls within the following Council designations:
- Cirl bunting winter zone;
 - Great Crested Newt zone;

- 3.37 The application is supported by a number of ecological surveys, including a Preliminary Ecological Appraisal which comprised of a desk study and a field site visit. A separate bat and dormouse survey has also been undertaken.
- 3.38 In terms of impacts, a 22 metres long stretch of hedge will be affected around the existing gateway to create road access and visibility splays. All other remaining hedges will be retained. The footprint of the development will result in the loss of approximately 0.5 hectares of species poor-semi improved grassland. The more species-rich grassland is located around the edge of the field, associated with the hedgerow, and much of this will be retained with hedge buffer zones. A proportion will be lost to SUDS, surfaced paths and play area.
- 3.39 The results of the survey have identified a number of mitigation measures that will be necessary to ensure the development has no significant impact on biodiversity. This includes on-going management of all hedges, buffer zones and SUDS, and a LEMP should be conditioned. In regards to bats, a 10 metres wide buffer zone will be retained between the hedgerows and the edge of the development which will also contribute to the generation of prey. Lighting will also be controlled.
- 3.40 A number of other mitigation measures will also be introduced to ensure protection of other species such as dormice.
- 3.41 In terms of curlew buntings, the objection received from the RSPB is noted, and discussions are still underway to identify how the potential impact on curlew bunting habitat should be mitigated. An update on this matter will be available before Committee.
- 3.42 It should be noted that An Assessment of Likely Significant Effect has been undertaken and concludes that provided the necessary mitigation is put in place, it is possible to conclude that there will be no likely significant effect on the South Hams Special Area of Conservation.

Flood and drainage impact of the development

- 3.43 The site is situated within Flood Zone 1 in accordance with the Environment Agency's Flood Map.
- 3.44 The nearest watercourse lies some 100 metres to the north east of the site, being an unnamed tributary of the Blatchford Brook.
- 3.45 It is proposed for the surface water drainage to be attenuated with an additional allowance of 40% for climate change, discharged at a controlled rate to the nearest watercourse.
- 3.46 The Environment Agency (EA) has been consulted on the application and do not have any objections provided a number of conditions are imposed, including the need for full details in regards to the foul drainage of the site. Devon County Lead Local Flood Authority (DCCFA) agree with this approach and suggest that full details of a proposed permanent surface water drainage system is also conditioned.
- 3.47 Objections received from nearby residents have raised concern over the drainage of the development however given that the EA and DCCFA have not raised any concerns about the development, it is considered that the development can be

satisfactorily drained without having a significant impact on the nearby watercourses. Further detail will evidently need to be submitted at reserved matters.

Highways impact of the development

- 3.48 The application is submitted in outline, but access is a detailed matter. The application is supported by a Transport Statement
- 3.49 It is proposed for the site to be accessed from the west where it is necessary to remove a 22 metres long length of hedgerow for provision of visibility splays. There will also be three passing bays to the west to ensure that traffic flows sufficiently and to provide adequate road width.
- 3.50 Furthermore, it is important to draw attention to the fact that it is anticipated that Howton Road will be stopped up via the placement of bollards at a point to the far east of the site. The reason for this forms part of the wider proposals for NA1 where a new link road (A382 and A383) is proposed to run from the north of the allocation to the south, running directly adjacent to the site. Howton Road will then only be used by traffic accessing the site at Western House and will not provide access to the wider NA1 development. The exact location of the bollards is yet to be agreed, but will be consulted upon for purposes of the Traffic Regulation Order which is necessary for this to occur. The recommendation is subject to a clause within the Section 106 agreement to enter into the Traffic Regulation Order which will need to take place unless this has already come forward via another means.
- 3.51 Devon County Council has worked closely with Teignbridge District Council and do not have any objections to the proposed access. Cycle and pedestrian links in the area will be improved as part of the overall development of NA1.

Compliance with the Policy NA1 of the Local Plan and Draft Development Framework Plan SPD

- 3.52 Policy NA1 outlines that a site of approximately 160 hectares is allocated at Houghton Barton to deliver a sustainable, high quality mixed use development. In doing so, the policy stipulates a number of criteria with which development proposals are expected to comply.

a) Include a comprehensive landscape and design led masterplan for the strategic site allocation, produced with meaningful and continued input and engagement from stakeholders.

The application is in accordance with the NA1 Draft Development Framework Plan Supplementary Planning Document.

b) Delivery of employment

The site is not of a scale that would be appropriate for the delivery of on site employment. A financial contribution to the delivery of employment within the allocation will be secured via the Section 106 agreement.

c) Delivery of at least 1,800 homes with a target of 20% affordable.

The application seeks to contribute to the delivery of the overall target of housing, with the proposal to deliver up to 20 custom build dwellings. 20% affordable housing will be secured via Section 106 agreement.

d) Secure delivery of 24 Gypsy and Traveller pitches

The Development Framework Plan outlines that the delivery of affordable housing includes the provision of gypsy and traveller pitches. An update on this matter will be available prior to Committee.

e) Provide land and buildings for social and community infrastructure

Again, this will be secured via an appropriate Section 106 contribution.

f) Create a vehicle route connecting the A382 with the A383

As outlined above, the site falls within the ownership of Teignbridge District Council and was bought for the purpose of enabling the development of the NA1 link road. Without the delivery of the site, the link road will not be able to come forward. The proposed development is considered to wholly comply with this criteria and will secure delivery.

g) Provide high quality designed landmark developments.

The application is made in outline, design and appearance will therefore be a matter reserved for future consideration. The application is submitted with a design code which secures certain parameters for the development, including the general design approach which seeks to reflect a farmstead character.

h) Creation of green infrastructure

An appropriate Section 106 contribution is required for the appropriate delivery of this criterion.

i) Protection and positive enhancement of biodiversity habitats for greater horseshoe bats, sustenance zones and flyways.

The application proposes to retain the majority of existing vegetation on site, and appropriate conditions are recommended to ensure that lighting is controlled and additional mitigation measures incorporated including a bat roost.

j) Maximise opportunities for renewable energy.

The delivery of housing at the site will provide opportunities for renewable energy at a domestic scale and these can be secured at reserved matters stage.

k) Create areas for local food production

The Section 106 contributions sought in respect of green infrastructure will assist in the delivery of allotments and tree/fruit plantings.

l) Support proposals that protect the long term use and setting of the listed buildings at Seale Hayne.

Design matters will be addressed at reserved matters; however, the design code submitted with the application is considered to be appropriate and sympathetic to the setting of Seale Hayne. The block formation and traditional farmstead appearance is reflective of the character and heritage of the local area.

m) Provide formal and informal recreation space within the development.

This will be secured via the Section 106 contribution.

n) Avoid sterilisation of ball clay resources or prevent future extraction and areas for tipping of spoil.

The delivery of the proposed development is not considered to cause sterilisation of the ball clay resources. The response from Devon County Minerals highlights that only that land reserved within the red line for site drainage is within the mineral consultation zone and there are no concerns about this matter.

o) A bespoke Greater Horseshoe Bat mitigation plan.

The applicant has submitted an ecological report which is considered to adequately cover the requirements of this criterion. An ALSE has been undertaken and found no significant adverse impacts.

For the reasons above, the application is considered to comply with the requirements of Policy NA1.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

STRATEGY POLICIES

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S4 (Land for New Homes)

S5 (Infrastructure)

S6 (Resilience)

S9 (Sustainable Transport)

S10 (Transport Networks)

S12 (Tourism)

S13 (Town Centres)

STRATEGY PLACES

S14 (Newton Abbot)

S22 (Countryside)

WELLBEING - INFRASTRUCTURE

WE7 (Custom Build Dwellings)

WE11 (Green Infrastructure)

QUALITY ENVIRONMENT

EN2A (Landscape Protection and Enhancement)

EN3 (Carbon Reduction Plans)

EN5 (Heritage Assets)

EN6 (Air Quality)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN10 (European Wildlife Sites)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

HT1 (Heart of Teignbridge – Movement)

NA1 (Houghton Barton)

Newton Abbot Neighbourhood Development Plan

National Planning Policy Framework

National Planning Practice Guidance

5. **CONSULTEES**

Environmental Health (Contaminated Land) - No objections to the proposed development. The contamination assessment indicates that there is no significant risk.

Biodiversity Officer - The site supports priority habitats and legally protected species, including greater horseshoe bats associated with the South Hams SAC.

An Assessment of Likely Significant Effect has been undertaken and has concluded no significant effect provided a suite of conditions is attached to secure mitigation measures.

Landscape Officer - The Officer has had significant involvement with the application in respect of design and has no further comments to add.

Tree Officer - No objections to the proposal. Whilst section(s) of the hedge will be removed to allow for the access, there are no arboricultural objections, as no significant trees within or adjacent to the site will be adversely affected by the proposal.

Any reserved matters application should be planned around a well-designed landscape using high quality container grown trees. Tree planting should be incorporated into the landscape and not undertaken in inappropriate and 'left over' spaces.

Devon County Council (Archaeology) - No comments to make on the application. Recent archaeological investigations in the field to the east do not indicate the presence of any significant heritage assets in the area. The information does not suggest that the scale and situation of this development will have any impact upon any known heritage assets.

Devon County Council (Highways) - The application has been largely discussed with Officers at Devon County about the access of the site.

It is established that the access to the land through Howton Road from the Mile End junction end would be unsuitable for either construction vehicles or the number of vehicles which would be attracted to the site once completed.

It is therefore requested that a bollard be placed to the east of the development site in addition to 'No Through Road' signs. The exact location of the bollard is yet to be agreed.

Vehicles attracted to the site will use Howton Road travelling west of Howton Lane and then onto the A383. There are three passing places to be installed to ensure there that is adequate road width.

Conditions are recommended.

Devon County Council (Minerals and Waste Planning) - Outline that the site lies partly within a Mineral Consultation Area associated with the nearby ball clay resource. Given that only a small length of the proposed surface water drain falls within the Mineral Consultation Area, Devon County Council are satisfied that no constraint of the mineral resource will occur and that the proposal is consistent with Policy M2 of the Devon Minerals Plan.

Initially it was highlighted that the application was not accompanied by a waste audit statement. The applicant has since submitted such a document and it is confirmed that the measures outlined in the waste audit statement are appropriate to the nature of the application and that they meet the necessary requirements of Policy W4 of the Devon Waste Plan. A condition is recommended.

Devon County Council (Lead Local Flood Authority) - No in-principle objections to application from a surface water drainage perspective, provided a number of conditions are associated with any grant of planning permission.

Environment Agency - Originally objected to the application on grounds that insufficient information had been submitted to demonstrate the proposed private package treatment plant is justified in the location it was. However, following additional information submitted by the applicant the EA removed their objection and recommend that any grant of permission includes conditions to agree the final foul drainage scheme and to deal with any unsuspected contamination.

Natural England - No comments to make on the application. The application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

RSPB - Objects to the application predominately in relation to curlew buntings. At the time of writing officers are still in discussion with the RSPB in an attempt to overcome their concerns. An update will be available before Committee.

6. REPRESENTATIONS

6 objections have been received in relation to the application, these raise concerns in respect to the following:

1. Drainage;
2. Consider the development to be unnecessary;
3. Concerns over wildlife and biodiversity due to concerns over pollution of the watercourse;
4. Impact of the development on the landscape and skyline;
5. Traffic implications of the development and the safety of the existing roads;
6. Object to the principle of a site allocated for green infrastructure to be developed;
7. Concerns over the impact on minerals;
8. Concerns over where the proposed new road will be routed.

7. TOWN COUNCIL'S COMMENTS

The Committee accepted the outline planning application.

8. COMMUNITY INFRASTRUCTURE LEVY

This is an outline application. CIL liability will be calculated when the reserved matters application is submitted, although it is likely that self-build exemption will be claimed.

9. ENVIRONMENTAL IMPACT ASSESSMENT

This application has been screened under the Environmental Impact Assessment Regulations 2011 and the Council's Screening Opinion is considered to be negative as set out in the Screening Opinion decision letter and proforma.

Business Manager – Strategic Place

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SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 December 2017

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Fusco, Pilkington, and Mayne
DATE OF SITE INSPECTION:	30 NOVEMBER 2017
APPLICATION:	NEWTON ABBOT - 17/00618/MAJ Western House 10 Howton Road – 32 dwellings including incidental open space, landscaping and an area of strategic green infrastructure (all matters reserved for future consideration) for Mrs A Mackeig-Jones
WARD MEMBERS	Cllrs Hocking and Bullivant

In accordance with the procedure relating to major applications, this application was the subject of a site inspection prior to being considered by the Committee. All members of the Committee were invited to attend the site inspection. The purpose of the inspection was to enable Members to familiarise themselves with the site. Members were unable to form an opinion on the applications without having first considered the detailed reports of the Business Manager.

The Site Inspection Team viewed the sites from the front and rear of Western House; and proposed access points in relation to 17/00618/MAJ; and along Howton Road, and at the junction of Howton Road and Perry Lane in relation to 17/02166/MAJ.

The Planning Officer reported on the boundary and topography of the sites; indicative layout plans; ecology and biodiversity mitigation; landscaping and SUDS requirements; and that the area for public open space and another area for housing would be transposed due to topography issues;

Members also noted the surrounding area, and the County Highway Engineer's initial views.

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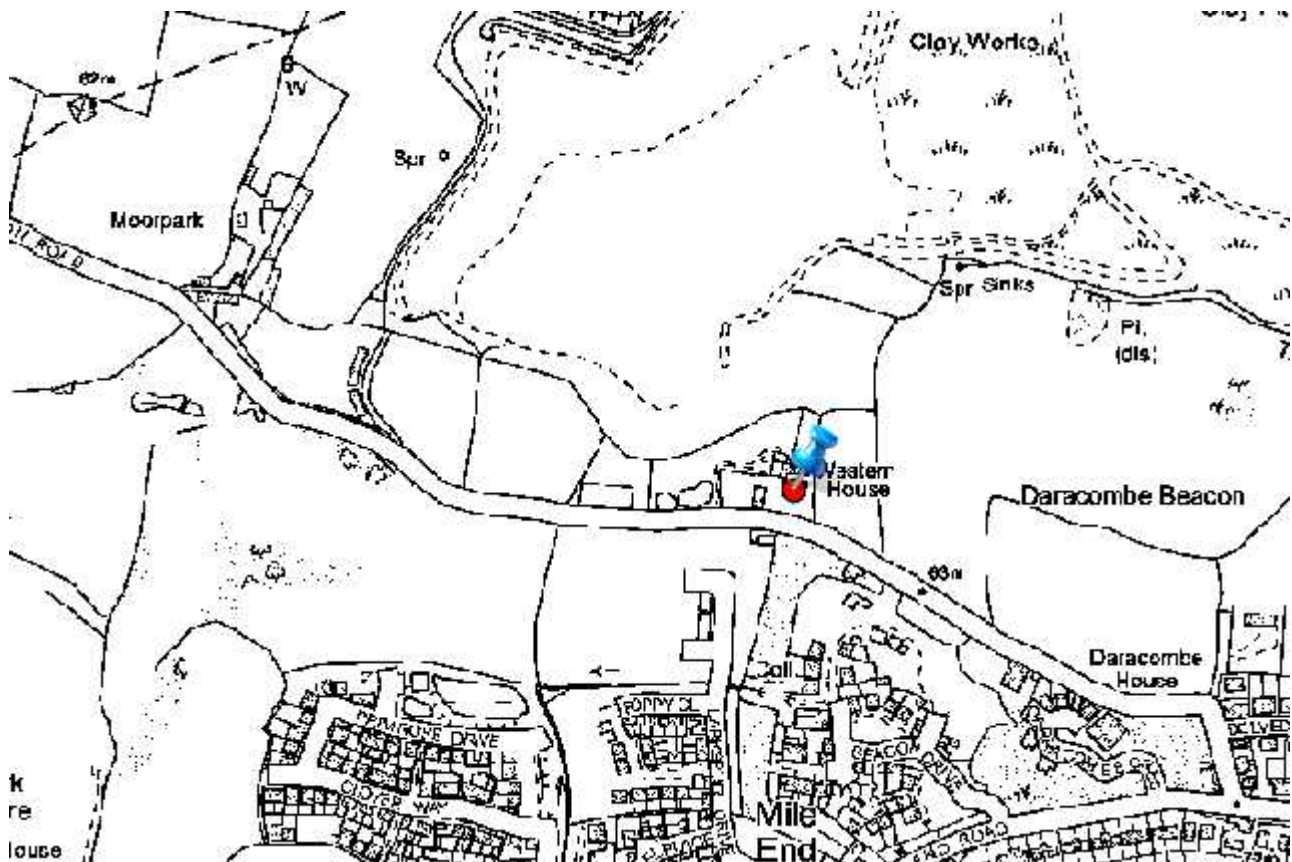
PLANNING COMMITTEE REPORT

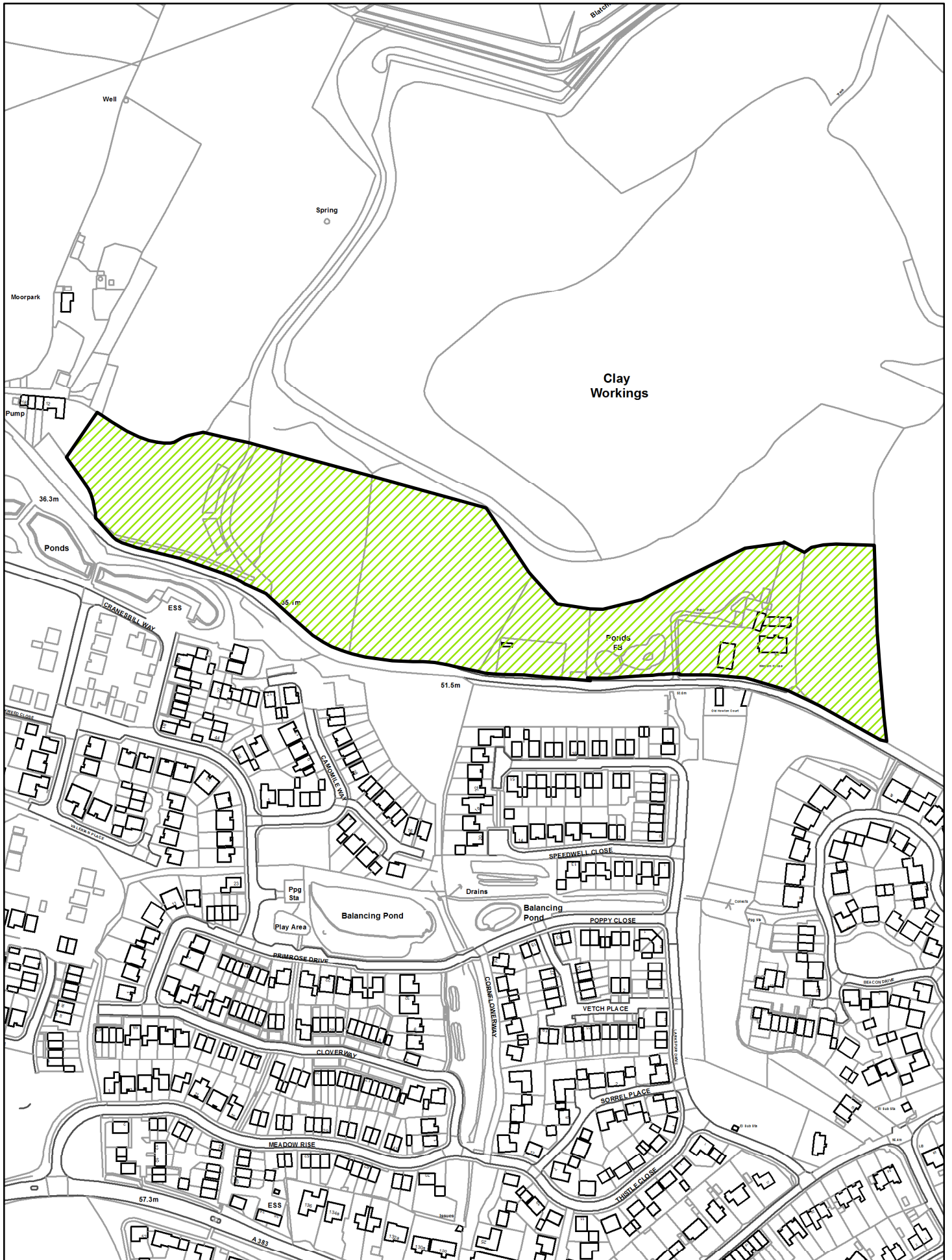
19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/00618/MAJ - Western House, 10 Howton Road - Outline - erection of 32 dwellings including incidental open space, landscaping and an area of strategic green infrastructure (all matters reserved for future consideration)	
APPLICANT:	Mrs A Mackeig-Jones	
CASE OFFICER	Angharad Williams	
WARD MEMBERS:	Councillor Hocking Councillor Bullivant	Bradley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/00618/MAJ&MN	





1. REASON FOR REPORT

Councillor Bullivant has requested Committee determination if the Officer is recommending approval due to concerns over access to Mile End Road and removal of on-street parking. The application requires Planning Committee determination anyway as it is a major application that has been advertised as a Departure from the Local Plan.

2. RECOMMENDATION

Subject to the completion of a Section 106 Agreement to provide:

- 20% affordable housing
- 5% custom build plots
- Financial contribution towards provision of Community facilities
- Financial contribution towards provision of Employment development
- Financial contribution towards provision of Main road through NA1
- Financial contribution and/or on-site provision of Green Infrastructure
- Financial contribution towards provision of walking and cycling links within the NA1 allocation
- Biodiversity mitigation and compensation
- Traffic Regulation Order for the closure of Howton Road to through traffic prior to commencement,

PERMISSION BE GRANTED subject to the following conditions:

1. Requirement for reserved matters submissions;
2. Timing of submission of reserved matters;
3. Compliance with approved plans/documents;
4. No dwelling to be occupied until junction of Howton Road and Mile End Road has been improved.
5. No development to take place until further intrusive phase 2 contaminated land assessment has been submitted and approved in writing by the Local Planning Authority;
6. Submission of a Tree Constraints Plan;
7. A 20 metre exclusion zone to be retained around badger sett on site;
8. Submission of Construction Management Plan prior to development;
9. Prior to commencement, detailed design of proposed temporary and permanent surface water drainage system, including adoption and maintenance arrangements and avoidance of surface water draining onto highway, to be submitted for approval by the Local Planning Authority. Design to be informed by a programme of percolation tests and a groundwater monitoring programme undertaken over a period of 12 months;
10. Compliance testing in respect to noise levels will be undertaken on completion of the development.
11. Compliance with the required mitigation as set out in pages 14-16 of the approved Ecological Report (Ecological Surveys Ltd: Bat activity Report, dated November 2016 including provision of a 20 metres exclusion zone;
12. Submission of Landscape Ecological Management Plan;
13. Submission of a Construction Ecological Management Plan;
14. Prior to submission of reserved matters, a lighting modelling assessment shall be carried out and details submitted to the Local Planning Authority for approval;
15. Ongoing lighting regulation, with no external lighting shall be installed unless otherwise agreed with the Local Planning Authority;

3. DESCRIPTION

The Application site

- 3.1 The application site is located to the west of Newton Abbot in the Parish of Highweek. The site lies immediately to the north of Mile End between Howton Road (to the south) and Ringslade Clay Quarry (to the north). The site comprises approximately 3.98 hectares, and comprises a number of small land parcels which currently form the grounds of Western House. Two of the fields are laid to pasture, forming the eastern and western parcels. The site is long and narrow, but irregular in shape.
- 3.2 Western House, associated outbuildings, wooded garden and existing pond are in the central area of the application site with the eastern and western fields forming a boundary on either side of Western House and predominately consisting of semi-improved pasture grassland bounded by a mixture of stone walls and mature hedgerow. A further field lies to the far west which is proposed for open space.
- 3.3 Western House is a rather grand house and is currently used for holiday accommodation, with the grounds used by the staff and holiday makers. The eastern and western fields are used by livestock for grazing.
- 3.4 The topography of the site ranges from a very steep gradient at the far west of the site, to then gently flattening out, till it begins to gently slope into the woodland area. The site benefits from a number of existing trees and hedgerow.
- 3.5 Ringslade Quarry lies to the north of the site, with Howton Road forming the southern boundary.

The Application

- 3.6 The application proposes the erection of 32 dwellings together with open space. The application is made in outline with all matters reserved for future consideration.
- 3.7 The site is allocated for mixed use development and Green Infrastructure within the Local Plan under Policy NA1 (Houghton Barton). This allocation encompasses approximately 160 hectares of land and seeks to deliver at least 1,800 homes together with supporting infrastructure. It is important to note that the application has been advertised as a Departure from Local Plan policy because housing is proposed on the eastern part of the site, which is allocated for Green Infrastructure on the Local Plan Proposals Map and outside the Settlement Limit.
- 3.8 In order to assist delivery of this allocation, the Council has prepared the NA1 Draft Development Framework Plan Supplementary Planning Document. The purpose of this document is to provide detailed and relevant planning guidance relating to the development. Within the Framework, and as shown on the Illustrative Masterplan, land to the west of Western House is shown as land proposed for housing with open space beyond. The easternmost part of the application site is still shown as Green Infrastructure in the Framework Plan.
- 3.9 With regards to other planning policy, the site predominately falls within settlement limits (other than that of the far eastern field) and is within the Mineral Consultation Zone.

Planning History

- 3.10 The site is associated with a small number of cases associated with Western House and Tree Preservation Orders.

Key Considerations

- 3.11 The application seeks outline planning permission for the erection of up to 32 dwellings together with open space. All matters are reserved for future consideration.
- 3.12 The key issues in the consideration of the application are therefore:
- The principle of the development/sustainability
 - Impact of the development upon the character and visual amenity of the area
 - Impact of the development on the residential amenity of the occupiers of surrounding properties
 - Impact of the development on biodiversity
 - Flood and drainage impact of the development
 - Highways impact of the development
 - Compliance with the Policy NA1 of the Local Plan and Draft Development Framework Plan SPD
 - Other matters - minerals

The principle of the development/sustainability

- 3.13 The site predominately falls within settlement limits, and within the Local Plan allocation of NA1.
- 3.14 Policy S21A deals with development within settlement limits and outlines that within settlement limits, development will be permitted where it is consistent with the provisions and policies of the Local Plan. Policy NA1 outlines that land is allocated at Houghton Barton to deliver a high quality mixed used development. The principle of the development is therefore considered to be acceptable, provided that it meets the criteria of other relevant policies and provisions of the Local Plan.
- 3.15 It is acknowledged that part of the site falls outside settlement limits and is therefore a Departure from Policy S22, which outlines that development is strictly managed within the open countryside, with market housing not considered to be appropriate. However, the site is entirely located within the NA1 allocation of the Local Plan; with the far eastern parcel allocated as other green infrastructure as shown in the illustration below (Figure 1).



Figure 1 - Local Plan Allocation showing far eastern parcel allocated as Green Infrastructure

3.16 The applicant engaged in early pre-application discussions with the Council, where it was noted that the most western parcel of the site (within the allocation for mixed use development) was constrained for development due to the steep topography in that area of the site. It was considered acceptable in principle that the eastern-most parcel be used to compensate for the loss of development land to the west, with these fields effectively doing a swap. Therefore, development is proposed to the east and green infrastructure to the west. This is illustrated in Figure 2 below.



Figure 2: Illustrative Site Layout as submitted by the applicant illustrating how the development areas have swapped due to the topography of the land.

3.17 The principle of this is considered to be acceptable given that there is no loss of green infrastructure and the steep topography and existing stream to the west of the site will provide opportunities in biodiversity enhancement.

Impact of the development upon the character and visual amenity of the area

- 3.18 Policy EN2A relates to Landscape Protection and Enhancement. Development proposals are expected to conserve and enhance the qualities, character and distinctiveness of the locality, protect specific landscape, and maintain quality by minimising adverse visual impacts through high quality building and landscaping.
- 3.19 As part of the NA1 allocation, the proposed development is acceptable in principle. At outline it is only possible to agree the parameters of the proposed development, as matters of appearance, scale, landscaping and access will come later.
- 3.20 The applicant has submitted a Design and Access Statement in support of the application which seeks to outline the potential of the development, illustrating a potential layout for the site, along with parking provision, and potential scale. This demonstrates that a development of 32 homes could sit on the site comfortably, with landscaping to assist in screening the development, and allowing it to work with the contours of the land.
- 3.21 A landscape and visual appraisal has also been undertaken which aimed to identify principal views of the site by establishing a zone of visual influence. Key characteristics of the site have been noted, and include species-rich hedge banks and tree rows, mixed woodland with limited views out from the site.
- 3.22 The Council's Landscape Officer has assessed the application and outlines that the western end of Western Field sits at the break of a slope which is visually prominent. Consideration of the appearance of the development will therefore have to be given at reserved matters stage to ensure that the development is sympathetically designed. It is noted that the steep slope illustrated as open space could benefit from tree/shrub planting to assist in screening the development as well as making the land management easier.
- 3.23 As for development in the eastern field, whilst the principle of the development is acceptable, the applicant should consider taking design inspiration from Western House at reserved matters stage, in addition to thinking about the layout and form of the development within this area. Regard should be had to the presence of Western House.
- 3.24 Whilst it is evident that the character of the site as it currently stands will change, all but one group of trees will remain on site, together with hedgerows. Only one small group of trees is proposed for removal at the eastern side of the western land parcel. Therefore it is considered that the local character from a tree perspective will be relatively unchanged and will continue to support the biodiversity value of the site and help to screen the proposals. It is key to highlight that the centre of the site will remain as it currently stands, with no development proposed around the woodland or ponds.
- 3.25 It is considered at this stage that the application complies with the relevant policy criteria, although further assessment will be necessary at reserved matters stage.

Impact of the development on the residential amenity of the occupiers of the surrounding properties

- 3.26 In the existing context, the site comprises a vacant greenfield site. The nearest residential dwellings include Western House, with Old Howton Court lying to the immediate south of the site adjacent to Howton Road. From here there are a small number of dwellings that lie to the west and larger scale housing development to the east, and south.
- 3.27 A number of objections have been received from local residents about the development which are outlined in the relevant section of the report below. The objections relate largely to concerns about the road access in addition to visual impact and drainage. These matters are addressed under the relevant sections of the report.
- 3.28 However, it should be noted that the occupier of Howton Court has objected to the application on a number of matters, which includes detrimental impact upon residential amenities, loss of privacy and overlooking, loss of light and overshadowing.
- 3.29 Looking specifically at the illustrative site layout, it is demonstrated that a development of up to 32 dwellings can be developed on the site without causing overdevelopment of the site. All but one group of trees will remain on the site including the hedgerows and it is considered that the privacy/amenity of existing residential development will not be affected.
- 3.30 In terms of potential noise impact for the future residents on the development site, an acoustic assessment has been undertaken at the site and has demonstrated that the quarry located to the north of the site is not considered to have an impact on the dwellings, with external amenity areas expected to comply with guidance for gardens and balconies as specified by BS 8233:2014.
- 3.31 The application is therefore not considered to have a significant impact on the residential amenity of existing residents nor that of the future occupants.

Impact of the development on biodiversity

- 3.32 The site falls within the following Council designated areas:
- Cirl bunting winter zone
 - Great Crested Newt Consultation Zone

The applicant has submitted a number of Ecological Surveys including:

- Ecological Appraisal
 - Great Crested Newt Survey
 - Dormouse Survey Report
 - Bat Activity Report
 - Breeding Bird Survey (Cirl Bunting) report
- 3.33 The Ecological Appraisal undertaken comprised an Extended Phase 1 Habitat Survey, a hedgerow survey, and a ground-level tree assessment for bats.
- 3.34 Whilst the site does not lie within a Special Area of Conservation, a report has been commissioned by Teignbridge District Council to identify the likely effects arising

from the planning proposals for the NA1 allocation to ensure that there are no 'in combination' effects.

- 3.35 Such a document and the surveys undertaken by the applicant have identified a number of mitigation measures that are necessary to mitigate potential harm caused by the development. This includes retention and enhancement of trees and hedgerows on site and provision of wildlife corridors on the northern and southern boundaries of the site, providing dark corridors for bat flight paths. Evidence of badgers was found in both fields with an active main badger sett on the southern boundary of the western field. A 20 metres exclusion zone is therefore necessary to maintain seasonal activity and this will be controlled via condition.
- 3.36 A number of other conditions are recommended in order to ensure that the appropriate mitigation identified within the ecological reports is implemented. This includes submission of a Landscape and Ecological Management Plan (LEMP), Construction Environmental Management Plan (CEMP) and submission of a lighting scheme. Subject to this mitigation being put in place Likely Significant Effects may be ruled out.

Flood and drainage impact of the development

- 3.37 As noted within the response from the Environment Agency, the site lies within Flood Zone 1 which is considered to have a low probability of flooding.
- 3.38 A surface water Drainage Strategy and Flood Risk Assessment has been submitted in support of the application. The report sets out that two ground investigations have been undertaken at the site including percolation tests.
- 3.39 The assessment considers potential methods of dealing with surface water drainage arising from the development, and Devon County Lead Local Flood Authority have been consulted on the application and do not have any in-principle objections. The assessment demonstrates that surface water drainage arising from the development can be appropriately managed: however, a number of conditions have been recommended in order to ensure that a detailed drainage strategy is provided together with the reserved matters submissions.
- 3.40 South West Water have also been consulted on the application and have no objections.

Highways impact of the development

- 3.41 The application is made in outline with all matters reserved including that of access. Details of access are reserved for future consideration. However, nonetheless, the application has been submitted with an illustrative site layout which suggests how the site could be accessed. Evidently, the site will require access off Howton Road to the south, and the potential impact of the development on this road has been fully considered.
- 3.42 Whilst it is suggested within the applicant's submission that the development of the site will be phased with only development in the far eastern field accessing the site from the Mile End junction, it is likely that the entirety of the development will be accessed from the Mile End road junction. Devon County Highways have been consulted on the application and their full response is detailed below under the

relevant section. However, in summary, it is considered that such arrangements are acceptable and that the existing highway is capable of accommodating the capacity of traffic arising from the development provided mitigation in the form of a priority junction is incorporated.

- 3.43 Furthermore, it is important to draw attention to the fact that it is anticipated for Howton Road to be stopped up via the placement of bollards at a point to the far west of the site. The reason for this forms part of the wider proposals for NA1 where a new link road (A382 and A383) is proposed to run from the north of the allocation to the south. Howton Road will then only be used by traffic accessing the site and will not give access to the wider NA1 development. The exact location of the bollards is yet to be agreed, but will be consulted upon for purposes of the Traffic Regulation Order which is necessary for this to occur. The recommendation is subject to a clause within the Section 106 agreement to enter into the Traffic Regulation Order which will need to take place unless this has already come forward via another means.
- 3.44 The predicted daily trip rate the Transport Statement shows are based on an estimated figure taken from TRICS database which is a nationally-accepted database. It suggests that each dwelling will generate 6 trips per day and 10% of those trips will be done in the a.m. and p.m. peak hour. This means that at the Mile End junction with Howton Road, at its busiest, there will be 1 extra vehicle passing through the Mile End Junction every 3 minutes in the a.m. and p.m. peak hours for all 32 dwellings. The impact this proposal will have on the highway is not therefore considered to be severe.

Compliance with the Policy NA1 of the Local Plan and Draft Development Framework Plan SPD

- 3.45 Policy NA1 outlines that a site of approximately 160 hectares is allocated at Houghton Barton to deliver a sustainable, high quality mixed use development. In doing so, the policy stipulates a number of criteria with which development proposals are expected to comply.
- a) *Include a comprehensive landscape and design-led masterplan for the strategic site allocation, produced with meaningful and continued input and engagement from stakeholders.*

The application is broadly in accordance with the NA1 Draft Development Framework Plan Supplementary Planning Document. The inclusion

b) *Delivery of employment*

The site is not of a scale that would be appropriate for the delivery of on-site employment. A contribution to the delivery of employment within the allocation will be secured via the Section 106 agreement.

c) *Delivery of at least 1,800 homes with a target of 20% affordable.*

The application seeks to contribute to the delivery of the overall target of housing, with the proposal to deliver 32 dwellings. 20% affordable housing will be secured via the Section 106 agreement.

d) *Secure delivery of 24 Gypsy and Traveller pitches*

The Development Framework Plan outlines that the delivery of affordable housing includes the provision of gypsy and traveller pitches. An update on this matter will be available prior to Committee.

e) Provide land and buildings for social and community infrastructure

Again, this will be secured via an appropriate Section 106 contribution.

f) Create a vehicle route connecting the A382 with the A383

An appropriate and proportionate Section 106 contribution is sought.

g) Provide high quality designed landmark developments.

The application is made in outline, design and appearance will therefore be a matter reserved for future consideration. In order to comply with Policy S2 of the Local Plan, high quality design will be imperative.

h) Creation of green infrastructure

The delivery of the site includes provision of on-site open space: however, an appropriate Section 106 contribution will be secured to assist with the wider delivery.

i) Protection of positive enhancement of biodiversity habitats for greater horseshoe bats, sustenance zones and flyways.

The application seeks to retain the majority of existing vegetation on site. As outlined within the biodiversity section of this report, it is demonstrated that a positive biodiversity gain can be achieved at the site alongside the development of up to 32 dwellings. Appropriate conditions have been recommended to ensure that this is achieved, and such detail will need to be assessed at reserved matters.

j) Maximise opportunities for renewable energy.

The delivery of housing at the site will provide opportunities for renewable energy at a domestic scale and these can be secured at reserved matters stage.

k) Create areas for local food production

It is considered that the site is capable of bringing forward a small orchard which will assist in the delivery of this criterion. Section 106 obligations are sought to assist with the delivery of allotments within NA1.

l) Support proposals that protect the long term use and setting of the listed buildings at Seale Hayne.

The application site is not within close proximity to Seale Hayne: however, design matters will be addressed at reserved matters

m) Provide formal and informal recreation space within the development.

This will be secured via the Section 106 agreement.

n) Avoid sterilisation of ball clay resources or prevent future extraction and areas for tipping of spoil.

The delivery of the proposed development is not considered to cause sterilisation of the ball clay resources as outlined in the 'other matters' section below.

o) A bespoke Greater Horseshoe Bat mitigation plan.

The applicant has submitted a number of ecological reports which are considered to adequately cover the requirements of this criterion. An ALSE has been undertaken and found no significant adverse impacts.

For the reasons above, the application is considered to comply with the requirements of Policy NA1.

Other matters – Ringslade Quarry

- 3.46 A number of objections have been received in relation to the quarry that is located to north of site.
- 3.47 The Minerals and Waste Officer at Devon County Council raised concerns when the application was initially submitted in respect to the proximity of the site to Ringslade Quarry. It was highlighted that the planning permission for the quarry includes conditions to prevent dust and noise nuisance including maximum noise levels at residential properties in the vicinity of the site. There was concern that whilst the proposed development would not directly sterilise mineral resources, it would likely constrain mineral operations in the shorter term due to the introduction of residents sensitive to noise and dust which would be contrary to Policy M2 of the Devon Minerals Plan and Policy NA1 (n) of the Teignbridge Local Plan.
- 3.48 With these concerns raised, Teignbridge's Environmental Health Officer undertook a site visit with the applicant, where it was considered necessary for an acoustic assessment to be undertaken at the site in order to understand whether the bund between the site and the quarry would provide a sufficient acoustic shadow over the site, therefore screening it from any activity that would cause significant noise.
- 3.49 An acoustic assessment was therefore undertaken at the site by Hydrock Consultants and concludes that the predicted façade levels of the proposed residential development range from 42-48db during quarry operational hours, assuming that the quarry is operating at full capacity. Noise emissions from the quarry operations are predicted to comply with the requirements of Teignbridge District Council and not exceed the noise limit during quarry operations.
- 3.50 In terms of dust levels arising from the quarry, this has also been a matter which has been considered and following discussions with the Environmental Health Team at Teignbridge it is not considered that there is any evidence to justify concern. The full response received is set out below under the heading of Consultees.
- 3.51 It should be noted that a further concern was raised about the dangers of constructing a residential development to the south of the quarry under the Quarries Regulations 1999. A consultation request was therefore sent to the Health and Safety Executive on this matter, who have advised that, as the application does not relate to the quarry site specifically, there was no need to make comment.

Conclusion

- 3.52 The application seeks outline planning permission for the development of 32 dwellings. All other matters including that of access are reserved for future consideration.

- 3.53 The site forms part of a wider strategic allocation under Local Plan policy NA1. The development of the site will assist in the delivery of this allocation, and is considered to be acceptable in terms of planning policy.
- 3.54 There is therefore a recommendation to grant planning permission, subject to the signing of Section 106 agreement and conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

STRATEGY POLICIES

S1A (Presumption in favour of Sustainable Development)
S1 (Sustainable Development Criteria)
S2 (Quality Development)
S4 (Land for New Homes)
S5 (Infrastructure)
S6 (Resilience)
S9 (Sustainable Transport)
S10 (Transport Networks)

STRATEGY PLACES

S14 (Newton Abbot)
S21A (Settlement Limits)
S22 (Countryside)

WELLBEING - INFRASTRUCTURE

WE7 (Custom Build Dwellings)
WE11 (Green Infrastructure)

QUALITY ENVIRONMENT

EN2A (Landscape Protection and Enhancement)
EN3 (Carbon Reduction Plans)
EN5 (Heritage Assets)
EN6 (Air Quality)
EN8 (Biodiversity Protection and Enhancement)
EN9 (Important Habitats and Features)
EN10 (European Wildlife Sites)
EN11 (Legally Protected and Priority Species)
EN12 (Woodlands, Trees and Hedgerows)

HT1 (Heart of Teignbridge – Movement)
NA1 (Houghton Barton)

Newton Abbot Neighbourhood Development Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Control – Air Quality - No objections to the application

Environmental Control – Dust - No objections. Notes the following:

Every quarry generates dust, and that is why every quarry has a mining permission that will include a programme of dust control measures that must stop adverse impacts off-site.

There has been residential occupation in the shape of Western House in fairly similar proximity for many years during the life of the quarry, and there is no history of complaints.

The Quarry is well beyond its peak and the activity on site has been dwindling towards end of its useful life.

Broadly workings have migrated away from the southern boundaries.

Prevailing winds are from the south west and therefore from a potential receiver and towards the source/site.

Considers there is very little to justify any concern.

Landscape Officer - No objections to the application. Provides detailed advice on the aspects of reserved matters and how the development should be designed to be sympathetic to the character of the landscape and to take into consideration the presence of Western House and its location on the site. Suggests that the landscape plays a role in partially concealing the development giving the impression that there is less development than there really is.

Tree Officer - No objections to the application. A tree constraints plan, preferably agreed with the Council's Arboricultural Officer, should be produced to assist with the design of any subsequent reserved matters application.

Environmental Health - Contaminated Land - No objections to the application, but recommends a condition which requires a further Intrusive Phase 2 assessment to be submitted to and approved in writing by the Local Planning Authority.

Housing - No objections to the application. Considers that the site has potential to include some bungalows and highlights the potential to design housing for downsizing and allowing the opportunity to have lower fuel bills. Noted that the application lies within the NA1 allocation which requires 20% affordable housing and the mix should be representative of the overall housing mix. The cascade would be as follows:

- Newton Abbot (first);
- Adjoining parishes – Kingsteignton, Kingskerswell, Abbotskerswell and Ogwell, Hacombe, Coffinswell, Ilsington and Teigngrace;
- District-wide;
- Devon-wide.

On-plot parking preferable for affordable housing from management perspective. Noted that before submission of the reserved matters details, the Housing Enabling team would welcome further discussions in advance of any application regarding

the approach to affordable housing. As a minimum it is recommended that one of the affordable dwellings be constructed to wheelchair accessible level 3 of Part M4 Building Regulations.

Spatial Planning and Delivery - Awaited.

Devon County Council (Archaeology) - No comments to make on the application.

Devon County Council (Education) - Sets out the amount of CIL required through the development for education purposes.

Devon County Council (Highways) - Outlines that the site is currently accessed off an unclassified Country Route which is restricted to 60 m.p.h. in part and 30 m.p.h. at the Mile End junction area. Although given the nature of the road, speeds are more likely to be 20 m.p.h.

It is understood there are no recorded incidents of personal injury collisions reported to the police between 1 January 2010 and 31 December 2015.

The application suggests that there will be two phases of development, the first phase being 10 dwellings with the mitigation proposed at the Mile End junction and the second phase for a further 24 dwellings accessed via Howton Road from the west. Such a proposal would not be possible firstly due to the condition of the road being narrowed and secondly because of the wider context of NA1 and the proposal for the A382 and A383 link road across Howton Road.

The Officer has advised that they have walked Howton Road from the Mile End junction to the proposed development area and measured the actual road widths to ensure that the details sent in by the Applicant's Agents are indeed correct and the road widths are suitable for two cars to pass safely and ensuring that all road users would be safe using this road. It is acknowledged that the road is considerably overgrown with weeds and foliage on both sides of the road, which therefore makes it look narrower than it actually is. The three access points shown on the illustrative site layout plan show visibility splays which meet the guidance for the actual speeds in Howton Road, and would therefore be acceptable.

The impact of the proposal on the highway is not considered to be severe. It is considered that mitigation proposed for the Mile End junction shown on Drawing number 16020-001 Rev D would be acceptable, and the Highway Authority would accept all 32 dwellings being accessed via the Mile End junction, but suggest a Grampian condition prior to the commencement of the development.

Devon County Council (Minerals and Waste) - Object to the application for the following reason:

"The development of dwellings adjacent to Ringslade Quarry is likely to constrain operation of the mineral site, including approved waste tipping, grading and restoration works, due to the introduction of residents sensitive to noise and dust, contrary to Policy M2 of the Devon Minerals Plan and Policy NA1(n) of the Teignbridge Local Plan."

The objection outlines that the site lies directly adjacent to a Mineral Safeguarding Area (ball clay) and advises that Policy M2 of the Devon Minerals Plan seeks to

protect mineral resources from sterilisation or constraint by other forms of development. Concern raised about the impact of the proposed development on the operation of the quarry. It is acknowledged that the development will not directly sterilise mineral resources, and in the longer term the following restoration of the mineral waste tip. However, concern has been raised over the impact of the development on the quarry in the shorter term.

Devon County Council (Lead Local Flood Authority) - Originally objected to the application on grounds that insufficient information had been submitted by the applicant. However their objection has now been lifted as the additional information required has been submitted, which included additional information in relation to surface water drainage. The objection is now withdrawn and there are no in-principle objections to the above planning application. A number of conditions are recommended.

Environment Agency - No comments.

Health and Safety Executive - Do not advise against the development, and do not provide comments in respect to the proximity of the quarry.

Natural England - No objections to the development. Advise that the proposal is unlikely to affect any statutorily protected sites or landscapes.

RSPB - Provide a number of comments on the application. Requests that if Authority is minded to grant the application, implementation of mitigation measures as outlined within the ecological reports should be for long term and perpetuity and controlled via conditions and Section 106 agreements. Request submission of a LEMP and recommend a minimum of one integral nest site per dwelling.

South West Water - No objections to the development.

6. REPRESENTATIONS

31 objections have been received on the application and one comment.

The objections relate predominately to the following matters:

1. Access to the development and the narrowness of Howton Road;
2. The potential damage to the hedgerow along Howton Road in respect of access;
3. Visual impact of the development on Darracombe Beacon and surrounding area;
4. Traffic implications;
5. Road safety of using Howton Road for vehicular access;
6. Concern over the scale of the development and size of houses;
7. Concern that the development is not in accordance with the Local Plan;
8. Concern that there is no demand for the housing;
9. Environmental effects of the development;
10. Drainage and ground stability;
11. Biodiversity concerns;
12. Detrimental impact upon residential amenities;
13. Loss of privacy and overlooking;
14. Loss of light and overshadowing;

- 15. Concerns over construction traffic routing through Howton Road;
- 16. Concern that there is inadequate infrastructure to support the development;
- 17. The impact on the minerals resource.

7. TOWN COUNCIL'S COMMENTS

The Town Council recommend refusal of the application on grounds of access to the site and requirement for measures to address possible flooding issues downstream.

8. COMMUNITY INFRASTRUCTURE LEVY

This is an outline application. CIL liability will be calculated when the reserved matters application is submitted.

9. ENVIRONMENTAL IMPACT ASSESSMENT

This application has been screened under the Environmental Impact Assessment Regulations 2011 and the Council's Screening Opinion is considered to be negative as set out in the Screening Opinion decision letter and proforma

Business Manager – Strategic Place

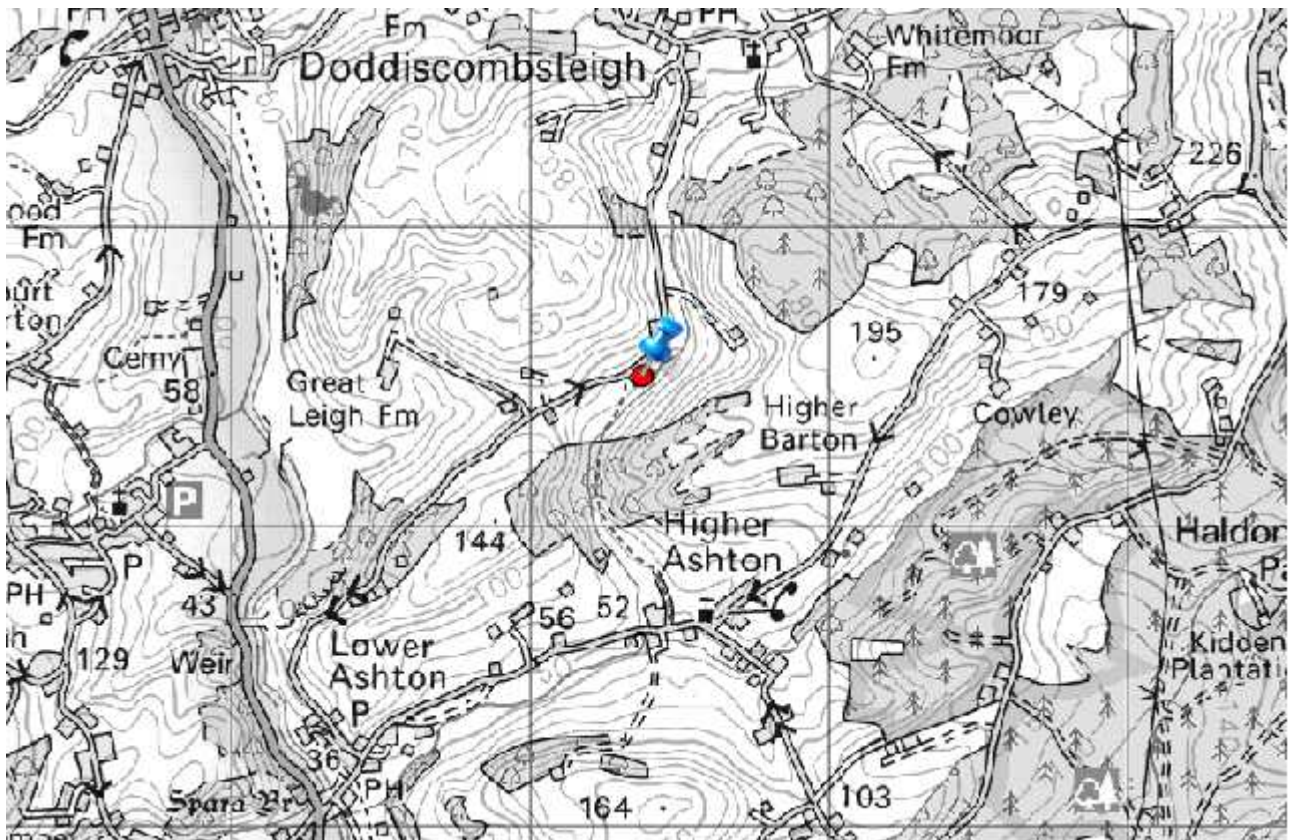
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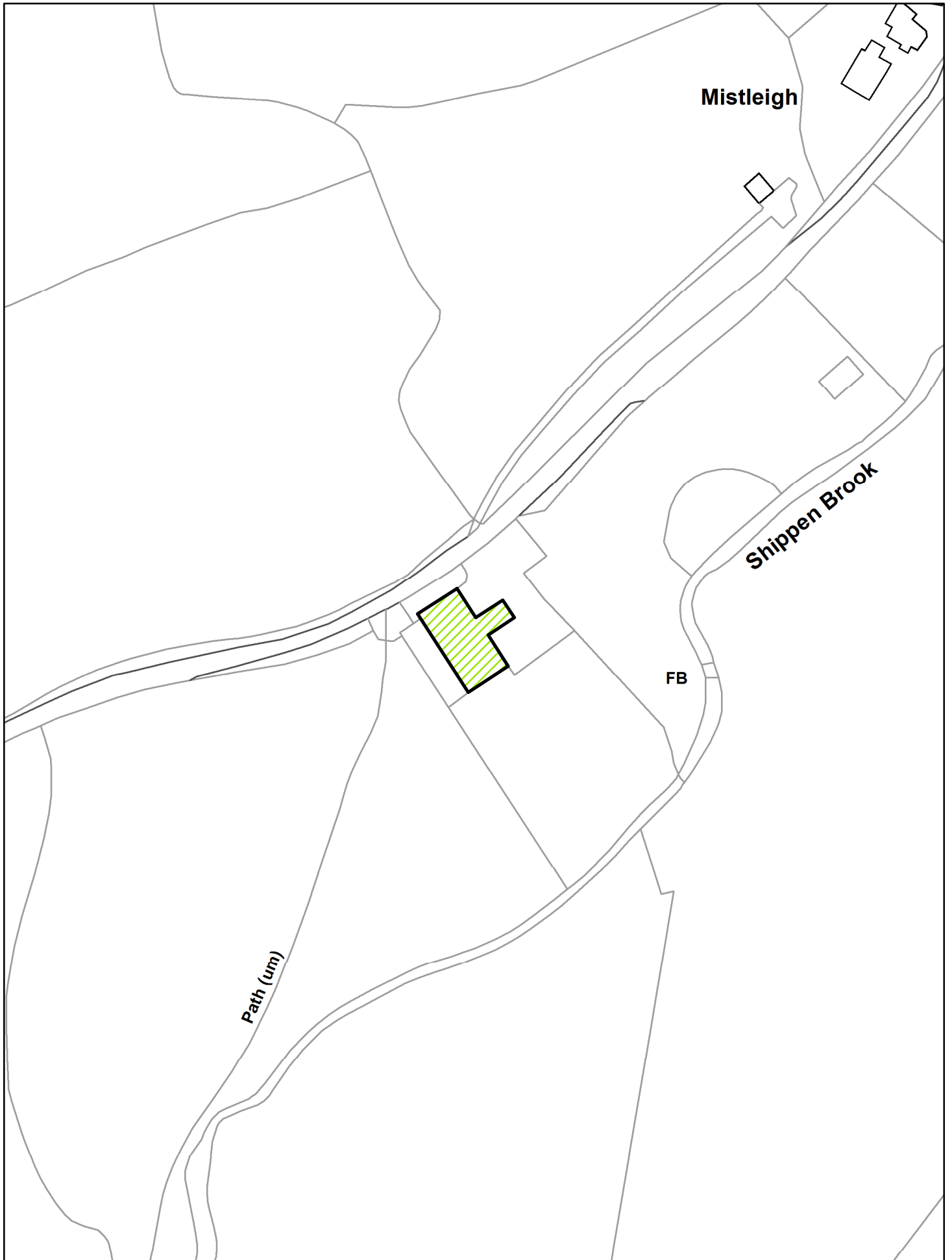
PLANNING COMMITTEE REPORT 19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	17/02394/FUL - Mistleigh Farm Barns, Doddiscombsleigh - Change of use of the building to allow for the storage and maintenance of historic and classic vehicles (Use class B8)	
APPLICANT:	Mr R Chidgey	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Ford	Teign Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02394/FUL&MN	





1. REASON FOR REPORT

Councillor Ford has requested that this application be referred to Planning Committee for determination if the Case Officer is recommending approval for the following reasons:

- The background to this case (planning application 17/01969/FUL) is relevant to the consideration of this application;
- The Ward Councillor and neighbouring residents believe that if an approval is granted on this planning application the owner will be allowed to lawfully store his possessions and may continue his scrap storage and dismantling business within the barn;
- The owner has started using large industrial powered lighting and a generator to increase security to his barn and land. Were this to continue then the ongoing nuisance to the residents would remain;
- Therefore if planning was to be granted the owner will start to claim the need to increase security. This will lead to all sorts of claims about the need for security which is not in keeping with a rural location;
- The residents have well-founded reasons to believe that this change of use would impact the amenity of their properties;
- The residents will be submitting detailed comments to highlight all of these points.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans
3. No external lighting shall be installed on the building for which the change of use is hereby approved without the prior submission and approval of an external lighting scheme. Only the approved lighting shall be installed on the building
4. The building shall be used only for the storage of historic and classic vehicles
5. Only the area marked as workshop area as indicated on the indicative storage layout diagram shall be used as a workshop. This area shall only be used to repair and maintain the vehicles stored within the building and all other areas of the building shall be used for the storage of historic and classic vehicles and associated parts only
6. No overnight storage of vehicles or parts shall take place on the site outside of the building
7. No vehicle parts or scrap materials shall be stored outside the building at any time
8. No overnight storage of vehicles shall take place outside the building, and during daylight hours historic and classic vehicles shall only be stored on the hardstanding area on occasion when space is needed inside the building to undertake works on the vehicles. Only one historic and/or classic vehicle shall be stored on the hardstanding to provide space within the building at any one time
9. The hardstanding area shall only be used for the parking of two vehicles for the owner to access the site

10. No parts shall be stored within the building, other than those needed to repair the historic and classic vehicles stored within it
11. Repair and maintenance works shall at no time be undertaken outside of the building
12. All doors to the building for which the change of use is hereby approved shall be kept shut whilst noise generating equipment is being used to facilitate the repair and maintenance of vehicles stored within it
13. Noise arising from the use hereby approved including any equipment or machinery associated with the use shall not exceed more than 5dB above the background noise levels prevailing at the time of operation measured at the nearest noise sensitive premise(s)
14. No burning of waste created from the use of the building shall take place on the site

3. DESCRIPTION

Site Description

- 3.1 The building the subject of this application is a barn located on the southern side of the road.
- 3.2 The barn is the subject of an Enforcement Notice requiring that the building is used only for agriculture, and that other non-agricultural items are removed from the building.
- 3.3 The site lies within an Area of Great Landscape Value.
- 3.4 The main part of the building is rectangular in shape and measures approximately 22.8 metres wide x 13.7 metres in length with a projecting element to the front which measures approximately 4.9 metres wide x 7.9 metres long. The building is on two levels with the lower level approximately 1 metre below the main building floor.

Proposal

- 3.5 This application seeks consent for a change of use of the building to allow for the storage and maintenance of historic and classic vehicles (Use Class B8).
- 3.6 This is a re-submission of the previous application 17/01969/FUL for the same proposal which was withdrawn at the applicant's request.

Principle of Development

- 3.7 There are no specific planning policies in the Teignbridge Local Plan that deal with the conversion of existing agricultural buildings to other uses. The Local Plan was found to be sound and in compliance with the National Planning Policy Framework at the time of examination.
- 3.8 Therefore, whilst the Teignbridge Local Plan is silent on the matter of barn conversions the National Planning Policy Framework provides clear direction and states for decision taking this means that *'where the development plan is absent, silent...granting planning permission unless: any adverse impacts of doing so would*

significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

- 3.9 In this case, paragraph 28 of the National Planning Policy Framework (NPPF) clearly sets out that to promote a strong rural economy support should be given to *'the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings ...'* and through the promotion of *'land-based rural businesses'*.
- 3.10 In principle, therefore, subject to this development being judged to be sustainable the re-use of the building would accord with paragraph 28 of the NPPF.
- 3.11 Furthermore, whilst the Local Plan does not have a specific policy on barn conversion, it does have Policy S22 relating to development in the countryside which is relevant to the consideration of this application.
- 3.12 Policy S22 sets out that in open countryside, development will be strictly managed, and limited to uses which are necessary to meet the overall aims of this policy which are to manage development and investment to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy. The policy sets out the uses that would be supported in the open countryside in the interests of ensuring a resilient rural economy, two of which are business and warehousing. The proposed storage use is considered to fall under this warehousing category and therefore would accord with Policy S22.
- 3.13 The applicant proposes to undertake repair and maintenance work to this historic and classic vehicles stored within the building. The workshop area as shown on the indicative storage layout diagram accounts for a small percentage of the overall floor area and therefore it is considered that this activity can be considered an ancillary activity to the B8 storage use of the building.
- 3.14 The vehicles to be stored in the building are historic and classic vehicles, the majority of which currently at the site are agricultural vehicles or are vehicles one would associate with a rural setting and would expect to see exhibited at Country and Steam Fairs and provide an important reference to historic rural life.
- 3.15 Policy EC3 (Rural Employment) of the Teignbridge Local Plan sets out that to support the rural economy the change of use or conversion of a permanent and soundly-constructed building for storage in open countryside will be acceptable in principle. As the building to be converted is a permanent and soundly-constructed building and the proposed use is for storage purposes the proposal would fully accord with Policy EC3.
- 3.16 Overall, it is considered that the proposed use of the building accords with the guidance contained in the NPPF and would in principle be acceptable under Policies S22 and EC3 subject to considerations of the Local Plan taken as a whole.

Impact upon the character and visual amenity of the area/open countryside

- 3.17 This application is for the change of use of the building and therefore it will not alter the appearance of the exterior of the building.

- 3.18 As there are no external changes to the appearance of the building proposed the proposal would not give rise to any loss of visual amenity as a result.
- 3.19 Whilst the site is located in an Area of Great Landscape Value, this proposal as it involves the change of use of the interior of the building only will not adversely affect this designation.
- 3.20 The development will accord with Policies EN2A (Landscape Protection and Enhancement), S1 (Sustainable Development Criteria), S2 (Quality Development) and EC3 (Rural Employment).

Residential Amenity and Noise Considerations

- 3.21 It is considered that the storage use of the site for historic and classic vehicles and associated ancillary repair and maintenance works to the vehicles stored in the building as applied for would not have any undue impact on the residential amenities of the occupiers of neighbouring properties subject to suitably worded conditions to strictly control the use of the building and noise arising from the repair and maintenance works.
- 3.22 Conditions are recommended to be applied as follows to restrict the use of the building and use of the surrounding hardstanding area in association with the use of the building in order to ensure that the amenity of neighbouring occupiers is protected:
- to restrict the building storage use to the storage of historic and classic vehicles as applied for;
 - to restrict the extent of the workshop area to only the area marked on the indicative storage layout diagram as a workshop area to ensure that this remains an ancillary use of the building by virtue of its floor area.;
 - to restrict the use of the workshop area for the repair and maintenance of historic and classic vehicles stored within the building only and to restrict the use of all other areas of the building to storage of historic and classic vehicles and their associated parts only;
 - No overnight storage of vehicles or parts shall take place on the site outside the confines of the building;
 - No vehicle parts or scrap materials shall be stored outside the building at any time;
 - No overnight storage of vehicles shall take place outside the building, and during daylight hours historic and classic vehicles shall only be stored on the hardstanding area on occasion when space is needed inside the building to undertake works on the vehicles and only one historic or classic vehicle shall be stored on the hardstanding to provide space within the building at any one time;
 - The hardstanding shall only be used for the parking of a maximum of two vehicles for the owner to access the building for which the change of use is sought;
 - No parts shall be stored within the building, other than those needed to repair the historic and classic vehicles stored within it;
 - Repair and maintenance works shall at no time be undertaken outside the building;

- All doors to the building for which the change of use is hereby approved shall be kept shut whilst noise-generating equipment is being used to facilitate the repair and maintenance of vehicles stored within it;
- Noise arising from the use the subject of this application including any equipment or machinery associated with the use shall not exceed more than 5dB above the background noise levels prevailing at the time of operation measured at the nearest noise sensitive premise(s);
- No burning of waste created from the use of the building shall take place.

3.23 With the above conditions in place and complied with it is assessed that the proposed use of the building can take place without having an adverse impact on the residential amenity of neighbouring occupiers.

Landscape Considerations

3.24 The application submission states that new hedges have been planted around the perimeter of the site and that it is proposed that further planting of native trees will be undertaken along the full frontage of the site.

3.25 Representations received dispute that the reported hedges have been planted.

3.26 Nevertheless, this application is for a change of use of an existing building and not for the construction of a new building. Planting can take place on the site without the need for planning consent: however it would be unreasonable as part of this application for a change of use application to request this planting to be undertaken or to request agreement to details of this planting as no external alterations are required to the building to facilitate its change of use. It is not considered that landscaping works are needed as a mitigation factor to be able to support this change of use. Whilst any new native planting is always welcome in the rural landscape it is not a matter that the Local Planning Authority would deem justifiable to condition to take place as it is not required to make the proposed development acceptable.

Highway Considerations

3.27 Devon County Council have referred the Local Planning Authority to their standing advice to assess the highway impacts of this proposal.

3.28 The roads giving access to the site, by reason of their width, poor horizontal alignment and junctions, would make it unsuitable for a significant increase in traffic to and from the site to be created as a result of a change of use of the building.

3.29 The previous use of the site for agriculture would have generated the need for movement to and from the site by agricultural vehicles. It is not considered that the proposed storage use of historic and classic vehicles within the building, many of which are historic agricultural vehicles, would result in a significant increase in vehicle movements to and from the site compared with the former agricultural use of the site.

3.30 Furthermore, once the vehicles have been moved to the site, with the exception of potentially attending agricultural or rural related events to exhibit the vehicles, the vehicles would not need to be moved to and from the site on a frequent basis.

- 3.31 Overall, therefore, whilst the local roads are not ideal to access the site it is not considered that the proposed change of use would result in a significant increase in vehicle movements above that which one would expect of its former agricultural use. A refusal on the grounds of highway impact is therefore considered to be unjustifiable.

Lighting Considerations

- 3.32 The plans submitted do not include any details of lighting.
- 3.33 Environmental Health have advised, having visited the site, that all lighting sources should be directed downwards or otherwise shielded so as to keep all light and glare confined to the site boundary and no upward-facing light shall be installed in the interests of ensuring that any lighting does not adversely affect the amenities of occupiers of the surrounding premises.
- 3.34 The application as submitted does not propose any lighting. In order to retain control over any future lighting that may be desired at the premises it is recommended that a condition be applied to state that no lighting to the exterior of the building shall be installed unless an external lighting scheme has first been submitted to and approved in writing by the Local Planning Authority. This will enable the Local Planning Authority to judge the acceptability of any lighting that may be desired and allow the Local Planning Authority to retain control over the type of lighting that could be installed at the premises.

Accuracy of block plan and site address

- 3.35 One comment has been received from the owner of Mistleigh Farm raising concern that the Planning Application refers to Mistleigh Farm and not Mistleigh Farm Barns (as the applicant has chosen to name the site). The word 'Barns' was erroneously missed from the description when publicising the application: this has now been corrected and the site address is given as 'Mistleigh Farm Barns'.
- 3.36 One comment has also been received from the owner of Mistleigh Springs Farm advising that on the block plan the blue line is in the wrong position. In the area that the footpath enters the field owned by Mistleigh Springs Farm by the gate the line should go from the gate right to the edge of the burn and then turn towards the road and not as drawn. The owners of Mistleigh Springs Farm own that area of land and the applicant only has the right to cross the land to gain access to his property by his gate as stated by the Land Registry. Whilst this comment is noted, consideration is only given in this application to the use of the barn outlined in red. The blue line depicts the applicant's suggested land ownership: however this document, if approved as part of this application, does not override the land ownership records. The Land Registry provides the accurate reflection of land ownership.

Conclusion

- 3.37 The representations received refer to unlawful uses of the site. This application must be determined on the basis of the proposal as submitted in this application which is assessed to accord with Policies EC3 and S22 of the Local Plan and guidance contained within the NPPF. Officer recommendation is therefore to grant consent subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

EC3 (Rural Employment)

EN2A (Landscape Protection and Enhancement)

National Planning Policy Framework

National Planning Policy Guidance

5. CONSULTEES

Environmental Health - The collective acoustic impact of the use of the site and any equipment or machinery must not significantly increase the existing background noise levels at the nearest point on the boundary of the site. It is considered that an increase of 5db or more is significant. The sound level from the use of the site should be designed and operate at 5dba below the background (at the time of operation) when measured at the neighbouring noise sensitive premises.

All lighting sources shall be directed downwards or otherwise shielded so as to keep all light and glare confined to the site boundary with no upward-facing light. To ensure that the lighting does not adversely affect the amenities of occupiers of the surrounding premises.

No burning of waste

Devon County Council (Highways) - Recommend that the Standing Advice issued to Teignbridge District Council is used to assess the highway impacts.

6. REPRESENTATIONS

Two joint representations have been submitted on behalf of the six residents residing at Mistleigh Farm, Mistleigh Farm Cottage and Mistleigh Springs Farm who are in objection to the application. The first provides a written account of their concerns and the second provides a series of photographs of the site to support the claim in their representation that no new hedging has been planted around the perimeter of the site.

The following summarises their objections (see case file for full representations):

1. Concern about other uses/operations which have taken place on the site in the past;
2. Concerned about the term "classic" as it would be possible to argue that almost any heavy plant or commercial vehicle of the type that the landowner has amassed on the site over the last 7 years or so is a "classic" vehicle;
3. Concerned that, if approved, the change of use could leave the door open for the landowner to bring many more vehicles of any age onto the site

- (potentially for subsequent scrappage) at some point in the future, under the pretext of storing them in the building as 'historic and classic vehicles';
4. The proposal also refers to 'maintenance' of vehicles. Our understanding is that this is normally accepted as a B2 use we have concerns about significant noise and fume nuisance that would affect our properties;
 5. The change of use is undesirable and could well lead to situations in the future that would be harmful to the amenity of our properties, quality of life and local environment;
 6. We are unclear as to the basis of the claim that the site has 4 existing parking spaces for cars and are equally unclear as whether the stated intended use would necessitate the provision of 4 parking spaces for cars. In our opinion 1 or 2 parking spaces is completely adequate;
 7. Concerned that the permitted provision of any more than 2 parking spaces would enable the landowner and his associates to use the site for the temporary parking of cars for scrappage purposes;
 8. Wonder whether application should be subject to a bat survey?;
 9. Definition on application form of the current use of the site as 'for agricultural machinery' is completely misleading;
 10. Concern about disposal of oils, diesel, petrol and tyres and asbestos present in vehicles and impact on local environment as a result of pollutants;
 11. Concern about the use of generators, compressors, power tools and other machinery on site for repair and maintenance activities due to concerns about nuisance from machinery noise, fumes and smoke which have been experienced from the use of the site over last year;
 12. New planting has not taken place, we would welcome any steps to improve the appearance of the areas surrounding the building given the recent history of the site; we have profound reservations about the proposal to plant new hedges around the remaining 3 sides of the site. Doing so would make little difference to the appearance of the site from the public highway or the public footpath that traverses the field to the south-west of the site. Such planting would, however, effectively prevent owners of adjacent land seeing any unpermitted activity;
 13. Linked to the statement about traffic, we would like to point out that the current enforcement notice notes that the roads giving access to the site are by reason of their inadequate width, poor horizontal alignment and junctions unsuitable to accommodate an increase in traffic likely to be generated by a change of use away from agricultural use. Concern that low-loader transporters taking large vehicles from the site have, due to the very tight turning circle, caused damage to the newly resurfaced road and entrance to the driveway to Mistleigh Farm. This therefore raises concerns about the statement that the vintage vehicles would be 'loaded or delivered to go to or return from shows'.

Two comments have also been received:

One comment from the owner of Mistleigh Farm advises that the application refers to the site as Mistleigh Farm which is incorrect. The landowner has chosen to name the site 'Mistleigh Farm Barns' and Mistleigh Farm is not associated with the site in any way.

One further comment has been received which states that on the block plan the blue line is in the wrong position in the area that the footpath enters the field owned by Mistleigh Springs Farm by the gate. The line should go from the gate right to the

edge of the burn and then turn towards the road and not as drawn. Others own that area of land and the applicant only has the right to cross the land to gain access to his property by his gate as stated on the Land Registry.

7. PARISH COUNCIL'S COMMENTS

Doddiscombsleigh Parish Council have advised in relation to this application that out of the five parish councillors on the Parish Council, two have declared an interest and one is on extended leave. Therefore, the Parish Council have advised that it will not be quorate and in a position to submit observations on this application.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

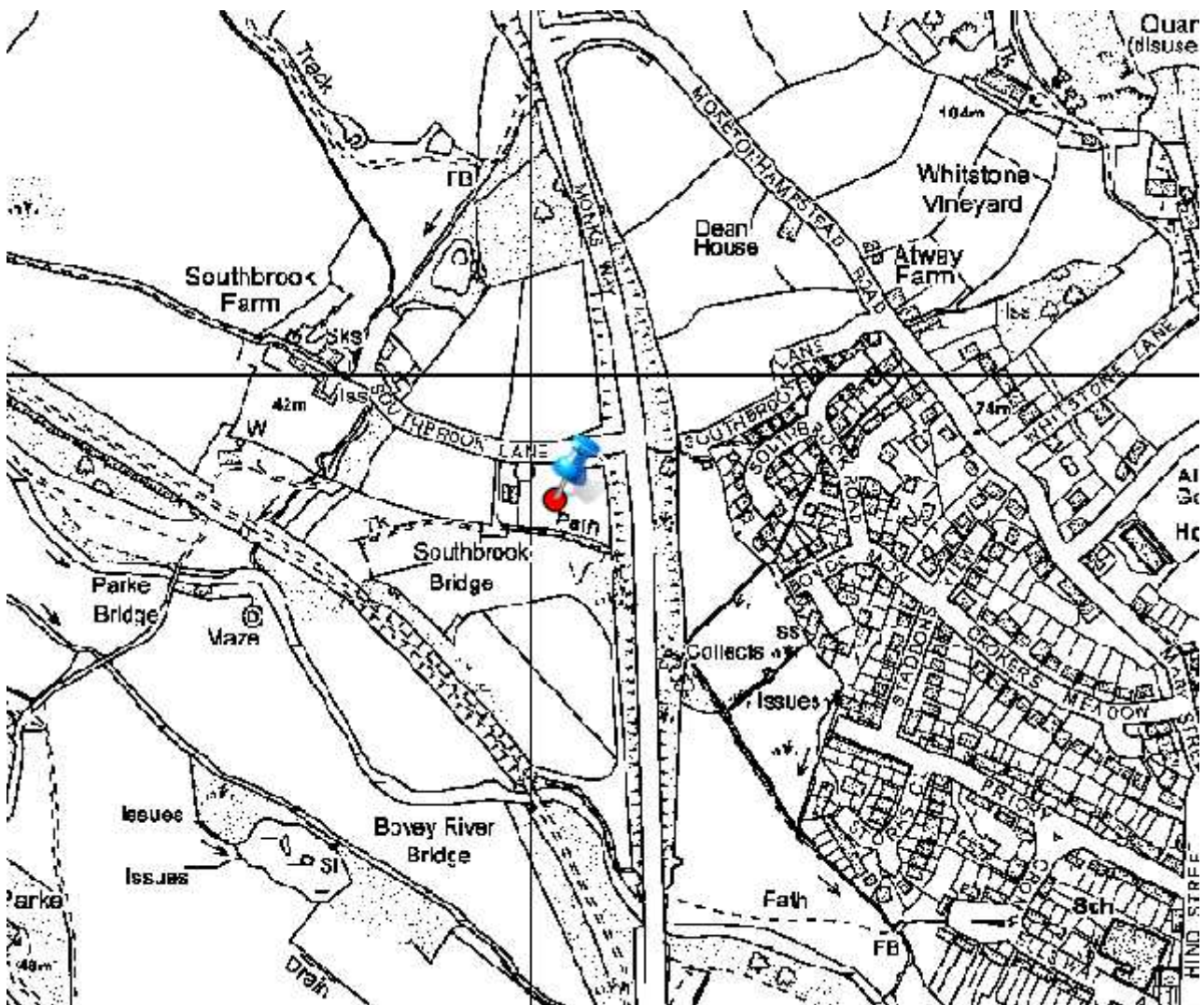
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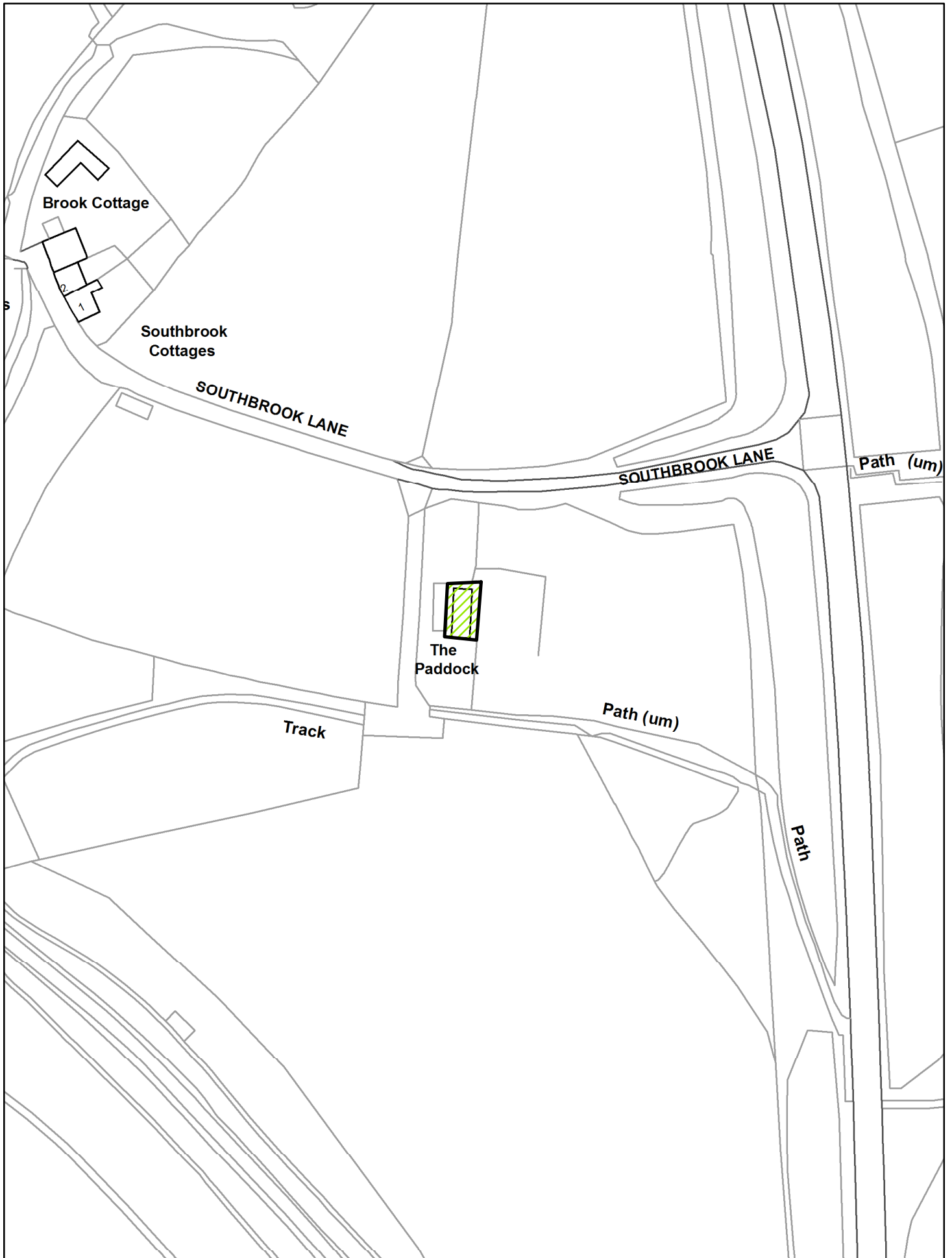
PLANNING COMMITTEE REPORT 19 December 2017

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	BOVEY TRACEY - 17/01934/FUL - The Paddocks, Southbrook Lane - Retention of use of building as a dwelling	
APPLICANT:	Mrs J Lovett	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Gribble Councillor Kerswell Councillor Morgan	Bovey
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/01934/FUL&MN	





1. REASON FOR REPORT

Councillor Morgan has requested that this application be referred to Planning Committee if the Case Officer is recommending refusal as the applicant will be made homeless.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reason:

The application site lies outside any settlement boundary and within designated open countryside. No overriding justification has been provided for a dwelling in this location. The retention of a dwelling in this location would therefore be contrary to Policy S22 (Countryside) of the Teignbridge Local Plan 2013-2033 and to the guidance contained in the National Planning Policy Framework.

3. DESCRIPTION

The site and proposal

- 3.1 The application site is a former paddock situated to the west of the main A382 road from Bovey Tracey to Moretonhampstead. Access to the site is from Southbrook Lane to the north which leads off the main road.
- 3.2 The building the subject of this application is a former stable which has been converted without the benefit of planning consent to a dwelling. This application seeks the retention of the dwelling as constructed on the site.

Background

- 3.3 The applicant is reported to have been resident in the dwelling the subject of this application since 2011, originally with her husband who has since passed away. Their occupation of the application building was subject of an Enforcement Notice served by Teignbridge District Council in February 2013 requiring that the residential use should cease within six months of the service of the Notice. The Notice also required removal of a static caravan from the land.
- 3.4 The notice was upheld in September 2013 following an appeal (Reference: APP/P1133/C/13/2194921).
- 3.5 In February 2015, there was an unsuccessful planning application to build an agricultural worker's dwelling on the site (as a conversion of the unauthorised dwelling) under reference: 14/03345/FUL which was refused on the grounds that the application failed to demonstrate a functional need in association with a viable agricultural enterprise.
- 3.6 Due to Mr Lovett's failing health, Teignbridge District Council agreed, on compassionate grounds, to suspend enforcement action until March 2017 when the compliance period with the Enforcement Notice was reactivated.
- 3.7 Mr Lovett has since passed away, and the current application is made by Mrs Lovett to seek to retain the dwelling.

Principle of Development

- 3.8 The site lies outside any defined settlement boundary and is therefore located in open countryside.
- 3.9 Policy S22 of the Teignbridge Local Plan 2013-2033 is therefore applicable to considering the principle of a residential dwelling in this location. This policy strictly manages development and limits the development of new housing to affordable housing for local needs and/or dwellings for agricultural, forestry and other necessary rural workers.
- 3.10 The application submission does not make a case to demonstrate that the dwelling meets any of these exceptions and therefore there is no overriding justification which would add weight to supporting a dwelling in this location. In the absence of such justification, and with the Council having in excess of the required 5 year housing land supply, support cannot be given for the principle of the retention of the dwelling in this location.

Sustainable Location

- 3.11 The previous equestrian use of the land would probably have generated vehicular movements to and from. However, it can generally be expected that there would be more movements associated with a residential use than visits to attend to horses.
- 3.12 Although the site is not far outside the built up edge of Bovey Tracey, the pedestrian route to the town involves crossing the main road which has fast-moving traffic. There is then a steep set of steps up into the housing estate and from there it is still a reasonable walk to the centre of the town. The nearest bus stop is between 500 metres to 650 metres from the site.
- 3.13 In this context, for convenience, the majority of journeys by the occupants to access services and facilities would be by private vehicle which is the least sustainable mode of transport.
- 3.14 Allowing a new dwelling here would be contrary to planning policies that seek to reduce the need to travel by directing development towards settlements which are considered to be sustainable locations allowing access to services and facilities without the need to rely on a private vehicle.

Design

- 3.15 The NPPF sets out in sections 7 and 11 that the design of development needs to be sympathetic to and respectful of the site and its surroundings. This is echoed in development plan policies which seek to ensure that the scale of the development and its siting, layout and appearance are given appropriate consideration as set out in Policy S2 of the Teignbridge Local Plan.
- 3.16 The unauthorised change of use which has taken place to the former stable building to convert it into the dwelling has resulted in the building taking on a household appearance. This, combined with the residential paraphernalia around the building, has resulted in a fundamental change of the building from a stable one would

expect to see in a rural landscape to a domestic character that jars with the rural landscape setting beyond the built limits of Bovey Tracey.

- 3.19 At the site entrance the domestic changes are very apparent.
- 3.20 It is acknowledged that the site was not devoid of development before the building was converted into a dwelling due to the presence of the stables and a training ring. However, stables and horse-related activities are commonly accepted developments in the countryside associated with rural pastimes.
- 3.21 It is considered that the domestication of the former stable building has resulted in a development which has a character that is at odds with its surrounding rural landscape.

Residential Amenity

- 3.22 The position of the dwelling and distance to residential neighbours ensures that no harm is caused to any neighbouring amenity in terms of the dwelling resulting in an overbearing impact, loss of light or raising overlooking/loss of privacy concerns.

Summary and Conclusion

- 3.23 The site is not designated for development in the Teignbridge Local Plan 2013-2033.
- 3.24 The site is located outside any settlement limit in the Teignbridge Local Plan 2013-2033 and is designated as being in the open countryside. Policy S22 strictly manages development in the open countryside to affordable housing for local needs and dwellings for agricultural, forestry or other necessary rural workers. In this case no evidence has been provided to demonstrate that the applicant would meet these exceptions and therefore there is no overriding justification to support the development.
- 3.25 Refusal is therefore recommended as the retention of the dwelling on this site would be contrary to Local Plan Policy S22.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Devon County Council (Highways) - Recommend that the Standing Advice issued to Teignbridge District Council is used to assess the highway impacts.

6. REPRESENTATIONS

Five representations received. One in objection and four in support.

The representation in objection raises the following summarised objections (see case file for full representation):

1. To allow an individual to completely disregard planning laws sets precedent;
2. The Council were over-generous in delaying the eviction notice due to the applicant's husband's ill health.
3. The applicant claims that she will be made homeless if the eviction notice is granted but the applicant should never have resided in the property from the day it was purchased;
4. The application states that there is no detriment visually on the local area. The site was originally a typical countryside stable and paddock since the applicant took up illegal residence, the site has been an eyesore;
5. To gain access to the property, the applicant blocks the lane on a blind corner, whilst she opens the gate. This is an accident waiting to happen;
6. We have been informed that the applicant is not living at the property, she rents it out to another person.

The representations in support raise the following summarised comments (see case file for full representations):

1. Feel that if someone was living on site it would be safer for the livestock and security, also feel the location is perfect for a dwelling;
2. The free range eggs the applicant supplies from her property are good for the community;
3. Support continued stay at the property, so long as it remains non-disruptive as is currently the case though preferably with a more aesthetic appearance/discrete-visual-hedging and so long as they do not use any planning permissions to create new housing in the form of a modern two-storey dwelling;
4. Provides affordable housing for the applicant;
5. Would support their stay with the caveat that if they leave the site the site cannot be sold for development/inhabited thereafter;
6. Concern that if she leaves the site could be used for housing development;

7. TOWN COUNCIL'S COMMENTS

Bovey Tracey Town Council does not support the application based on a consistent approach to the application in that the Town Council supported the enforcement action in July 2013 and did not support the application for an agricultural dwelling in February 2015.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 39.35. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0. The CIL liability for this development is £9,417.66. This is based on 39.35 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

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PLANNING COMMITTEE REPORT

19 December 2017

CHAIRMAN: Cllr Dennis Smith



SUBJECT:	<p>Supplementary Planning Document for Solar Photovoltaic (PV) Developments in the Landscape – and</p> <p>Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District</p>
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RECOMMENDATION:

The Committee is recommended to approve:

- **The draft Supplementary Planning Document for Solar Photovoltaic (PV) Developments in the Landscape be approved for public consultation – and**
- **The Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District as part of the evidence base to support the review of the Teignbridge Local Plan**

1. REASON FOR REPORT

- 1.1. To ensure a consistent approach is applied in the consideration of planning decisions relating to renewable energy developments that affect the landscape.

2. BACKGROUND

- 2.1. Teignbridge District Council's planning service is responsible for the development of planning policy and the determination of planning applications for renewable energy proposals up to 49.9MW.
- 2.2. The Teignbridge Local Plan 2013-33 includes policies that aim to encourage renewable energy (S6 Resilience and S7 Carbon Emission Targets) and also includes policies that aim to protect and enhance the area's landscape (EN2A Landscape Protection and Enhancement; S2 Quality Development; S22 Countryside; and EN2 Undeveloped Coast).
- 2.3. In response to a lack of detailed advice against which to assess landscape impacts, the Council commissioned an assessment of landscape sensitivity to onshore wind turbine and solar PV development in Teignbridge District, with a view to its adoption as an SPD. The assessment is similar to, and in parallel with, adopted landscape sensitivity assessments for other Councils in the region, including Cornwall, Torridge and Mid Devon and has used a consistent methodology to produce findings that have a parity over the region.

2.4. Subsequently, a House of Commons Written Statement on wind energy (HCWS42) made on 18 June 2015 set out that when planning applications for wind energy sites for more than one turbine are being considered Local Authorities should only grant permission if the development site is identified as suitable in a Local or Neighbourhood Plan and where following consultation it could be demonstrated that the planning impacts identified by local communities have been fully addressed. In light of this Written Statement it was decided that the assessment should be progressed as follows:

- “Assessment of Solar Photovoltaic (PV) Developments in the Landscape – Supplementary Planning Document (SPD)”
- “Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District” - to be used as evidence only.

The two assessments are now complete and are attached as Appendix 1 and Appendix 2. Summaries of these documents are set out below.

2.5. Both reports have been screened for Environmental Assessment. The screening concludes that Environmental Assessment under the provisions of the 2004 Regulations is not required. The reports are attached as:

- Appendix 3. SEA Screening for Assessment of Solar Photovoltaic (PV) Developments in the Landscape – Supplementary Planning Document (SPD); and
- Appendix 4. SEA Screening for Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

DESCRIPTION

Assessment of Solar Photovoltaic (PV) Developments in the Landscape – Supplementary Planning Document (SPD)

2.6. The assessment looks at the sensitivity of the landscape to Solar PV developments, of differing sizes, including:

- Very Small developments, <1ha;
- Small developments, 1-5ha;
- Medium developments, 5-10ha;
- Large developments, 10-15ha; and
- Very Large developments, 15-20ha.

2.7. The assessment findings are arrived at by considering criteria such as: landform; sense of openness/enclosure; field pattern and scale; land cover; perceptual qualities; historic landscape character; and scenic and special qualities. Landscape Character Types (LCTs) form the unit through which the landscape is assessed.

2.8. Sensitivity levels and definitions are shown in the table below.

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from solar PV development.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by solar PV development.

- 2.9. The sensitivity assessment concludes that:
- large parts of the district have low to moderate sensitivity to very small and small PV developments;
 - the whole of the district has a moderate high to high sensitivity to large and very large PV developments; and
 - the landscapes most sensitive to PV development include the coast, estuaries, and flanks to high ground.
- 2.10. The overall findings are illustrated in the maps within the document at Appendix 1.
- 2.11. In addition to the assessment of landscape sensitivity to PV development, guidance is given on:
- PV development in each of the district's Landscape Character Types (LCT) and situations where a LCT is found in different Devon Landscape Character Areas (LCA);
 - evidence on the type and size of development that has already been permitted, and how new development should relate to this;
 - dealing with cumulative development; and
 - a step by step user guide, to help developers shape proposals and assist decision makers in making planning decisions.

Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

- 2.12. The assessment has looked at the sensitivity of the Teignbridge landscape to turbines of different sizes, including:
- Very Small turbine, 15-25m;
 - Small turbine, 26-50m;
 - Medium turbine, 51-75m;
 - Large turbine, 76-110m; and
 - Very Large turbine, 110-150m.
- 2.13. The assessment considered criteria such as: landform and scale; land cover and presence of human scale features; tracks and transport pattern; skylines; perceptual qualities; historic landscape character; and scenic and special qualities.

2.14. Sensitivity levels and definitions are shown in the table below.

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from wind energy development.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by wind energy development.

- 2.15. The assessment concludes that, in relation to the requirements of wind energy development, the Teignbridge landscape is a relatively small scale landscape, highly rural, frequently strongly undulating and intricate; with relatively small scale of features, such as historic buildings, church towers, small-scale medieval fields divided by hedgebanks, windblown trees and woodland; and a landscape of frequently narrow, sunken lanes bordered by Devon hedges, characteristic features that constrain the delivery of large scale turbines to development sites.
- 2.16. The results show that large parts of the Teignbridge landscape have a low, low-moderate or moderate sensitivity to very small and small turbines, however the majority of the district is judged to have a high sensitivity to medium, large and very large turbines.
- 2.17. The overall findings are illustrated in the maps below within the document at Appendix 2.

3. SCREENING AND SCOPING FOR STRATEGIC ENVIRONMENT ASSESSMENT

- 3.1. The Environmental Assessment of Plans and Programmes Regulations 2004 require that a Strategic Environmental Assessment is undertaken for a plan or programme that is (a) “required by legislative, regulatory or administrative provisions”, and (b) “sets the framework for future development consent”.
- 3.2. Teignbridge District Council considers, firstly, that both the Assessment of Solar Photovoltaic (PV) Developments in the Landscape – (SPD) and the Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District are not required by any of the provisions mentioned above; and secondly, that the framework for decisions on planning applications is provided by the Local Plan Policies (S6 Resilience, S7 Carbon Emission Targets, EN2A Landscape Protection and Enhancement, S2 Quality Development, S22 Countryside, and EN2 Undeveloped Coast) which have been subject to environmental assessment. The Assessments will provide guidance on the implementation of those Policies. It is therefore considered that Strategic Environmental Assessment under the

provisions of the 2004 Regulations is not required.

- 3.3. However, it is seen as prudent to prepare a screening statement, (Appendices 3 and 4) and invite Natural England, Historic England and the Environment Agency to comment.
- 3.4. The consultation period will allow anyone disagreeing with Teignbridge District Council's screening opinions given above to state this and provide the reasons for their view.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S6 (Resilience)

S7 (Carbon Emission Targets)

EN2A (Landscape Protection and Enhancement)

S2 (Quality Development)

S22 (Countryside)

EN2 (Undeveloped Coast)

5. CONSULTEES

This is a technical guidance note for developers, their consultants and Local Planning Authority Officers. Following approval by the committee, the reports will be made available for public consultation.

6. APPENDICES

Appendix 1

Assessment of Solar Photovoltaic (PV) Developments in the Landscape –
Supplementary Planning Document (SPD) **FULL REPORT**

Appendix 2

Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in
Teignbridge District **FULL REPORT**

Appendix 3

SEA Screening Assessment of Solar Photovoltaic (PV) Developments in the
Landscape – Supplementary Planning Document (SPD)

Appendix 4

SEA Screening Assessment of the Landscape Sensitivity to Onshore Wind Energy
Developments in Teignbridge District

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Solar Photovoltaic (PV) Developments in the Landscape - Supplementary Planning Document

Prepared for Teignbridge District Council
by LUC

Final Report for consultation
March 2017

Project Title: Solar Photovoltaic (PV) Developments in the Landscape -

Client: Teignbridge District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V0_1	01/12/2015	Annotated report structure with completed LCT assessment profiles and overall tabular/mapped results for the district.	Maria Grant Alan Kerr Sally Parker	Sally Parker	Rebecca Knight
V1_0	20/09/2016	Draft solar-only SPD document addressing client comments on earlier draft.	Sally Parker	Rebecca Knight	Rebecca Knight
V2_0	06/03/2017	Final report of the solar SPD to take to statutory consultation	Sally Parker	Rebecca Knight	Rebecca Knight



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Solar Photovoltaic (PV) Developments in the Landscape - Supplementary Planning Document

Final Report for consultation
Prepared for Teignbridge District Council by LUC
March 2017

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1 Introduction

Background

- 1.1 This Supplementary Planning Document (SPD) provides guidance on:
- key landscape issues associated with solar photovoltaic (PV) developments;
 - relative landscape sensitivities of different areas within Teignbridge to solar PV developments (through a specific landscape sensitivity assessment¹);
 - good siting and design of solar PV schemes including guidance on how potential impacts could be minimised; and
 - landscape information which developers should provide when submitting an application for a solar PV development.
- 1.2 This SPD has been prepared in accordance with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The SPD does not form part of the Development Plan but is a material consideration in the determination of solar PV planning applications in the area. It adds further detail to the policies of the Teignbridge Local Plan 2013-2033 (Adopted May 2014) which includes:
- S2 – Quality Environment
 - S7 – Carbon Emission Targets
 - S22 – Countryside
 - EN2 – Undeveloped Coast
 - EN2A – Landscape Protection and Enhancement
- 1.3 The guidance covers a range of different scales of solar PV developments (definitions of the different scales of these developments are provided in **Chapter 4**). Developments above 50MW are currently determined by the National Infrastructure Directorate of the Planning Inspectorate on behalf of the Secretary of State. The Council are a consultee on applications determined under this process and this SPD will be used to help formulate the Council's formal response to such proposals.
- 1.4 **Please note that domestic or commercial roof-top solar panels are not specifically covered by this SPD** as they do not require planning permission, as long as specified limits and conditions of permitted development rights are met².

Why is the SPD needed?

- 1.5 Teignbridge District is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from

¹ Please note that a Landscape Sensitivity Assessment for wind energy development has also been prepared for the Council as part of the Local Plan evidence base. On the 18th June 2015, the Secretary of State for Communities and Local Government released a Ministerial Statement on onshore wind energy. This stated that when considering applications for wind energy development, local planning authorities should only grant planning permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. Due to this significant change in Government policy, it was decided that this SPD would only cover solar developments and that the Council would give separate consideration to the application of the new policy context for wind. The Landscape Sensitivity Assessment for wind turbines will remain a material consideration for any wind energy development planning applications.

² The Town and Country Planning (General Permitted Development) (England) Order 2015, available to view at: <http://www.legislation.gov.uk/ukxi/2015/596/contents/made>

energy use (through cleaner energy production) with the conservation and management of the district's varied landscape and seascape is one of these key challenges.

- 1.6 The Teignbridge landscape has a significant economic, social and community value, contributing to a sense of identity, well-being, enjoyment and inspiration and being a major contributor to a strong tourism industry. It also has an environmental value, as a home for wildlife and a cultural record of human interaction with the land over millennia.
- 1.7 At the same time, the district has good conditions to produce solar energy. The National Planning Policy Framework (NPPF) makes it clear that local authorities should take a positive approach towards renewable and low carbon developments. One of the core principles that underpins the NPPF is that: "*planning should support the transition to a low carbon future in a changing climate,....and encourage the use of renewable resources.*"
- 1.8 It also states that local planning authorities should "*have a positive strategy to promote energy from renewable and low carbon sources*" and "*design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)*". [Para 97].
- 1.9 The Council recognises these opportunities and understands the need to maximise renewable energy generation (which can have environmental, economic, social and other benefits). However, the development of solar PV developments within the landscape needs to be managed carefully to achieve the greatest contribution towards energy needs, while at the same time ensuring that the important characteristics of the landscape are not unacceptably harmed.

Who is the SPD for?

- 1.10 The SPD has been prepared for:
 - **Planning officers** and **elected members** - to provide guidance on the relative landscape sensitivities of different areas within Teignbridge to solar PV development and to provide a consistent framework for considering the potential landscape effects of planning applications for such developments within the District.
 - **Developers** of solar PV installations - to provide guidance on the key landscape considerations that need to be taken into account when siting and preparing planning applications for solar schemes and how potential impacts can be minimised.
 - **Members of the public** - who have an interest in or may wish to comment on proposed solar PV developments through the planning process.

How was the SPD prepared?

- 1.11 This SPD has been designed to be in line with the county-wide approach to the siting and design of renewable energy developments in the landscape, as set out in the Devon Landscape Policy Group (DLPG) Guidance Note 2 (2013). As such, many sections of the guidance included in this SPD are taken directly from the note, with kind permission from DLPG.

Overall findings

- 1.12 Generally the landscapes across Teignbridge are relatively small in terms of their landform scale (compared to other parts of the country), highly rural in character and frequently strongly undulating with large tracts of naturalistic or historic landcover including woodlands, historic estates and small, irregular medieval field patterns. This results in the whole district being assessed as highly sensitive to the largest scales of solar PV developments (of over 10 hectares in size) – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. The sensitivity of the District’s landscape therefore becomes progressively higher as the scales of solar PV development increase.
- 1.13 Chapter 5 provides further detail on the different patterns of landscape sensitivity found across Teignbridge to solar PV developments.

What are the limitations of the SPD?

- 1.14 This SPD focuses on the potential landscape issues associated with solar PV developments. It does not provide guidance on the wide range of other planning issues that may need to be considered as part of the preparation and determination of planning applications. These potential issues include:
- Ecology and ornithology
 - Historic environment
 - Hydrology
 - Traffic and transport
 - Noise and vibration
 - Socio-economic activities (e.g. tourism)
 - Agricultural land use / productivity
 - Glint and glare
- 1.15 Please also note that this SPD focuses on areas of the Teignbridge landscape that would be technically viable for the installation of commercial-scale free-standing solar PV developments (i.e. rural areas outside the district’s main towns).
- 1.16 The Landscape Sensitivity Assessment (see Chapters 4 and 5) provides an initial indication of the relative landscape sensitivities of different areas within Teignbridge to solar PV development and guidance for accommodating such developments in the district’s landscape. **It should not however be interpreted as a definitive statement on the suitability of a certain location for a particular development. All developments will need to be assessed on their individual merits.** It is also unrelated to any Government targets for renewable energy development or studies of technical potential.
- 1.17 It is also important to note that the sensitivity assessment is not influenced by the presence of existing renewable energy developments in the landscape which pre-date the study.
- 1.18 This guidance is not intended to replicate in full existing information/guidance. Readers are therefore directed to other sources of national, regional and local policy guidance or information which provides further advice on the key issues raised. Over time guidance documents referred to in this SPD may be revised or replaced and the most up to date versions of such documents should be used when they are published.

What does the SPD cover?

1.19 This SPD is structured as follows:

Chapter 2	Context Policy context for solar development Main characteristics of solar PV developments and how they might impact on the landscape
Chapter 3	The landscapes of Teignbridge Landscape variations across Teignbridge Summary of the Landscape Character Types (LCTs) and Devon Character Areas (DCAs) that form the framework for the Landscape Sensitivity Assessment
Chapter 4	Method for undertaking the landscape sensitivity assessment Summary of method used to undertake the landscape sensitivity assessment including: key sources of evidence, description of solar PV developments and assessment criteria
Chapter 5	Strategic patterns of landscape sensitivity across Teignbridge Results of landscape sensitivity assessment for solar PV development across the Landscape Character Types within Teignbridge
Chapter 6	How to consider landscape in planning applications for solar PV Summary of the planning and Environmental Impact Assessment (EIA) process in relation to solar PV developments Detailed guidance on preparing landscape and visual impact assessments (LVIAs) and cumulative landscape and visual impact assessment (cLVIAs) Further References
Appendix 1	Devon Character Area Summaries
Appendix 2	Detailed Landscape Character Type Assessments

How to use this SPD

This brief User Guide is designed for both developers and decision-makers to help them consider landscape character and sensitivity issues in solar PV development proposals. It is arranged under three key stages, setting out a series of questions as prompts to help determine the landscape impact of a solar PV development. References to where information in the SPD and Devon Landscape Policy Group (DLPG) Advice Note 2³ can assist in answering these questions are included. Following this process is designed to help shape proposals and assist in planning decisions.

Stage 1 – Landscape sensitivity

- What size is the footprint of the proposed solar PV development (in hectares)? *Please refer to the size bandings set out in Table 4.1 of this SPD.*
- Which Landscape Character Type (LCT) is the proposed development in? *Please refer to Figure 3.1.*
- Is the site typical of the wider LCT? *Please refer to the key characteristics provided at the beginning of each LCT assessment in Appendix 2.*
- What is the sensitivity rating for the LCT for the scale of solar PV development being proposed? *See Table 5.1 or the relevant LCT assessment(s) in Appendix 2.*
- Do any of the 'Sensitive Features/Characteristics' set out for the relevant LCT, in Appendix 2, apply to the proposed development site?

Stage 2 – Detailed siting and design considerations

- Is the size of the solar PV development proposed in line with the 'Guidance for Development' provided for the relevant LCT, including the 'Additional guidance specific to particular Landscape Character Areas'? If not how does it differ? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Does the proposal accord with the generic guidance for solar PV development contained in the Devon Landscape Policy Group (DLPG) Advice Note 2 (Chapter 3)? If not, what aspects of the proposed development conflict with which parts of the guidance?
- Does the siting and design of the scheme accord with the 'Guidance for Development' for the relevant LCT? If not, what aspects of the proposed development conflict with which parts of the guidance? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Have opportunities been taken to mitigate significant adverse effects and opportunities for landscape enhancement been included as part of the proposal? *Refer to para 6.18 of this SPD and Chapter 3 (page 47) of the DLPG Advice Note 2.*

Stage 3 – Cumulative impact

- Is the development in line with the guidance on 'Designing for Multiple Developments' set out in Chapter 3 of DLPG Advice Note 2 and the 'Guidance Development' set for the relevant LCT? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- If not, which guidance does it conflict with?
- Will solar PV developments have a defining influence on the overall experience of the landscape of that LCT?

³ DLPG (2013) Advice Note 2: Accommodating Wind and Solar PV Developments in Devon's Landscape. Available at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

2 Context

Introduction

- 2.1 This chapter sets out the policy context in relation to solar PV developments at a national and local level. This is followed by a brief description of the main characteristics of solar PV along with an explanation of how such developments might impact on landscape character.

Policy context

National

- 2.2 Along with other local authorities nationally, Teignbridge District Council is obliged to address the requirements of the Planning Act 2008 in producing Development Plans that contribute to climate change adaptation/mitigation. More generally, the UK as a whole must address the Climate Change Act 2008 and the EU Renewable Energy Directive 2009 in terms of meeting carbon reduction- and renewable energy installation- targets. The Council must balance the need to support the transition to a low carbon future (a core planning principle of the National Planning Policy Framework (NPPF)⁴) and the need for energy security (as recognised in the National Policy Statement (EN-3) for Renewable Energy Infrastructure⁵) with the protection/enhancement of the District's distinctive and valued landscapes – also a core principle of the NPPF.
- 2.3 The NPPF states within its core planning principles that planning *should* "take account of the different roles and character of different areas..... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".
- 2.4 The NPPF calls for valued landscapes to be protected and enhanced (para 109), with the greatest weight being given to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (AONBs) (para 115). 38% of Teignbridge District falls within Dartmoor National Park⁶ and other parts of the district are recognised as being important to its setting. The NPPF also promotes good design and suggests (para 64) that "*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*".
- 2.5 The NPPF (para 97) calls on local planning authorities to design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. It requires local planning authorities to approve applications for renewable energy if its impacts are (or can be made) acceptable (para 98); and suggests that they take a positive approach by identifying suitable areas for renewable energy generation and its supporting infrastructure (para 97), making clear what criteria have determined their selection.
- 2.6 In addition to the NPPF, the Government published national Planning Practice Guidance (PPG) in 2014, as a streamlined web-based resource that accompanies the NPPF⁷. Paragraph 001 of the Renewable and Low Carbon Energy section states that "*planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.*" Paragraph 005 outlines how local planning authorities can identify suitable areas for renewable and low carbon energy, stating "*there are no hard and fast*

⁴ Department for Communities and Local Government (March 2012) [National Planning Policy Framework](#).

⁵ Department of Energy and Climate Change (July 2011) [National Policy Statement for Renewable Energy Infrastructure, EN-3](#).

⁶ Although part of the National Park is within Teignbridge District, planning in Dartmoor National Park is the responsibility of Dartmoor National Park Authority, as local planning authority.

⁷ Department for Communities and Local Government See: <http://planningguidance.planningportal.gov.uk/blog/guidance/renewable-and-low-carbon-energy/>

rules about how suitable areas for renewable energy should be identified, but in considering locations, local planning authorities will need to ensure they take into account the requirements of the technology and, critically, the potential impacts on the local environment, including from cumulative impacts.” It also states how in considering impacts, tools such as Landscape Character Assessments can help to identify where impacts are likely to be more acceptable.

Local

- 2.7 The Planning Act 2008 requires that Local Plans contain policies designed to “..contribute to the mitigation of, and adaptation to, climate change”. There is policy support at a local level to the principle of renewable energy development as long as potential impacts are addressed satisfactory; including effects on landscape character or heritage. Climate change is now widely accepted as a major issue which has the potential to contribute to landscape change.
- 2.8 Relevant policies taken from the Teignbridge Local Plan 2013-2033 (adopted May 2014)⁸ are summarised in **Table 2.1** below – bold text indicates those sections of particular relevance.

Table 2.1: Relevant local planning policies

Planning Policies taken from Teignbridge Local Plan 2013-2033	
S2 – Quality Development	<p>New development will be of high quality design, which will support the creation of attractive, vibrant places. Designs will be specific to the place, based on a clear process which analyses and responds to the characteristics of the site, its wider context and the surrounding area, creating a place with a distinctive character and taking account of the following objectives:</p> <ul style="list-style-type: none"> a) integrating with and, where possible, enhancing the character of the adjoining built and natural environment, particularly affected heritage assets; b) making the most effective use of the site; c) create clearly distinguishable, well defined and designed public and private spaces which are attractive, accessible and safe and provide a stimulating environment; d) allow for permeability and ease of movement within the site and with adjacent areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed; e) create a place which is easy to find your way around with streets defined by a well-structured building layout; f) the building layout takes priority over parking and roads, so highway requirements do not dominate the site’s appearance and function; g) the buildings exhibit design quality using materials appropriate to the area, locally sourced if feasible; h) create inclusive layouts which promote health, well-being, community cohesion and public safety; i) provision of an appropriate range of dwelling types taking account of demographic changes; j) incorporate public art where this can contribute to design objectives; k) respect the distinctive character of the local landscape, seascape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, wildlife habitats, heritage assets and skylines; l) ensure that the development is usable by different age groups and people with disabilities; and m) location and scale of Sustainable Urban Drainage Systems.
S6 - Resilience	<p>The Council will work with communities, developers and infrastructure providers to ensure that the future impact of climate change and fossil fuel scarcity is minimised through adaptations and mitigation. In particular:</p>

⁸ <https://www.teignbridge.gov.uk/localplan>

Planning Policies taken from Teignbridge Local Plan 2013-2033

	<p>a) taking account of likely climate change impacts in assessing the flood risk of developments;</p> <p>b) buildings, communities and infrastructure should take account of the likely changes in temperature, rainfall and wind in their design;</p> <p>c) use or contamination of energy, water, soil and materials should be minimised;</p> <p>d) production of local food, renewable energy and local building materials should be maximised; and</p> <p>e) the mix of uses and activities within communities, settlements and across Teignbridge will be guided towards a balance which improves self-sufficiency. Decisions on development proposals should take particular account of the amount of employment, housing, services and facilities within walkable areas, including the preference for mixed use proposals where appropriate.</p>
S7 – Carbon Emission Targets	<p>The council will work proactively with partners and through public and private investment and the management of development, will seek to achieve reductions in carbon emissions per person arising within Teignbridge of about 42% from 2009 levels by 2030.</p>
S22 - Countryside	<p>Land outside the defined settlement limits of Bovey Tracey, Chudleigh, Dawlish, South West of Exeter, Kingskerswell, Kingsteignton, Newton Abbot, Teignmouth and the villages listed in S21 is classified as open countryside, where development and investment will be managed to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy.</p> <p>In open countryside, development will be strictly managed, and limited to uses which are necessary to meet the overall aim set out above, as follows:</p> <p>a) affordable housing for local needs, replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and dwellings for agricultural, forestry and other necessary rural workers;</p> <p>b) agricultural, forestry, equine, industry, business, warehousing, retail, leisure and tourist uses;</p> <p>c) transport, communication, energy and other infrastructure and community facilities;</p> <p>d) development to support biodiversity and geodiversity; and</p> <p>e) alterations and extensions to existing dwellings, and to other buildings with one of the uses in criteria (a) – (d) above.</p> <p>In assessing development proposals, particular account will be taken of:</p> <p>f) the distinctive characteristics and qualities of the Landscape Character Area;</p> <p>g) the integrity of green infrastructure and biodiversity networks;</p> <p>h) impact on overall travel patterns arising from the scale and type of development proposed; and</p> <p>i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.</p>
EN2 - Undeveloped Coast	<p>The protection, maintenance and enhancement of the distinctive landscape and seascape character and ecological qualities of the undeveloped coast, will be a priority alongside the ecological and biodiversity considerations. Development which would have a detrimental effect on the character of the undeveloped coast and estuaries will not be permitted. New development will be regarded as inappropriate except where it has regard to the Shoreline Management Plan and:</p> <p>a) is a minor alteration in line with WE8; or</p> <p>b) is required for the purposes of agriculture or forestry or involves a use that requires a coastal location and by virtue of its scale, nature and location does not detract from the undeveloped character of the coast.</p>

Planning Policies taken from Teignbridge Local Plan 2013-2033

EN2A - Landscape Protection and Enhancement	To protect and enhance the area's landscape and seascape, development will be sympathetic to and help to conserve and enhance the natural and cultural landscape and seascape character of Teignbridge, in particular in Areas of Great Landscape Value and within the setting of Dartmoor National Park. Development proposals should: a) conserve and enhance the qualities, character and distinctiveness of the locality; b) where appropriate restore positive landscape and seascape character and quality; c) protect specific landscape and seascape, wildlife and historic features which contribute to local character and quality; and d) maintain landscape and seascape quality and minimise adverse visual impacts through high quality building and landscape and seascape design.
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2.9 The evidence provided by this SPD directly supports the above policies.

Main characteristics of solar PV developments and how they might impact on the landscape

2.10 In order to minimise effects on the landscape through siting and design (the purpose of this SPD), it is important to first understand the characteristics of solar PV developments and how they may affect the landscape.

Free-standing solar photovoltaic (PV) developments

- 2.11 Free-standing solar PV developments consist of panels that are usually mounted around 0.7m-3m above ground level allowing the growth of vegetation beneath and between the arrays and the associated grazing of stock. Panels are arranged in groups or 'arrays' of around 20 panels. The panels are encased in an aluminium frame, supported by aluminium or steel stands, and positioned at a fixed angle between 20-40 degrees from the horizontal, facing south. These arrays usually take the form of a linear rack of panels. These arrays or linear racks are usually sited in parallel rows with gaps between the rows for access and to prevent shading of adjacent rows. They therefore do not cover a whole field. The actual arrangement of the arrays within the landscape varies from scheme-to-scheme (i.e. regular layouts versus more varied and irregular, depending on the site situation). Generally though, layouts of the solar arrays tend to be regular.
- 2.12 Photovoltaic technology requires absorption of sunlight to allow for the conversion of energy to take place and therefore very little light energy is lost through reflection. Glare is further minimised through the use of translucent coating materials to improve light transmittance through the glass. Nevertheless panels do change under different atmospheric conditions, tending to reflect the light and colour of the sky, and the appearance of the panels under different atmospheric conditions is an important consideration in terms of the visual effects of schemes.
- 2.13 Solar PV developments are usually given planning permission for 25 years. An example of a solar array in the Teignbridge landscape is shown at **Figure 2.2** below.

Figure 2.2: Example of a solar PV development at Ashcombe



2.14 Examples of potential landscape effects arising from solar PV developments include:

- **Field-scale solar PV developments may be particularly visible in open landscapes or on upper hill slopes**, especially where they cover significant areas of land.
- **Large grouping of solar panels tend to reflect the sky** - for example, on a sunny day they can appear blue while on a cloudy day they can appear a metallic grey – this can make them stand out from their landscape context.
- **The perceived industrial character of large-scale solar PV developments could detract from the intrinsically rural character of many parts of Teignbridge**, including landscapes that form a setting to heritage assets.
- **Ancillary buildings and security requirements** (such as fencing and/or CCTV) may introduce new and unfamiliar features into Teignbridge’s rural landscape.
- **Solar PV developments can change the land use and appearance of a field or fields, affecting land cover patterns**, although traditional livestock grazing can still take place between and beneath the panels.
- **The regular edges of solar PV developments may be conspicuous in more irregular landscapes** (particularly where they do not follow contours or where field boundaries are irregular in form).
- **The height of racks (up to 3m) means that they may overtop typical hedgerow/hedgebank field boundaries**. However, many parts of Teignbridge are defined by high Devon hedgebanks which could provide a sympathetic screening function to schemes.
- **Screen planting around solar PV development, or management changes such as allowing hedges to grow higher, can change the sense of enclosure of a landscape**.
- **Construction of the solar PV development may result in loss or damage to landscape features** such as hedgerow/hedgebank field boundaries – particularly the larger schemes.
- **Access tracks will be necessary on field scale schemes with central inverters** (central inverters cannot be delivered and maintained using temporary tracks). In these cases the tracks may be highly visible, particularly in open or undeveloped landscapes that currently may not contain such infrastructure.

3 The landscapes of Teignbridge

Introduction

- 3.1 This chapter summarises the key variations characterising the Teignbridge landscape and explains the character assessment framework used to assess landscape sensitivity to solar PV.

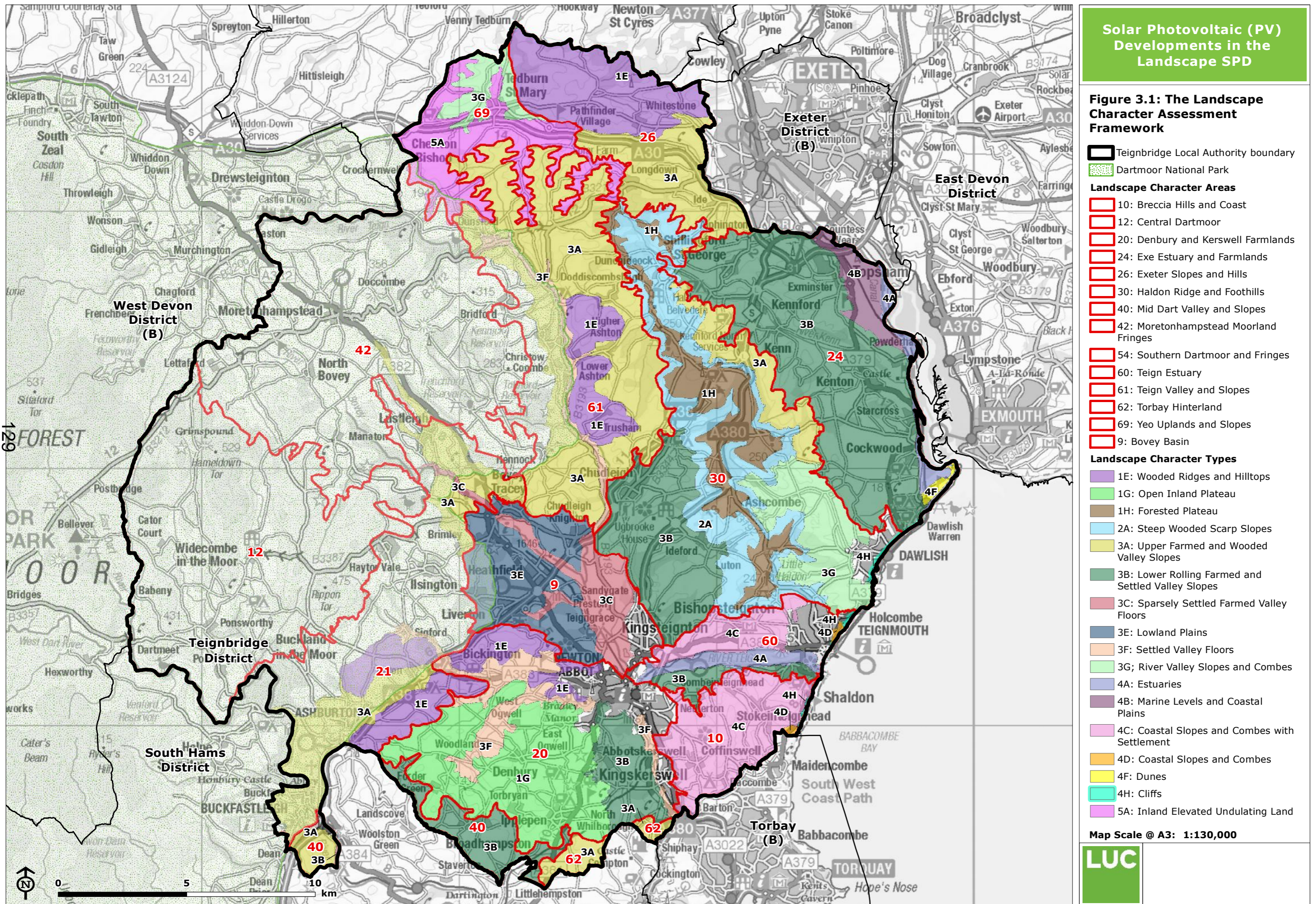
Summary of key landscape variations across the District

- 3.2 Teignbridge District is an archetypal Devon landscape of historic settlements, estates and farmsteads set within a rolling tapestry of medieval pastures and productive farmland bounded by thick hedgebanks, carved by winding sunken lanes and secretive wooded valleys. Red soils derived from the Permo-Triassic sandstone unify with the red-tinged traditional cob buildings characteristic of the wider area.
- 3.3 The north–south Haldon Ridge, with its characteristic swathes of forestry plantation and heathland, forms a major sub-regional landmark and signifies a fundamental change in geology and landscape character. Further west, Dartmoor National Park forms a distinct, imposing landmark with its symbolic granite tors punctuating the skyline. Strong intervisibility between Dartmoor, the Haldon Ridge and many other parts of the district contributes greatly to sense of place. A moorland fringe character becomes more apparent as the land rises up towards Dartmoor in the west of Teignbridge.
- 3.4 The main rivers of the Teign and Exe flow through the landscape, breaking through the sandstone cliffs to form open estuaries of reedbeds and salt and grazing marshes. Forming the boundary with East Devon District, the Exe Estuary is one of the most highly designated sites in the region, recognised at international, European and national levels for its biodiversity value. Both estuary mouths are framed by popular sandy beaches, with the distinctive sand dunes of Dawlish Warren sitting at the entrance to the Exe. The low lying estuary mouths quickly grade to soft red cliffs where the underlying geology meets the sea. These cliffs stand out in views from the waters of Lyme Bay, creating a distinctive seascape frontage to the district.
- 3.5 Significant urban development is centred around the estuaries and along the coast, including the traditional seaside resorts of Teignmouth and Dawlish and the main town of Newton Abbott (sitting on the banks of the lower River Teign). The M5 motorway, A38 trunk road and railway line linking Devon and Cornwall with the rest of the country cut through the landscape, allowing travellers easy access and views to the diverse landscapes and seascapes of the district and beyond.

Landscape Character Assessment framework

- 3.6 Landscape Character Types (LCTs) form the spatial framework for this Landscape Sensitivity Assessment (see **Figure 3.1**).
- 3.7 There are 17 Landscape Character Types falling within Teignbridge District, as identified in the Landscape Character Assessment (2009). Please note that this study has updated some of the coding and LCT names used by the Teignbridge assessment to be consistent with the final classification for the county, as set out in the 'Devon Menu of Landscape Character Types' (2012)⁹.

⁹ <http://www.devon.gov.uk/key-characteristics-of-lcts-in-devon-january-2012.pdf>



LCT 1: Plateaux and Ridges

1E: Wooded Ridges and Hilltops

1G: Open Inland Plateau

1H: Forested Plateau

LCT 2: Scarp Slopes

2A: Steep Wooded Scarp Slopes

LCT 3: Valleys

3A: Upper Farmed and Wooded Slopes

3B: Lower Rolling Farmed and Settled Slopes

3C: Sparsely Settled Farmed Valley Floors

3E: Lowland Plains

3F: Settled Valley Floors

3G: River Valley Slopes and Combes

4: Coasts

4A: Estuaries

4B: Marine Levels and Coastal Plains

4C: Coastal Slopes and Combes with Settlement

4D: Coastal Slopes and Combes

4F: Dunes

4H: Cliffs

LCT 5: Rolling Hills

5A: Inland Elevated Undulating Land

- 3.8 The information included in both the Teignbridge and Devon assessments provides descriptive information for each of the LCTs, forming the primary evidence base for the assessments provided in **Appendix 2**.

Devon Landscape Character Assessment (2011)

- 3.9 Devon County Council's county-wide Landscape Character Assessment identifies 12 Devon Character Areas (DCAs) that lie partially or wholly within Teignbridge District, with **Figure 3.1** showing their relationship with the district's LCTs. Detailed profiles for each of the DCAs found within the district are available on Devon County Council's website¹⁰; another key source of evidence for the sensitivity assessments included at Appendix 2. Summary landscape character descriptions for each DCA with land in Teignbridge are also provided for context at **Appendix 1**.

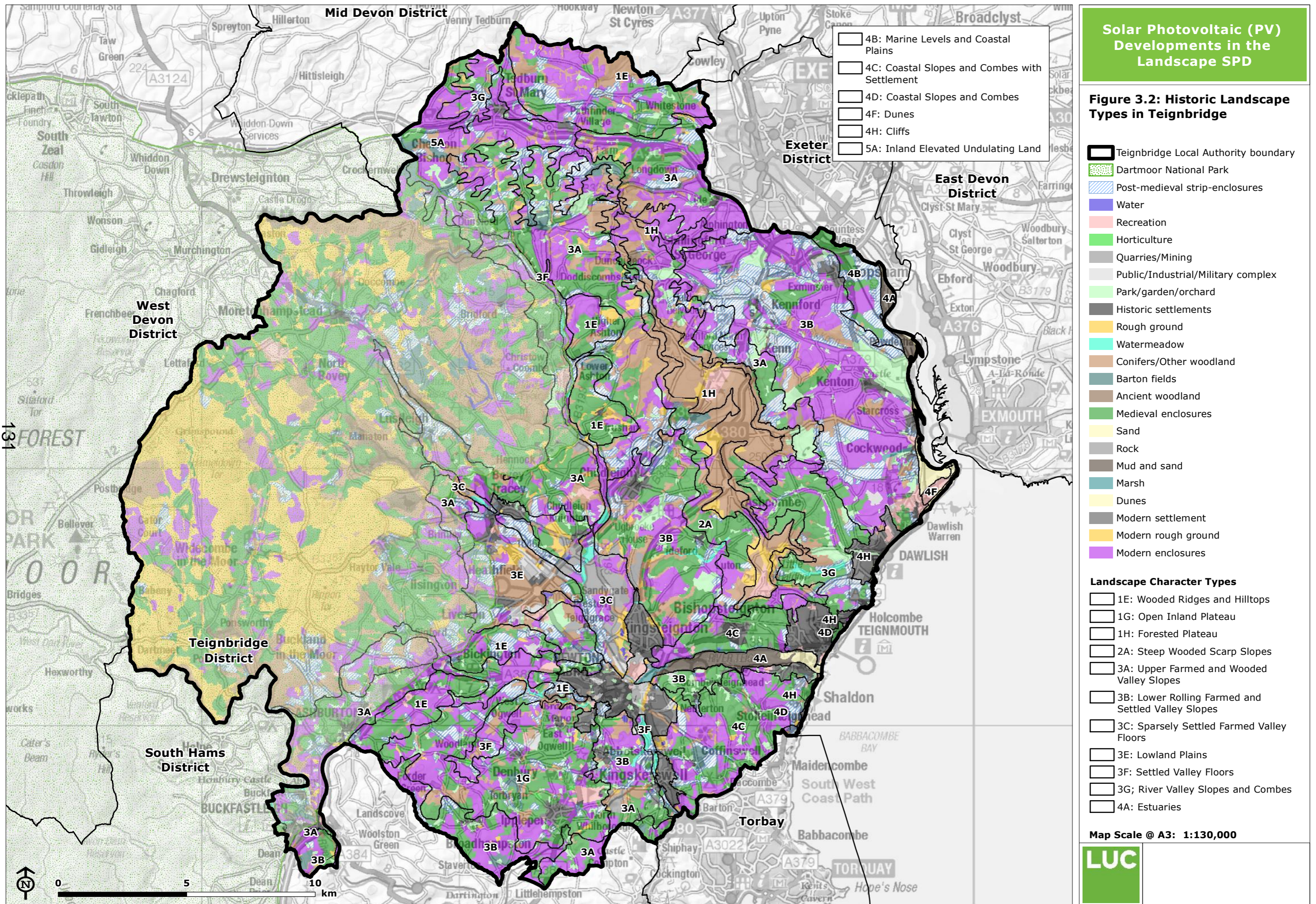
Historic Landscape Character Assessment for Devon

- 3.10 Devon's Historic Landscape Characterisation (HLC), undertaken in 2005¹¹, maps historic landscape types found across Devon. The Historic Landscape Types (HLTs) found within Teignbridge, another key source of information used to inform the Landscape Sensitivity Assessment, are mapped at **Figure 3.2**.
- 3.11 For the purposes of this study, it is assumed that landscapes comprising medieval enclosures (including strip fields) have a higher sensitivity to the larger scale solar PV developments than landscapes comprising larger post-medieval or modern enclosures or industrial/military historic

¹⁰ DCA profiles for Teignbridge are available at:

http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-teignbridge.htm

¹¹ http://www.devon.gov.uk/index/environmentplanning/historic_environment/landscapes/landscape-characterisation/historiclandscapecharacterisationmethodology.htm



- 3.12 landscape types (HLTs). This is due to the potential for the developments to affect the coherence of these landscapes (including effects of access tracks on field boundaries) and the ability to appreciate them in the landscape. Historic Landscape Types such as rough ground, ancient woodland, other woodland¹², watermeadows and orchards also have a higher sensitivity to solar PV development of any scale as a result of potential changes to the coherence of these HLTs.
- 3.13 It will be important that historic landscape character is conserved as far as possible when siting renewable energy development. The Council holds the GIS data for the Historic Landscape Types which can be queried at a site level to provide further fine-grained locational information on the presence of these sensitive HLTs.
- 3.14 Please see the detailed Landscape Character Type assessment profiles at **Appendix 2** for further detail.

¹² Other woodland is defined as “*all other woodland including broad-leaved plantations, re-planted ancient woodland or secondary woodland that has grown up from scrub*” in the Devon Historic Landscape Characterisation (2005).

4 Method for undertaking the Landscape Sensitivity Assessment

Introduction

- 4.1 This chapter summarises the method that was used to undertake the landscape sensitivity assessment including the key sources of evidence used, the types of development considered and the assessment criteria and process followed.

Spatial and descriptive framework

- 4.2 Teignbridge's Landscape Character Types (LCTs) form the spatial framework and primary evidence base for the Landscape Sensitivity Assessment, as previously discussed and illustrated in **Figure 3.1**. A thorough desk-based study, drawing on other sources of spatial and descriptive information about the landscape, was supplemented by field survey work by a team of landscape professionals to verify and use professional judgement to produce the landscape sensitivity assessments.
- 4.3 Other key sources of information used to inform the assessment include:
- The Devon Historic Landscape Character assessment (HLC).
 - The special qualities and spatial boundaries of Dartmoor National Park (to help inform Policy EN2A).
 - The location and boundaries of Areas of Great Landscape Value (Policy EN2A) and Undeveloped Coast (Policy EN2).
 - Ordnance survey base maps (1:250K, 1:50K and 1:25K).
 - Aerial photography (Google Earth).

Scale of solar PV developments considered

- 4.4 The assessment is based on field scale developments, also described and illustrated in **Chapter 2**. It considers the suitability of different scales of solar PV development based on bandings that reflect those that are most likely to be put forward by developers (now and in the future). These are also consistent with the DLPG Guidance Note, and are set out in **Table 4.1** below:

Table 4.1: Development sizes/scales used for this assessment

Solar PV scale bandings	Size (hectares)
Very small	<1ha
Small	>1-5ha
Medium	>5-10ha
Large	>10-15ha
Very large	>15 - 20ha

Comparable features for solar PV developments

- 4.5 In order to visualise how the different scales of solar PV developments set out above relate to features (and current solar schemes) found in Teignbridge District, a list of comparable features is provided in **Table 4.3** below.

Table 4.3: Features/current schemes as size comparators for solar PV schemes

Feature	Size
Football pitch	0.6-0.8ha
Very Small Solar PV Scheme	<1ha
Small Solar PV Scheme	>1-5ha
Average size of medieval enclosures based on strip fields	1ha
Solar farm near Tedburn St Mary	1.93ha (see Figure 4.8)
Medium Solar PV Scheme	>5-10ha
Large Solar PV Scheme	>10-15ha
Typical size of 'modern' field enclosures	5-15ha
Very Large Solar PV Scheme	>15-20ha
Solar Farm on the Ashcombe Estate	17.62ha (see Figure 4.9)

Figure 4.8: A solar PV development near Tedburn St Mary (1.9ha – in the 'small' category)



Figure 4.9: Solar farm under construction on the Ashcombe Estate (17.6ha – in the 'very large' category)



Evaluating landscape sensitivity

- 4.6 There is currently no published method for evaluating the sensitivity of different types of landscape to renewable energy developments. However, the approach taken in this study builds on current guidance published by the Countryside Agency and Scottish Natural Heritage including the Landscape Character Assessment Guidance¹³ and Topic Paper 6¹⁴ that accompanies the Guidance, as well as the county-wide approach set out in the DLPG Advice Note 2.
- 4.7 Paragraph 4.2 of Topic Paper 6 states that:
- 'Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change'*
- 4.8 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of solar PV developments.

Assessment criteria

- 4.9 In line with the recommendations in Topic Paper 6, this landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. The criteria used for determining landscape sensitivity to solar PV development in Teignbridge are consistent with the DLPG Advice Note 2. These are based on the attributes of the landscape most likely to be affected by solar PV developments.
- 4.10 **Table 4.4** sets out the criteria that have been used for the assessment of landscape sensitivity to the principle of solar PV development (of any size). It includes guidance and examples for applying the criteria in Teignbridge, which were then verified through professional judgement and field verification for each Landscape Character Type.

¹³ The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland CAX 84

¹⁴ The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

Table 4.4: Criteria and guidance for assessing landscape sensitivity to solar PV developments

Landform				
<p>A flat or gently undulating lowland landscape or extensive plateau is likely to be less sensitive to solar PV development than a landscape with prominent landforms and visible slopes, including coastal headlands. This is because arrays of solar PV panels will be less easily perceived in a flat landscape than on a slope, especially higher slopes.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; contours from the Ordnance Survey basemaps; Topography data (Ordnance Survey Panorama); fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		Higher sensitivity		
e.g. a lowland flat landscape or extensive plateau	e.g. a gently undulating lowland landscape or plateau	e.g. an undulating landscape with hidden areas as well as some visible slopes	e.g. a landscape with many prominent, visible slopes or an upland landscape	e.g. very steep landform and exposed, visible slopes
Sense of openness / enclosure				
<p>A landscape with a strong sense of enclosure (e.g. provided by land cover such as woodland or high hedgebanks) is likely to be less sensitive to solar PV development than an open and unenclosed landscape because the development will be less easily perceived, especially at a distance, in an enclosed landscape.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Google Earth / aerial photographs; fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		Higher sensitivity		
e.g. a very well enclosed landscaped – perhaps provided by thick, high hedgebanks and hedgerows, tree belts and woodland	e.g. relatively high levels of enclosure provided by hedgebanks and thick hedgerows with frequent hedgerow trees	e.g. a landscape with some open and some more enclosed areas – likely to be a rural landscape with some hedgebanks and hedgerows and tree belts	e.g. an open landscape with little sense of enclosure (low, few or no hedgebanks or hedgerows, few trees)	e.g. an extremely open landscape such as an unenclosed plateau with no field boundaries or trees

Field pattern and scale

Landscapes with small-scale, more irregular field patterns are likely to be more sensitive to the introduction of solar PV development than landscapes with large, regular scale field patterns because of the risk of diluting or masking the characteristic landscape patterns. This would be particularly apparent if development takes place across a number of adjacent fields where the field pattern is small and intricate (bearing in mind that the height of panels could exceed that of a hedge/ hedgebank).

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Devon Historic Landscape Characterisation; Ordnance survey 1:25K basemap (showing field patterns); Google Earth (aerial photography); fieldwork.

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. a landscape with large-scale, regular fields of mainly modern origin	e.g. a landscape which is mainly defined by large, modern fields	e.g. a landscape with a mixture of large-scale, modern fields and some smaller, more historic enclosure	e.g. a landscape dominated by ancient, small-scale field patterns with a few isolated areas of modern enclosure	e.g. a landscape characterised by small-scale, ancient field patterns

Landcover

Since PV panels introduce a new land cover (of built structures), landscapes containing existing hard surfacing or built elements (e.g. urban areas, brownfield sites or large-scale horticulture) are likely to be less sensitive to field-scale solar PV development than highly rural or naturalistic landscapes.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Google Earth (aerial photography); fieldwork.

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. an urban or 'brownfield' landscape	e.g. an area of large scale horticulture	e.g. a rural landscape, perhaps with some brownfield sites or urban influences	e.g. a rural landscape , perhaps with some areas of semi-natural land cover	e.g. a landscape dominated by semi-natural land cover

Perceptual qualities

Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a strong feel of traditional rurality with few modern human influences) tend to increase levels of sensitivity to solar PV development compared to landscapes that contain signs of modern development (as the development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/ naturalness).

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; CPRE’s Tranquillity and Intrusion mapping; Ordnance Survey basemaps (presence / absence of development, settlement, structures).

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. a landscape with much human activity and development such as industrial areas or a port	e.g. a rural landscape with much human activity and dispersed modern development	e.g. a rural landscape with some modern development and human activity	e.g. a more naturalistic landscape and / or one with little modern human influence and development	e.g. a remote or 'wild' landscape with little or no signs of current human activity and development

Historic Landscape Character

Due to intrinsic historic landscape character significance, or potential for preserved archaeological evidence, historic landscape types (HLTs) such as rough ground with earlier remains, prehistoric fields, watermeadows, and fields with a medieval historic character type such as strip fields, enclosures (strips) and enclosures – medieval have a higher sensitivity to solar development. Some more recent but discrete enclosed landscapes may also be sensitive, such as 'barton' fields. Lower sensitivity landscapes include industrial landscapes, coniferous plantations, airfields, and post medieval/modern enclosures.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Devon HLC.

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. majority of the landscape covered by least sensitive HLTs	e.g. majority of the landscape covered by lower sensitivity HLTs, but may include some small areas of higher sensitivity	e.g. majority of the landscape covered by medium sensitivity HLTs or a mixture of higher and lower sensitivity HLTs	e.g. majority of the landscape covered by higher sensitivity HLTs, but may include some small areas of lower sensitivity	e.g. the majority of the landscape covered by higher sensitivity HLTs

Scenic and special qualities				
<p>Landscapes that have a high scenic quality (which may be recognised as a National Park, Heritage Coast or a local landscape designation) will be more sensitive than landscapes of low scenic quality. This is particularly the case where their special qualities (as recorded in the Landscape Character Assessment or designation documents) are likely to be affected by solar PV development. Scenic and special qualities may relate to landscapes that are not designated as well as landscape designated for their natural beauty.</p> <p>Information sources: National Park 'special qualities' in Management Plans; Landscape Character Assessment 'special qualities and features' information, boundaries of local landscape designations.</p>				
Examples of sensitivity ratings				
Lower sensitivity		Higher sensitivity		
<p>landscape has low scenic quality such as an industrial area or despoiled land – special qualities will not be affected by solar PV development</p>	<p>landscape has low-medium scenic quality, or special qualities are unlikely to be affected by solar PV development</p>	<p>landscape has a medium scenic quality and some of the special qualities may be affected by solar PV development</p>	<p>landscape has a medium-high scenic quality – most of the special qualities are likely to be affected by solar PV development. Area may be designated locally for its scenic qualities.</p>	<p>area has a high scenic quality (likely to be recognised as National Park/ AONB/ Heritage Coast) and the scenic qualities will be affected by solar PV development</p>

The discussion on landscape sensitivity

- 4.11 Once the criteria were assessed individually, the results are drawn together into a summary discussion on landscape sensitivity for that LCT. These are shown in the individual assessments compiled at **Appendix 2**.
- 4.12 **As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation.** This is particularly to avoid the suggestion that certain landscape features or qualities can automatically be associated with certain sensitivities – the reality is that an assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or 'criteria').
- 4.13 If one criterion has a particularly strong influence on landscape sensitivity this is drawn out in the discussion (an example might be a landscape with prominent/ highly visible slopes, or particularly high levels of tranquillity or remoteness). There may also be criteria that produce conflicting scores. For example, a landscape with a very small-scale field pattern and with a high sense of enclosure might score lower sensitivity for 'sense of enclosure/openness' but higher for 'field pattern and scale'. These issues are described in the overall discussion, where a professional judgement is made on overall sensitivity, taking all criteria into account in the context of their importance to landscape character and quality overall.

Judging landscape sensitivity to different sizes of development

- 4.14 The next stage of the assessment results in making an overall judgement on landscape sensitivity to different scales of solar PV development.
- 4.15 Sensitivity is judged on a five-point scale as shown in **Table 4.6** below. These sensitivity ratings can apply to any landscape in England – they are not specific to Teignbridge.

Table 4.6: Sensitivity levels and definitions

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from solar PV development.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from solar PV development.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by solar PV development.

Presentation of results

- 4.16 The full landscape sensitivity assessments for each of the landscape character types (LCTs) found in Teignbridge are presented in tabular format in **Appendix 2**. The tables provide:
- A summary description of the LCT against each of the assessment criteria, giving a landscape sensitivity assessment 'score' for each (on the coloured five-point scale as set out in **Table 4.6** above).
 - An overall discussion on landscape sensitivity for the LCT.
 - Sensitivity ratings for different scales of development (different sized areas of panels for solar PV development).
 - A summary list of key sensitive features/characteristics within the LCT.
- 4.17 A summary of the results of the landscape sensitivity assessment for Teignbridge as a whole is presented and mapped in the next chapter (**Chapter 5**).

5 Strategic patterns of landscape sensitivity across Teignbridge

Introduction

- 5.1 This chapter provides a summary of the overall landscape sensitivity results for solar PV development across the Landscape Character Types within Teignbridge District. The full assessments provided in **Appendix 2** (which contain specific information relating to different sensitivities within the LCTs) should always be referred to when interpreting the summary results in this chapter.

Observations on landscape sensitivity across Teignbridge

- 5.2 The results of the landscape sensitivity assessment are set out in **Table 5.1**. These overall results are also mapped in **Figures 5.1 to 5.5** at the end of this Chapter. The aim of the maps is to show visually the results of the landscape sensitivity assessment at the LCT level; they are not intended to illustrate the visual impacts of individual solar PV developments on the surrounding landscape. That would need to be undertaken for individual schemes, aided by the use of computer generated maps of 'Zones of Theoretical Visibility' (ZTVs).
- 5.3 Generally the landscapes across Teignbridge are relatively small in terms of their landform scale (compared to other parts of the country), highly rural in character and frequently strongly undulating with large tracts of naturalistic or historic landcover including woodlands, historic estates and small, irregular medieval field patterns. This results in the whole district being assessed as being highly sensitive to the largest scales of solar PV developments – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. The sensitivity of the District's landscape therefore becomes progressively higher as the scales of solar PV development increase, as indicated in **Figures 5.1 to 5.5**.
- 5.4 The LCTs in Teignbridge will contain areas of higher and lower sensitivity within them that vary from the overall sensitivity 'score'. **It is therefore very important to take note of the content of the individual LCT sensitivity assessments and guidance in Appendix 2 as well as the general guidance on siting and design, in Chapter 6.** Whilst the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity and guidance for accommodating solar PV developments in Teignbridge, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Overall patterns of landscape sensitivity

- 5.5 Landscape sensitivity to solar PV development increases with size of development – most LCTs within Teignbridge (10 out of 17) have a moderate or low-moderate sensitivity to developments less than one hectare in size, with 7 LCTs also scoring similarly for 'small' schemes of up to 5 hectares. The exceptions to this are as follows:
- **LCT 2A: Steep Wooded Scarp Slopes** which is highly sensitive to any scale of solar PV development owing to its steep, highly visible slopes, naturalistic and historic estate landcover and designation as an Area of Great Landscape Value (AGLV).
 - **LCT 3G: River Valley Slopes and Combes** which has a moderate-high sensitivity to 'very small' schemes and a high sensitivity to 'small' schemes due to its steep, prominent slopes, function as a rural backdrop to Dawlish and Teignmouth and designation of the majority as AGLV or Undeveloped Coast.

- **LCT 4A: Estuaries** which is highly sensitive to any scale of solar PV development - due to its unenclosed, open and remote character, valued wetland habitats (the Exe being nationally and internationally designated for its biodiversity) and designation of the majority as AGLV.
- **LCT 4D: Coastal Slopes and Combes** which is also highly sensitive to any scale of solar PV development, with its complex, intricate landform, backdrop to views (including from Dartmoor National Park), and designation as Undeveloped Coast.
- **LCT 4F: Dunes** which has a moderate-high sensitivity to 'very small' schemes and high sensitivity to any developments over 5ha in scale. Its distinctive topography with open slopes, internationally designated dune habitats at Dawlish Warren and Undeveloped Coast designation all heighten sensitivity.
- **LCT 4H: Cliffs** which is highly sensitive to any scale of solar PV development, the cliffs being highly visible and distinctive parts of the district's seascape setting - undeveloped and 'wild'.

- 5.6 In addition, locations within the LCTs which are adjacent to or intervisible with Dartmoor National Park - therefore forming an important part of its setting - are highly sensitive to solar PV development. These occurrences are detailed in the LCT assessments at Appendix 2.
- 5.7 Three LCTs have a moderate sensitivity to 'medium' scale solar PV developments (5-10ha in size) due to the presence of more gently rolling topography, larger, regular fields and areas of existing development and current/former industrial activity. These are LCT 3B: Lower Rolling Farmed and Settled Valley Slopes, LCT 3C: Sparsely Settled Farmed Valley Floors and LCT 3E: Lowland Plains. These LCTs are also the exception to the overall high sensitivity of the District's landscapes to 'large' (10-15 hectare) solar schemes. Although still containing areas of high sensitivity, the three LCTs are assessed as being of 'moderate-high' sensitivity to this scale of scheme.
- 5.8 Overall though, the relatively small scale and highly rural character of the majority of the district results in large parts of the landscape being highly sensitive to any solar PV developments over 10 hectares in size.

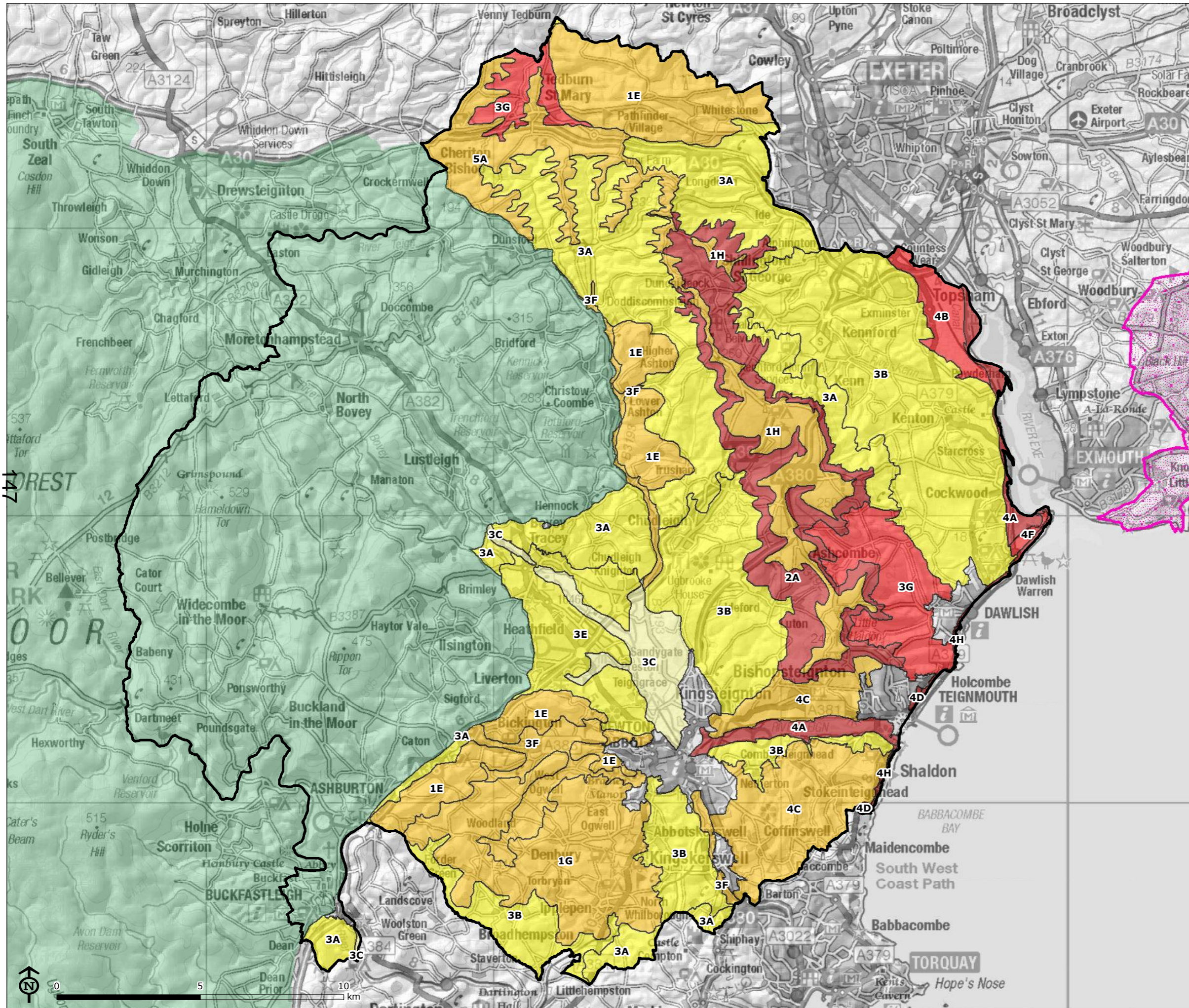
Table 5.1: Overall Landscape Sensitivity Assessment results for different scales of solar PV, by LCT

Landscape Character Type	Devon Character Areas with land in the LCT ¹⁵	Landscape sensitivity to different scales of solar PV	
LCT 1E: Wooded Ridges and Hilltops	20: Denbury and Kerswell Farmlands 21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 61: Teign Valley and Slopes	Very small (<1 ha)	M
		Small (>1-5ha)	M-H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 1G: Open Inland Plateau	20: Denbury and Kerswell Farmlands	Very small (<1 ha)	M
		Small (>1-5ha)	M
		Medium (>5-10ha)	M-H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 1H: Forested Plateau	30: Haldon Ridge and Foothills	Very small (<1 ha)	M
		Small (>1-5ha)	M-H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 2A: Steep Wooded Scarp Slopes	24: Exe Estuary and Farmlands	Very small (<1 ha)	H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 3A: Upper Farmed and Wooded Valley Slopes	21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes 62: Torbay Hinterland	Very small (<1 ha)	L-M
		Small (>1-5ha)	M
		Medium (>5-10ha)	M-H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCA 3B: Lower Rolling Farmed and Settled Valley Slopes	20: Denbury and Kerswell Farmlands 24: Exe Estuary and Farmlands 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 40: Mid Dart Valley and Slopes 60: Teign Estuary	Very small (<1 ha)	L-M
		Small (>1-5ha)	L-M
		Medium (>5-10ha)	M
		Large (>10-15ha)	M-H
		Very Large (>15-20ha)	H
LCT 3C: Sparsely Settled Farmed Valley Floors	9: Bovey Basin 21: East Dartmoor Moorland Fringes 40: Mid Dart Valley and Slopes	Very small (<1 ha)	L
		Small (>1-5ha)	L-M
		Medium (>5-10ha)	M
		Large (>10-15ha)	M-H

¹⁵ Note each Devon Character Area (DCA) may be comprised of more than one Landscape Character Type (LCT)

Landscape Character Type	Devon Character Areas with land in the LCT ¹⁵	Landscape sensitivity to different scales of solar PV	
		Very Large (>15-20ha)	H
LCT 3E: Lowland Plains	9: Bovey Basin	Very small (<1 ha)	L-M
		Small (>1-5ha)	M
		Medium (>5-10ha)	M
		Large (>10-15ha)	M-H
		Very Large (>15-20ha)	H
LCT 3F: Settled Valley Floors	20: Denbury and Kerswell Farmlands 61: Teign Valley and Slopes	Very small (<1 ha)	M
		Small (>1-5ha)	M-H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 3G: River Valley Slopes and Combes	30: Haldon Ridge and Foothills 69: Yeo Uplands and Slopes	Very small (<1 ha)	M-H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 4A: Estuaries	24: Exe Estuary and Farmlands 60: Teign Estuary	Very small (<1 ha)	H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 4B: Marine Levels and Coastal Plains	24: Exe Estuary and Farmlands	Very small (<1 ha)	M-H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 4C: Coastal Slopes and Combes with Settlement	10: Breccia Hills and Coast 60: Teign Estuary	Very small (<1 ha)	M
		Small (>1-5ha)	M
		Medium (>5-10ha)	M-H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 4D: Coastal Slopes and Combes	10: Breccia Hills and Coast 60: Teign Estuary	Very small (<1 ha)	H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H

Landscape Character Type	Devon Character Areas with land in the LCT ¹⁵	Landscape sensitivity to different scales of solar PV	
LCT 4F: Dunes	24: Exe Estuary and Farmlands	Very small (<1 ha)	M-H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 4H: Cliffs	10: Breccia Hills and Coast 24: Exe Estuary and Farmlands 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes	Very small (<1 ha)	H
		Small (>1-5ha)	H
		Medium (>5-10ha)	H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H
LCT 5A: Inland Elevated Undulating Land	69: Yeo Uplands and Slopes	Very small (<1 ha)	M
		Small (>1-5ha)	M
		Medium (>5-10ha)	M-H
		Large (>10-15ha)	H
		Very Large (>15-20ha)	H



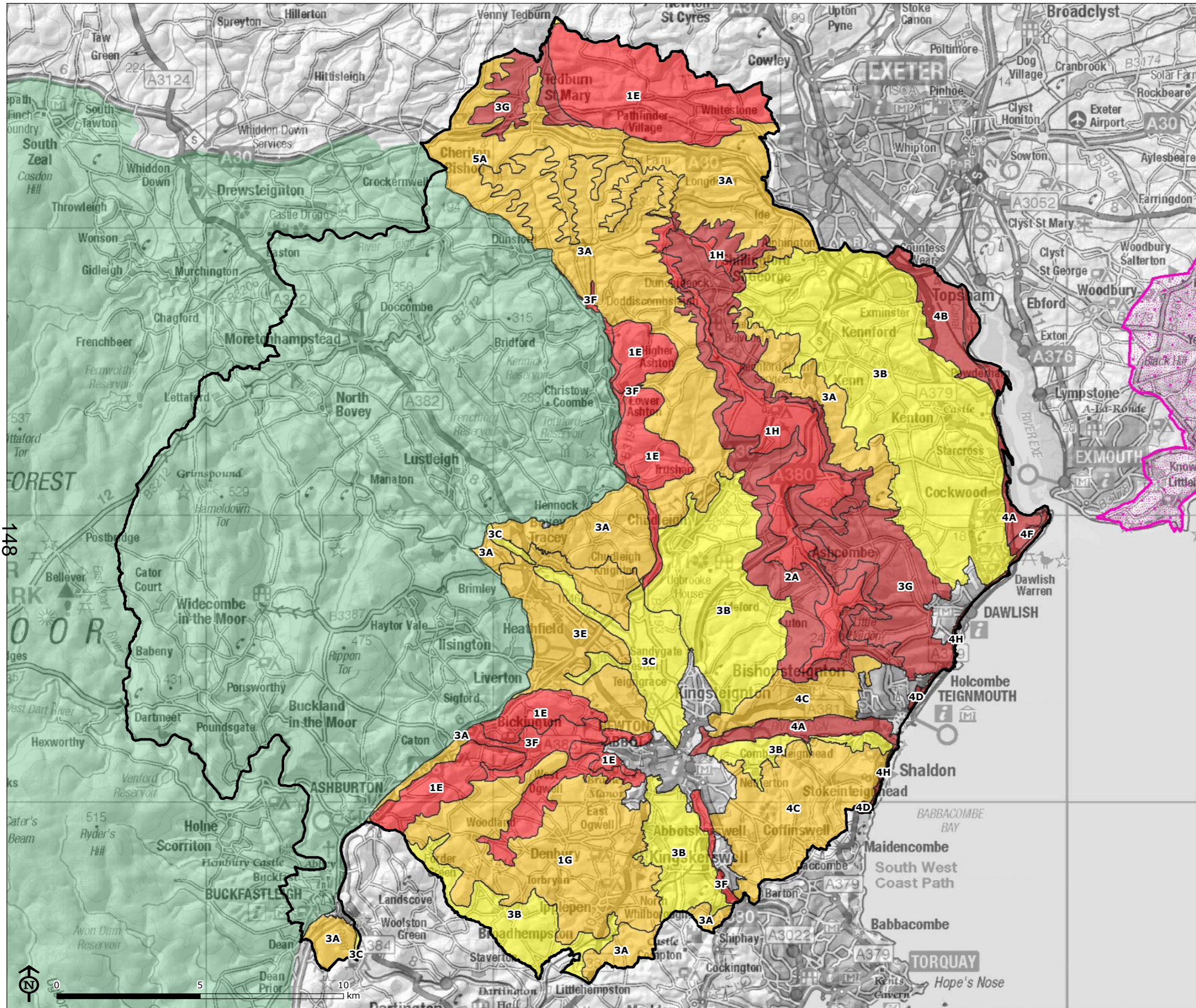
Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.1: Landscape Sensitivity for Solar PV Development (Very Small <1ha)

- Teignbridge Local Authority boundary
 - Dartmoor National Park
 - East Devon AONB
- Sensitivity rating**
- Low
 - Low - Moderate
 - Moderate
 - Moderate - High
 - High

Map Scale @ A3: 1:130,000





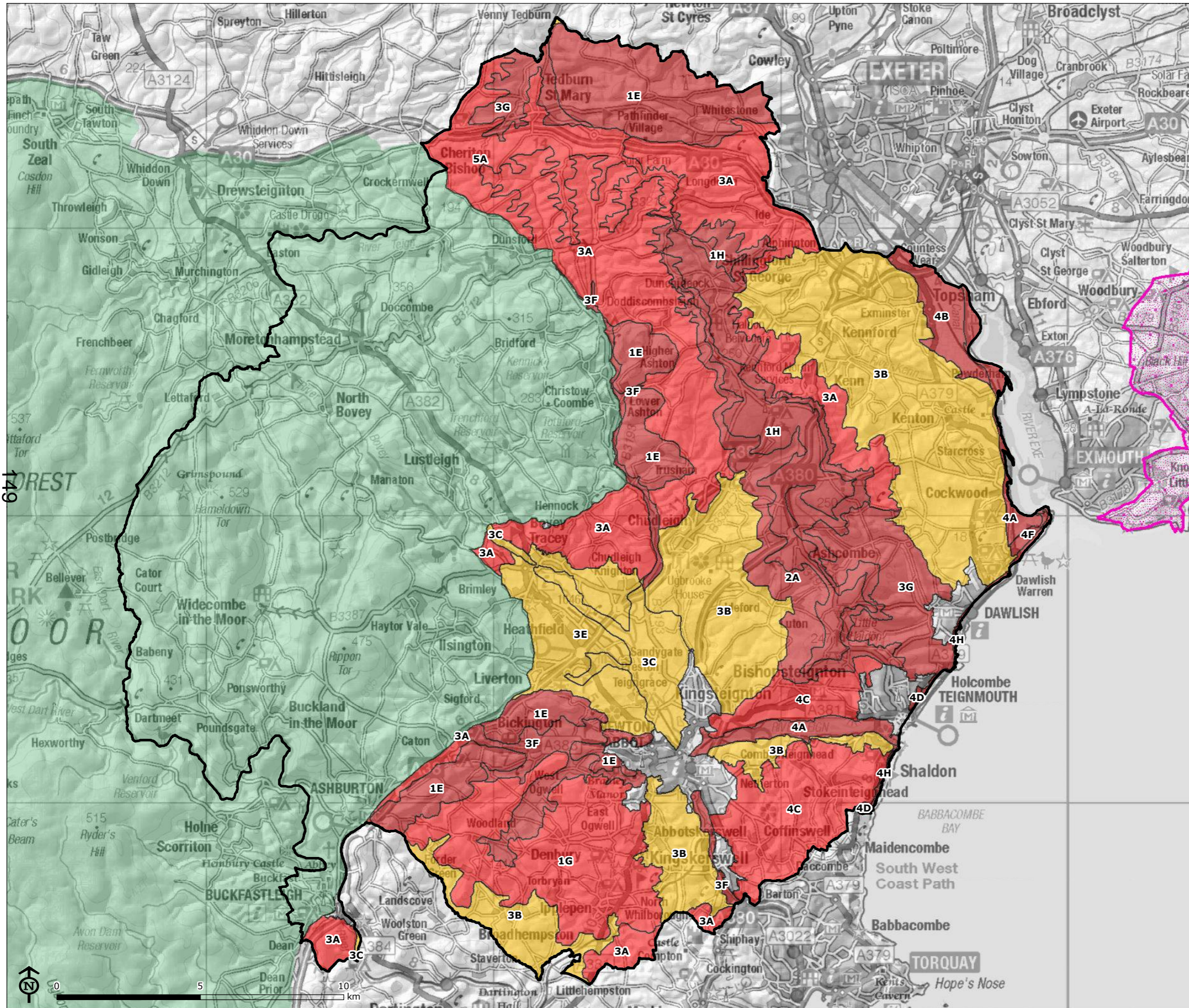
Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.2: Landscape Sensitivity for Solar PV Development (Small >1-5ha)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB
- Sensitivity rating**
- Low - Moderate
- Moderate
- Moderate - High
- High

Map Scale @ A3: 1:130,000





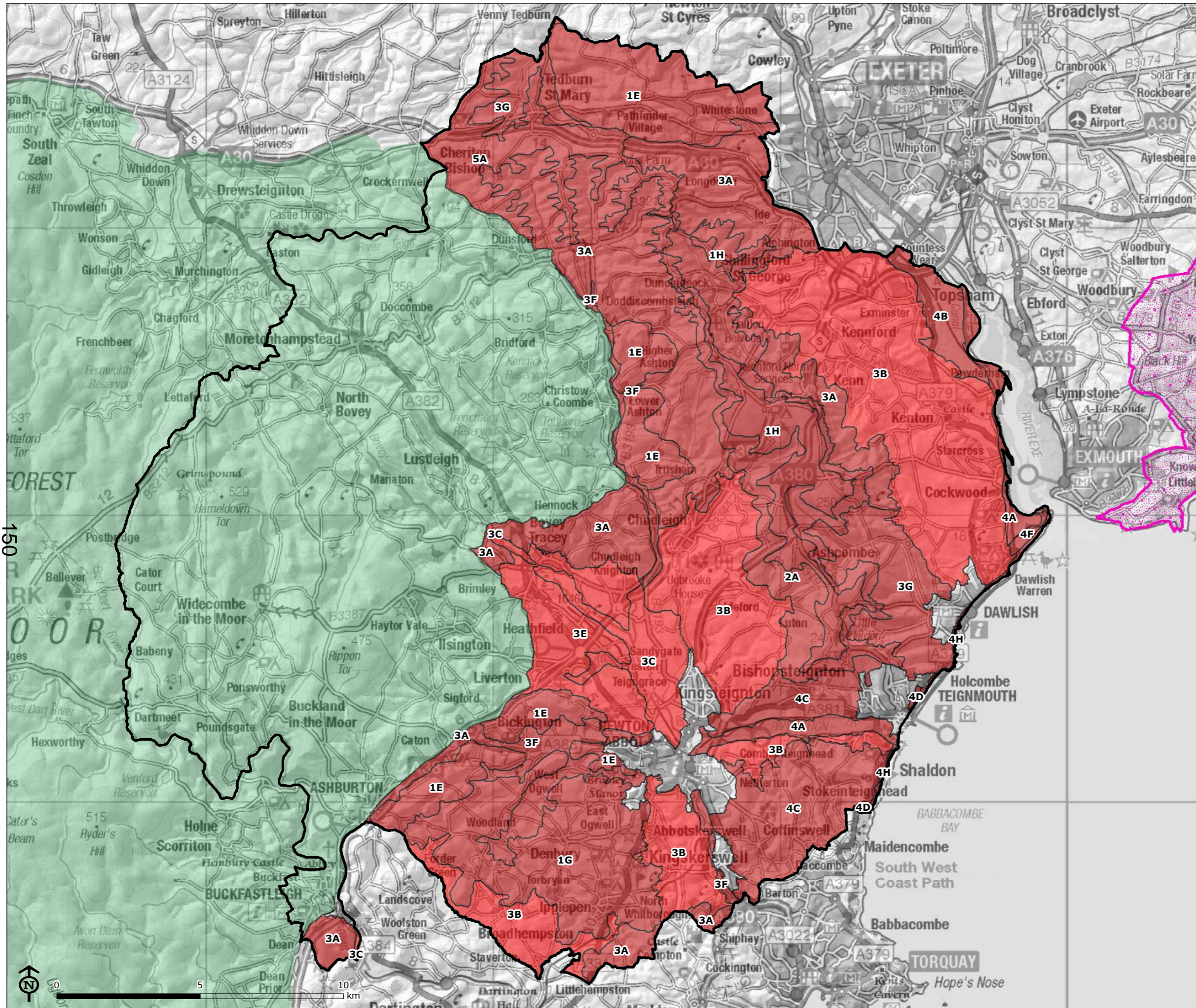
Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.3: Landscape Sensitivity for Solar PV Development (Medium > 10ha)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB
- Sensitivity rating**
- Moderate
- Moderate - High
- High

Map Scale @ A3: 1:130,000





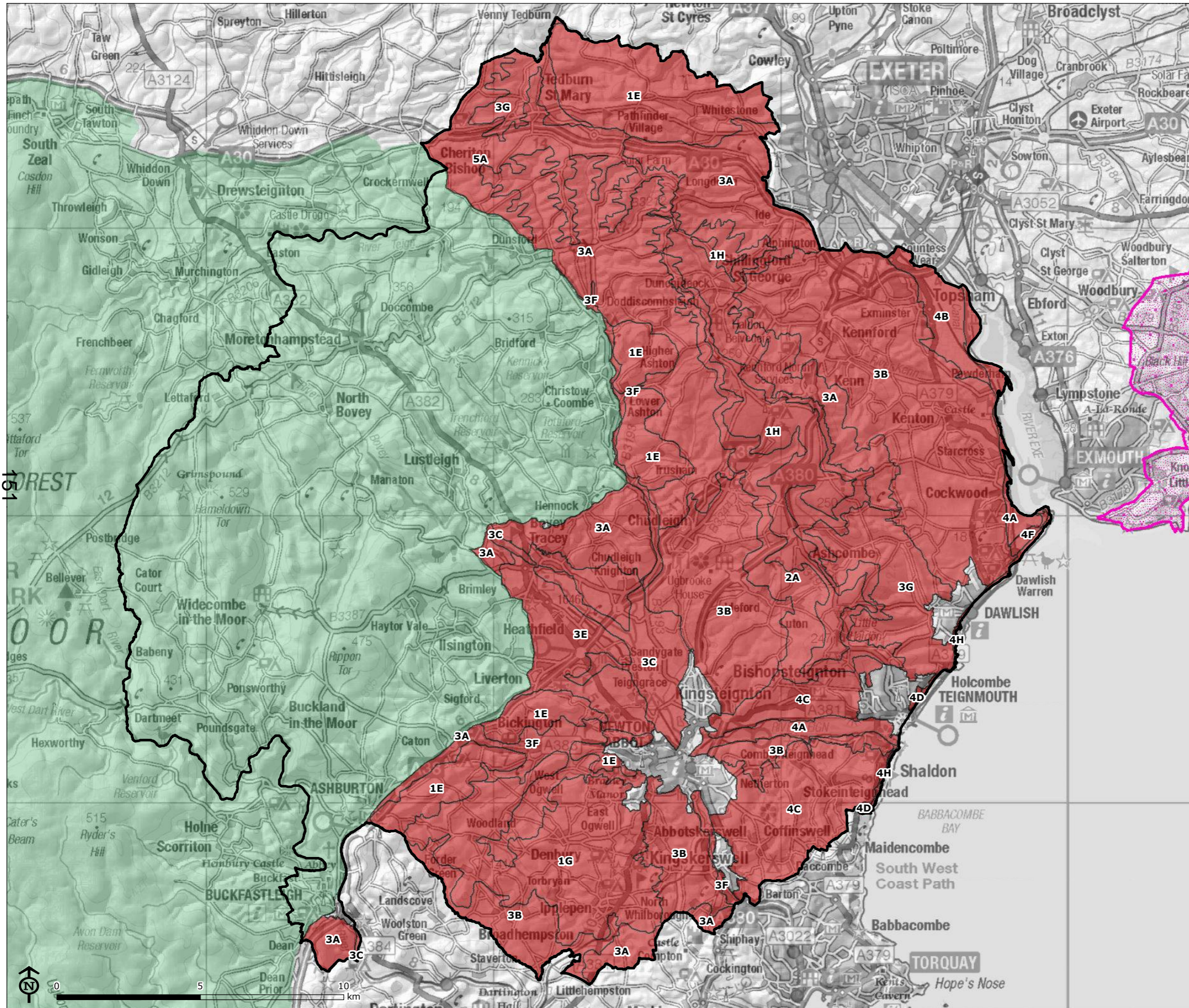
Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.4: Landscape Sensitivity for Solar PV Development (Large >10 - 15ha)

- Teignbridge Local Authority boundary
 - Dartmoor National Park
 - East Devon AONB
- Sensitivity rating**
- Moderate - High
 - High





Map Scale @ A3: 1:130,000





Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.5: Landscape Sensitivity for Solar PV Development (Very large >15-20ha)

-  Teignbridge Local Authority boundary
-  Dartmoor National Park
-  East Devon AONB
- Sensitivity rating**
-  High



6 How to consider landscape in planning applications solar PV developments

Introduction

- 6.1 This chapter provides a brief summary of the planning and Environmental Impact Assessment (EIA) process in relation to solar PV developments. It then provides detailed guidance on how to undertake landscape and visual impact assessments (LVIAs) and cumulative landscape and visual impact assessment (cLVIAs). The chapter concludes with a suggested list of further reading, providing additional guidance on the consideration of landscape and visual issues in the context of renewable energy developments, such as solar PV.

Consenting process

- 6.2 As outlined in **Chapter 1**, energy developments with an electrical output capacity of **more than 50MW are** currently determined by the Secretary of State for Energy and Climate Change following a recommendation by the National Infrastructure Directorate of the Planning Inspectorate. The Council will be a statutory consultee in these cases. Proposals of this scale require a type of consent known as 'development consent' under procedures governed by the Planning Act 2008 (and amended by the Localism Act 2011). It is, however, highly unlikely that any solar developments greater than 50MW will be proposed in Teignbridge.
- 6.3 **Solar PV developments of less than 50MW capacity** will need to apply for planning permission to Teignbridge District Council under the Town and Country Planning Act 1990. **Roof top mounted solar thermal or solar PV panels** which are sited on both domestic and non-domestic buildings, or within their curtilage can be installed under Permitted Development Rights (i.e. they do not require planning permission), as long as specified limits and conditions are met. For non-domestic buildings up to 1MW can be installed under Permitted Development Rights. Full details on are contained in the detailed legislation Part 14 of Statutory Instrument 2015 No. 596, The Town and Country Planning (General Permitted Development) (England) Order 2015¹⁶.

Environmental Impact Assessment (EIA)

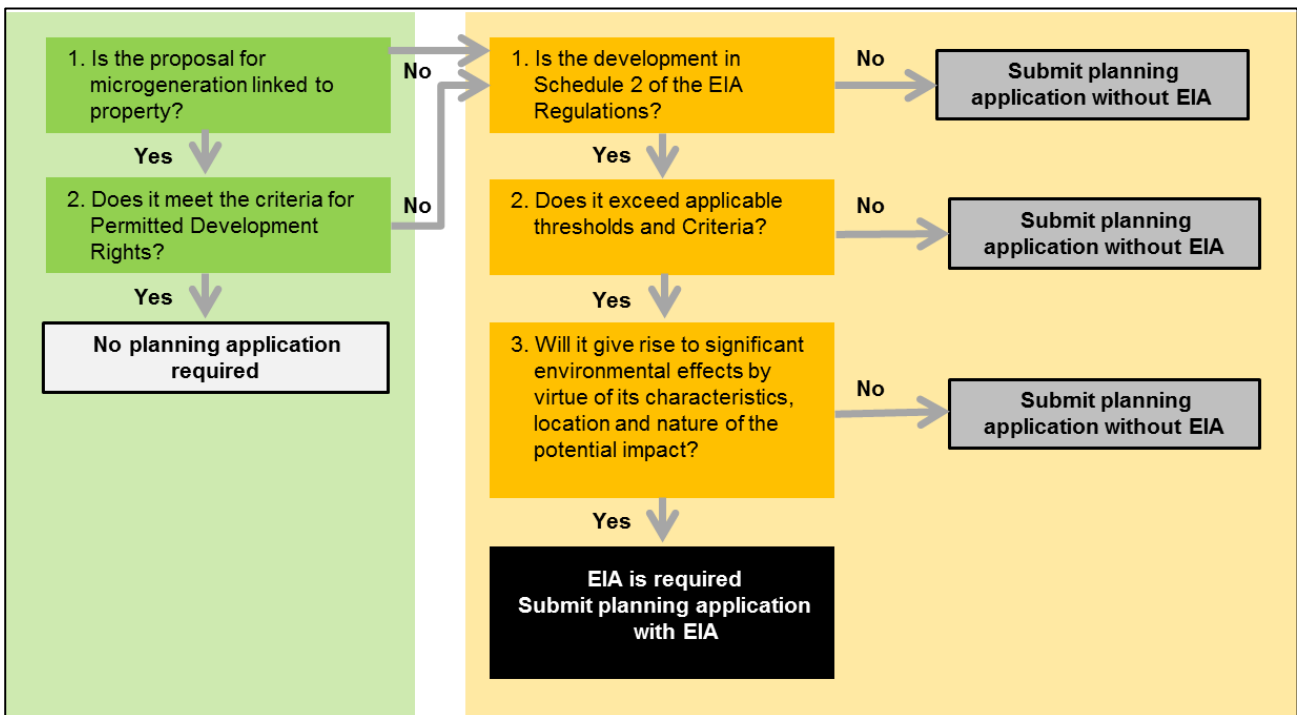
- 6.4 Certain solar PV developments require Environmental Impact Assessment (EIA) under EIA Regulations which implement the EU's Environmental Impact Assessment Directive 85/337/EEC as amended by 97/11/EC and 2003/35/EC.
- 6.5 Solar PV developments are not expressly listed in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. However, Schedule 2 of the Regulations specifies that any industrial energy installation producing electricity, steam and hot water, which exceeds 0.5 hectares could potentially be EIA development. Additionally, with solar PV developments likely to be sited in rural areas, and typically on previously uncultivated land, then development listed in EIA Circular 02/99, Annex A, section A2 (such as greenhouses, farm buildings etc.) of more than five hectares may also possibly require EIA.
- 6.6 It is clear that a number of small-scale solar PV schemes will fall below the criteria for an EIA. Consultation should be undertaken with the Teignbridge District Council at the earliest opportunity to clarify if EIA is required or not. Even if an EIA is not required, in all cases some form of environmental assessment will be necessary to assess whether there are any issues and a

¹⁶ The Town and Country Planning (General Permitted Development) (England) Order 2015.
<http://www.legislation.gov.uk/ukxi/2015/596/contents/made>

landscape appraisal of the potential landscape and visual impacts of the proposal is likely to be required.

6.7 A summary of the consenting mechanisms for solar PV developments is provided in **Figure 6.1** below.

Figure 6.1: Consenting mechanisms applicable to solar PV planning applications



6.8 District Network Operator (DNO) (Western Power Distribution) is responsible for establishing the connection between the substation and the grid and this forms part of a separate consenting process. The works required to connect a solar PV development to the local electricity distribution network can either form permitted development, require the submission of a separate planning application for permission, or an application for consent to the Secretary of State for Energy and Climate Change under Section 37 of the Electricity Act 1989. Developers should however provide information on the proposed route and method for the grid connection to the proposed solar PV development with their planning application (even if they do not require permission for the grid connection from Teignbridge District Council) and as part of any EIA. It is also recommended that the EIA (if required) should undertake a scoping assessment of the potential impacts of the proposed grid connection route to identify if it is likely to have any significant environmental effects.

Guidance on undertaking Landscape & Visual Impact Assessment

Overall need/purpose

6.9 A landscape and visual impact assessment (LVIA) is a key part of assessing the effect of proposed solar PV developments, including as part of the EIA process. As explained above, an EIA may not be required for all solar PV developments. Nevertheless, it is likely that a landscape and visual impact assessment or appraisal (LVIA) will be required to accompany the planning application. The level of detail required will be dependent upon the sensitivity of the site and the nature of the proposal and its potential effects. Pre-application discussions with Teignbridge District Council are strongly recommended for all solar PV applications. This will provide an opportunity to agree the scope, level of detail and presentation of the LVIA, and ensure that it is based on accurate and up to date information. The LVIA should address the key landscape issues raised by the proposals, providing information that is relevant, necessary and material to the decisions to be made. All renewable energy applications potentially affecting the special qualities or setting of Dartmoor

National Park, East Devon AONB, the Undeveloped Coast or Areas of Great Landscape Value (AGLV) will automatically require a LVIA or landscape and visual appraisal.

- 6.10 General guidance on LVIA is provided in the Landscape Institute and Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment'¹⁷. However, the following guidance sets out the type of information that could be expected to be submitted as part of a LVIA for a solar PV development in Teignbridge. In addition, LVIAs for EIA developments should comply with the scoping opinion given by the planning authority where this has been sought.
- 6.11 The following section sets out the required components of an LVIA, in terms of information required to submit along with a planning application.

Project description

- 6.12 The planning application should include a description of the project at each phase in its life cycle in sufficient detail to allow the assessment of landscape and visual effects including:
- the location, layout, orientation and dimensions or extent of all plant and structures (including plans, elevations and sections) including area of array with proposed separation buffers from hedgerows;
 - a description of the scale and duration of project activities during construction, operation, and decommissioning (including method of construction and traffic generation);
 - information on site access including routes for transport of panels, including any need for removal of landscape features;
 - location and size of temporary lay down areas, construction compounds, materials storage, temporary fencing, foundations and site cable runs;
 - excavation/levelling details and soil removal estimates (if applicable);
 - plans for site reinstatement;
 - number and type of PV panels (including form, frame height, materials, colour, base size and mounting type);
 - details of any tracking or moving mechanisms;
 - location, specification and design of any structures, roads, hardstanding or storage buildings, temporary and permanent;
 - location and appearance of any signage, security features, lighting, fencing and onsite grid connection point (substation/ switchgear cabinet);
 - plans for landscape mitigation measures and/or landscape enhancement; and
 - plans for decommissioning (removal of panels and ancillary structures, proposals for restoration and future land management).
- 6.13 The LVIA should highlight those aspects of the development that are the key sources of landscape and visual change.

Baseline studies

- 6.14 The baseline studies should set out the existing conditions within the study area. The study area should be agreed with the planning authority. Information on land use, landscape features, landscape character and landscape designations should be provided, drawing on the Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment and Dartmoor National Park Management Plan (where relevant to the site in question). A field survey should be undertaken to supplement desk based information. A description of relevant policies and plans should also be included and the relevant Parish Plan consulted, where available, to understand local landscape values.

¹⁷ Landscape Institute and Institute for Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Routledge.

- 6.15 The landscape baseline should be evaluated in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (3rd Edition) – known as "GLVIA 3"¹⁸.
- 6.16 A zone of theoretical visibility (ZTV) should be prepared to indicate the area over which the renewable energy development may be seen. ZTVs should be used, alongside fieldwork, to identify representative assessment viewpoints. These viewpoints should be discussed and agreed with the planning authority and other stakeholders. The number of viewpoints required will vary depending on the size of the development and sensitivity of the location. Priority should be given to views from distances of less than 3km for solar PV development and from sensitive locations (e.g. residential areas, areas popular with visitors or for outdoor recreation where views may be focussed on the landscape and recognised/iconic views). If the development is visible from a designated landscape there will be a requirement for at least one viewpoint from that landscape. The purpose for selection should be recorded within the LVIA.

Mitigation

- 6.17 As a consequence of the assessment process there are likely to be modifications to the scheme design to minimise landscape and visual effects, particularly for larger schemes. In addition, there may be measures to prevent, reduce or offset significant adverse effects. These should be described in terms of relationship to/conservation of valued landscape features, relationship to landscape character (particularly topography, scale, landform and landscape pattern), and appearance from sensitive viewpoints and designated landscapes such as Dartmoor National Park. All mitigation measures should be described and an indication of how they will be implemented provided. A description of the main reasons for site selection and any alternatives in site design or layout would also be helpful. Please refer to the recently published GLVIA 3 for further guidance on mitigation.

Enhancement

- 6.18 Enhancement aims to improve the character and quality of the landscape. It may take many forms, including improved land management or creation of new landscapes or features. The NPPF (para 64) acknowledges that "*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*". Landscape enhancement, as part of a proposal, will be looked upon favourably.

Description of effects

- 6.19 This section should systematically identify and describe the likely effects of the proposal, identifying magnitude of change as a deviation from baseline conditions. Methods should be clearly set out. The assessment should cover effects at construction, operational and decommissioning phases and should consider direct, indirect, secondary, short, medium and long term effects. Effects on landscape features/fabric, landscape character, landscape values and visual amenity should be assessed.
- Effects on landscape features/fabric should consider loss of elements (e.g. hedges, trees).
 - Effects on landscape character should describe the direct changes that will occur to the character of the landscape in which the proposal is located and the indirect changes to character of landscapes from where solar panels will be visible – this should include how the renewable energy development will affect perceptions of character and how widespread and prominent the changes will be.
 - Effects on landscape values should describe any potential changes in special qualities of landscapes as recorded in Devon's Landscape Character Assessment. Particular weight should be given to protecting the special qualities of protected landscapes (i.e. Dartmoor National Park), focussing on the reasons for designation referred to in the National Park Management Plan.
 - Effects on visual amenity should describe and illustrate the extent of visibility and record changes in views from the representative assessment viewpoints with reference to

¹⁸ Guidelines for Landscape and Visual Impact Assessment, 3rd edition (2013) Landscape Institute and Institute of Environmental Management and Assessment.

photographs and visualisations, taking into account changes in reflectivity and potential glare under different atmospheric conditions for solar PV developments.

- Effects on settlements and individual properties should also be considered where relevant.

Assessment of significance

- 6.20 The significance of effects should be assessed by reference to GLVIA 3. The assessment should identify which effects are considered to be significant in the context of the EIA Regulations (for EIA development), as well as which are adverse or beneficial. Methods should be clearly set out and any assumptions clearly stated.

Presentation of the LVIA

- 6.21 The document should be clear and logical in its layout and presentation. It should be a balanced document providing an unbiased account of the landscape and visual effects, with reasoned and justifiable arguments. A glossary of technical terms and reference list would also be helpful. For EIA development, a non-technical summary should be provided to enable a non-specialist to understand the landscape and visual effects of the proposal – this should include a summary description of the development, the aspects of landscape character and visual amenity likely to be significantly affected, and the mitigation measures to be implemented.

Maps and illustrations to accompany an LVIA

- 6.22 The number of maps and illustrations may vary according to the sensitivity of the site and type of proposal. However, as a guide, the following illustrations will typically be required as part of an LVIA for EIA development (see next section for maps and figures required as part of a cumulative assessment):
- A site layout plan showing position of arrays, access arrangements, location of any compounds, and all ancillary elements for solar PV development in the context of the physical landscape fabric (this may already form part of the planning application in which case it can be cross-referenced);
 - National character areas within the study area;
 - Devon County Landscape Character Areas (DCAs) and relevant Teignbridge Landscape Character Types (distance dependent upon scale of development);
 - National landscape designations and open access land within the study area;
 - Local landscape designations (i.e. Undeveloped Coast and AGLV) closer to the site – distance dependent upon scale of development);
 - Mapping of Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, Listed Buildings and Devon’s cultural trails may also be relevant to the LVIA (this information may also be recorded in the cultural heritage assessment)¹⁹;
 - Zone of Theoretical Visibility (ZTV) within the study area or an indication of extent of visibility (including the proportion of the site which will be theoretically visible if possible, and clearly indicating distance radii from the site);
 - A map showing viewpoint locations, overlaid onto the ZTV (may be combined with above maps if relevant);
 - ZTV overlaid onto character areas and designations (likely to be more than one map);
 - Photographs and photomontages/visualisations for viewpoints to illustrate the location and extent of development in the landscape, provided and reproduced at a minimum viewing distance of 30-50cm²⁰.

¹⁹ The applicant should speak to the LPA to determine which features will need to be mapped and the Council can provide information on designations to the applicant.

²⁰ 30cm is the minimum requirement set out in Scottish Natural Heritage (2006) Visual Representation of Windfarms and Landscape Institute Advice Note 01/11 – which is also applicable to solar. SNH’s *preferred* requirement is 40-50cm. It is recommended that each Devon planning authority establishes what the ‘comfortable’ viewing distances is for each Member of their Development Management

Cumulative Landscape and Visual Impact Assessment (CLVIA)

Overall need/purpose

- 6.23 Cumulative assessment as part of Environmental Impact Assessment (EIA) is required under the EU Directive on EIA (Directive 97/11/EC amending Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment), which was implemented from 1999. It refers to '*an additional cumulative effect that is additional to the impact to be expected from the developments taken individually*' (The Council of the European Union, 1997).
- 6.24 The Landscape Institute defines cumulative landscape and visual effects as '*additional changes to landscape and visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it) or actions that have occurred in the past, present or are likely to occur in the foreseeable future*'²¹. Cumulative effects can trigger the EIA process. Even if EIA is not required, it is likely that a cumulative landscape and visual impact assessment or appraisal (CLVIA) will be required to accompany the planning application. This is particularly likely in future given the potential for multiple solar PV developments to result in cumulative effects on Teignbridge's landscape.

Differences between LVIA and CLVIA

- 6.25 Although both cumulative and non-cumulative landscape and visual impact assessment (CLVIA and LVIA respectively) consider the effects of a renewable energy development on views and on the landscape character of the surrounding area, there are differences in the baseline against which the assessments are carried out.
- 6.26 For LVIA, the baseline is the existing landscape, which includes any existing solar PV developments. This is a known baseline that can be clearly defined. For CLVIA, the baseline is to some extent uncertain, and is partially speculative. This is because renewable energy developments considered as part of the baseline should include not only those already present in the landscape, but also those which are consented but not yet built and also those in the process of being determined by the relevant planning authority. The baseline may therefore include (in addition to existing solar PV developments):
- Solar PV developments currently under construction;
 - Solar PV developments which have been granted planning permission but are not yet constructed; and
 - Solar PV developments that are the subject of a valid planning application that has not yet been determined.
- 6.27 Schemes that are at the pre-planning or scoping stage are not generally considered in the assessment. They should only be *included "if absolutely necessary to make a realistic assessment of potential cumulative effects"*²². In accordance with GLVIA 3 it may also be necessary to separately consider the total and additional cumulative effects of developments. The list of schemes to include and assessment scenarios should be agreed with the Council who will need to decide what is reasonable and proportionate to request for specific applications.

Information required to be submitted as part of a CLVIA

- 6.28 The level of detail required will be dependent upon the sensitivity of the site, the nature of the proposal and other existing and proposed schemes, and the potential for cumulative effects. A pre-planning application meeting with the relevant LPA may provide an opportunity to discuss scope. The following presents some guidance on undertaking CLVIA of solar PV developments in Teignbridge.

Committee, and allow for this to be known by the applicant. This exercise was carried out for Devon County Council Members in 2011 and the overwhelming majority had a comfortable viewing distance of between 40-50cm.

²¹Landscape Institute and Institute for Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Routledge

²² Para 7.14 of the 3rd Edition Guidelines for Landscape and Visual Impact Assessment.

Study Area and sites to be included

- 6.29 Across Devon, it is suggested that the CLVIA focuses on potentially significant cumulative effects and that a study area is selected to enable these significant effects to be reported. Study areas will depend on the size and location of other existing and proposed schemes within the landscape and will vary with type of landscape, but initial areas of search may be up to 10km from the proposal. All existing and proposed solar PV developments should be mapped within that area. The assessment may then focus in on 'hotspot' areas to identify likely significant effects - these 'sub-areas' might be less than 10km from the development. This will help keep the assessment proportional to the scale of the project and the nature of its likely effects.

Cumulative Zone of Theoretical Visibility (CZTV) Analysis

- 6.30 Creating ZTVs for each development, and overlaying these to create a CZTV, could help indicate areas where the proposed development is predicted to be visible (either on its own, or in conjunction with other solar PV developments), and areas where other solar PV developments will be visible but the proposed development will not. This can help focus the assessment.
- 6.31** Applicants should assess the cumulative landscape and visual effects of different scenarios, if applicable²³. This may include, for example, a scenario that considers the proposed development in the context of other existing, under construction and consented solar PV developments (a fairly certain scenario) as well as a scenario that considers the proposed development in the context of other existing, under construction and consented solar PV developments as well as undetermined applications (a less certain scenario).

Choice of viewpoints

- 6.32 A number of viewpoints should be selected to illustrate cumulative visual effects arising from the renewable energy development being assessed, in combination with other existing and proposed renewable energy developments. These selected viewpoints may be the same as, or a subset, of the main LVIA viewpoints, or they may be different. In any case they should be selected specifically to illustrate cumulative effects, including representing the worst-case. These should be agreed with the relevant LPA prior to submission of planning application and preferably at the scoping stage.

Baseline evaluation for the CLVIA

- 6.33 The sensitivity of the landscape and visual resource will be the same as that recorded in the LVIA. However, Scottish Natural Heritage guidance on CLVIA (2012) recommends that key routes should also form part of the cumulative assessment. If routes are included in the assessment their sensitivity will also need evaluating. Key routes should be selected with reference to the SNH guidance, and should include well used or important routes (e.g. National and Regional Trails²⁴ and well used tourist routes) that may be affected by cumulative effects.

Preparing cumulative visualisations

- 6.34 Cumulative visualisation set beneath photographs, and/or photomontages should be prepared from viewpoints to illustrate the nature and degree of cumulative change to the landscape and views. This is particularly important in cases where significant cumulative effects are predicted.

Describing and Assessing Effects

Magnitude of Cumulative Change to Landscape

- 6.35 The magnitude of cumulative change to landscape character is the influence the additional solar PV development will have on the character of the area which is informed by:
- The distance over which the development will have an influence on landscape character in combination with other solar PV developments.

²³ This may be applicable if there are schemes at different stages of the planning process that may result in significant cumulative effects in conjunction with the proposed development.

²⁴ http://www.devon.gov.uk/public_rights_of_way

- The siting or location of the solar PV development being assessed in relation to other existing and proposed solar PV developments (and their relationship to Landscape Character Types and Devon Character Areas).
- The design of the renewable energy development being assessed in relation to other existing and proposed renewable energy developments (including scale and layout of the development).
- Whether key characteristics of the surrounding landscape are affected by the cumulative impact.

6.36 It will also be important to consider the combined effect of fencing, tracks, buildings and other ancillary features of the renewable energy developments on the landscape.

Magnitude of Cumulative Change to Views

6.37 The magnitude of cumulative change to views should be described taking into account the following considerations:

- The arrangement of developments in the view, e.g. developments seen in one direction or part of the view, or seen in many directions.
- The visibility/prominence of the proposed development compared to the other existing and proposed schemes.
- The apparent distances, from the viewer, and between developments.
- The relationship between the various sizes and layouts of the developments.
- In the case of magnitude of change to routes (sequential effects), the relative duration of views of solar PV developments from routes.
- It will also be important to consider the combined effect of tracks on views.
- The CLVIA may also consider cumulative effect on views from settlements through use of CZTVs and visits to the settlements.

Effect on Designated Landscapes

6.38 The CLVIA should set out the implications of cumulative effects on designated landscapes within the study area – for example Dartmoor National Park.

Significance

6.39 The assessment should identify which effects are considered to be significant in the context of the EIA Regulations (for EIA development), as well as which are adverse or beneficial.

Figures

6.40 The number of maps and illustrations may vary according to the sensitivity of the site, the nature of the proposal and other existing and proposed schemes, and the potential for cumulative effects. However, as a guide the following illustrations will typically be required as part of a CLVIA for EIA development:

- Location map for all operational, consented and application sites within the study area, presented on a 1:50,000 or 1:25,000 OS base with concentric distance bands.
- CZTV for existing and proposed renewable energy developments in combination with the proposed development (CZTVs may be particularly useful for larger schemes - more than one CZTV may be useful to show different scenarios, as set out in the guidance above).
- CZTVs overlaid onto Devon Character Areas, Landscape Character Types, landscape designations and cumulative assessment viewpoints as relevant.
- Photographs or visualisations (comprising photomontages) of up to 360 degrees to show the proposed development in the context of other developments - annotated with site name, status (operational, permitted, application), and distance to each development, and clearly labelled to indicate how the images should be held and viewed.

References and further reading

6.41 A suggested list of further reading to provide additional guidance on considering landscape and visual issues in the context of renewable energy developments (including solar PV) is included below.

- British Research Establishment (2013) Planning guidance for the development of large scale ground mounted solar PV systems.
- Landscape Institute and Institute for Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Routledge.
- Landscape Institute (2011) Photography and photomontage in landscape and visual impact assessment: Landscape Institute Advice Note 01/11.
- Natural England (2011) Technical Information Note TIN101 Solar parks: maximising environmental benefits [<http://publications.naturalengland.org.uk/file/102004>]
- Natural England (2014) An Approach to Landscape Character Assessment
- RegenSW (2010) Planning for solar parks in the south west of England
- Scottish Natural Heritage (2014) Visual Representation of Windfarms: Good Practice Guidance.
- Scottish Natural Heritage (2014) Siting and Designing Windfarms in the Landscape, Version 2.
- Scottish Natural Heritage (2012) Guidance: Assessing the Cumulative Impact on Onshore Wind Energy Developments.

Appendix 1

Character Area Summaries

This appendix contains summary descriptions for each Devon Character Area with land in Teignbridge District. Full descriptive and evaluative profiles for each DCA are available on the Devon County Council website at http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-teignbridge.htm.

DCA	Devon Character Area	Character Text
DCA09	Bovey Basin	The Bovey Basin is a relatively small area, characterised by predominantly flat, broad alluvial floodplain enclosed by encircling hills and, importantly, by the influence of ball clay extraction activities. The quarrying activity has resulted in large areas of despoiled land including open cast quarries, spoil heaps (creating regular-shaped hills), settling lakes, and large modern industrial buildings. These features, along with road infrastructure and development, have altered the river basin character, giving rise to a fragmented and disturbed ambience in places. Nevertheless, there are remnant areas of irregular, mainly pastoral fields with hedgerows, woodlands and some important areas of acid heath, e.g. Bovey Heath and Chudleigh Knighton Heath, reflecting the presence of underlying sand and gravel. The tree-lined Rivers Bovey and Teign also provide a more naturalistic character amongst an otherwise complex, settled landscape; and the designed parkland of Stover Estate lends a sense of continuity within an area which has undergone considerable change. This is generally an inward-looking landscape due to the basin landform and the presence of notable areas of mixed and coniferous woodland, which provide a sense of enclosure.
DCA10	Breccia Hills and Coast	The Breccia Hills and Coast is a strongly undulating and highly dissected landscape of deep winding valleys with intervening high rounded ridges, and coastal slopes and combes, with steep red sandstone cliffs along the coast itself. Coastal influence is felt throughout much of the area, with extensive estuary and sea views from the high ridges and coast and estuary slopes providing a strong sense of place. Dense hedgerows and narrow, winding lanes are characteristic, along with small blocks of mixed and broadleaved woodland, occasional old orchards and small parks and tree-lined streams. This landscape has a deeply rural character with scattered farmsteads and small villages within the narrow valleys. Overall, sense of tranquillity is strong, even close to the nearby large settlements of Shaldon, Torbay, Kingskerswell and Newton Abbot, by virtue of the separating steep ridges.
DCA20	Denbury and Kerswell Farmlands	This landscape encompasses an undulating elevated area with notable hills which are prominent in views and distinctive in their form and in their patterns of woodland cover. These hills reflect the underlying limestone geology which is also expressed in local vernacular buildings and in the woodland and semi-natural grassland flora, and visible in the form of quarries and rock outcrops. Coupled with more distant views to Dartmoor that provide the area with a strong sense of place. Between the hills there are small streams and springs; and to the north and east the River Lemon and Aller Brook create more substantial valleys. This is predominantly a historic rural landscape, both in terms of medieval field patterns, remnant commons, a dense network of winding lanes and nucleated settlements. However it also contains more modern elements which cut across the historic grain including railway lines, pylons,

DCA	Devon Character Area	Character Text
		quarrying and landfill activity and housing development on the edge of settlements.
DCA21	East Dartmoor Moorland Fringe	The landscape includes an extensive area of moorland fringe comprising rolling hills, many of which contain pockets of open heathland commons, and in the west an area of distinct plateau. The plateau land is dominated by conifer plantations associated with the Kennick, Tottiford and Trenchford reservoirs, around which is a gently undulating mixed farmed landscape interspersed by belts of woodland and rough heathy grassland. Here the enclosure pattern, where it is evident, is medium to large in scale and regular in form, which contrasts with the intricate pattern of medieval and post-medieval fields further west. The landscape is sparsely settled and crossed by a network of minor lanes and there is a strong sense of history presented through a rich scattering of archaeological sites and stone crosses. The generally open character of the area in the west affords long views, including views to the high Dartmoor moorland.
DCA23	Exe Estuary and Farmlands	<p>The estuary is the visual focus of this area; and although Devon has a number of estuaries few are as extensive as the Exe. This is a landscape of open skies characterised by the sound of seabirds, the masts of boats, and mud and dunes at Dawlish Warren. Views over the river are distinctive and the detail of the scene changes according to tide and season. The open expanse of intertidal mudflat when covered with water reflects the colour of the huge skies above. The whole scene is framed by rising landform on either side, which provides low level enclosure. The land rises gradually to the high ground of Woodbury Common to the east and Haldon to the west.</p> <p>This landscape is complex and diverse, combining ridge and valley systems with the open estuary landscape and red sandstone cliffs. The patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features creates a landscape of high scenic quality which forms an important part of the setting to Exeter, Exmouth and Dawlish. The underlying red soils, frequent vernacular buildings, estuarine and coastal views and hillside backdrops lend a strong sense of place. The shoreline railway and canal add distinctiveness and frequent small boats and moorings emphasise the maritime character.</p>
DCA25	Exeter Slopes and Hills	This area has a varied topography, rising to the north-west to around 248m around Waddles Down Cross. This landscape feels elevated above surrounding areas, offering views across Exeter city and the Exe estuary as well as to Crediton, Dartmoor and Haldon Ridge in the distance. Areas of steep slopes, particularly those that face northwards, are well wooded with plantation and ancient semi-natural woodland – Stoke Wood being particularly important for recreation. Within the narrow and tightly enclosed valleys the character is more intimate. Distinctive views, strong topography, notable woodland and proximity to Exeter contribute to a strong sense of place. Despite the proximity to Exeter this landscape has a strongly rural character with increasing tranquillity and sense of remoteness in the small intimate valleys as well as further west away from the urban fringe and A30 corridor.
DCA30	Haldon Ridge and Foothills	The Haldon Ridge and Foothills has a strong sense of place and is one of the most prominent landscape features in eastern Devon, affording a textured, rising backdrop to much of the surrounding landscape,

DCA	Devon Character Area	Character Text
		<p>including the towns of Teignmouth and Dawlish and parts of Exeter. The area encompasses a narrow, forested plateau with adjoining steep scarp slopes broadening to more open farmed ridges and valleys to the south. From this landscape there are spectacular panoramic views east to the coast and west to Dartmoor. In places, the sides of the main wooded ridge are deeply incised with combes and small river valleys lending topographic interest. This landscape supports a diverse range of habitats including heathland, conifer plantations, mixed and broadleaved woodland, with a higher concentration of pasture and arable fields to the south. Collectively these land uses give rise to high scenic quality and provide varied texture and seasonal changes. This landscape also includes notable areas of parkland.</p>
DCA40	Mid Dart Valley and Slopes	<p>This character area comprises the valley of the River Dart and tributaries, and surrounding rolling hills and slopes. The Dart flows through a winding, frequently wooded, narrow gorge for much of its course, widening to a flood plain and more expansive river with weirs and more gentle slopes, particularly to the north of the river. Its tributaries including the River Hems lie in narrow valleys, enclosed by rounded hills with limited tree cover; the landscape tends to broaden at confluences. Views are obtained across and along the valleys in places, to nearby hills and the rising mass of Dartmoor to the west. However many views are relatively short and contained, focusing on the rounded hills and rivers which give this area its sense of place. The area is strongly defined by the steep, winding, narrow wooded valley of the Dart and to a lesser extent by its tributaries and surrounding rolling hills. There is a strong sense of tranquillity within the rolling hills and valleys away from settlement and transport infrastructure.</p>
DCA60	Teign Estuary	<p>The Teign Estuary includes the broad tidal river channel, intertidal areas and adjacent lower slopes. The estuary is defined by steeply rising high rounded hills with distinctive folds to the north and south. The river channel and the intertidal mudflats with their dynamic pattern of winding creeks dominate the landscape, and along with the enclosing hills and expansive cross-estuary views, provide a very strong sense of place. At high tide the estuary becomes a large expanse of water and the changing tides and presence of seabirds and waders add diversity and movement. To the south, there is a succession of sheltered inlets with shingle beaches at the mouths of combes; and intervening sandstone cliffs; while to the north gently rising slopes with an undulating shoreline give way to steeper hills around Bishopsteignton and Teignmouth. On these valley sides land use is predominantly pastoral with strong hedgerow patterns. This is often a busy landscape with movement along transport corridors and recreational activity on the estuary although greater tranquillity can be found within secluded combes and along parts of the estuary shore. This landscape has notable views to adjacent landscapes and other landscapes further afield, including Dartmoor; while at the mouth of the estuary Shaldon and Teignmouth frame views out to sea.</p>
DCA61	Teign Valley and Slopes	<p>The Teign valley is perhaps the most dramatically steep and consistently wooded valley in Devon. It's steep, deep, narrow valley, twisting course, woodlands and nearby moor on Dartmoor are inspiring. It provides a wooded and often rocky flank to the eastern boundary of Dartmoor National Park. The steepness of the valley sides is accentuated by the height of the land either side, giving it a distinctive appearance in the</p>

DCA	Devon Character Area	Character Text
		<p>wider landscape. The valley floor is relatively narrow (even in the south) and is flat-bottomed, open and marked by the tree-lined course of the river with occasional historic stone bridges, which add interest. Frequent broadleaved woodland along the valley sides (some ancient), gives a heavily wooded appearance, although many areas are in fact pastoral. These are marked by small, irregular fields with mature hedges and broken by a series of interlocking tributary valleys – particularly to the north where the valleys become narrower and more intimate. This is a landscape with high levels of tranquillity and dark night skies. Within the valley are scattered settlements and farmsteads and there has been a history of mining, reflected in the now dismantled railway.</p>
DCA62	Torbay Hinterland	<p>The Torbay Hinterland is a steeply undulating series of hills incised by small streams which extend into the adjacent urban areas. It includes a distinctive rim of landscape which forms the setting and backdrop to Torbay with views across the conurbation out to sea. Here the proximity of the urban edge has resulted in a proliferation of urban fringe development and recreation activities which have fragmented the hedgerow, woodland and land use patterns and made them vulnerable to change. Nevertheless, fingers of green landscape penetrate down the steep valleys into the built up areas of Torbay, creating welcome contrasts and opportunities for recreation. Further west the landscape looks inland, with views to Dartmoor in the west. Here there is a stronger rural character; the folds of the landscape and high hedgebanks lend visual enclosure and a greater degree of tranquillity; the historic pattern of hedgebanks, small woods, winding rural lanes and sparse settlement remains intact; and historic castle sites are a feature that adds to the time depth of the landscape.</p>
DCA67	Yeo Uplands and Slopes	<p>This is a rolling upland landscape, which sits above surrounding areas offering spectacular and extensive views into adjacent landscapes, including the Yeo, Culm and Exe Lowlands, Haldon Ridge, Teign Valley and Dartmoor. Although elevated it is incised by a series of river valleys (most of which drain northwards into the Yeo, Culm and Exe Lowlands) which creates strong variations in topography. The highest ridges and slopes are generally open providing long distance views and orientation, with linear blocks of mixed and broadleaved woodland along the small valley sides providing strong interconnections and a sense of enclosure which contrasts with the elevated ridges. This is a historically rich landscape with an intact medieval field pattern and sparse settlement comprising isolated stone farmsteads linked by ridge top lanes radiating from the nucleated village of Tedburn St. Mary. The lanes are often sunken, narrow and sinuous, lined with tall hedgebanks and mature trees. Overall the sense of tranquillity is strong. The close proximity of Dartmoor, sparse population, elevated panoramic views and intimate wooded valleys combine to give this area its sense of place.</p>

Appendix 2

Detailed LCT Assessments

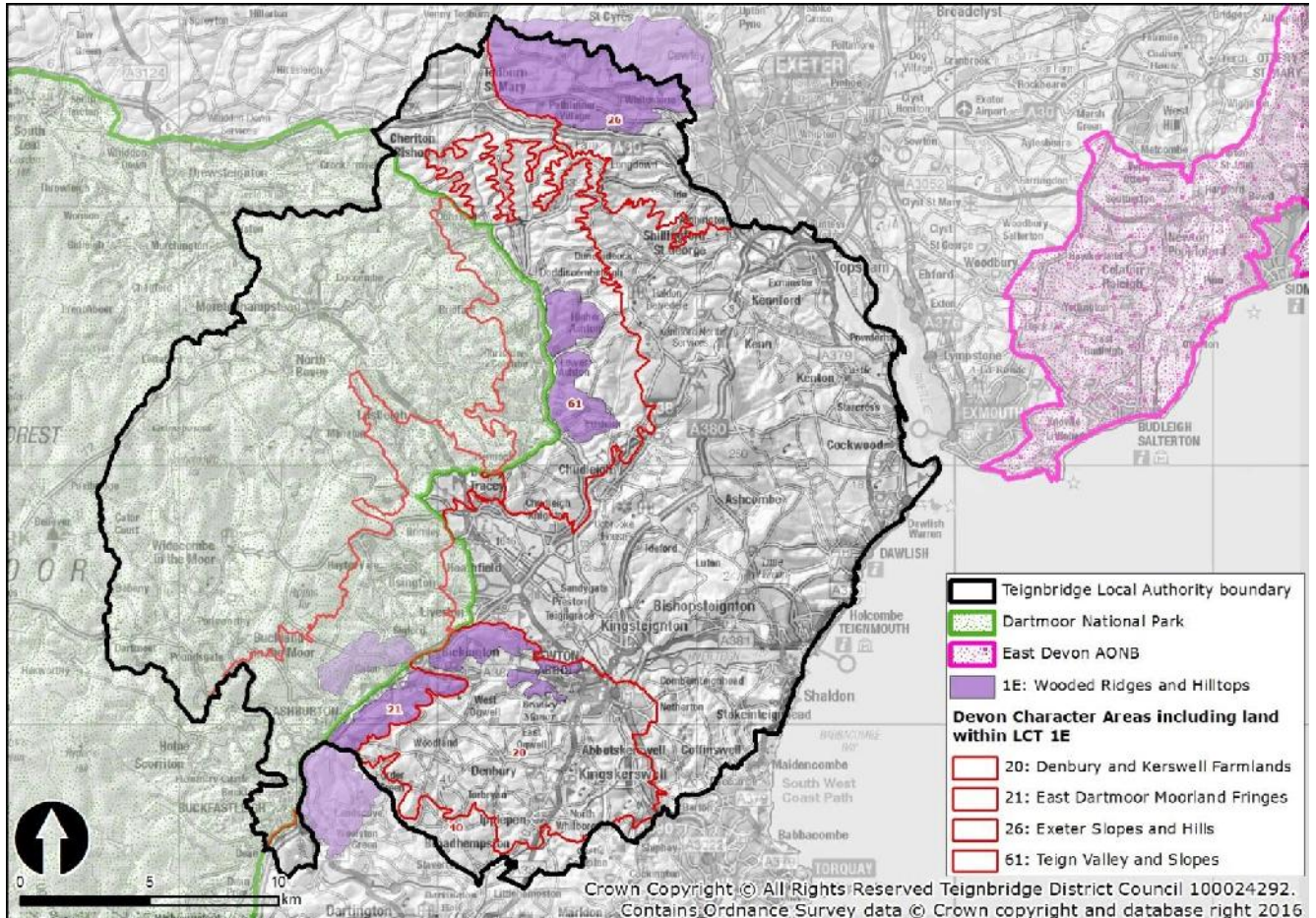
This Appendix contains the Landscape Sensitivity Assessments and Guidance tailored to each of the 17 Landscape Character Types (LCTs) found within Teignbridge District. Each document includes the following:

- A location map of the LCT as it occurs in Teignbridge, showing relationship with Devon Character Areas (DCAs).
- A list of the Devon Character Areas the LCT is found within in Teignbridge.
- Key landscape characteristics taken from the Teignbridge Landscape Character Assessment (2009) and Devon Menu of Landscape Character Types (2012).
- Landscape sensitivity assessment results for solar PV development.
- Key sensitivities and guidance for the development of solar PV in the landscape.

The LCT profiles are arranged in numerical order, starting with 1E: Wooded Ridges and Hilltops.

LCT 1E: Wooded Ridges and Hilltops

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 21: East Dartmoor Moorland Fringes

DCA 26: Exeter Slopes and Hills

DCA 61: Teign Valley and Slopes

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon²⁵

- Small hills and associated small ridges;
- Small to medium irregular fields with spring line mires;
- Species rich hedgebanks and tree rows, ancient woodland and great species diversity;
- Mixed woodland and some pasture, though hilltop fields may be arable in places;
- Sparsely settled landscape;
- Narrow enclosed and winding lanes;
- Limited views out;
- High and frequently remote.

Additional characteristics occurring in Teignbridge:

- Distinctive rounded hill shapes clearly standing out from surrounding lower ground;
- Large coniferous and mixed woodlands in the north around Whitestone and Oldridge;
- Small disused quarries and mining remains to the east side of the Teign valley and between Bickington and Buckfastleigh;
- Sense of remoteness reduced close to Exeter and Newton Abbot.

²⁵ ²⁵ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Solar PV Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform			M-H
	This LCT consists of dramatically undulating land with small ridges and small distinctive rounded hills. The land is carved by small scale river valleys with slopes which are frequently very steep and undulating. Elevation ranges widely, between 25 metres and 248 metres.		
Sense of openness / enclosure		M	
	Openness and enclosure varies greatly within this LCT. Some areas are more enclosed due to the intimate valley topography, woodland cover and hedgebanks, especially in narrow lanes. From the higher hills, there is a greater sense of exposure and long views and intervisibility with adjacent landscapes, particularly in locations near to Dartmoor National Park and close to Exeter.		
Field pattern and scale		M	
	There is a small to medium scale irregular field pattern, often with remnant medieval field patterns. There are also significant areas of larger modern enclosure, with field patterns influenced by the underlying topography.		
Land cover			M-H
	Land cover comprises small to medium irregular pasture fields, though hilltop fields may be under arable use in places. Many fields are based on medieval enclosures. Spring line mires, species rich hedgebanks and tree rows, with small blocks of mixed and ancient woodland are also evident. Large coniferous and mixed woodlands are found in the north around Whitestone and Oldridge. This is a sparsely settled landscape, with areas of small disused quarries and mining remains to the east side of the Teign valley and between Bickington and Buckfastleigh.		
Perceptual qualities			M-H
	This is a highly rural area, displaying a strong sense of remoteness and tranquillity, with long views over Teignbridge and to Dartmoor from higher ground giving a strong sense of place. Areas of dense woodland create enclosure and also afford the LCT a naturalistic character. These qualities can be reduced close to the urban centres of Exeter and Newton Abbot by lighting and traffic noise.		
Historic Landscape Character		M	
	The Devon HLC indicates that the LCT comprises a mixture of medieval (35%) and modern enclosures (32%), with areas of post-medieval strip fields (12%) and coniferous/other woodland (13%). Areas of modern enclosures are likely to have lower sensitivity to solar PV development than medieval fields. The landscape provides a setting to some Conservation Areas, including Trusham. Abandoned quarries and limekilns indicating the industrial past of the LCT are common features.		
Scenic and special qualities			M-H
	None of the LCT falls within a nationally protected landscape, although in places it is directly adjacent to Dartmoor National Park. Much of the LCT is locally designated as an Area of Great Landscape Value. The Devon LCA description also notes the landscape's important sparse settlement pattern, strongly wooded character and narrow lanes with hedgerows and trees which result in a landscape of high quality with little modern intrusion. From the elevated vantage points on ridges to the north close to Exeter, there are some panoramic views across Teignbridge District and over to Dartmoor National Park. These views include distinctive features such as Denbury Down (LCT 1G), Rippon Tor and Saddle Tor (Dartmoor National Park). There are also good views between the adjacent ridges of the LCT. From lower elevations there are limited views out as a result of the steep slopes and dense woodland cover.		
Discussion on landscape sensitivity	This landscape has areas of modern enclosure and parts which are flatter, less undulating and of lower visual prominence which may indicate a reduced sensitivity to solar PV development. However, sensitivity is increased by the elevated, undeveloped and visible hill slopes, the historic field pattern including medieval fields, visual		

	relationship of the LCT with Dartmoor National Park and the traditional rural, highly tranquil character of the landscape – locally valued for its scenic qualities.	
Sensitivity to different sizes of solar PV development	Very Small (<1ha)	M
	Small (>1-5ha)	M-H
	Medium (>5-10ha)	H
	Large (>10-15ha)	H
	Very large (>15-20ha)	H
	Due to the elevated, highly visible hill slopes, remnant medieval field pattern and visual relationship with Dartmoor National Park, this LCT would have a moderate sensitivity to 'very small' scale solar development and moderate-high sensitivity to 'small' scale solar PV development. The LCT would be highly sensitive to any developments 'medium' or larger in scale.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 1E Wooded Ridges and Hilltops LCT in relation to solar PV development is included below:</p> <ul style="list-style-type: none"> • The steep slopes of the hills and valleys which cross through the LCT. • A sense of exposure on the higher hills, which are also highly visible within the LCT and from adjacent landscapes. • The predominantly small-scale, irregular field pattern which is often medieval in origin. • Strong rural character, with high levels of tranquillity and remoteness. • The locally valued scenic qualities of the landscape, with some areas designated as an Area of Great Landscape Value. • The LCT's position adjacent to and strong intervisibility with Dartmoor National Park. 		

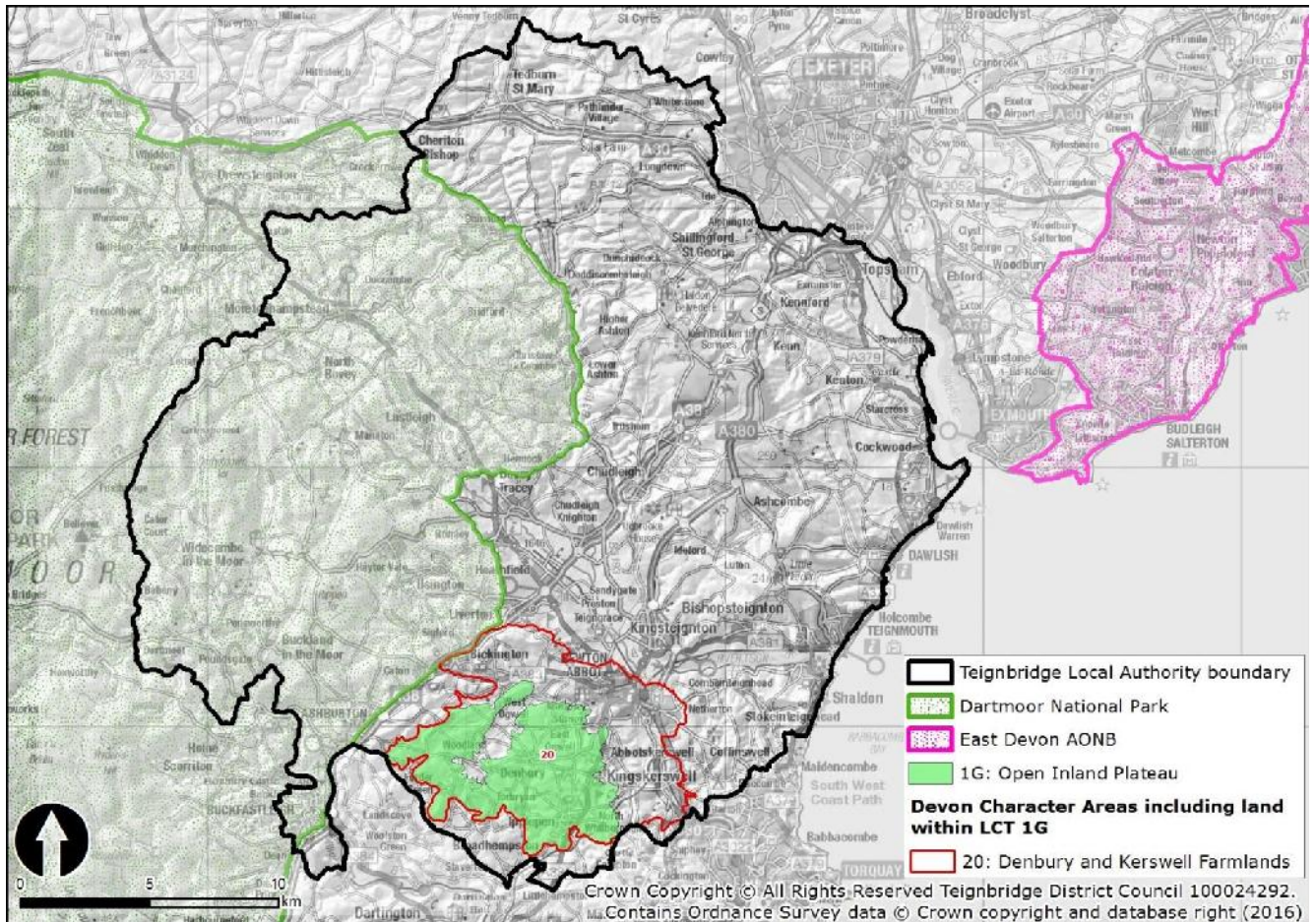
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there is one permitted solar PV development at Heath Lane which falls into the 'very small' size category.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' developments (of less than one hectare), a moderate-high sensitivity to 'small' developments (>1-5ha) and a high sensitivity to developments greater than five hectares. This indicates that the landscape would be particularly sensitive to any developments over 1ha and unlikely to be able to accommodate any over 5ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter land, avoiding highly visible slopes/ridgelines, areas of ancient woodland and areas with a historic medieval field pattern.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The strong rural character of the landscape, with locally important levels of tranquillity, is retained.• The historic medieval field pattern is retained and protected from solar PV development.• The high levels of intervisibility with Dartmoor National Park (particularly to distinctive landmarks such as Rippon Tor and Saddle Tor) and the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity) are respected. Sites immediately adjacent to the National Park should be avoided.• Locations with steep slopes and/or which are highly visible and/or exposed are avoided, such as Telegraph Hill or Hawkes Ball.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving and enhancing the strong pattern of remnant medieval field enclosures, sparse settlement pattern and narrow rural lanes.• Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered as part of any development, also in line with the LCA's strategy. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for multiple developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls within four different Devon Character Areas; DCA 26: Exeter Slopes and Hills, DCA 61: Teign Valley and Slopes, DCA 21: East Dartmoor Moorland Fringes and DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ²⁶ .

²⁶ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 1G: Open Inland Plateau

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon²⁷

- Gently rolling plateau;
- Pastoral farmland with variable small scale woodland cover and estate farmland plus minor other land uses;
- Broadleaved woodland with some conifer plantation near boundaries and distinctive forestry management regime locally;
- Many streams, wet rush pasture and ditches;
- Hedgebanks with hedgerow trees;
- Sub regular medium to large scale field pattern;
- Pattern of dispersed hamlets and farms with some larger villages;
- Dense network of narrow sinuous lanes.

Additional characteristics occurring in the Study Area:

- Main road corridor with associated modern leisure developments, power lines and railway;
- Limestone caves, outcrops and small disused quarries and use of limestone in walls and buildings;
- Prehistoric earthworks including Denbury Hillfort; occasional old orchards and small parks;
- Areas of common land.

²⁷ ²⁷ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform		L-M	
	Medium to large-scale landform of strongly undulating relief, cut by intricate stream valleys, to the south of the Teignbridge. Distinct rounded hills form characteristic topographic features. Elevation is varied, from 45m to a maximum of 159m AOD at Denbury Down.		
Sense of openness / enclosure		M	
	Intermediate sense of visual containment, due to the undulating topography and presence of woodland, hedgebanks and narrow lanes which provide a sense of enclosure in a generally open landscape.		
Field pattern and scale		M	
	Irregular patchwork field pattern of various scales, with some small-scale enclosures which are medieval in origin. There are also more modern enclosures which are generally of a medium to large scale.		
Land cover		M	
	Primarily pastoral farmland with some areas of more intensive arable farming arranged in a sub-regular field pattern with variable small-scale woodland cover and estate farmland, plus other minor land uses including equestrian enterprises and former quarries. Areas of broadleaved woodland, conifer plantation, patches of common land, occasional old orchards and small parks add to landscape variety.		
Perceptual qualities		M	
	A strongly rural and agricultural landscape with scattered farms and hamlets and areas of common land with semi-improved/unimproved grassland and scrub. The sense of tranquillity and rural character is strong, though disturbed locally close to the A381 and nearby large villages such as Ipplepen and the outskirts of Newton Abbot		
Historic Landscape Character			M-H
	The Devon HLC indicates that the LCT comprises a mixture of medieval (37%) and modern enclosures (32%), with areas of woodland (9%) and post-medieval strip enclosures (8%). The landscape within this area has strong historic links, with a small-scale medieval field pattern clearly visible in places. Archaeological features are visible, notably at Denbury Hillfort (also a Scheduled Monument) and other remnant historic features occur, such as common land, small parks and old orchards.		
Scenic and special qualities		M	
	None of this LCA is contained within a nationally or locally designated landscape, although the Devon LCA description notes the landscape's important distinctive hills, undulating patchwork of fields and hedgerows, frequent woodland, archaeological and historical features and vernacular settlements which create a landscape of high scenic quality. From higher ground there are strong levels of intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor.		
Discussion on landscape sensitivity	The landscape's strongly agricultural character with areas of intensive farming in medium-large scale, modern fields, along with its strong sense of enclosure owing to topography and tree cover – could indicate a lower sensitivity to solar PV development. However, the distinctive landform with prominent slopes and hill summits, areas of valued naturalistic habitat, historic landscape character (including medieval fields) and visual links with Dartmoor National Park all heighten sensitivity.		
Sensitivity to different sizes of solar PV development	Very Small (<1ha)		M
	Small (>1-5ha)		M
	Medium (>5-10ha)		M-H
	Large (>10-15ha)		H
	Very large (>15-20ha)		H

The varied tapestry of fields, woodlands and naturalistic habitats – along with the intricate landform and intervisibility with Dartmoor National Park – mean that this LCT would be highly sensitive to 'large' and 'very large' solar PV developments.

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 1G Open Inland Plateau in relation to solar PV development is included below:

- The intricate, strongly undulating landform with distinctive, rounded hill summits and prominent slopes.
- Small-scale patchwork of ancient woodland, commons, small parks, orchards and farmland. Torbryan Caves and River Lemon Valley Woods SSSIs are nationally important wildlife sites.
- Historic landscape character with areas of irregular medieval enclosures, vernacular villages and hamlets and archaeological features such as Denbury Hillfort.
- Strong rural and scenic qualities with locally important levels of tranquillity.
- Intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor.

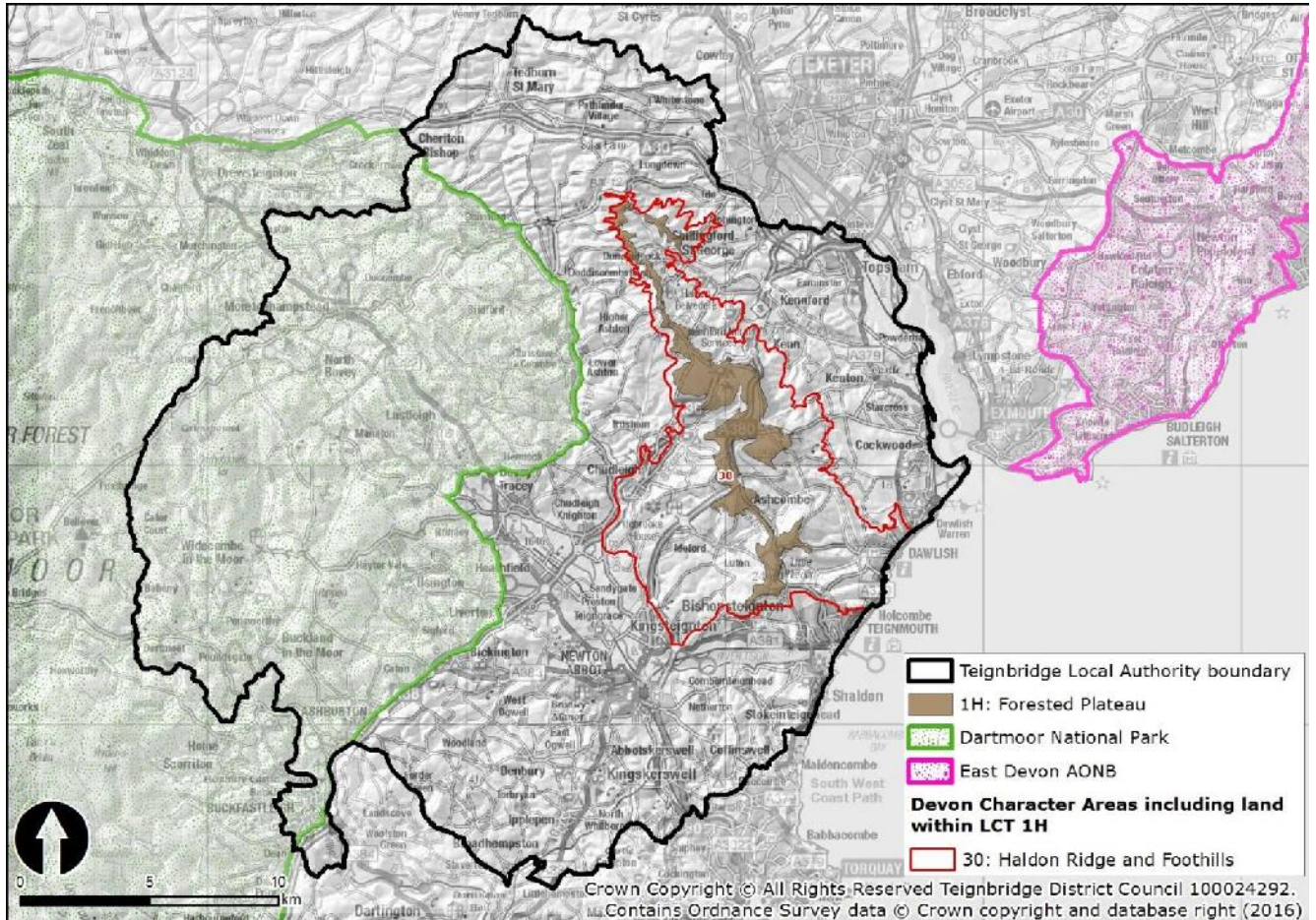
Guidance for solar PV development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there are three permitted or operational solar PV developments within the LCT; two within the 'very small' category (at Knowle, Broadhempston and Fermoy's Garden Centre, Ipplepen) and one within the 'medium' category at Rydon Farm.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' and 'small' developments (up to 5ha), a moderate-high sensitivity to 'medium' developments (>5-10ha) and a high sensitivity to 'large' and 'very large' developments greater than ten hectares in scale. This indicates that the landscape would be particularly sensitive to any developments over 5ha and unlikely to be able to accommodate any over 10ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas, avoiding highly visible slopes and ridgelines.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Development avoids the most prominent, upper slopes within the landscape – including the distinctive landmarks of Denbury Down, Beacon Hill, Knowle Hill and Torcorn Hill.• The strong rural and historic character of the landscape, with locally important levels of tranquillity, is retained.• Valued naturalistic habitats are protected – including ancient and semi-natural woodland, unimproved grasslands, wood pasture and parkland, and traditional orchards.• Nationally important geodiversity and biodiversity sites at Torbryan Caves and River Lemon Valley Woods SSSIs are conserved and protected from development.• The patchwork landscape including small-scale medieval fields and post-medieval strip enclosures, divided by a strong network of Devon hedges, is retained.• The setting of historic monuments including Denbury Down Hillfort, is respected when siting development.• Sites that are intervisible with Dartmoor National Park, or that could affect the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity), should be avoided.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving views and enhancing the strong historic landscape pattern, patchwork of woodland, hedgebanks and narrow lanes.• Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered – also in line with the strategy for the LCA. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).</p>
Additional guidance specific to particular Landscape Character Areas
<p>This LCT falls entirely within DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website²⁸.</p>

²⁸ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 1H: Forested Plateau

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon²⁹

- Gently rolling upland plateau;
- Large areas of conifer plantation and mixed woodland with relic heathland, which in some places dominates;
- Lanes on plateau relatively open and straight, often bordered by woodland on either side;
- Sparsely settled with isolated houses and farms along minor roads;
- Modern leisure and recreational development including car parks, picnic sites and trails;
- Panoramic views out but restricted to vantage points and gaps in woodland cover along the plateau edges;
- Prehistoric sites including cairns and hillforts.

Additional characteristics occurring in Teignbridge:

- Major roads crossing the plateau;
- Historic landmark of Haldon Belvedere and other historic features of estates;
- Planned estate plantations;
- Deeply incised combes cut into plateau and long wooded ridges extending out.

²⁹ ²⁹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform		L-M		
	A gently rolling, elevated and narrow plateau found along the top of the Haldon Ridge with deeply incised combes cut into the plateau and finger like ridges extending outwards. The height of the land reaches a maximum of 247m AOD at Teignmouth Golf Club.			
Sense of openness / enclosure			M-H	
	There is a sense of openness at vantage points and where there are gaps in woodland cover along the plateau edges. There are panoramic views from the edge of the ridge which contrast with the high level of enclosure within the woodlands.			
Field pattern and scale		M		
	Most land cover is dense coniferous woodland with some areas of mixed woodland. Some large arable fields of modern origin are found on the ridge top, with a limited remnant medieval field pattern in the north of the LCT around Willhayes Cross.			
Land cover			M-H	
	The primary land cover is of dense woodland of both coniferous plantation and mixed woodland with locally dominant relic semi-natural heathland habitat on the ridge. Some large arable fields are found on the ridge top, whilst Exeter Racecourse is situated amongst the woodland adjacent to the A38. Sparsely settled with isolated houses and farms. Modern leisure and recreational development including car parks, picnic sites and trails.			
Perceptual qualities			M-H	
	This is a naturalistic landscape, with a strong sense of tranquillity and remoteness. Dark night skies are disturbed locally by A38 and A380 and Exeter Racecourse in the centre of the LCT. In places where views are not obscured by trees, there are longer views to both the Exe Estuary and Dartmoor National Park which offer a strong sense of place.			
Historic Landscape Character			M-H	
	The Devon HLC indicates that the LCT is mostly comprised of coniferous/other woodland (70%) and rough ground (11%). Areas of coniferous woodland indicate a lower sensitivity to solar PV development. Prehistoric sites including cairns and hillforts are present, reflecting earlier, unenclosed landscapes. The LCT contains the historic landmark of Haldon Belvedere and other historic features of estates. Castle Dyke and Cotley Castle are designated as Scheduled Monuments.			
Scenic and special qualities			M-H	
	Most of the LCT is locally designated as an Area of Great Landscape Value. The Devon LCA description also notes the landscape's important contrast of enclosed woodland with dramatic long range views, sense of tranquillity and remoteness, and the dominant, distinctive landform which gives a high scenic quality and strong sense of place to the Haldon Ridge. Long panoramic views are afforded towards the Exe Estuary and Dartmoor National Park, although these are restricted to vantage points and gaps in woodland cover along the plateau edges. The Haldon Ridge overlooks LCTs 2A and 3A.			
Discussion on landscape sensitivity	Although this landscape has a plateau landform and areas of modern enclosure where solar PV development could be screened by the woodland, the steep, prominent slopes, heritage value and important semi-natural habitats all increase sensitivity to solar PV development.			
Sensitivity to different sizes of solar PV development	Very Small (<1ha)			M
	Small (>1-5ha)			M-H
	Medium (>5-10ha)			H
	Large (>10-15ha)			H
	Very large (>15-20ha)			H

Due to the sensitive features within the LCT (listed above) this landscape is deemed to have a moderate sensitivity to 'very small' scale solar development, and a moderate-high sensitivity to 'small' solar PV development. It is not likely that this landscape could accommodate developments greater than 5ha in size.

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 1H Forested Plateau LCT in relation to solar PV development is included below:

- The LCTs prominent and steep slopes, which are elevated and overlook the surrounding landscapes.
- The sense of openness in areas with less tree cover.
- The occasional remnant small-scale medieval field patterns, such as that located near Willhayes Cross.
- The naturalistic and remote qualities of the landscape, which much of the LCT having high levels of tranquillity.
- Important naturalistic habitats including relic heathland, rough grassland and mixed woodland, with much of the LCT designed as a SSSI/Important Bird Area.
- The high levels of intervisibility with Dartmoor National Park.
- Heritage features including hillforts designated as Scheduled Monuments and the prominent form of the Grade II* listed Haldon Belvedere castle.
- The landscape's valued scenic qualities, with most of the LCT local designated as an Area of Great Landscape Value.

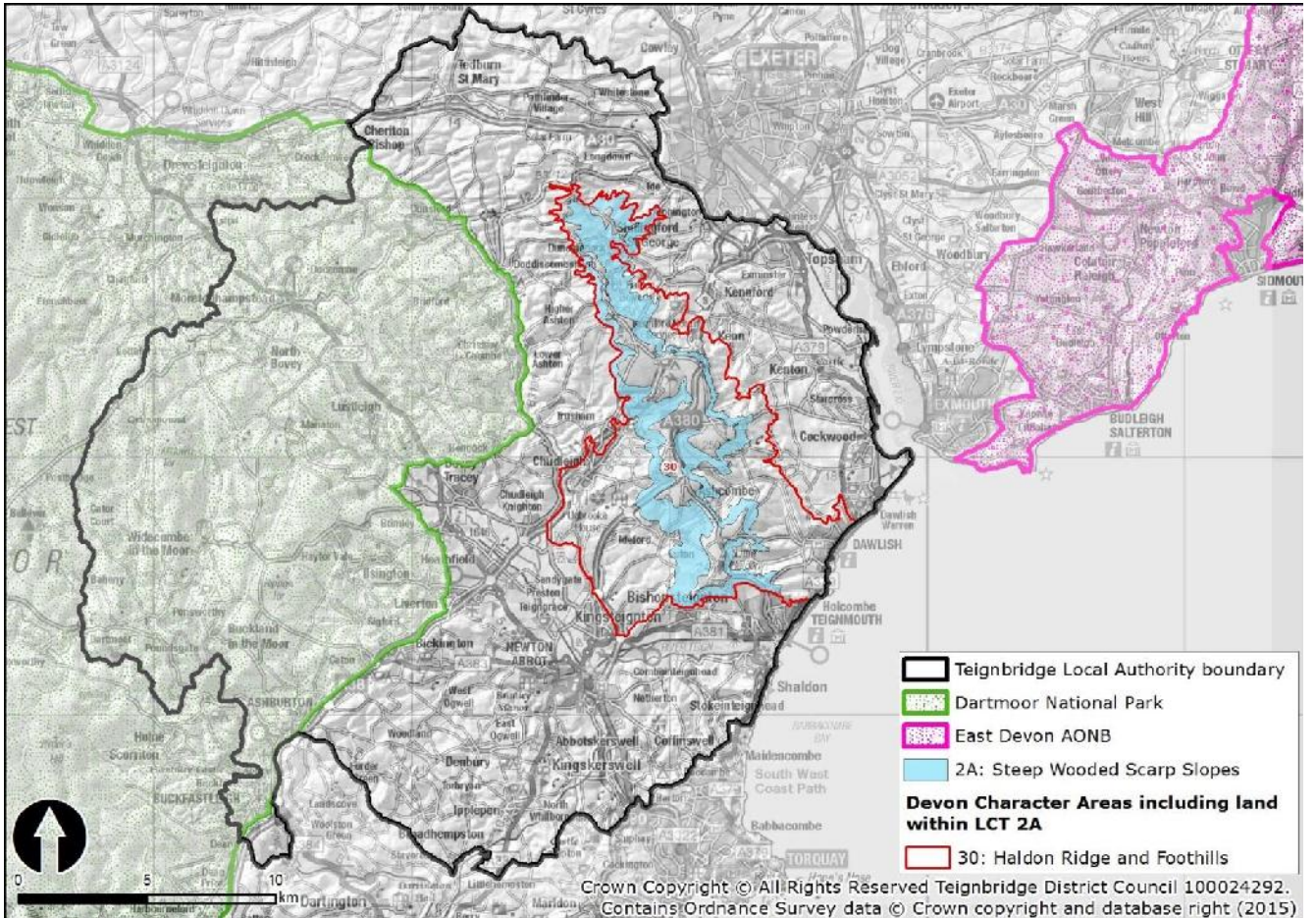
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that part of the Ashcombe Estate Solar Farm (in the 'very large' category) is falls within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' developments (of less than one hectare), a moderate-high sensitivity to 'small' developments (>1-5ha) and a high sensitivity to developments greater than five hectares. This indicates that the landscape would be particularly sensitive to any developments over 1ha and unlikely to be able to accommodate any over 5ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter areas, avoiding highly visible slopes/ridgelines and valued areas of semi-natural habitat, including heathland and broadleaved woodland.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Where possible, development avoids prominent slopes which may be highly visible from the surrounding landscape, and utilises woodland cover and topography to screen development.• Areas where the landscape is more open, and therefore solar PV panels would be more visible, are avoided.• Care is taken to preserve historically important areas of small scale remnant medieval field patterns (such as that found at Willhayes Cross).• The naturalistic character of the landscape with locally important levels of peace and tranquillity is retained.• Valued naturalistic habitats are conserved – including areas of broadleaved woodland, heath, scrub and rough grassland, much of which is designated as a SSSI/Important Bird Area.• The development of solar PV does not impact on the heritage assets such as the Grade II* listed Haldon Belvedere Castle and Iron Age hill forts including Cotley Castle (also a Scheduled Monument).• Avoid siting solar PV development in areas where it will be visible from Dartmoor National Park, or where it might detract from the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity).• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving broadleaved woodland and heathland, panoramic views from the Ridge and views to prominent landscape features and landmarks (such as Haldon Belvedere). <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls entirely within DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ³⁰ .

³⁰ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 2A: Steep Wooded Scarp Slopes

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon³¹

- A narrow band of steeply sloping land and immediately below the plateau edge;
- Mixed woodland and semi improved or unimproved pasture;
- Small scale irregular field pattern;
- Spring line mires;
- Lightly settled;
- Narrow winding lanes with well treed banks;
- Occasional long views out over adjoining valleys;
- Many patches of semi-natural habitats including spring mires and scrub.

Additional characteristics occurring in Teignbridge:

- Heathland and associated areas of common land particularly to the south around Little Haldon;
- Estate woodlands and farms.

³¹ ³¹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform			H	
	Small-scale, narrow band of steeply sloping land which forms a fringe to the Haldon Ridge plateau (LCT 1H) but is generally steeper. Elevation ranges from 100 to over 230 metres AOD, with the land rising above the surrounding valleys.			
Sense of openness / enclosure			M-H	
	Occasionally open with an exposed feel and long views afforded by the elevation and topography, although these are frequently interrupted by the dense tree cover and high hedgebanks.			
Field pattern and scale			M-H	
	Small-scale irregular field pattern, some of which is based upon medieval enclosures including strip fields. There are some areas of larger scale fields which are modern in origin.			
Land cover			H	
	Semi improved or unimproved pasture fields bounded by well treed banks, areas of estate farms and mixed woodlands. Heathland and associated areas of common land particularly to the south around Little Haldon. The landscape includes many patches of semi-natural habitat including spring mires and scrub.			
Perceptual qualities			M-H	
	The dense woodland and sparse settlement give the LCT a strong sense of tranquillity and remoteness with dark night skies, although these are disturbed locally by traffic on the A38 and A380. Away from development and infrastructure there is also a naturalistic character due to high levels of semi-natural habitat and woodland cover.			
Historic Landscape Character			M-H	
	<p>The Devon HLC indicates that the LCT is comprised of coniferous/other woodland (31%), modern enclosures (29%), medieval enclosures (24%) and strip fields (6%). The medieval enclosures and strip fields will have an increased sensitivity to solar PV energy development</p> <p>There are some areas of historic estate parkland (4%), including the Registered Parks and Gardens of Luscombe Castle (Grade I) and Mamhead Park (Grade II*).</p>			
Scenic and special qualities			M-H	
	<p>The whole of this LCT is locally designated as an Area of Great Landscape Value.</p> <p>The Devon LCA description notes the landscape's important patchwork of woodland and heathland which give a varied texture and seasonal contrast as well as historic features and archaeological remains which reflect earlier estates and open landscapes and add to scenic quality.</p> <p>There are long views out over adjoining valleys where tree cover allows and across to Dartmoor National Park and the Exe Estuary in clear conditions.</p>			
Discussion on landscape sensitivity	Although this landscape has some areas of rolling topography, dense woodland and larger scale fields that could reduce sensitivity to solar PV development, its sensitivity is increased by the steep and highly visible slopes, historic field pattern, sense of tranquillity, presence of valued semi-natural habitats and high levels of scenic quality.			
Sensitivity to different sizes of solar PV development	Very Small (<1ha)			H
	Small (>1-5ha)			H
	Medium (>5-10ha)			H
	Large (>10-15ha)			H
	Very large (>15-20ha)			H
This LCT would be sensitive any scale of solar PV development due to the steep, highly visible slopes, small scale field pattern and naturalistic land cover.				

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 2A Steep Wooded Scarp Slopes LCT in relation to solar PV development is included below:

- The steep, highly visible slopes which rise above and form a backdrop to the adjacent landscapes.
- The historically important small scale medieval field pattern and estate parklands including Luscombe Castle and Mamhead Park.
- The strong sense of tranquillity and remoteness associated with much of the landscape.
- The valued scenic character of the landscape, with the whole of the area locally designated as an Area of Great Landscape Value due to its important patchwork of woodland and heathland and historic estate land cover.
- Valued semi-natural habitats including heathland and mixed woodland. Some areas of the LCT are designated as SSSI and an Important Bird Area.
- The long views over adjacent valleys and intervisibility with Dartmoor National Park in clear conditions.

Guidance for solar PV development

Permitted schemes within the LCT

Council records at the time this study was produced (July 2015) show that there is part of the solar farm at Ashcombe Estate which falls into the 'very large' category within this LCT (it also falls into LCTs 1H and 2C).

Guidance for Development

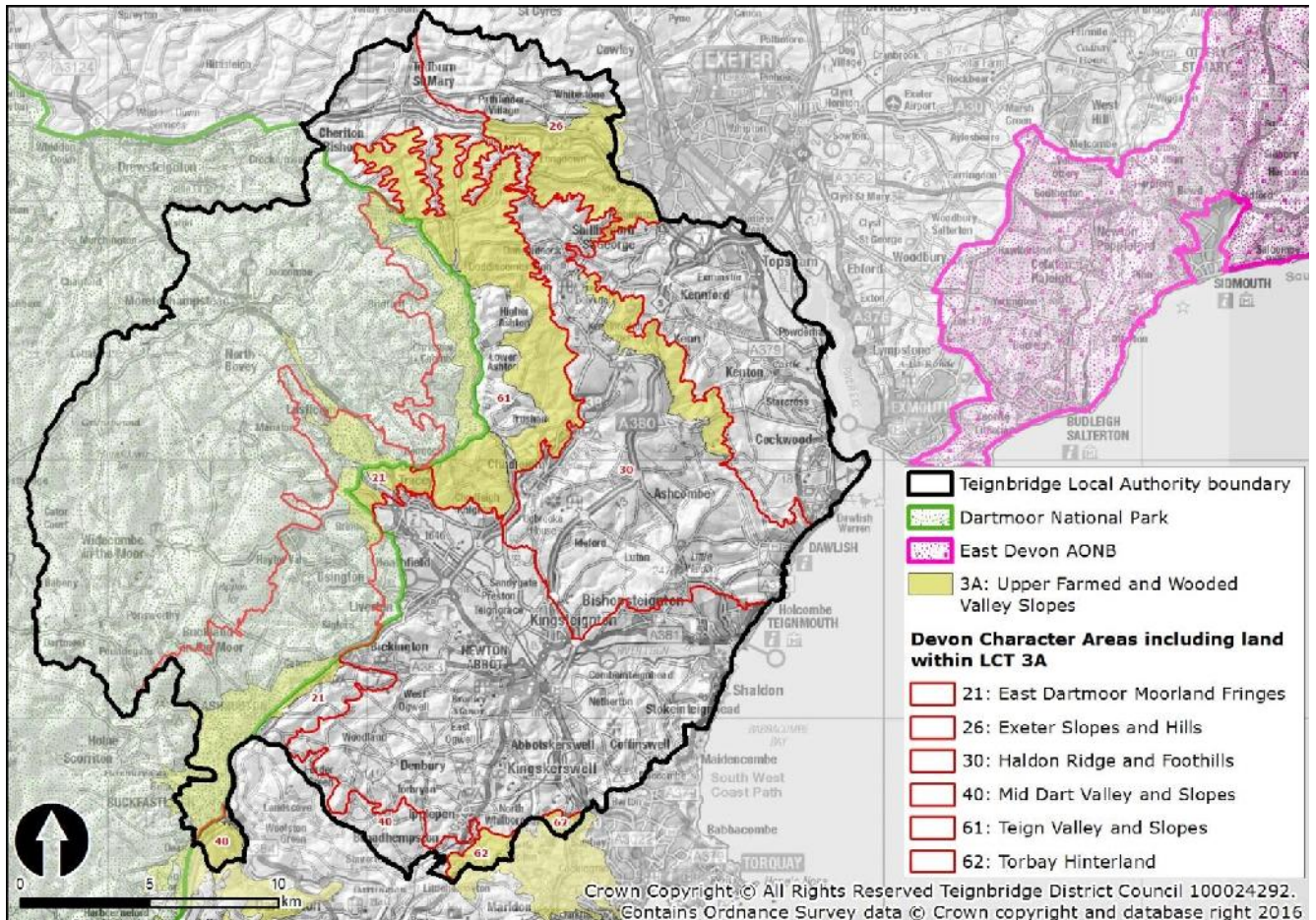
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of solar PV development, and is therefore unlikely to be able to accommodate any solar PV development without introducing a significant change to landscape character.

Additional guidance specific to particular Landscape Character Areas

N/A

LCT 3A: Upper Farmed and Wooded Valley Slopes

LCT Location Map



Devon Character Areas

DCA 21: East Dartmoor Moorland Fringes

DCA 26: Exeter Slopes and Hills

DCA 30: Haldon Ridge and Foothills

DCA 40: Mid Dart Valley and Slopes

DCA 61: Teign Valley and Slopes

DCA 62: Torbay Hinterland

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³²

- Undulating upper valley slopes;
- Pastoral farmland with frequent trees and arable cultivation on lower slopes;
- Small to medium size fields with irregular boundaries;
- Deciduous woods and copses especially on hilltops and upper slopes;
- Very wide, species-rich hedges with many hedgerow trees;
- Dispersed settlement pattern, principally of farms and small villages;
- Very winding narrow lanes;
- An intimate and intricate landscape with views out confined by vegetation;
- Frequently remote and tranquil;
- Little modern development.

Additional characteristics occurring in Teignbridge:

- Historic estate woodlands and parklands in the north of the Study Area;
- Some long distance views across valleys to the Exe Estuary;
- Main roads crossing the landscape;
- Historic stone bridges, small disused quarries and occasional mills in the Teign Valley;
- Market towns on the edge of Dartmoor and parts close to Exeter and Torbay, with some modern development;
- Remoteness and tranquillity reduced locally close to main roads and towns;
- Igneous rock quarrying along the western slopes of the Teign Valley with Limestone near Ashburton and Buckfastleigh.

³² ³² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform	<div style="display: flex; justify-content: space-around; width: 100%;"> M </div>		
	<p>This LCT comprises extensive areas of undulating upper valley slopes, which are often punctuated by rounded hills and carved by small-scale and steep sided tributary valleys. Elevation ranges significantly, from 40 metres to 195 metres AOD.</p>		
Sense of openness / enclosure	<div style="display: flex; justify-content: space-around; width: 100%;"> L-M </div>		
	<p>This is an intimate and intricate landscape with high levels of enclosure, provided by the narrow valleys, small fields with high hedgebanks, wooded slopes and frequently narrow sunken lanes. The LCT occasionally opens up on elevated upper treeless slopes.</p>		
Field pattern and scale	<div style="display: flex; justify-content: space-around; width: 100%;"> M-H </div>		
	<p>Pattern of small to medium pastoral fields with irregular and very wide hedge boundaries, many of which are based on medieval strip fields.</p>		
Land cover	<div style="display: flex; justify-content: space-around; width: 100%;"> M-H </div>		
	<p>LCT is predominately pastoral fields with hedgebank boundaries, frequent hedgerow trees on upper slopes. Some larger scale arable cultivation on lower slopes. Areas of deciduous woodland and copses on hilltops and upper slopes, especially to the north. Other land cover includes historic estate woodlands and parklands in the north of the area, small disused quarries and occasional mills in the Teign Valley.</p>		
Perceptual qualities	<div style="display: flex; justify-content: space-around; width: 100%;"> M </div>		
	<p>This LCT frequently feels remote and tranquil due to its predominantly intimate and rural character, with scattered hamlets, farmsteads and a few villages. Tranquillity can be reduced locally close to major trunk roads and towns, particularly west of Exeter, adjacent to the A38 at Ashburton and where electricity overhead lines and pylons are present in valleys.</p>		
Historic Landscape Character	<div style="display: flex; justify-content: space-around; width: 100%;"> M-H </div>		
	<p>The Devon HLC indicates that modern enclosures (with a lower sensitivity to solar PV development) comprise 32% of the LCT, whilst more sensitive medieval enclosures make up 26%. It also includes areas of coniferous/other woodland (17%), post-medieval strip-enclosures (12%) and park/garden (7%).</p>		
	<p>Historic estate woodlands and parklands are located in the LCT, including the Registered Parks and Gardens of Oxtou House and Mamhead Park (Grade II*). Historic stone bridges, small disused quarries and occasional mills are also important characteristic features.</p> <p>The LCT also provides a setting to several Conservation Areas including Doddiscombsleigh, Kenn, Ide and Higher Ashton.</p>		
Scenic and special qualities	<div style="display: flex; justify-content: space-around; width: 100%;"> M-H </div>		
	<p>The majority of the LCT is locally designated as an Area of Great Landscape Value for its strong and distinctive character. Large areas of the LCT are located partly within Dartmoor National Park and partly along its eastern boundary, making it important to the National Park's setting.</p>		
	<p>The Devon LCA description also notes the landscape's important strong rural character with woodlands, fields, hedgerows and vernacular settlements which gives a high scenic quality and strong sense of tranquillity in much of this area. Remnants of historic industries, such as small scale mining for metal, along with ancient woodland and boundaries, add interest and diversity.</p> <p>Views out are often confined by vegetation, however there are some long distance views from upper slopes towards the Exe Estuary and the coast in the north, and Dartmoor in the west.</p>		
Discussion on landscape sensitivity	<p>Although this landscape has a strong sense of enclosure and reduced tranquillity adjacent to main roads which may indicate a lower sensitivity to solar PV development, the sensitivity of the LCT is increased by the sloping topography, historic field patterns, presence of estate woodland and parklands, and its strong rural character.</p>		

Sensitivity to different sizes of solar PV development	Very Small (<1ha)	L-M
	Small (>1-5ha)	M
	Medium (>5-10ha)	M-H
	Large (>10-15ha)	H
	Very large (>15-20ha)	H
	The landscape's undulating upper valley slopes, small-scale incised valleys, remnant historic field pattern, rural and tranquil character, historic estates and intervisibility with Dartmoor National Park mean that it would be highly sensitive to 'large' and 'very large' solar PV developments. On flatter ground and in areas with a strong sense of enclosure would have a lower sensitivity to 'medium' solar PV developments. Sensitivity would be further reduced to 'small' and 'very small' solar PV developments within the valleys where transport and electricity corridors are present.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 3A Upper Farmed and Wooded Valley Slopes LCT in relation to solar PV development is included below:

- The elevated and highly visible upper valley slopes and rounded hills.
- The small-scale and secluded character of the steep sided tributary valleys.
- The small to medium pastoral field pattern, including significant areas of medieval enclosure.
- Areas of deciduous woodland and copses on hilltops and upper slopes providing a human scale and distinctive skyline features.
- The strong rural character and high levels of tranquillity.
- Historic estate woodlands and the registered parks and gardens at Oxton House and Mamhead Park, and Conservation Areas at Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton.
- The locally important visual and scenic qualities (represented by designation as an Area of Great Landscape Value).
- The strong intervisibility with Dartmoor National Park and this landscapes role as a setting to the protected landscape, which lies to the west.
- Long distance views from upper slopes to and from the Exe Estuary and areas of Undeveloped Coast.

Guidance for solar PV development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there are five permitted/operational solar PV developments in this LCT; one at Higher Cotley Barn, one at Attwells Farm, two at Upper Old Wheatley Farm and finally one at Whiteway House. All five are in the 'very small' size category.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low to moderate sensitivity to 'very small' developments (of less than one hectare), a moderate sensitivity to 'small' developments (>1-5ha), a moderate-high sensitivity to 'medium' developments and a high sensitivity to developments greater than ten hectares. This indicates that the landscape would be particularly sensitive to any developments over 5ha and unlikely to be able to accommodate any over 10ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter areas, avoiding highly visible slopes/rounded hills and valued areas of historic woodland and parklands.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The strong rural and historic estate character of the landscape, with locally important levels of tranquillity, is retained.• Valued woodlands are retained – including areas of deciduous woodland and copses on hilltops and upper slopes, and historic estate woodlands in the north of the area.• The pastoral character of the landscape and its strong network of species-rich Devon hedges and wide hedgebanks dividing small medieval fields, are retained.• Where possible, development avoids areas of sensitive historic land cover types including medieval enclosures based on strip fields, woodland, and park and garden.• The valued setting of Conservation Areas at Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton.• Solar PV development does not detract from as the special qualities of Dartmoor National Park (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to or which are visible from the National Park should be avoided.• The development of solar PV does not impact on the heritage assets and historic landscape character valued as part of the Grade II* Oxtun House and Mamhead Park estates.• Solar PV developments does not dilute the strong and distinctive characteristics of land designated as AGLV, as well as the undeveloped perceptual qualities associated with the Exe Estuary and areas defined as Undeveloped Coast.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including managing and extending farmland and woodland habitats. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for multiple developments
<p>Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the</p>

landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).

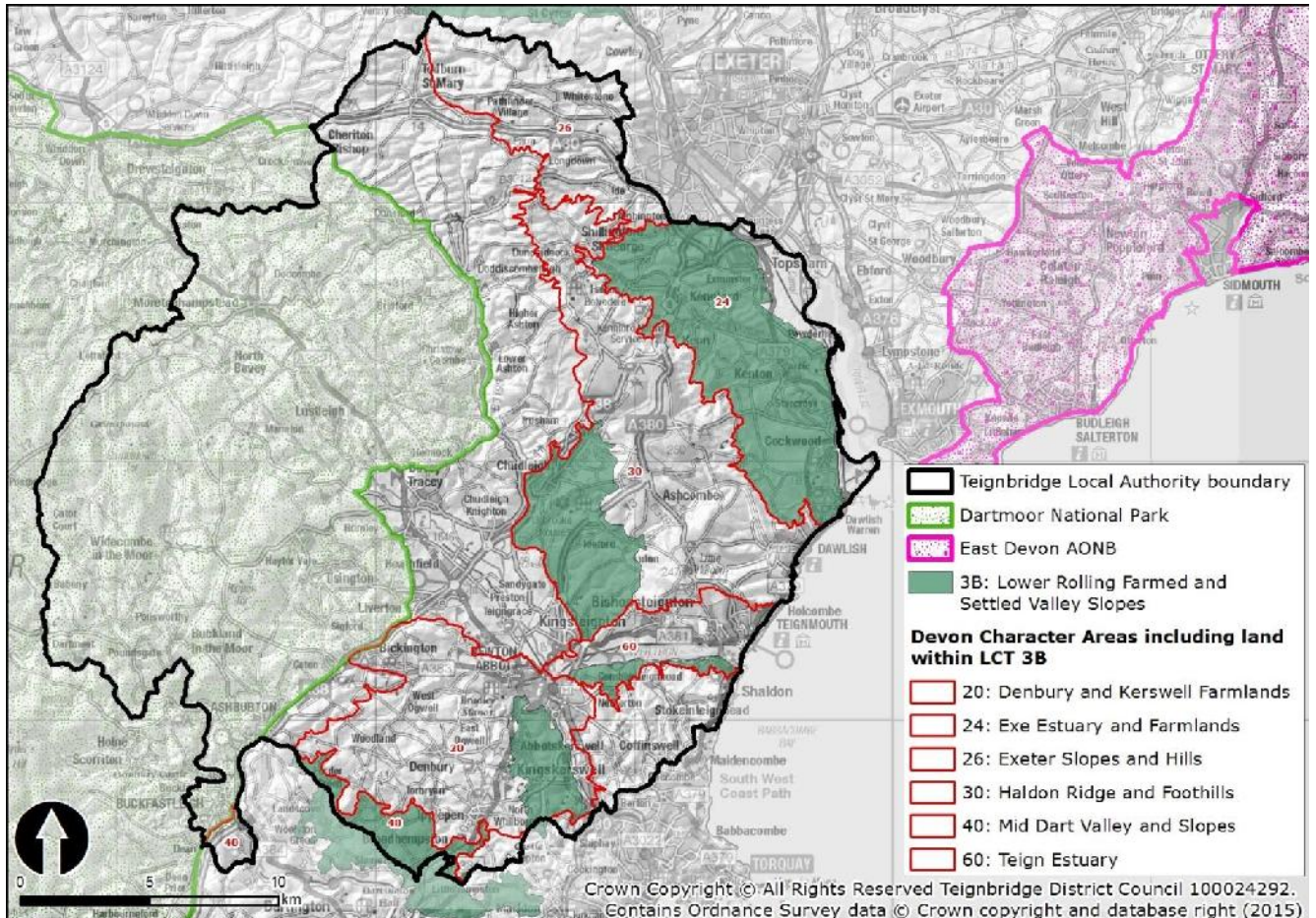
Additional guidance specific to particular Landscape Character Areas

This LCT falls within six different Devon Character Areas: DCA 21: East Dartmoor Moorland Fringes, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, DCA 61: Teign Valley and Slopes and DCA 62: Torbay Hinterland. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website³³.

³³ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3B: Lower Rolling Farmed and Settled Valley Slopes

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 24: Exe Estuary and Farmland

DCA 26: Exeter Slopes and Hills

DCA 30: Haldon Ridge and Foothills

DCA 40: Mid Dart Valley and Slopes

DCA 60: Teign Estuary

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon³⁴

- Gently rolling landform sloping up from valley floor;
- Variable sized fields with wide, low boundaries and irregular pattern;
- Pastoral land use often with wooded appearance;
- Many hedgerow trees, copses and streamside tree rows;
- Settled with farms, villages and small market towns;
- Varied building ages and styles including modern, though some unity through use of stone as building material;
- Some main roads, otherwise winding often sunken narrow lanes with very tall earth banks;
- Streams and ditches;
- Tranquil and intimate except next to main transport routes;
- Enclosed and sheltered.

Additional characteristics occurring in Teignbridge:

- Historic parklands in the north of the Study Area;
- Several main roads and main railway line cross landscape;
- Tranquillity reduced close to main transport routes and towns;
- Occasional dramatic views across valleys and estuaries;
- More open with mixed arable and pasture on Exe slopes;
- Limestone quarries and landfill sites on the Aller slopes;
- Limestone quarries at Chudleigh with sand quarries and landfill to the north of Kingsteignton.

³⁴ ³⁴ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform		M	
	This LCT consists of gently rolling valley slopes occupying the broad transitional zones above the Exe, lower and upper Teign, and Aller valley floors but distinguished from the upper slopes by its lower elevation. Occasionally, sharp changes in landform create steep hills (Exwell Hill – 65m and Blair Hill - 109m) and incised, secluded tributary valleys. Elevation ranges widely, from 5 metres to 158 metres AOD.		
Sense of openness / enclosure		M	
	Strong sense of enclosure within the valleys which is enhanced by frequent woodland blocks and field boundaries. The LCT is more open on treeless upper slopes and ridges including the Exe slopes.		
Field pattern and scale		M	
	This is a medium to large-scale landscape, comprising variable sized fields with an irregular pattern. On higher ground in the north of the LCT, medium-large scale enclosures of modern origin are more prevalent, whereas in the south, small-medium sized fields based on medieval field patterns are common.		
Land cover		M	
	Pastoral fields with wide, low boundaries and irregular pattern often have a wooded appearance, becoming more mixed arable and pasture on Exe slopes. Many hedgerow trees, copses and streamside trees are present. Areas of historic parkland in the north and Open Access land at Kerswell Down Hill, Whilborough Common and Black Forest.		
Perceptual qualities		M	
	This is a tranquil landscape especially in secluded valleys, woodland and estate parklands e.g. at Lindridge Park. Tranquillity is eroded next to main transport routes, towns and around areas of industrial activity such as quarrying. The landscape is well settled with farms, villages and small market towns such as Exminster and Chudleigh. Other development includes limestone quarries at Chudleigh, sand quarries and landfill sites to the north of Kingsteignton which also reduce levels of tranquillity.		
Historic Landscape Character			M-H
	The Devon HLC indicates that the LCT comprises predominately of modern enclosure (39%), which are likely to indicate lower levels of sensitivity to solar PV development. Significant areas of medieval (17%) and post-medieval strip enclosures (16%), parks and gardens (10%) and conifer/other woodland would be of higher sensitivity. This LCT has a high number of valued and designated historic features and landscapes including Powderham Castle and Ugbrooke Park both Grade II* registered parks and gardens, Kingskerwell Manor House and Castle Dyke camp are scheduled monuments and Abbotskerswell and Kenn Conservation Areas.		
Scenic and special qualities			M-H
	Large parts in the north of the LCT are locally designated as Areas of Great Landscape Value for the areas strong and distinctive character. The LCT also provides a direct setting to the unspoilt stretches of the coastline along the Exe and Teign estuaries and at Dawlish Warren which are designated as Undeveloped Coast. The Devon LCA description also notes the landscape's rich pattern of fields and hedgerows, designed parklands and woodlands, historic features and limestone outcrops which combine with the landform to provide a strong sense of place and high scenic quality. At lower elevations along the coast views are confined locally to near views across the estuaries. However, from higher ground there are occasionally dramatic views across the farmed valleys and estuaries.		
Discussion on landscape sensitivity	Although the LCT includes areas of modern enclosure, gently rolling landform, several main roads and has a strong sense of enclosure within the valleys which indicate a lower sensitivity to solar PV development, the presence of small-scale fields medieval in origin, pastoral land cover, valued historic landscape features and relatively high levels of tranquillity and scenic quality all increase sensitivity to solar PV development.		
Sensitivity to different sizes of solar PV	Very Small (<1ha)		L-M
	Small (>1-5ha)		L-M

development	Medium (>5-10ha)	M
	Large (>10-15ha)	M-H
	Very large (>15-20ha)	H
	This LCT has low-moderate sensitivity to solar PV developments in the 'very small' and 'small' categories, and a moderate sensitivity to 'medium' solar PV developments. Areas adjacent to main road corridors, near quarries and on gently undulating slopes would be less sensitive to solar PV developments. However, it is unlikely to be able to accommodate developments in the 'large' and 'very large' categories due to its field pattern scale, rural character, visual relationship with the estuaries and the LCT's valued historic landscapes.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 3B Lower Rolling Farmed and Settled Valley Slopes LCT in relation to solar PV development is included below:

- The occasional steep hills (Exwell Hill – 65m and Blair Hill - 109m) and steeper valley slopes where solar panels could be more visible.
- The areas of relatively small scale pastoral fields based on medieval field patterns and areas of intimate character in secluded valleys.
- Areas of pastoral character where solar panels would interrupt the predominant green slopes.
- Characteristic tracts of naturalistic woodland, copses and riparian vegetation creating rich landscape patterns.
- Areas of historic parkland in the north and Open Access land at Kerswell Down Hill, Whilborough Common and Black Forest.
- Historic features and landscapes including Powderham Castle and Ugbrooke Park (both Grade II* registered parks and gardens), Kingskerwell Manor House and Castle Dyke camp (Scheduled Monuments) and Abbotskerswell and Kenn Conservation Areas.
- The relatively high scenic quality and tranquillity (recognised through local designations as an Area of Great Landscape Value and Undeveloped Coast along the Exe and Teign estuaries and around the settlement of Dawlish).
- Dramatic views across the farmed valleys and estuaries.

Guidance for solar PV development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there are currently three permitted solar PV developments within this LCT, all of which are less than one hectare and fall within the 'very small' category.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' and 'small' developments (up to 5ha), a moderate to 'medium' developments (>5-10ha), a moderate-high sensitivity to 'large' developments (>10-15ha) and a high sensitivity to developments greater than 15 hectares. This indicates that the landscape would be particularly sensitive to any developments over 10ha and unlikely to be able to accommodate any over 15ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed area and on flatter areas, avoiding highly visible slopes/ridgelines and valued areas of semi-natural habitat, including historic parkland Open Access land, woodland and riparian vegetation.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Steep and visually prominent hill slopes (including Exwell Hill – 65m and Blair Hill - 109m) and steeper valley slopes are avoided.• Valued naturalistic habitats are conserved – including woodland on Kerswell Down Hill and Whilborough Common, and areas of parkland.• The pastoral character of the landscape and its strong network of species-rich Devon hedges dividing small medieval fields, are retained.• Where possible, development avoids areas of sensitive historic land cover types including medieval enclosures based on strip fields, woodland and park and garden.• The location of solar PV developments does not impact on the heritage value of the Grade II* Listed Powderham Castle and Ugbrooke Park or Kingskerwell Manor House and Castle Dyke camp Scheduled Monuments.• Areas with high levels of tranquillity and undeveloped coast (e.g. areas providing a setting to valued features at Dawlish Warren and Exe Estuary) are avoided.• The development of solar PV does not impact on the heritage assets and historic landscape character valued as part of the Grade II* Powderham Castle and Ugbrooke Park, scheduled monuments and Conservation Areas.• The locally important scenic qualities (recognised by designation as an Area of Great Landscape Value) and scenic and dramatic views across the valleys and estuaries are maintained.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including managing and extending farmland and woodland habitats. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for multiple developments
<p>Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or</p>

overall change of landscape character).

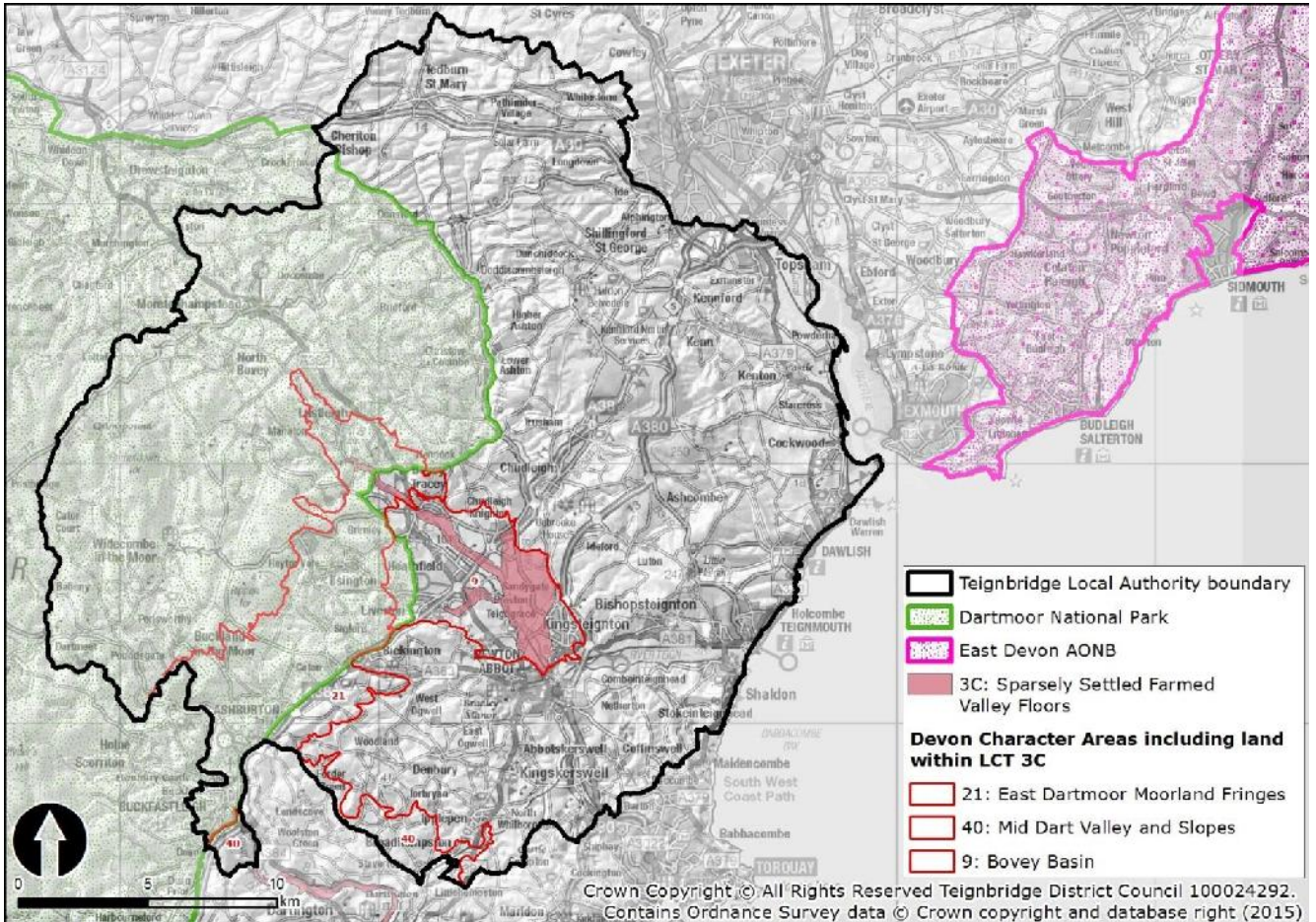
Additional guidance specific to particular Landscape Character Areas

This LCT falls within DCA 20: Denbury and Kerswell Farmlands, DCA 24: Exe Estuary and Farmland, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, and DCA 60: Teign Estuary. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website³⁵.

³⁵ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3C: Sparsely Settled Farmed Valley Floors

LCT Location Map



Devon Character Areas

DCA 9: Bovey Basin

DCA 21: East Devon Dartmoor Fringes

DCA 40: Mid Dart Valley and Slopes

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon³⁶

- Open flat landform often with distinct vegetated floodplain edge;
- Watercourses screened by riparian vegetation;
- Hedges generally on the boundary with rising land;
- Pastoral land use with wet meadows and some arable with variable field sizes and some occasional urban edge land uses;
- Sparsely settled with occasional farms and hamlets;
- Sparse network of narrow winding lanes though often few footpaths;
- Open internally with views out screened by boundary vegetation;
- Variable field pattern with some areas apparently unenclosed;
- Ancient stone bridges and small stone faced quays;
- River valley character;
- Frequently tranquil.

Additional characteristics occurring in the Study Area:

- Main road crosses Bovey Basin;
- Land much disturbed, but also defined, by clay extraction industry in Bovey Basin;
- Disused mineral railway and canal with recreational route;
- Includes part of historic designed landscape;
- Industrial buildings associated with clay works and canal;
- Ponds and naturally regenerated woodland in disused clay pits;
- Tranquillity reduced locally close to clay pits and main road/settlements.

³⁶ ³⁶ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform	L-M		
	Open, flat alluvial floodplain landscape within the Bovey and Teign river and estuary system. Low lying, reaching no more than 25 meters AOD. The river system is more constrained and small scale in the Bovey Valley to the north-west.		
Sense of openness / enclosure		M	
	Generally open internally with the outer edges and the clay pits bounded by vegetation. The landscape is more enclosed where associated with farmland, with fields marked by hedgerows providing shelter.		
Field pattern and scale	L-M		
	Variable field pattern and sizes, mostly modern or post-medieval in origin, with some areas unenclosed, including large scale clay pits. A smaller scale landscape pattern is associated with areas of the valleys away from the clay pits, including some historic medieval fields.		
Land cover		M	
	Pastoral land use with wet meadows and some arable with variable field sizes and some occasional urban edge land uses. The area has a distinct riparian vegetated floodplain edge. Other land cover includes part of historic designed landscape, ponds and naturally regenerated woodland in disused clay pits. Sparsely settled with occasional farms and hamlets. Land much disturbed, but also defined, by clay extraction industry in Bovey Basin.		
Perceptual qualities			M-H
	River valley character which frequently has high levels of tranquillity due to a lack of settlement along the valley floor. Tranquillity is reduced locally close to clay pits and near to the busy A38, larger modern settlements and industrial estates.		
Historic Landscape Character		M	
	The Devon HLC indicates that the LCT comprises 28% quarrying/mining, 21% post-medieval enclosures and 18% modern enclosures – all indicating a lower sensitivity to solar PV development. 10% of the LCT is defined as conifers/other woodland – indicating a moderate sensitivity to solar PV development – lower where conifers dominate. Smaller areas of rough ground (5%), water meadows (3%) and medieval enclosures (3%) would be of higher sensitivity. Other undesignated historic features associated with mineral extraction, the Grade II Stover Park, the Stover Canal and mineral railway, historic river bridges and farmsteads make a particular contribution to this landscape's historic sense of place. -		
Scenic and special qualities		M	
	A small part of the upper Bovey Valley within this LCT is locally designated as part of a wider Area of Great Landscape Value. This area also directly abuts Dartmoor National Park. The Devon Character Area descriptions note the locally important scenic qualities of the riverside landscapes, where sense of tranquillity may be strong. The strong integrity provided by the rugged upland of Dartmoor National Park to the west and the wooded Haldon Ridge to the east is also cited as a special quality. Additional special qualities cited include the designed landscape of Stover Park, heathlands, woodlands and wetlands.		
Discussion on landscape sensitivity	The landscape's open floodplain character, areas of significant current or former industrial activity, and the presence of post-medieval or modern, regular fields could indicate a lower sensitivity to solar PV development. However, important pockets of semi-natural heathlands and wetlands, small-scale medieval field patterns and water meadows, historic parkland and other heritage features and the landscape's proximity to Dartmoor National Park all heighten sensitivity.		
Sensitivity to different sizes of solar PV	Very Small (<1ha)		L
	Small (>1-5ha)		L-M
	Medium (>5-10ha)		M

development	Large (>10-15ha)	M-H
	Very large (>15-20ha)	H
	<p>Away from the large-scale clay pits, the landscape's small-medium scale field patterns, presence of valued naturalistic habitats and historic land cover, and its location close (or immediately adjacent) to Dartmoor National Park means that the landscape would be highly sensitive to 'large' and 'very large' solar PV developments. Locations related to existing industrial activity might be less sensitive to 'large' schemes.</p>	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for the 3C Sparsely Settled Farmed Valley Floors LCT in relation to solar PV development is included below:</p> <ul style="list-style-type: none"> • Areas of small-scale, irregular historic medieval enclosures. • Valued areas of semi-natural habitat, such as water meadows, riparian wetlands and woodland blocks, including South Acre Claypits SSSI and Jetty Marsh LNR. • Locally important area of high landscape value, designated as part of the wider Area of Great Landscape Value. • Intervisibility with Dartmoor National Park, which overlooks and lies adjacent to the LCT to the west. • Historic designed parkland at Stover Park, a Grade II registered park and garden, and other elements contributing to an historic sense of place related to past industrial activity. • Valued levels of tranquillity, particularly away from the A38, areas of industrial activity and the nearby settlements of Newton Abbott and Bovey Tracey. 		

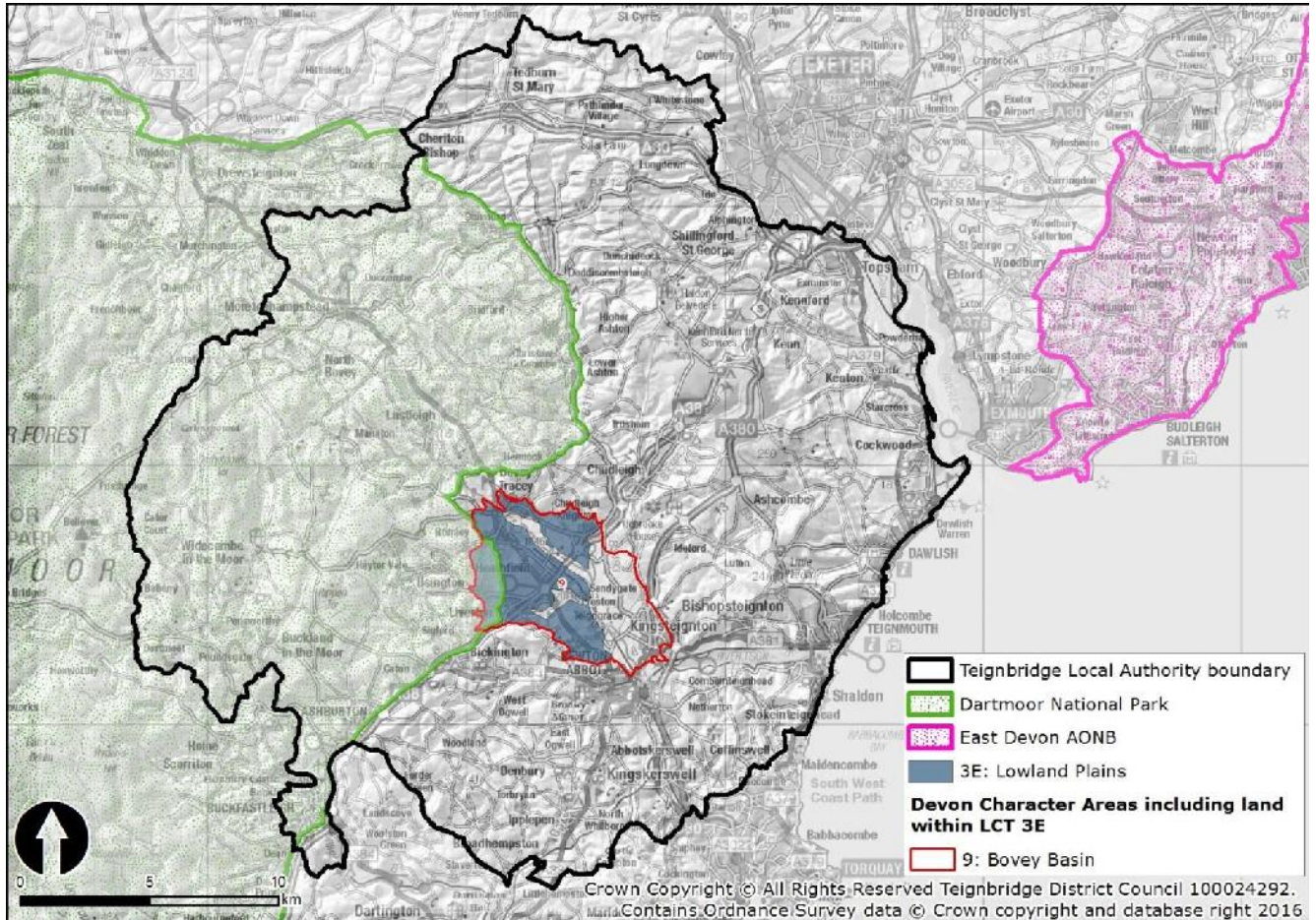
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted or operational solar PV developments within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low sensitivity to 'very small' developments (of less than one hectare), a low-moderate sensitivity to 'small' schemes (up to 5ha), a moderate sensitivity to 'medium' developments (>5-10ha), a moderate-high sensitivity to large-scale schemes (>10-15ha) and a high sensitivity to developments greater than 15 hectares. This indicates that the landscape would be particularly sensitive to any developments over 10ha and unlikely to be able to accommodate any schemes of over 15ha in size without introducing a change to landscape character.</p> <p>Land within the Bovey Valley and on the border with Dartmoor National Park would be highly sensitive to any developments greater than 10 ha in scale.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Remaining areas of historic small-scale medieval fields and watermeadows are conserved.• The pockets of relative tranquillity and naturalistic character away from development, industrial activity and the main A38, are protected.• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings such as South Acre Claypits SSSI.• The location of solar PV development does not impact on the heritage value of the Grade II Listed Stover Park estate nor other features relation to the landscape's industrial heritage.• Solar PV developments do not detract from views to and from Dartmoor National Park, as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including restoring and enhancing the pattern of woods, heaths and wetlands, fields and hedgerows.• Opportunities are considered to conserve, enhance and restore historic features, parkland, woods, heaths, wetlands and hedgerows – also in line with the strategy from the LCA. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls within DCA 9: Bovey Basin, DCA 21: East Devon Dartmoor Fringes and DCA 40: Mid Dart Valley and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website ³⁷ .

³⁷ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3E: Lowland Plains

LCT Location Map



Devon Character Areas

DCA 9: Bovey Basin

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon³⁸

- Level to gently sloping landform associated with but not adjacent to rivers;
- Mixed farmland often in arable cultivation but with areas of pastoral use;
- Mainly small broadleaved woodland blocks, with occasional large plantations;
- Regular medium to large field pattern with local variation;
- Roadside hedges and banks with hedgerow oaks;
- Settled with a mixed pattern of small towns or large villages, smaller villages and farms;
- Local dominance of stone as a building material;
- Variable enclosure with some long views;
- Some towns and villages significantly enlarged and modified by 20th century developments;
- Victorian estate cottages and large farm buildings;
- Main transport routes and infrastructure;
- Surprising feeling of remoteness in parts despite general level of development.

Additional characteristics occurring in Teignbridge:

- Extensive mixed plantations;
- Influenced by mineral extraction.
- Remnant heathlands;
- Ponds associated with disused clay pits;
- Industrial buildings associated with disused clay pits and railway;
- Historic parkland with associated recreational use;
- Extensive modern residential, industrial and leisure developments.

³⁸ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform		M	
	Medium to large-scale gently undulating lowland landscape, with a level to gently sloping landform associated with tributaries and springs draining into the River Teign to the east. Generally low lying with a maximum height of 60m AOD.		
Sense of openness / enclosure		M	
	Variable levels of enclosure as influenced by woodland and hedgerow cover and topography. Belts of woodland provide enclosure to many quarried areas, whilst coniferous plantation and estate woodland also create enclosure. From some of the higher points there are long views and the LCT feels more open.		
Field pattern and scale		L-M	
	Small-medium regular and irregular fields, including some areas of medieval enclosures. Frequent mineral extraction is a key characteristic, with active, open-cast ball clay quarries, associated spoil pits and settling lakes.		
Land cover		M	
	A settled landscape with dense, nucleated housing developments and industrial estates surrounded by farmland, woodland and industrial land uses. Mixed farmland often in arable cultivation but with areas of pastoral use. Texture and variety is provided by small broadleaved woodland blocks, mixed plantations such as that at Great Plantation and hedgerow/roadside trees. Other land uses include valued remnant heathlands and ponds associated with disused clay pits, as well as historic parkland with associated recreational uses.		
Perceptual qualities		L-M	
	Human influenced landscape with frequent residential and industrial development, including the major roads of the A38 and A382 and clay works and pits. Relative levels of tranquillity and remoteness can be experienced in the designed parkland landscapes and other areas with dense tree cover such as Great Plantation.		
Historic Landscape Character		L-M	
	The Devon HLC indicates that the LCT comprises nearly a quarter (24%) classed as conifers/other woodland, indicating a moderate sensitivity to solar PV – lower where conifers dominate. 13% of the landscape respectively is post-medieval and modern enclosures – also of lower sensitivity, along with areas of modern settlement (10%) and industrial land/ quarrying (15%). Areas of medieval enclosure (10%) and rough ground (6%) would be of higher sensitivity to solar PV development. The Grade II Registered Park and Garden of Stover Park is located in the centre of LCT and has a designed estate parkland character, dating from the 18 th century.		
Scenic and special qualities		M	
	Two small parts of the northern edges of the LCT are locally designated as part of a wider Area of Great Landscape Value. The Devon Character Area description for the Bovey Basin also notes the landscape's important significant areas of scenic quality, such as the designed landscape of Stover Park, heathlands, woodlands and wetlands. Some long views can be obtained from higher ground, including intervisibility with Dartmoor National Park which lies immediately adjacent to the west (adjoining land is within the same LCT).		
Discussion on landscape sensitivity	The landscape's gently undulating, lowland topography, areas of large post-medieval or modern, regular fields, the presence of coniferous plantations and locations influenced by existing industrial activity or development could indicate a lower sensitivity to solar PV development. However, important pockets of semi-natural woodlands, heathlands and wetlands, small-scale medieval field patterns, historic parkland and the landscape's location adjacent to Dartmoor National Park all heighten sensitivity.		

Sensitivity to different sizes of solar PV development	Very Small (<1ha)	L-M
	Small (>1-5ha)	M
	Medium (>5-10ha)	M
	Large (>10-15ha)	M-H
	Very large (>15-20ha)	H
	The landscape's small-medium scale field patterns, presence of valued naturalistic heathland, woodland and wetland habitats and location immediately adjacent to Dartmoor National Park means that all of the LCT would be highly sensitive to 'very large' solar PV developments. Locations of small-scale medieval field patterns would also be highly sensitive to 'large' schemes.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 3E Lowland Plains in relation to solar PV development is included below:

- Areas of small-scale historic medieval enclosures and rough ground – highly sensitive Historic Landscape Types.
- Valued areas of semi-natural habitat, including at heathland and semi-natural broadleaved woodland at Bovey Heath LNR and SSSI, Stover Country Park LNR, Chudleigh Knighton Heath LNR and Brocks Farm SSSI.
- Locally important areas of high landscape value on the northern fringes of the LCT, designated as part of the wider Area of Great Landscape Value.
- Intervisibility with Dartmoor National Park, which lies immediately adjacent to the west.
- Historic designed parkland at Stover Park, a Grade II registered park and garden.
- Pockets of relative tranquillity away from development, including around Great Plantation.

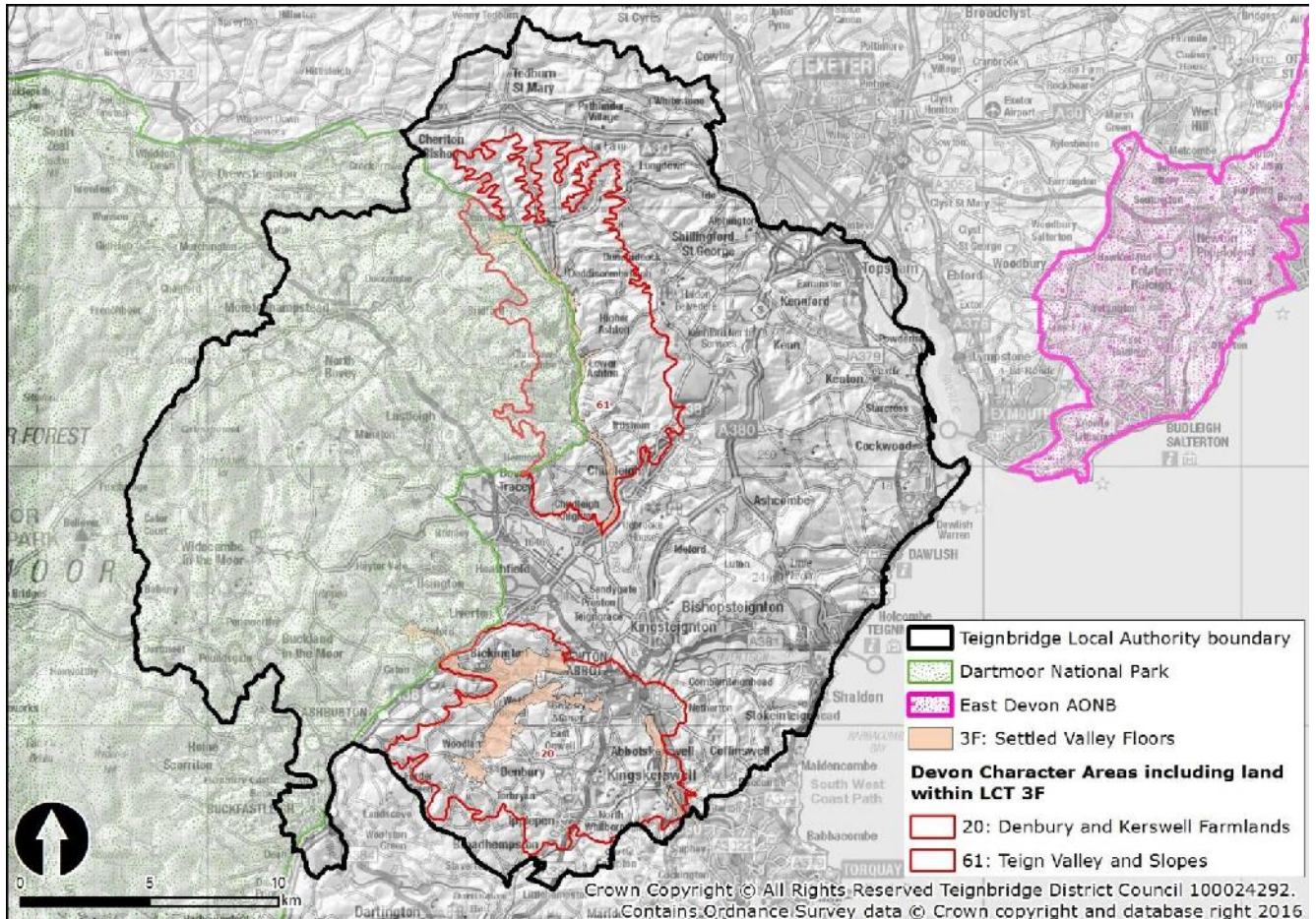
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are currently three permitted or operation solar PV developments within this LCT, all of which are in the 'very small' category (two at Twelve Oaks Farm and one at Little Liverton Business Park).
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' developments (of less than one hectare), a moderate sensitivity to 'small' and 'medium' developments (>1-10ha), a moderate-high sensitivity to medium-scale schemes (>10-15ha) and a high sensitivity to developments greater than 15 hectares. This indicates that the landscape would be particularly sensitive to any developments over 10ha and unlikely to be able to accommodate any schemes of over 15ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed locations, avoiding valued areas of semi-natural habitat, including open heathland, woodlands and wetlands.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The pockets of relative tranquillity and naturalistic character away from development, including Bovey Heath and Great Plantation, are protected.• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings.• The landscape's pattern of small-medium regular and irregular fields bounded by hedges is retained – particularly locations of historically important medieval fields.• Where possible, development avoids areas of sensitive historic land cover types including woodland, rough ground and park and garden.• The screening function of existing conifer plantations is explored when siting development.• Sites overlooked by or immediately adjacent to Dartmoor National Park are avoided, and the protected landscape's special qualities (including the sense of remoteness and wildness, timelessness and tranquillity) are respected.• The development of solar PV does not impact on the heritage assets and historic landscape character valued as part of the Grade II Stover Park estate.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including restoring and enhancing the pattern of woods, heaths and wetlands, fields and hedgerows.• Opportunities are considered to conserve, enhance and restore historic features, parkland, woods, heaths, wetlands and hedgerows – also in line with the strategy for the LCT. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls entirely within DCA 9: Bovey Basin. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ³⁹ .

³⁹ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3F: Settled Valley Floors

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 61: Teign Valley and Slopes

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁴⁰

- Relatively narrow river valley floor, often tightly contained by steep valley sides;
- Occasional farms, small villages and hamlets with some recreational and industrial land uses;
- Main roads crossing or following valley;
- Trees lining river and occasional wet meadows;
- Historic bridges and mills;
- Tranquil away from main roads;
- Views contained by woodland and trees on valley sides and floor.

Additional characteristics occurring in Teignbridge:

- Main road, railway and power line tend to visually dominate Aller Valley and reduces tranquillity;
- Extensive modern development along the east side of the Aller Valley.

⁴⁰ ⁴⁰ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform	L-M		
	Lower slopes and relatively narrow river valley floors of the Teign and Lemon and smaller tributaries, often tightly contained by steep valley sides. Elevation reaches a maximum of 105 metres AOD.		
Sense of openness / enclosure	M		
	High levels of enclosure provide by steep valley sides, which is elevated further by frequent blocks of woodland, riparian vegetation and the strong network of hedgebank field boundaries. The LCT is more open on some elevated hill slopes providing views across the area to neighbouring LCTs, notably 1E Wooded Ridges and Hilltops.		
Field pattern and scale	L-M		
	A mixed field pattern, with some smaller scale irregular fields based on medieval enclosures which contrast with larger, regular fields of more modern origin which form the predominant field pattern.		
Land cover			M-H
	This LCT is predominately pastoral farmland with occasional wet meadows next to the watercourses and arable fields on more elevated ground. Other land cover comprises woodland blocks, hedgerow trees and frequent riparian vegetation.		
Perceptual qualities			M-H
	Highly rural, tranquil and naturalistic away from main roads, railway and power lines, owing to high levels of woodland cover at Metley Moor and semi-natural habitats found along the watercourses. Extensive modern development, located along the east side of the Aller Valley at Newton Abbot, reduces tranquillity within the LCT along with quarrying activities.		
Historic Landscape Character	M		
	<p>The Devon HLC indicates that the LCT predominantly comprises a mixture of modern enclosure (40%) and post-medieval enclosures 14%, which are likely to indicate lower levels of sensitivity to solar PV developments. Considerable areas of medieval enclosures (19%) and watermeadows (7%) would be of higher sensitivity. Smaller areas of ancient woodland would also be highly sensitive to the development of solar PV schemes.</p> <p>The LCT also provides a setting to the Conservation Area of Lower Ashton.</p>		
Scenic and special qualities	M		
	<p>In the north, the LCT runs along the Teign valley forming Dartmoor National Park's eastern boundary. This section is also an Area of Great Landscape Value. A further narrow section at Bickington also lies adjacent to the National Park.</p> <p>The Devon LCA description notes the landscape's steep wooded gorge of the Lemon, extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows which are strong characteristics and offer a high level of scenic quality.</p> <p>Views from within the valleys are often contained by high hedgebanks, hedgerow trees and woodland. Main roads, railway and power lines tend to visually dominate this narrow intimate landscape especially along the Aller Brook. There is strong intervisibility with neighbouring LCT 1E, with views of its prominent slopes and conical hills.</p>		
Discussion on landscape sensitivity	<p>Although the landform of the LCT is relatively flat and includes large-scale fields of modern origin, areas of human activity (including quarrying) and locally high levels of enclosure which could indicate a lower sensitivity to solar PV development, the narrow and overlooked nature of the valleys, naturalistic wooded slopes, areas of historic field enclosure and its rural and tranquil character increase levels of sensitivity. The Teign valley would be highly sensitive to any solar PV development due to its close proximity to Dartmoor National Park and locally important scenic qualities reflected in designation as an Area of Great Landscape Value.</p>		

Sensitivity to different sizes of solar PV development	Very Small (<1ha)	M
	Small (>1-5ha)	M-H
	Medium (>5-10ha)	H
	Large (>10-15ha)	H
	Very large (>15-20ha)	H
	The LCT's narrow river valleys, areas of small-scale medieval field patterns, varied land cover and high levels of tranquillity mean that it would be highly sensitive to solar PV developments larger than 'medium' in scale. However, locations near current or past quarrying operations, associated with large-scale arable fields and areas enclosed by high hedgerows or woodland would be less sensitive to 'very small' or 'small' solar PV developments. Locations within the Teign valley and at Bickington would be particularly sensitive to any development due to their proximity to Dartmoor National Park.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 3F Settled Valley Floors LCT in relation to solar PV development is included below:

- The open character of the valley sides and upper slopes where development would be more visible.
- Valued areas of wet meadows, woodland, riparian vegetation and strong network of hedgebank field boundaries.
- Historically important areas of irregular field patterns based on medieval enclosures.
- The highly rural, tranquil and naturalistic or pastoral character of the valleys.
- The Conservation Area of Lower Ashton and its rural setting.
- The locally valued scenic qualities of the landscape which relate to the presence of extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows.
- The Conservation Area of Lower Ashton and its setting.
- The rural appearance of the valleys, overlooked by neighbouring landscapes (LCT 1E) and the adjacent Dartmoor National Park.

Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted solar PV developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' developments (of less than one hectare), a moderate-high sensitivity to 'small' developments (>1-5ha) and a high sensitivity to developments greater than five hectares. This indicates that the landscape would be particularly sensitive to any developments over 1ha and unlikely to be able to accommodate any over 5ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter areas, avoiding highly visible slopes/ridgelines and valued areas of semi-natural habitat, including watermeadows, ancient woodland and riparian vegetation.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The open and rural nature of the valley floors, and locally important levels of tranquillity, is retained.• Valued naturalistic habitats are retained – including watermeadows, ancient woodland diverse hedgerows, and riparian vegetation.• The pastoral character of the landscape and its strong network of species-rich Devon hedges dividing small medieval fields, are retained.• Distinctive views to the neighbouring LCT's prominent slopes and characteristic conical hills are retained.• Areas of sensitive historic land cover types including medieval enclosures, watermeadows and areas of ancient woodland are avoided.• Solar PV development does not detract from the special qualities of the Area of Great Landscape Value or adjacent Dartmoor National Park (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park are avoided.• The location of solar PV does not impact on the heritage value or setting of the Lower Ashton Conservation Area.• The rural appearance of the valleys in views from neighbouring LCTs and Dartmoor National Park is maintained.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including managing and extending watermeadow, riparian vegetation, watercourses, farmland and woodland habitats. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for multiple developments
<p>Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).</p>

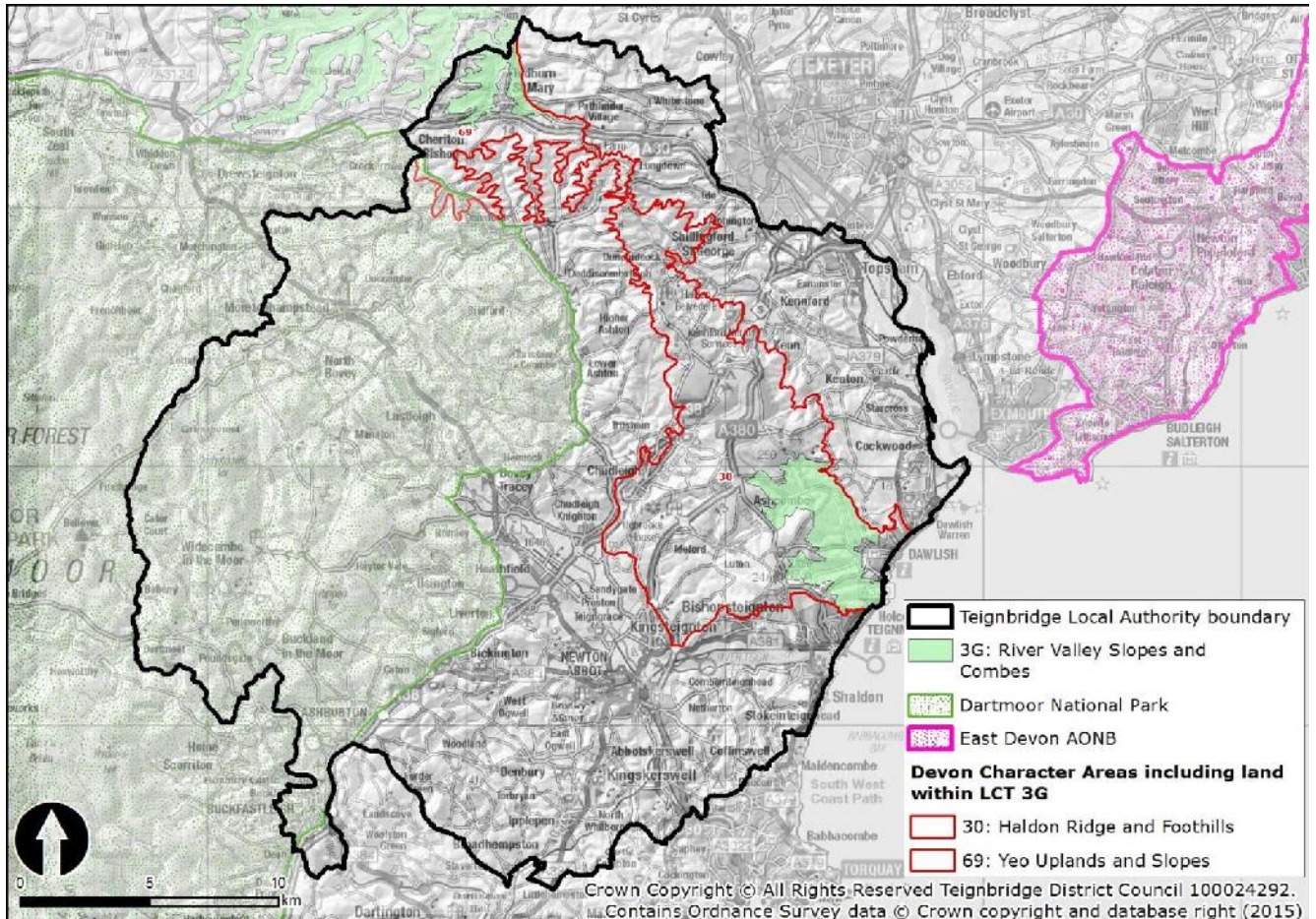
Additional guidance specific to particular Landscape Character Areas

This LCT falls within DCA 20: Denbury and Kerswell Farmlands and DCA 61: Teign Valley and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website⁴¹.

⁴¹ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3G: River Valley Slopes and Combes

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

DCA 69: Yeo Uplands and Slopes

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁴²

- High undulating slopes to either side of small narrow valleys;
- Small rivers and streams follow narrow valley floors;
- Pasture land in regular and irregular small to medium scale fields, with localised market gardening;
- Often irregular hedge boundaries and variable presence of hedgerow trees;
- Variable woodland, though mostly broadleaved, with scrub on lower slopes;
- Scattering of hamlets and farmsteads;
- Sparse network of minor roads and few footpaths;
- Ancient stone bridges;
- Extensive views over river valleys.

Additional characteristics occurring in Teignbridge:

- Historic estate and parkland with areas of mature woodland around Luscombe Castle.
- Coastal views from Dawlish Hinterland and underlying red soils.

⁴² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape sensitivity assessment for solar PV Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform			M-H
	The LCT includes small to medium-scale valley floors, steeply undulating slopes and hills along the valleys of Dawlish Water and its narrower tributary valleys. Elevation ranges from 30 to 140 metres AOD.		
Sense of openness / enclosure			M
	The landscape generally has an enclosed feel along the valleys where areas of woodland and hedgerows are present. The landscape is more open on some of the higher slopes.		
Field pattern and scale			M
	Field pattern of regular and irregular small to medium scale fields, which are primarily under pastoral use with occasional more intensive arable farming. A clear pattern of medieval field enclosures is evident.		
Land cover			M-H
	Pasture land is arranged into regular and irregular fields, with localised market gardening. Medium to large fields under intensive farming are found on lower slopes. Texture is provided by the landscape's hedge boundaries, with further variety presented by hedgerow trees and broadleaved woodland cover with scrub on lower slopes.		
	Historic estates and parkland with areas of mature and ancient woodland are found around Luscombe Castle and Stonelands House. Ancient stone bridges are local features. Settlement consists of a scattering of hamlets and farmsteads.		
Perceptual qualities			M-H
	A lightly settled, agricultural landscape with a traditional rural feel and historic estate influence of the designed landscapes of Luscombe Castle and Stonelands House. Overall strong sense of tranquillity which is locally reduced close to the coast road/railway and edges of towns.		
Historic Landscape Character			
	The Devon HLC indicates that the LCT comprises medieval (40%) and modern (27%) field enclosures, along with woodland (8%), parks and gardens (9%) and watermeadow (2%). The modern enclosures are likely to have reduced sensitivity to solar PV development than the other types of HLC. Historic estate parkland with areas of mature woodland is associated with Luscombe Castle (Grade I Registered Park and Garden) and Stonelands House (Grade II Registered Park and Garden).		
Scenic and special qualities			M-H
	Much of the LCT is locally designated as either an Area of Great Landscape Value or Undeveloped Coast. The Devon LCA description also notes the landscape's important combination of steep ridges and valley systems, patchwork of fields and hedgerows and designed landscapes create a landscape of high scenic quality which forms an important setting to the town of Dawlish. The coastal views and backdrop of the Haldon Ridge define a strong sense of place.		
Discussion on landscape sensitivity	Although this landscape has areas of larger scale more intensive farmland and woodland cover that could be used to screen solar PV development, its sensitivity is increased by the prominent ridges and slopes, sparsely settled rural character and the historically important medieval field pattern.		
Sensitivity to different sizes of solar PV development	Very Small (<1ha)		M-H
	Small (>1-5ha)		H
	Medium (>5-10ha)		H
	Large (>10-15ha)		H
	Very large (>15-20ha)		H
	This LCT is likely to be highly sensitive to solar PV developments greater than one hectare in size due to the landscape's steep and highly visible slopes, the small scale		

	field pattern with evidence of medieval origin, the locally valued scenic and rural qualities of the landscape and frequent historic estate parkland.
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SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 3G River Valley Slopes and Combes LCT in relation to solar PV development is included below:

- The landscape's steeply sloping and highly visible slopes.
- The small scale historic field pattern which is often medieval in origin.
- Areas of naturalistic land cover, including ancient woodland at Luscombe Wood.
- The traditional rural qualities of the landscape.
- The valued scenic and undeveloped characteristics of the landscape, with areas locally designated as an Area of Great Landscape Value or Undeveloped Coast.
- The historic estate parkland associated with the Grade I Registered Park and Garden of Luscombe Castle and the Grade II Stonelands House.
- The role the ridgelines have in providing a rural backdrop to settlements including Dawlish and Teignmouth.

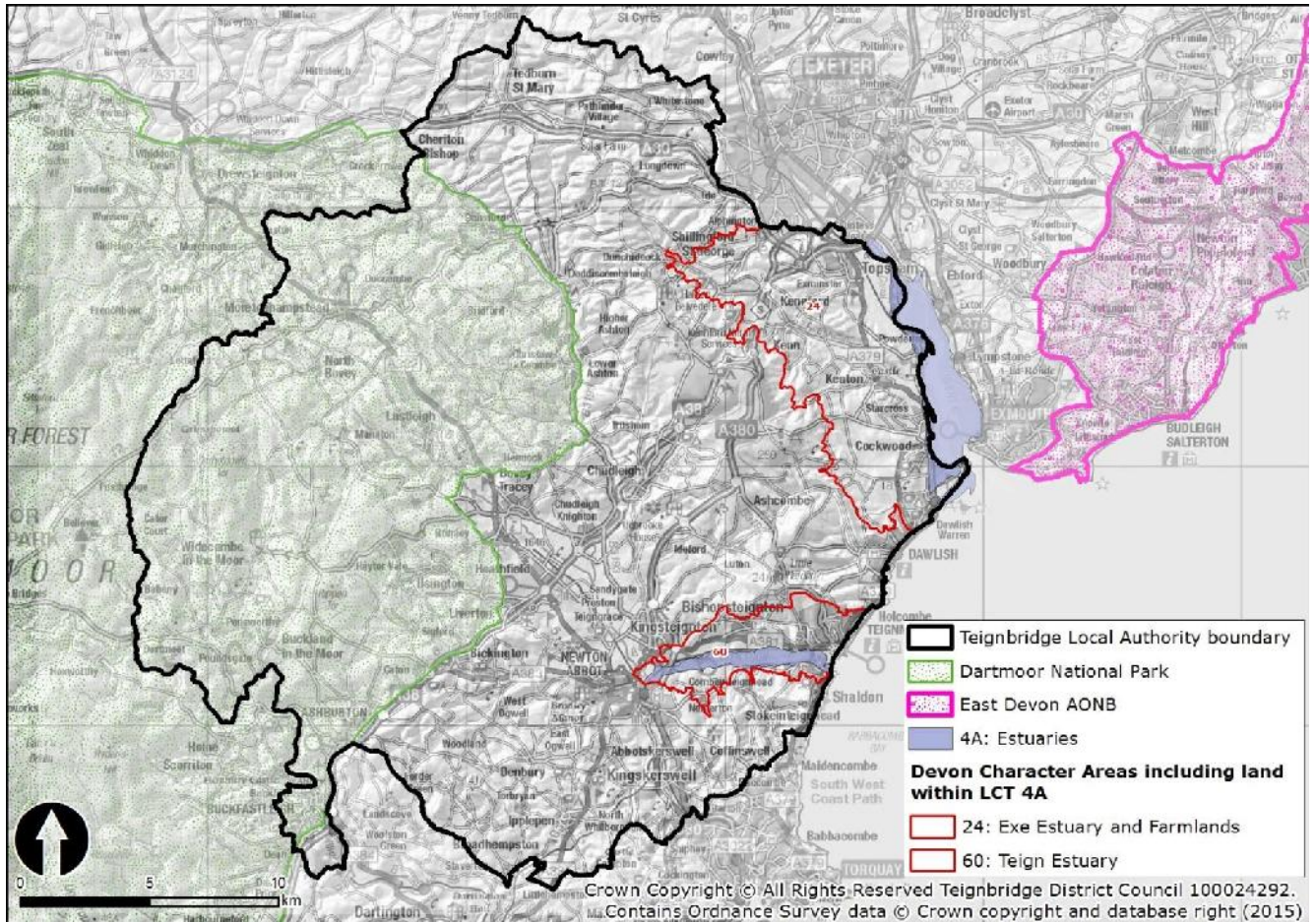
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there is one permitted solar PV development at Woodhouse Farm which falls into the 'very small' size category.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate-high sensitivity to 'very small' developments (<1ha) and a high sensitivity to developments greater than one hectare. This indicates that the landscape would be unlikely to be able to accommodate any over 1ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter areas, avoiding highly visible slopes/ridgelines and valued areas of semi-natural habitat, including ancient woodland and wood pasture/parkland.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Solar PV development is avoided on the steep, highly visible slopes.• Where possible, development avoids areas of sensitive historic land cover types including medieval enclosures, woodland and park and garden.• Valued areas of naturalistic land cover are conserved, including estate parkland and ancient woodland at Luscombe Wood.• The strong rural and historic estate character of the landscape, with locally important levels of tranquillity, is retained.• Development does not impact on the locally valued scenic qualities of the landscape, including Areas of Great Landscape Value and Undeveloped Coast.• The development of solar PV does not impact on the heritage value of the Grade I Listed Luscombe Castle estate and the Grade II listed Stonelands House estate.• Solar PV development does not detract from the role the landscape serves as a backdrop to Teignmouth and Dawlish.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including conserving and enhancing the landscape pattern of irregular fields, woodland, hedgerows and narrow lanes and ensuring new development reflects the historic settlement pattern and vernacular character. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls within DCA 69: Yeo Uplands and Slopes and DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website ⁴³ .

⁴³ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4A: Estuaries

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

DCA 60: Teign Estuary

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁴⁴

- Extensive estuary;
- Wide area including winding river channel of open water, with mudflats, sandbanks and marshes covered with shallow salt water at high tide;
- Defined by landform to either side;
- Low accessibility but well used for water related recreation;
- Unsettled and unenclosed, without roads or tracks but with major road crossings on bridges and embankments;
- Largely tranquil despite proximity to large settlements and major transport routes;
- Visual focus for adjoining landscapes;
- Strong sensory characteristics: colour and texture of vegetation and mudflats, movement and sounds of birds, reflections on open water, smell of salt air and mudflats, movement of tides and boats.

Additional characteristics occurring in Teignbridge:

- Major road crossings dominate close to Exeter and Newton Abbot, with reduced tranquillity;
- Shaldon Bridge interrupts visual link from Teign estuary to open sea;
- River channel is a dominant feature even at low tide;
- Northern bank of Teign and lower west bank of Exe contained by mainline railway embankment.

⁴⁴ ⁴⁴ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶			Higher sensitivity
Landform	L				
	Extensive estuaries of the Exe/Teign which are generally wide and flat. The LCT also contains the flat expanses of sand and mud along the sides of the river channels, which are periodically covered by water.				
Sense of openness / enclosure					H
	Unenclosed and open internally due to the flat topography and wide expanses of water and mudflats, although the extent of the LCT is defined around the outer edges by the surrounding landform.				
Field pattern and scale			M		
	This LCT is unenclosed and without fields for the most part, except for some post medieval enclosures to the far west at Hackney Marshes Local Nature Reserve. The open mudflats and expanses of water give the LCT a larger scale.				
Land cover					H
	Winding river channel of open water, with mudflats, sandbanks and marshes covered with shallow salt water at high tide. The Exe Estuary is nationally and internationally designated for its nature conservation importance and value for birdlife (SPA, Ramsar, SSSI and Important Bird Area).				
Perceptual qualities				M-H	
	Largely tranquil despite proximity to large settlements and major transport routes. Strong sensory characteristics: colour and texture of vegetation and mudflats, movement and sounds of birds, reflections on open water, smell of salt air and mudflats, movement of tides and boats. Major road crossings dominate close to Exeter and Newton Abbot, with reduced tranquillity locally. The main south-west railway line runs adjacent to the Exe, also breaking levels of tranquillity intermittently.				
Historic Landscape Character				M-H	
	The Devon HLC indicates that the majority of the LCT is mud and sand (58%), sand (32%) and marsh (4%). These HLTs have a high sensitivity to solar PV development as a result of potential change to the coherence of these historic landscape types. The Teign Estuary contributes to the setting of Conservation Areas at Teignmouth and Shaldon.				
Scenic and special qualities				M-H	
	Much of the area along the Exe estuary is locally designated as an Area of Great Landscape Value, whilst the majority of the Teign is Undeveloped Coast. The Devon Character Area description also notes the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. There is strong intervisibility with adjoining landscapes and the estuaries form a visual focus for views.				
Discussion on landscape sensitivity	Although this landscape is relatively flat with no prominent slopes, the landscape's expansive tracts of wetland habitats, overall lack of human development, valued local levels of tranquillity and its position overlooked by development at Teignbridge and Exeter means that the landscape would be highly sensitive to any solar PV development.				
Sensitivity to different sizes of solar PV development	Very Small (<1ha)				H
	Small (>1-5ha)				H
	Medium (>5-10ha)				H
	Large (>10-15ha)				H
	Very large (>15-20ha)				H
	Because of the LCT's high levels of landscape sensitivity particularly its naturalistic and tranquil characteristics, the estuaries would be sensitive to the development of any solar PV schemes.				

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4A Estuaries LCT in relation to solar PV development is included below:

- The unenclosed and open nature of the landscape.
- Internationally valued semi-natural wetland and estuarine habitats, including mudflats, sandbanks and saltmarshes; the Exe designated as a Special Protection Area, Ramsar site and SSSI.
- The strong sense of relative remoteness and tranquillity associated with the estuaries, with strong sensory characteristics associated with the water.
- The distinctive setting the estuaries provide to nearby settlements, including the Conservation Areas at Teignmouth and Shaldon.
- The landscape's valued scenic qualities, with much of the landscape along the Exe designated as an Area of Great Landscape Value and the Teign designated as Undeveloped Coast.

Guidance for solar PV development

Permitted schemes within the LCT

Council records at the time this study was produced (July 2015) show that there are no permitted or operational solar PV developments within the LCT.

Guidance for Development

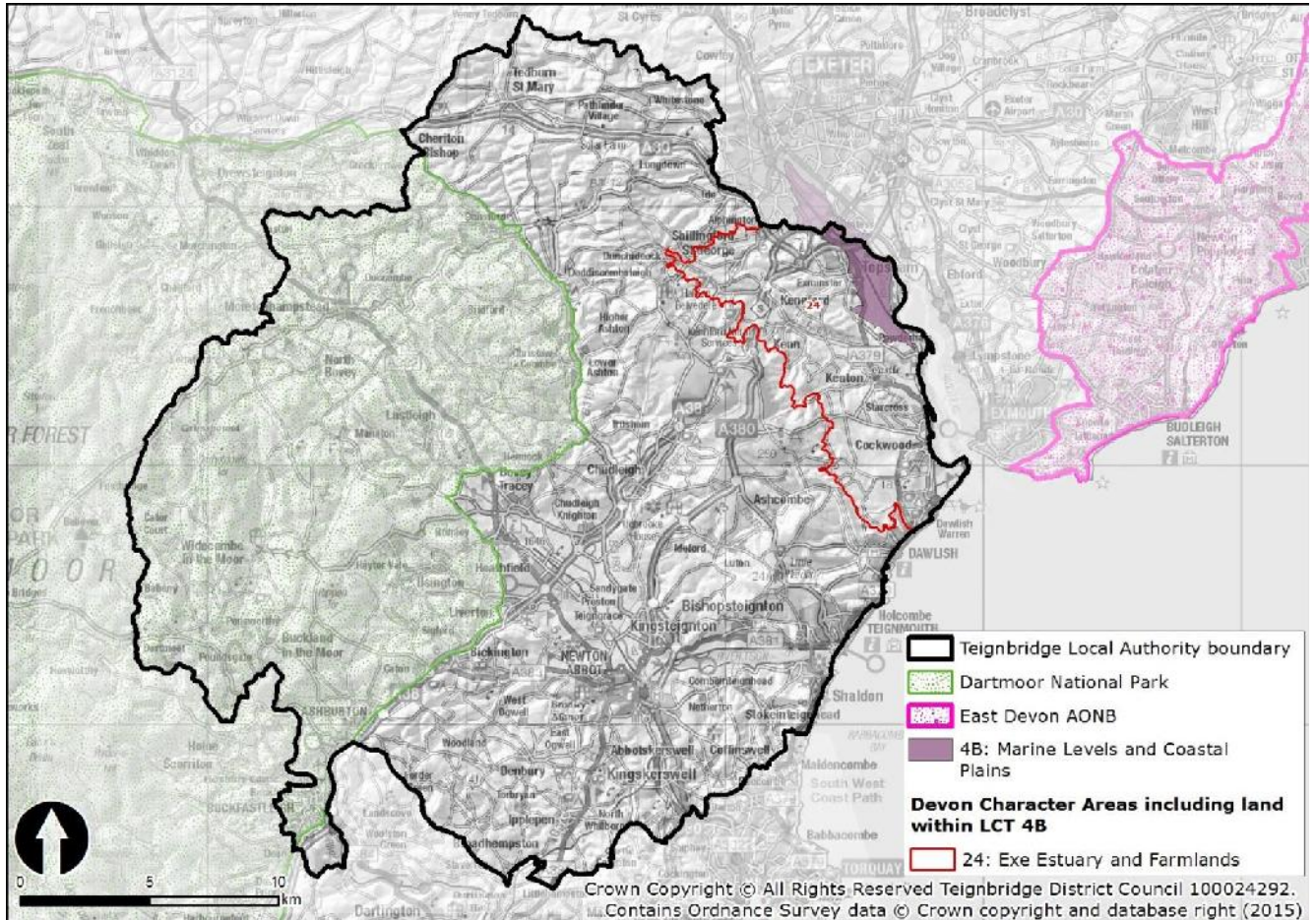
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of solar PV development, and is therefore unlikely to be able to accommodate any solar PV development without introducing a significant change to landscape character.

Additional guidance specific to particular Landscape Character Areas

N/A

LCT 4B: Marine Levels and Coastal Plains

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics⁴⁵

- Flat floodplain land adjoining estuaries and coast;
- Marine influence on terrestrial habitats such as coastal grasslands, reedbeds and marshes;
- Unsettled and unenclosed with small lanes and tracks;
- Proximity of main roads and settlements reduces tranquillity;
- Permanent and seasonal open water in ditches, streams and pools;
- Strong sensory characteristics: colour and texture of vegetation, movement and sounds of birds, reflections on open water;
- Sparse tree cover;
- Informal recreational use.

Additional characteristics occurring in Teignbridge:

- Mainline railway crosses levels on embankment;
- Major roads cross on embankments/bridges;
- Visual dominance of Exeter urban area to north of M5;
- Canal to east, estuary boundary.

⁴⁵ ⁴⁵ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform	L		
	Flat, floodplain land along the west side of the Exe estuary and its smaller adjoining tributaries. Includes extensive areas of marshland; the landscape is expansive due to the flat and open topography.		
Sense of openness / enclosure			M-H
	Generally open and unenclosed due to a lack of tree cover and hedgerows coupled with the flat topography, with many field boundaries consisting of ditches. Trees are limited to roadsides and hedgerows.		
Field pattern and scale			M-H
	Mostly small scale, irregular field pattern of fields of medieval origin, with enclosures separated by a mixture of ditches and hedgerows, with few trees.		
Land cover		M	
	A mixture of estuarine habitats including coastal grasslands, reedbeds and marshes with sparse tree cover. Permanent and seasonal open water is found in ditches, streams and pools, particularly in Exminster Marshes Nature Reserve. Agricultural land cover consists of wet grassland utilised for pasture. The landscape is generally unsettled, although it is surrounded by urban development to the north.		
Perceptual qualities			M-H
	The close proximity of main roads, settlements and industrial development reduces tranquillity locally, however on the whole this is a tranquil landscape with strong sensory characteristics: colour and texture of vegetation, movement and sounds of birds and reflections on open water.		
Historic Landscape Character			M-H
	The Devon HLC indicates that the LCT is mostly comprised of post-medieval strip enclosures (45%) and medieval field enclosures (37%). These are likely to have higher levels of sensitivity to solar PV development. There are also areas of modern enclosure (16%) which are likely to have reduced sensitivity. Part of the Grade II* Registered Park and Garden of Powderham Castle Estate is found in the south of the LCT.		
Scenic and special qualities			M-H
	The south of the LCT is locally designated as an Area of Great Landscape Value and Undeveloped Coast. The Devon Character Area description also notes the landscape's important patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features which create a landscape of high scenic quality which forms an important part of the setting to Exeter. The scenic quality is eroded to some extent by the presence of major roads, including the M5 motorway crossing the estuary and scattered unsympathetic development close to Exeter.		
Discussion on landscape sensitivity	Although this landscape is relatively flat and therefore not visually prominent, its sensitivity to solar PV development is increased by the presence of valued semi-natural habitats, remnant small-scale medieval field pattern, lack of human development and high levels of tranquillity.		
Sensitivity to different sizes of solar PV development	Very Small (<1ha)		M-H
	Small (>1-5ha)		H
	Medium (>5-10ha)		H
	Large (>10-15ha)		H
	Very large (>15-20ha)		H
The remnant medieval field pattern, valued semi-natural habitats and lack of human influence mean that this landscape is likely to be particularly sensitive to all but 'very small' scale solar PV development, less than one hectare in scale			

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4B Marine Levels and Coastal Plains LCT in relation to solar PV development is included below:

- The open and expansive character of the landscape, with few trees and hedgerows.
- The historically valued small scale, irregular remnant medieval field pattern.
- Valued naturalistic habitats including wetlands, reedbeds and marsh which are designed as an SPA, SSSI, Important Bird Area and RSPB Reserve at Exminster Marshes Nature Reserve and the Exe Estuary.
- Highly tranquil and mostly undeveloped perceptual qualities of the landscape.
- The Grade II* Registered Park and Garden of the Powderham Castle Estate.
- The LCT's valued scenic qualities, with the south of the area locally designated as an Area of Great Landscape Value and Undeveloped Coast.

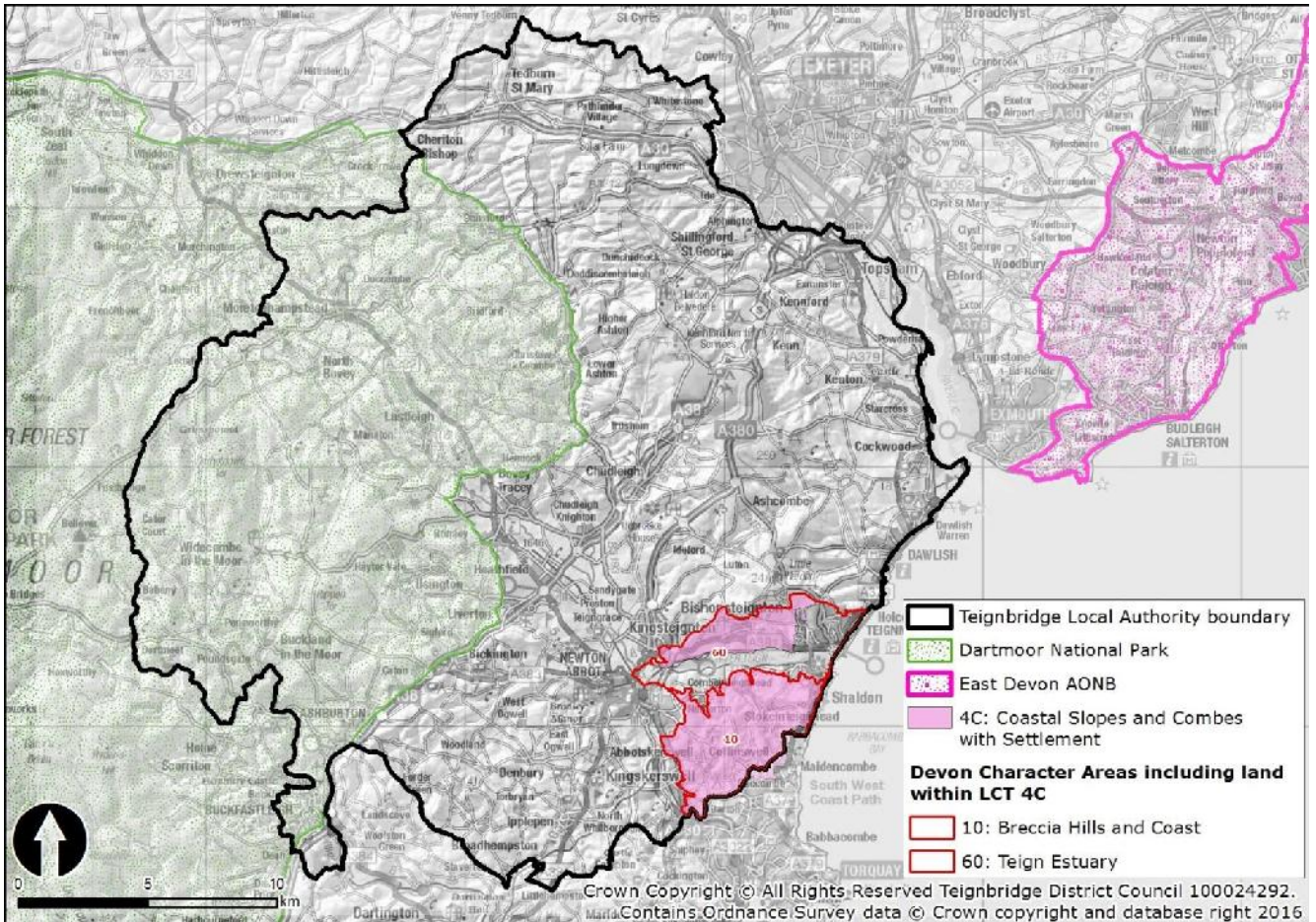
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there is no permitted or operational solar PV development within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate-high sensitivity to 'very small' developments (<1ha) and a high sensitivity to developments greater than one hectare. This indicates that the landscape would be unlikely to be able to accommodate any over 1ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter, less visually prominent areas, avoiding valued areas of semi-natural habitat including coastal grassland, reedbeds and marsh.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The strongly rural and mostly undeveloped character of the landscape, with locally important levels of peace and tranquillity, is retained.• Valued naturalistic habitats are conserved – including coastal grasslands, reedbeds and marshes at Exminster Marshes Nature Reserve and the Exe Estuary.• Where possible, development avoids areas of sensitive historic land cover types including the landscape's relict small scale, irregular medieval enclosures.• The location of solar PV development does not impact on the heritage value or the setting of the Grade II* Registered Park and Garden of Powderham Castle.• Development avoids areas which are valued for their scenic quality and locally designated as an Area of Great Landscape Value/Undeveloped Coast - in the southern part of the LCT.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving extensive views across the landscape to the estuary, coast and higher ground and conserving, enhancing and restoring the pattern of fields, woodlands, hedgerows and narrow lanes. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls entirely within DCA 24: Exe Estuary and Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ⁴⁶ .

⁴⁶ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4C: Coastal Slopes and Combes with Settlement

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁴⁷

- Steeply sloping narrow valley systems with small streams;
- Small to medium irregular fields with wide hedgebanks;
- Pasture with frequent wet pasture and horse paddocks;
- Winding narrow lanes with many public rights of way;
- Coastal influence even where sea views are restricted by steep valleys;
- Small scale, confined and sheltered valleys;
- Sea and/or estuary views from ridges and higher slopes;
- Small villages and linear settlements along valley floors with occasional scattered farms;
- Lushly vegetated with trees and predominantly broadleaved woodland.

Additional characteristics occurring in the Study Area:

- Main road to the east, following the coast and main road and railway to the north of the Teign estuary;
- Strong sense of tranquillity despite proximity to main towns;
- Historic villages with many vernacular buildings;
- Small orchards in valleys and on lower slopes;
- Large village and some modern development to the north of the Teign estuary.

⁴⁷ ⁴⁷ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform			H
	Small to medium-scale dramatically undulating landscape, cut by frequent small-scale sloping narrow valley systems. Elevation ranges widely, from 40 metres to a maximum of 167 metres AOD in the south of the LCT.		
Sense of openness / enclosure		M	
	The sense of enclosure varies greatly with the topography, with high levels of enclosure along roads with tall hedgebanks, and within narrow valleys often cloaked in woodland. The higher areas in the south of the LCT are comparatively more open.		
Field pattern and scale			M-H
	Small to medium-scale irregular pasture fields, often arranged in a medieval field pattern. There are some larger more modern enclosures on some of the higher hill slopes.		
Land cover			M-H
	Farmland consists of small-scale irregular pasture fields, some medieval in origin, with wide hedgebanks. There are also areas of wet pasture, horse paddocks and orchards contributing to landscape variety. The slopes are often densely vegetated with trees and predominantly broadleaved woodland.		
Perceptual qualities			M-H
	The Devon HLC indicates that the LCT comprises 41% medieval enclosures – of higher sensitivity to solar PV developments – and 35% modern enclosures – generally of lower sensitivity. The landscape also includes smaller areas of post-medieval strip enclosures (8%) and park/garden/orchard (4%) – also of higher sensitivity. Historic villages with many vernacular buildings are scattered throughout the LCT, some are designated as Conservation Areas including Coffinswell, Stokeinteignhead and Bishopsteignton.		
Historic Landscape Character			M-H
	The Devon HLC indicates that the LCT comprises 41% medieval enclosures – of higher sensitivity to solar PV developments – and 35% modern enclosures – generally of lower sensitivity. The landscape also includes smaller areas of post-medieval strip enclosures (8%) and park/garden/orchard (4%) – also of higher sensitivity. Historic villages with many vernacular buildings are scattered throughout the LCT, some are designated as Conservation Areas including Coffinswell, Stokeinteignhead and Bishopsteignton.		
Scenic and special qualities			M-H
	All of the landscape is either locally designated as Undeveloped Coast (northern half of the LCT) or as an Area of Great Landscape Value (southern half). The Devon Character Area descriptions note the landscape's important landform of undulating deep valleys and high ridges, dramatic estuary and coastal views and scenery and patchwork of fields, hedgerows and woodlands providing a landscape of high scenic quality with a strong sense of place. Distinctive views of the sea and/or Teign estuary are granted from ridges and higher slopes, although these are often restricted by the steep valley topography.		
Discussion on landscape sensitivity	Although the LCT includes some larger scale fields and areas of modern development, the landscape's distinctive undulating topography, prominent slopes, small-scale medieval field patterns and strip enclosures, relative sense of tranquillity and locally important scenic qualities all heighten sensitivity to solar PV development.		
Sensitivity to different sizes of solar PV development	Very Small (<1ha)		M
	Small (>1-5ha)		M
	Medium (>5-10ha)		M-H
	Large (>10-15ha)		H
	Very large (>15-20ha)		H
	The landscape's complex, intricate topography, strong small-scale landscape patterns including medieval fields divided by thick Devon hedges, areas of naturalistic woodland cover and important rural and scenic qualities mean that it would be highly sensitive to any solar PV developments larger than 'small'. Many parts of the small-scale, narrow		

valleys would be highly sensitive to all but 'very small' schemes. The undeveloped coastal edge would be highly sensitive to any solar PV developments.

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for the 4C Coastal Slopes and Combes with Settlement LCT in relation to solar PV development is included below:

- The LCT's complex, often intricate landform with prominent, undeveloped slopes and ridges forming a backdrop to views from the Teign Estuary, coast and nearby settlements.
- Small scale landscape patterns, including historically important medieval and strip field enclosures.
- Naturalistic land cover, including a strong network of Devon hedges linking to areas of woodland, pastoral farmland and orchards.
- Highly rural and locally valued scenic qualities recognised by AGLV and Undeveloped Coast designations.
- Intervisibility with the uplands of Dartmoor National Park to the west.

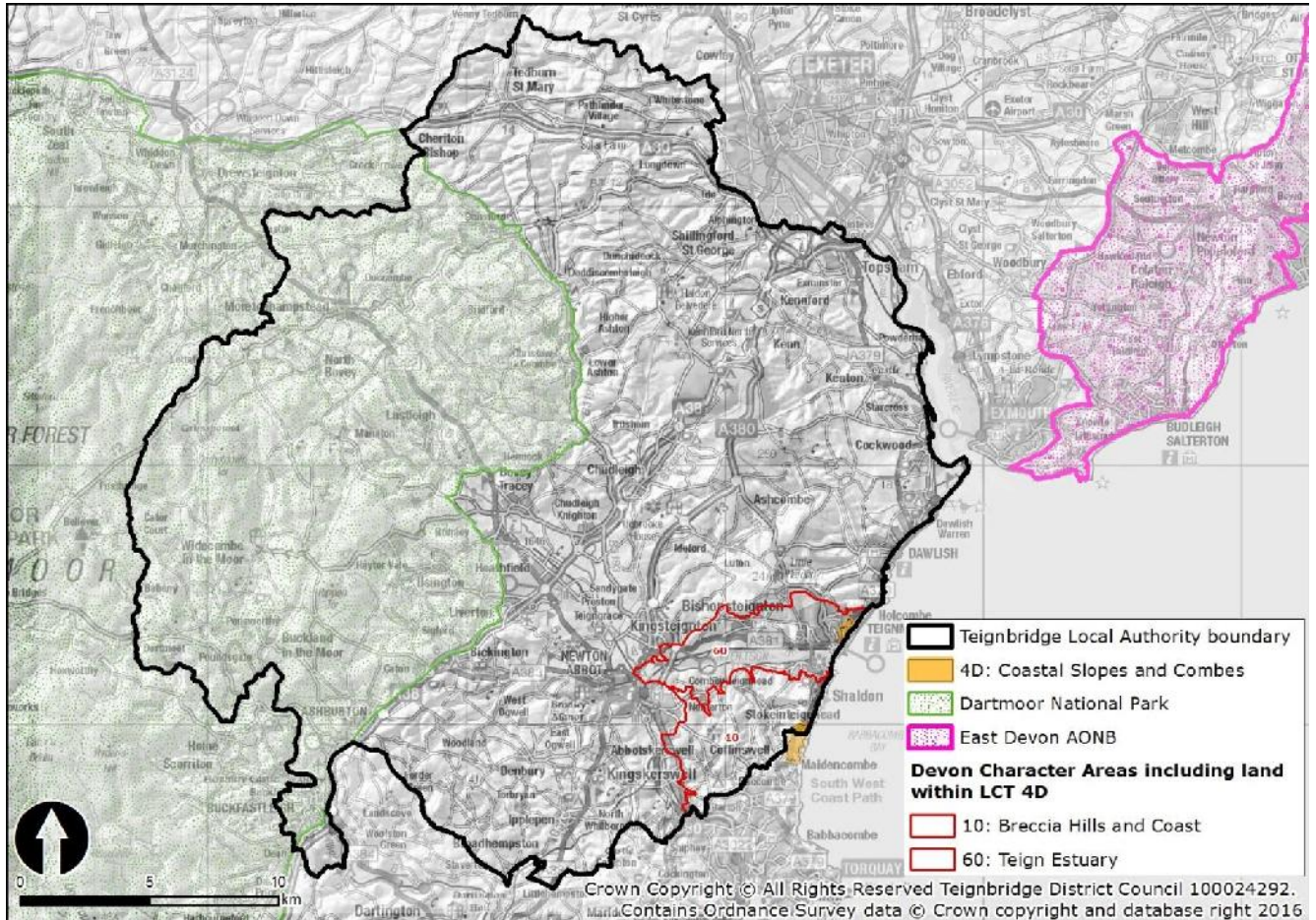
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted or operation solar PV developments within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' and 'small' solar PV developments (up to 5ha), a moderate-high sensitivity to 'medium' developments (>5-10ha) and a 'high' sensitivity to 'large' or 'very large' developments (over 10 hectares). This indicates that the landscape would be particularly sensitive to schemes over 5 hectares in size, and unlikely to be able to accommodate any solar PV developments over 10ha without introducing a change to landscape character.</p> <p>Any proposals should be located in more enclosed areas, avoiding highly visible slopes and ridgelines. The undeveloped coastal edge would be highly sensitive to any solar PV developments.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Development avoids the most prominent, undeveloped hill slopes and ridgelines –which form a backdrop to the coast, Teign Estuary and nearby settlements.• The patchwork landscape including small-scale medieval fields and post-medieval strip enclosures, divided by a strong network of Devon hedges, is retained.• Valued naturalistic habitats are protected – including semi-natural woodland, unimproved grasslands and traditional orchards.• The landscape's strongly rural character, with locally valued scenic and tranquil qualities within the AGLV and Undeveloped Coast designations, is retained.• The historic qualities of the landscape – including traditional, vernacular settlements, are respected.• The development of solar PV does not detract from views to Dartmoor National Park, or affect the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity).• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving and enhancing estuary views and the visual separation/setting provided by the undeveloped ridges to nearby settlements, as well as enhancing hedgerows, woodland and historic features. <p>When siting and designing solar PV developments in this LCT, the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Additional guidance specific to particular Landscape Character Areas
<p>The northern part of this LCT falls within DCA 60: Teign Estuary, whilst the southern part lies within DCA 10: Breccia Hills and Coast. Wherever possible, future development should be in line with the overall landscape strategies of the Devon Character Areas, as set out in the descriptions on the DCC website⁴⁸.</p>

⁴⁸ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4D: Coastal Slopes and Combes

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁴⁹

- Narrow steep individual valley systems along coast;
- Coastal influence in exposure, vegetation and extensive views;
- Small areas of pasture and scrub with irregular small scale field pattern marked by low hedgebanks;
- Sparsely settled (in contrast to surrounding area) stone dominant building material;
- Limited road network;
- Coastal rights of way with steep paths down to beaches;
- Limited vehicle access to coast;
- High open and exhilarating in top slopes, grading to intimate and enclosed in lower valley;
- Broadleaved woodland, dominant in places.

Additional characteristics occurring in Teignbridge:

- Parkland public open space on the edge of Teignmouth;
- Main road on upper slopes to the west.

⁴⁹ ⁴⁹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform			H	
	A coastal landscape with steep slopes cut by narrow coombes which lead down to the shore. The topography rises steeply to 159m AOD in the south of the LCT.			
Sense of openness / enclosure			M-H	
	Open and exposed on the top slopes, grading to more intimate and enclosed in the lower valleys and narrow combs. High levels of tree cover offer a sense of enclosure in some places (e.g. around Commons Plantation).			
Field pattern and scale			M-H	
	Irregular small-scale field pattern, which is of medieval origin in the north of the LCT.			
Land cover			M-H	
	Small areas of pasture and scrub in an irregular small scale field pattern marked by low hedgebanks. The area is heavily wooded with mature mixed woodland, particularly around Commons Plantation. Parkland and areas of public open space are found on the edge of Teignmouth. Semi-natural coastal habitats at Labrador Bay consist of coastal cliffs, woodland, scrub and semi-natural grassland which provide naturalistic land cover. The LCT is sparsely settled (in contrast to the surrounding area).			
Perceptual qualities		M		
	The LCT is generally exposed and influenced by the coast. There is a contrast between the open and exhilarating feel on the elevated top slopes, grading to intimate and enclosed in lower valleys. Nearby urban development and major roads can detract locally from these perceptual qualities.			
Historic Landscape Character			M-H	
	The Devon HLC indicates that the LCT is mostly comprised of medieval enclosures (37%) and post medieval strip enclosures (32%) supplemented by woodland (8%), modern enclosure (8%) and bare rock (8%). The medieval enclosures and areas of bare rock would be of higher sensitivity to solar PV development.			
Scenic and special qualities			M-H	
	The area is locally designated as an area of Undeveloped Coast. The Devon LCA description notes the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. Extensive views are gained along combs and reach out to sea. The LCT forms a key part of the seascape setting of Babbacombe Bay.			
Discussion on landscape sensitivity	Although this landscape has small areas of larger scale fields and coniferous woodland that may reduce sensitivity to solar PV development, the landscape's prominent slopes, valued semi-natural habitats, role of the landscape as part of the seascape setting of Babbacombe Bay and small-scale medieval field pattern all heighten levels of sensitivity.			
Sensitivity to different sizes of solar PV development	Very Small (<1ha)			H
	Small (>1-5ha)			H
	Medium (>5-10ha)			H
	Large (>10-15ha)			H
	Very large (>15-20ha)			H
	The LCT's steep, prominent slopes, overall lack of human development and important areas of naturalistic land cover result in high levels of landscape sensitivity which means this LCT would be sensitive to any scale of solar PV development.			

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4D Coastal Slopes and Combes LCT in relation to solar PV development is included below:

- The dramatic, visually prominent slopes leading down towards the shore, incised by narrow combes.
- The valued semi-natural habitats of coastal cliffs and grassland, woodland and scrub at Labrador Bay, which form part of an RSPB reserve.
- The presence of an historically important irregular, small scale historic medieval field pattern.
- The undeveloped and naturalistic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast.
- The expansive sea views and role of the LCT as part of the setting to the wider seascape of Babbacombe Bay.

Guidance for solar PV development

Permitted schemes within the LCT

Council records at the time this study was produced (July 2015) show that there are no operational or consented solar PV developments within this LCT.

Guidance for Development

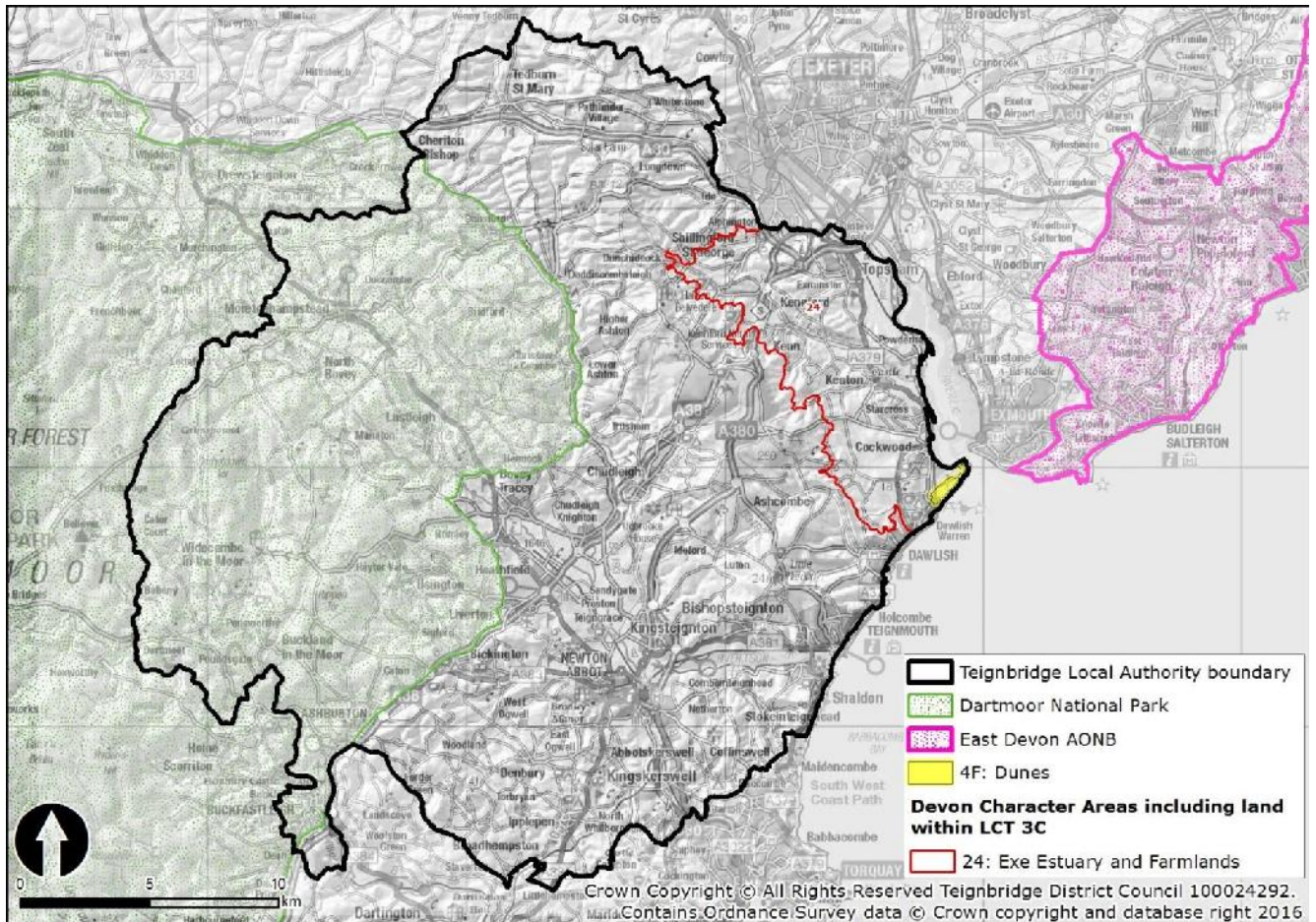
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of solar PV development, and is therefore unlikely to be able to accommodate any solar PV development without introducing a significant change to landscape character.

Additional guidance specific to particular Landscape Character Areas

N/A

LCT 4F: Dunes

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁵⁰

- Sand dune systems;
- Variety of heights and habitats;
- Frequent recreational and leisure use;
- Coastal grassland;
- Dominant feature in local landscape;
- Unsettled and unenclosed, without roads but with tracks and footpaths;
- Tranquil and remote in parts;
- Varying between intimate & open/exposed with sea/estuary views.

Additional characteristics occurring in Teignbridge:

- Mainline railway to western edge;
- Proximity of village and extensive leisure developments reduces tranquillity and remoteness.

⁵⁰ ⁵⁰ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Solar PV Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity	
Landform			M-H	
	Small, relic sand dune system at Dawlish Warren at the mouth of the Exe estuary. The irregular topography of the dunes forms a distinctive feature along this area of coast. The land is low lying, generally not rising above five metres AOD.			
Sense of openness / enclosure			H	
	The landscape is largely unenclosed and exposed but does vary between intimate and open depending on the formation of the dunes and vegetation cover.			
Field pattern and scale			H	
	Most of the LCT is comprised of an unenclosed semi-natural sand dune system. Warren Golf Course is also a prominent feature within the LCT.			
Land cover			M-H	
	Variable landcover, with a mix of naturalistic habitats including sand dune systems, coastal grassland and saltmarsh with stunted trees scattered throughout. The semi-natural habitats are covered by multiple designations including SAC, SPA and SSSI. Much of the LCT is contained within Warren Golf Course and the landscape is unsettled.			
Perceptual qualities			M-H	
	Tranquil and remote in parts, varying between intimate and open/exposed and with a strong maritime influence throughout. The extensive usage of the landscape for golfing and informal recreation can create a busy landscape. There is a lack of development within the LCT, although the proximity of the village and extensive leisure developments reduces tranquillity and remoteness.			
Historic Landscape Character		M		
	The Devon HLC indicates that the LCT comprises recreational space (72%), dunes (19%) and sand (9%). The areas classified as dunes and sand would be of higher sensitivity to solar PV development.			
Scenic and special qualities			M-H	
	The LCT is locally designated as an area of Undeveloped Coast.			
	The Devon LCA description also notes the landscape's important estuarine and coastal views which give a strong sense of place and an important part of the setting to the village of Dawlish Warren. It also notes the area's nationally valued semi-natural habitats and great importance as a recreational resource, with the golf course and beaches becoming busy with tourists in the summer months.			
Discussion on landscape sensitivity	Although this landscape has an extensive golf course and is relatively low lying, the distinct landform of the sand dunes, the nationally important semi-natural habitats and the LCT's prominent coastal location all result in increased sensitivity to solar PV development.			
Sensitivity to different sizes of solar PV development	Very Small (<1ha)			M-H
	Small (>1-5ha)			H
	Medium (>5-10ha)			H
	Large (>10-15ha)			H
	Very large (>15-20ha)			H
	This LCT would be of moderate-high sensitivity to 'very small' scale solar PV development. It would be highly sensitive to any solar PV development larger than this due to the valued naturalistic land cover, small scale relic dune system and coastal location.			

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4F Dunes LCT in relation to solar PV development is included below:

- The distinctive landform of the dunes, with irregular topography and open slopes.
- The largely unenclosed and open landscape of the semi-natural sand dune system.
- The internationally important semi-natural habitats of Dawlish Warren, including sand dune habitats, designated as an SAC, SPA, SSSI, Important Bird Area and National Nature Reserve.
- The high levels of tranquillity and remoteness, particularly in the east of the LCT away from tourism development.
- The role of the LCT as part of the wider seascape setting to the Exe Estuary and the backdrop it provides to views from the sea.
- The scenic qualities of the landscape, which is locally designated as an area of Undeveloped Coast. These include the important estuarine and coastal views.

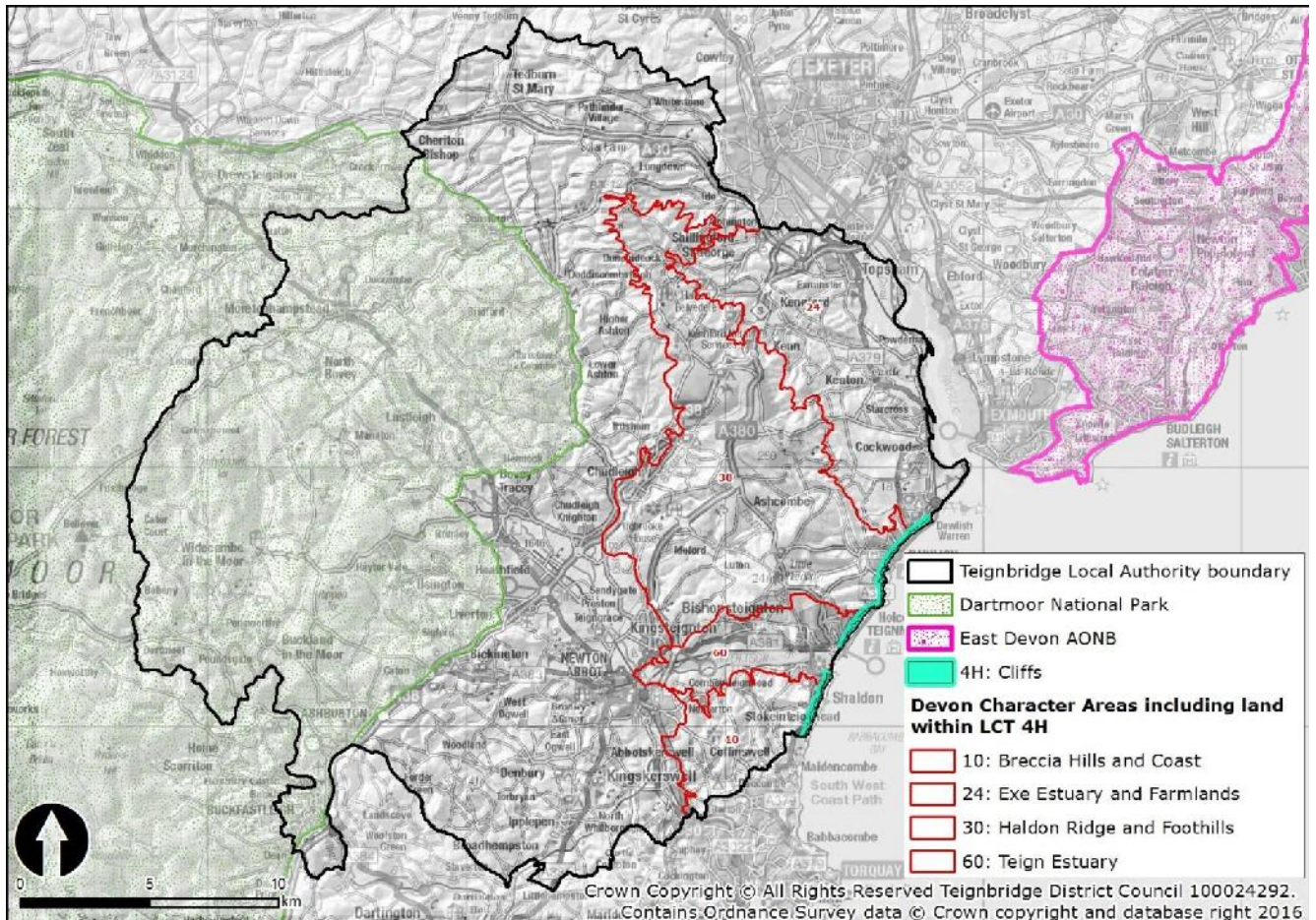
Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no consented or operational solar PV developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has moderate-high sensitivity to 'very small' solar PV developments (of less than one hectare) and a high sensitivity to any developments greater than one hectare in size. Any proposals should be located in more enclosed and flatter areas associated with existing development, avoiding highly visible slopes and valued areas of semi-natural habitat, including sand dunes, sand spits, mudflats and other valued coastal habitat.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The valued naturalistic habitats of Dawlish Warren are retained – including sand dunes, mudflats and sandy bays.• Where possible, development avoids areas of sensitive historic land cover types including dunes and sand.• The high levels of tranquillity and remoteness, particularly along the undeveloped coastal edge, are retained.• The development of solar PV does not impact on the role Dawlish Warren provides to the setting of the Exe Estuary and the wider seascape.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving extensive views across the landscape to the estuary, coast and high ground. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Due to the small area of the LCT and much of the landscape comprising of highly sensitive land cover, it is unlikely that this LCT would be able to accommodate multiple solar PV developments.
Additional guidance specific to particular Landscape Character Areas
This LCT falls entirely within DCA 24: Exe Estuary and Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ⁵¹ .

⁵¹ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4H: Cliffs

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 24: Exe Estuary and Farmlands

DCA 30: Haldon Ridge and Foothills

DCA 61: Teign Estuary

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁵²

- Steeply sloping cliffs, near vertical in places;
- Unenclosed and unsettled;
- Narrow beaches, small stony coves or rocky foreshore at foot of cliffs;
- Accessible only along cliff top via South West Coast Path or in some places along beach;
- Scrub or coastal grassland/pasture on less steep slopes;
- Variable geology, rock faces and visible geological features;
- Extensive views along coastline from cliff-top;
- Wild and exposed with dominant marine influence;
- Extensively vegetated slumped localised landslips on lower parts of some stretches.

Additional characteristics occurring in Teignbridge:

- Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/Dawlish creating a dramatic route for travellers;
- Steep and rugged deep red sandstone cliffs with headlands, rock outcrops, coves and stacks;
- Long beaches fronting Victorian seafronts and promenades at the resorts of Teignmouth and Dawlish;
- Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs.

⁵² ⁵² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform			H	
	Narrow strips of land along the coast, forming steeply sloping rugged cliffs which are near vertical in places. Distinctive red sandstone geology with headlands, rock outcrops, coves and stacks.			
Sense of openness / enclosure			H	
	Unenclosed and open and exposed to the sea and maritime conditions.			
Field pattern and scale			H	
	The land in this LCT is unenclosed and unsettled, with landcover comprising narrow beaches, small stony coves and rocky foreshores at the foot of cliffs.			
Land cover			H	
	Landcover comprises narrow beaches, small stony coves and rocky foreshores at the foot of cliffs. Extensively vegetated with scrub or coastal grassland/pasture on less steep slopes. Long beaches characterise the seafronts and promenades at the Victorian resorts of Teignmouth and Dawlish. The LCT itself is unsettled.			
Perceptual qualities			M-H	
	Away from residential and leisure development, the landscape is highly exposed and mostly 'wild' with a dominant marine influence. Trains passing along the main railway line which runs along the coast at Dawlish can detract from tranquillity.			
Historic Landscape Character			M-H	
	The Devon HLC indicates that the LCT is mostly comprised of rock (62%) and sand (23%), both of which will be sensitive to solar PV development. The LCT also provides a key part of the setting to Conservation Areas at Dawlish and Holcombe.			
Scenic and special qualities			M-H	
	The LCT is partially locally designated as both an Area of Great Landscape Value and Undeveloped Coast.			
	The Devon LCA description also notes the landscape's important steep, red sandstone cliffs, around Hole Head with outlying rocks and stacks, such as the Parson and Clerk which are instantly recognisable features, providing a very strong sense of place. Coastal scrub and pine dominated woodland are a feature, along with exposed rock faces, intertidal sand/shingle and rocks. The railway hugging the coast with tunnels through the cliffs is another notable feature.			
Discussion on landscape sensitivity	Extensive views along coastline from cliff-top, deep red colour. Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs.			
	The open cliffs' high visual prominence, steep gradient, general lack of enclosure, important maritime and woodland habitats, absence of modern development, strong sense of tranquillity and high scenic quality result in this LCT being highly sensitive to solar PV development.			
Sensitivity to different sizes of solar PV development	Very Small (<1ha)			H
	Small (>1-5ha)			H
	Medium (>5-10ha)			H
	Large (>10-15ha)			H
	Very large (>15-20ha)			H
	This LCT would be highly sensitive to any scale of solar PV development as a result of the naturalistic nature of the landscape, which is highly visible from the sea and valued for its lack of modern development and high levels of tranquillity.			

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4H Cliffs LCT in relation to solar PV development is included below:

- The highly visible and distinctive red cliffs, visible from long distances along the coast and out to sea.
- The valued naturalistic coastal habitats of the landscape, which include woodland, scrub and coastal grassland in addition to the cliffs.
- The exposed and 'wild' perceptual qualities of the landscape, highly influenced by marine conditions.
- The setting the cliffs provide to Conservation Areas at Dawlish and Holcombe.
- The scenic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast and an Area of Great Landscape Value.

Guidance for solar PV development

Permitted schemes within the LCT

Council records at the time this study was produced (July 2015) show that there are no permitted or operational solar PV developments within this LCT.

Guidance for Development

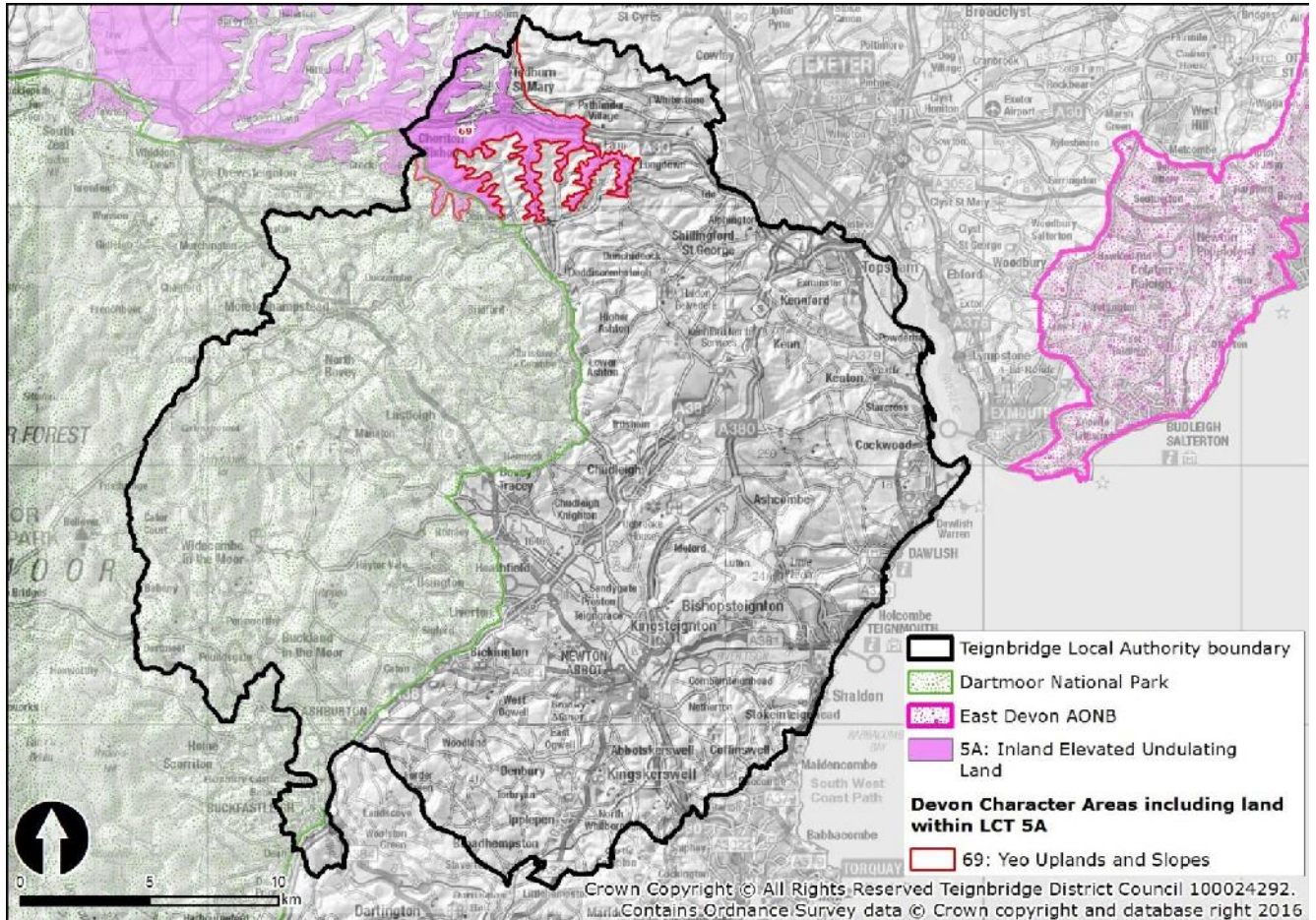
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of solar PV development, and is therefore unlikely to be able to accommodate any solar PV development without introducing a significant change to landscape character.

Additional guidance specific to particular Landscape Character Areas

N/A

LCT 5A: Inland Elevated Undulating Land

LCT Location Map



Devon Character Areas

DCA 69: Yeo Uplands and Slopes

Please note that while this LCT assessment for solar PV development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key landscape characteristics occurring across Devon⁵³

- Gently rolling upland with small streams;
- Mainly pastoral cultivation in a small to medium sub-regular pattern on slopes with some arable cultivation on flatter areas;
- Hedgebanks with few hedgerow trees becoming more frequent on lower ground, oaks, pine, holly and beech are locally distinctive;
- Small discrete mixed and broadleaved woodlands and copses;
- Network of sinuous minor roads;
- Sparse settlement pattern of long established small stone villages and isolated houses and farms indicative of parkland estates;
- High and open with extensive views where hedgebanks permit;
- Moorland edge character to the south west.

Additional characteristics occurring in Teignbridge:

- Major east-west road corridor along the line of lower ground between finger valleys, reduces tranquillity locally;
- Clusters of modern residential and leisure development associated with the main road corridor in contrast to predominantly sparse, older settlement pattern;
- Long distance views to high ground glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west.

⁵³ ⁵³ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for solar PV development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform			M-H
	Small to medium scale gently rolling hills and ridgelines, with steep slopes on the edges of small to medium-scale valleys which carve the landform (adjacent LCTs 3A and 3G). Around Tedburn St Mary the slopes are shallower. The land is elevated, rising above 200 metres in several places.		
Sense of openness / enclosure		M	
	In the narrow valleys blocks of mixed and broadleaved woodland cloak the valley sides, providing a sense of enclosure. Larger fields are located on the broad tops of the ridges. The highest ridges and slopes are generally open, affording extensive views where hedgerows permit especially on higher ground.		
Field pattern and scale			M-H
	A field pattern of small to medium sized fields of modern enclosure is interspersed with a pattern of remnant medieval enclosures and Barton fields. Fields are framed and divided by high hedgerows.		
Land cover		M	
	The land cover is mainly pastoral with some arable cultivation. Fields are bounded by hedgerows with few hedgerow trees, although trees are more frequent on lower ground, with oaks, pine, holly and beech. Small discrete mixed and broadleaved woodlands and copses provide further variety. Sparse settlement pattern of long established small stone villages and isolated houses and farms indicative of parkland estates.		
Perceptual qualities		M	
	There is a moorland edge character to the south-west of the LCT which is perceived as a continuation of Dartmoor National Park. Tranquillity is reduced locally along major road corridors. Elsewhere the landscape retains a strongly traditional rural character typical of the Devon countryside. Clusters of modern residential and leisure development are associated with the main road corridor in contrast to predominantly sparse, older settlement pattern. Traffic noise and lighting from the A30 road corridor reduce tranquillity locally.		
Historic Landscape Character		M	
	The Devon HLC indicates that much of this LCT is formed of modern enclosures (46%) which are generally of a lower sensitivity to solar PV development. However there are some areas based on strip fields (13%), medieval enclosures (17%), Barton fields (7%) and areas of other woodland (10%) which would be of higher sensitivity. The LCT contains historic estates and parkland including the Grade I listed building of Great Fulford House in Great Fulford Park, a Conservation Area at Holcombe Burnell Barton and a Scheduled Monument at Higher Bury Camp.		
Scenic and special qualities			M-H
	The LCT abuts Dartmoor to the south, and is wholly contained within an Area of Great Landscape Value. The LCT also provides extensive, long distance views to high ground glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west. The Devon LCA description also notes the LCT's high landscape quality by virtue of its elevated, tranquil, largely unspoilt nature. The spaciousness and remoteness of this upland landscape provides a very strong and unique sense of place. Extensive, long distance views to high ground can be glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west. Good views are afforded across the lower lying landscapes of 3G to the north and 3A to the south.		
Discussion on landscape sensitivity	Although this landscape has areas with existing modern development and larger field enclosures of modern origin which could indicate a lower sensitivity to solar PV development, the high levels of intervisibility with Dartmoor National Park, steep and visually prominent valley slopes, areas of remnant medieval field enclosures and strip fields, strong traditional rural character and areas of historic parkland all increase levels of sensitivity.		

Sensitivity to different sizes of solar PV development	Very Small (<1ha)	M
	Small (>1-5ha)	M
	Medium (>5-10ha)	M-H
	Large (>10-15ha)	H
	Very large (>15-20ha)	H
	Due to the steep slopes, small to medium sizes field pattern and traditional rural character, solar PV development in the 'very small' and 'small' size categories could be accommodated in this LCT. 'Medium' to 'very large' sized development would be difficult to accommodate in this relatively small scale landscape.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 5A Inland Elevated Undulating Land LCT in relation to solar PV development is included below:</p> <ul style="list-style-type: none"> • The steep upper valley slopes which are elevated and directly overlook adjacent LCTs and form rural backdrops to these adjacent landscapes. • The sense of openness, particularly on the higher ridges and slopes. • Areas with small scale historic enclosures including medieval, strip fields and Barton fields. • High levels of intervisibility between ridgelines within the LCT and the adjacent Dartmoor National Park. • The strong traditional rural character with high levels of tranquillity. • The historic importance of the landscape, with areas of estate parkland and prehistoric camps, including Great Fulford House and the Higher Bury Camp Scheduled Monument. • The high scenic qualities of the landscape, recognised as an Area of Great Landscape Value. • The relationship of the LCT with the adjacent Haldon Ridge (LCT 1H) and Dartmoor National Park. 		

Guidance for solar PV development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted solar PV developments within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' developments (of less than one hectare) and 'small' developments (>1-5ha) and a high sensitivity to developments greater than five hectares. This indicates that the landscape would be unlikely to be able to accommodate any over 5ha in size without introducing a change to landscape character. Any proposals should be located in more enclosed areas and on flatter areas, avoiding highly visible slopes/ridgelines and areas which are directly overlooked.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• The strong rural and historic estate character of the landscape, with locally important levels of tranquillity, is retained.• The pastoral character of the landscape and its strong network of species-rich hedgerows is conserved.• Avoid siting solar PV development on the most prominent steep slopes, particularly those which form a backdrop to adjacent LCTs.• Where possible, development avoids areas of sensitive historic land cover types including medieval enclosures based on strip fields and woodland.• Avoid siting solar PV development where there will be detrimental impact on the heritage features within the landscape, including Great Fulford Park and the Scheduled Monument at Higher Bury Camp.• Avoid siting solar PV development in areas where it will be visible from the adjacent Haldon Ridge or Dartmoor National Park, or where it might detract from the special qualities of the protected landscape (including its remoteness and wildness, timelessness and tranquillity). Avoid locations immediately adjacent to the National Park.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including respecting the sparse settlement and field enclosure pattern, and the character of narrow lanes.• Opportunities to conserve and enhance hedgerows and broadleaved woodlands should also be considered. <p>When siting and designing solar PV developments in this LCT the generic guidance within Chapter 3 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be to make sure that solar PV developments do not become a key characteristic of the landscape (i.e. developments would not result in a significant cumulative impact on the LCT or overall change of landscape character).
Additional guidance specific to particular Landscape Character Areas
This LCT falls entirely within DCA 69: Yeo Uplands and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website ⁵⁴ .

⁵⁴ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm



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An Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

Final Report
Prepared for Teignbridge District Council by LUC
March 2017

Project Title: An Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

Client: Teignbridge District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V0_1	01/12/2015	Annotated report structure with completed LCT assessment profiles and overall tabular/mapped results for the district.	Maria Grant Alan Kerr Sally Parker	Sally Parker	Rebecca Knight
V1_0	06/03/2017	Final wind energy evidence report	Sally Parker	Rebecca Knight	Rebecca Knight



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An Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

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1 Introduction

Background to this study

- 1.1 Teignbridge District is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from energy use (through cleaner energy production) with the conservation and management of the district's varied landscapes and seascapes is one of these key challenges.
- 1.1 The Teignbridge landscape has a significant economic, social and community value, contributing to a sense of identity, well-being, enjoyment and inspiration and being a major contributor to a strong tourism industry. It also has an environmental value, as a home for wildlife and a cultural record of human interaction with the land over millennia.
- 1.2 At the same time, the district has good conditions to produce wind energy. The National Planning Policy Framework (NPPF) makes it clear that local authorities should take a positive approach towards renewable and low carbon developments. One of the core principles that underpins the NPPF is that: "*planning should support the transition to a low carbon future in a changing climate,....and encourage the use of renewable resources.*"
- 1.3 It also states that local planning authorities should "*have a positive strategy to promote energy from renewable and low carbon sources*" and "*design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)*". [Para 97].
- 1.4 The Council recognises these opportunities and understands the need to maximise renewable energy generation (which can have environmental, economic, social and other benefits). However, the development of wind energy developments within the landscape needs to be managed carefully to achieve the greatest contribution towards energy needs, while at the same time ensuring that the important characteristics of the landscape are not unacceptably harmed.
- 1.5 In order to help understand how best to accommodate wind energy developments in the landscape Teignbridge District Council commissioned LUC to undertake an assessment of the sensitivity of the landscape to onshore wind development in the District.

Link to other studies

- 1.6 This study builds on the Devon Landscape Policy Group's (DLPG) Advice Note No. 2: '*Accommodating Wind and Solar PV Developments in Devon's Landscape: Guidance on minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design*¹, providing a local supplement for Teignbridge District and building on the generic guidance presented in the Advice Note.
- 1.7 This report relies on an understanding of the characteristics of wind energy development, and its potential landscape effects, as set out in the above DLPG Advice Note. This report is also consistent with the types and scales of development defined in the DLPG Advice Note. This study also seeks to make reference to the Devon-wide Landscape Character Areas (DCAs)².

¹ <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

² http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

Overall findings

- 1.8 Chapter 4 provides an overview of the findings of the landscape sensitivity assessment with the detailed assessments included in Appendix 2. Generally the landscapes across Teignbridge are relatively small scale, highly rural in character and frequently strongly undulating and intricate. In addition, the landscape features that characterise the area are also relatively small in scale, such as historic buildings, church towers, small-scale medieval fields divided by hedgebanks, windblown trees and woodland. This results in the whole district being assessed as being highly sensitive to the largest scales of wind energy developments – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. In addition, the landscape’s frequently narrow, sunken lands bordered by Devon hedges are characteristic features which create a practical constraint to the delivery of large scale turbines to a development site, further increasing sensitivity to larger scale wind energy developments.

Limitations of this assessment

- 1.9 This assessment focuses on the potential landscape issues associated with onshore wind energy developments. It does not provide guidance on the wide range of other planning issues that may need to be considered as part of the preparation and determination of planning applications. These potential issues include:
- Ecology and ornithology
 - Historic environment
 - Hydrology
 - Traffic and transport
 - Noise and vibration
 - Socio-economic activities (e.g. tourism)
 - Agricultural land use / productivity
- 1.10 The results of the Landscape Sensitivity Assessment (see Chapter 4 and Appendix 2) provides an initial indication of the relative landscape sensitivities of different areas within Teignbridge to wind energy developments and guidance for accommodating such developments in the district’s landscape. **It should not however be interpreted as a definitive statement on the suitability of a certain location for a particular development. All developments will need to be assessed on their individual merits.** It is unrelated to any Government targets for renewable energy development or studies of technical potential. It is also important to note that the sensitivity assessment is not influenced by the presence of existing renewable energy developments in the landscape which pre-date the study.

Report structure

- 1.11 The rest of this report is structured as follows:
- **Chapter 2** presents the landscape character and quality baseline for Teignbridge;
 - **Chapter 3** sets out the method used for assessing sensitivity to wind energy development within Teignbridge District;
 - **Chapter 4** summarises the overall results of the landscape sensitivity assessment undertaken for the District, strategic patterns of sensitivity and general guidance on siting and design;
 - **Appendix 1** provides a summary of the Devon Character Areas found within the District;
 - **Appendix 2** presents the detailed LCT sensitivity assessments for wind energy development.
 - **Appendix 3** is a short User Guide with prompts to help applicants and decision-makers use this report to inform wind energy development proposals.

2 Understanding the baseline landscape

The Teignbridge landscape

- 2.1 Teignbridge District is an archetypal Devon landscape of historic settlements, estates and farmsteads set within a rolling tapestry of medieval pastures and productive farmland bounded by thick hedgebanks, carved by winding sunken lanes and secretive wooded valleys. Red soils derived from the Permo-Triassic sandstone unify with the red-tinged traditional cob buildings characteristic of the wider area.
- 2.2 The north–south Haldon Ridge, with its characteristic swathes of forestry plantation and heathland, forms a major sub-regional landmark and signifies a fundamental change in geology and landscape character. Further west, Dartmoor National Park forms a distinct, imposing landmark with its symbolic granite tors punctuating the skyline. Strong intervisibility between Dartmoor, the Haldon Ridge and many other parts of the district contributes greatly to sense of place. A moorland fringe character becomes more apparent as the land rises up towards Dartmoor in the west of Teignbridge.
- 2.3 The main rivers of the Teign and Exe flow through the landscape, breaking through the sandstone cliffs to form open estuaries of reedbeds and salt and grazing marshes. Forming the boundary with East Devon District, the Exe Estuary is one of the most highly designated sites in the region, recognised at international, European and national levels for its biodiversity value. Both estuary mouths are framed by popular sandy beaches, with the distinctive sand dunes of Dawlish Warren sitting at the entrance to the Exe. The low lying estuary mouths quickly grade to soft red cliffs where the underlying geology meets the sea. These cliffs stand out in views from the waters of Lyme Bay, creating a distinctive seascape frontage to the district.
- 2.4 Significant urban development is centred around the estuaries and along the coast, including the traditional seaside resorts of Teignmouth and Dawlish and the main town of Newton Abbott (sitting on the banks of the lower River Teign). The M5 motorway, A38 trunk road and railway line linking Devon and Cornwall with the rest of the country cut through the landscape, allowing travellers easy access and views to the diverse landscapes and seascapes of the district and beyond.

Landscape Character Assessment framework

- 2.5 Landscape Character Types (LCTs) form the spatial framework and evidence base for this Landscape Sensitivity Assessment (see **Figure 2.1**).

Teignbridge Devon Landscape Character Assessment (2009)

- 2.6 There are 17 Landscape Character Types falling within Teignbridge District, as identified in the Landscape Character Assessment (2009). Please note that this study has updated some of the coding and LCT names used by the Teignbridge assessment to be consistent with the final classification for the county, as set out in the 'Devon Menu of Landscape Character Types' (2012)³:

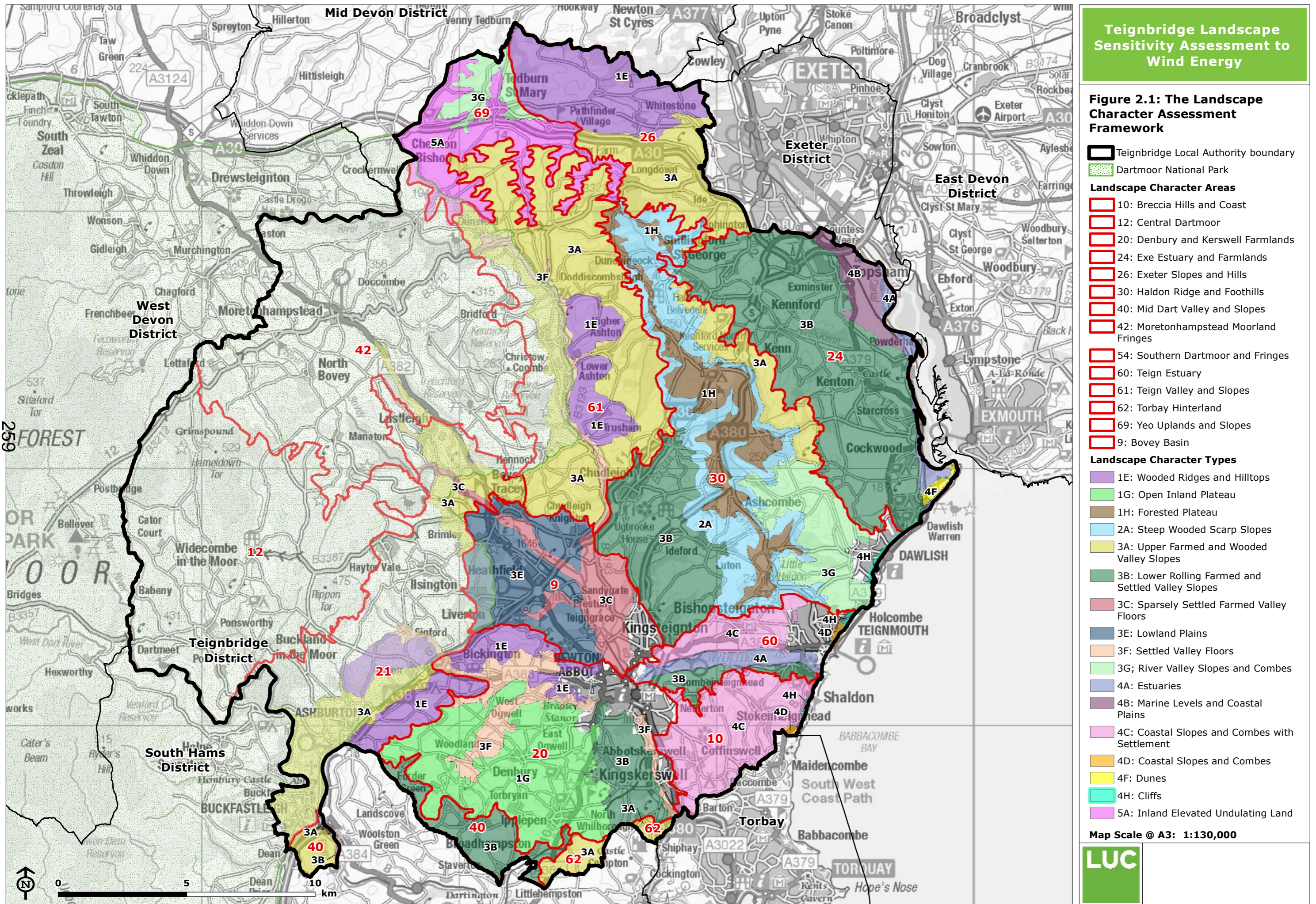
LCT 1: Plateaux and Ridges

1E: Wooded Ridges and Hilltops

1G: Open Inland Plateau

1H: Forested Plateau

³ <http://www.devon.gov.uk/key-characteristics-of-lcts-in-devon-january-2012.pdf>



LCT 2: Scarp Slopes

2A: Steep Wooded Scarp Slopes

LCT 3: Valleys

3A: Upper Farmed and Wooded Slopes

3B: Lower Rolling Farmed and Settled Slopes

3C: Sparsely Settled Farmed Valley Floors

3E: Lowland Plains

3F: Settled Valley Floors

3G: River Valley Slopes and Combes

4: Coasts

4A: Estuaries

4B: Marine Levels and Coastal Plains

4C: Coastal Slopes and Combes with Settlement

4D: Coastal Slopes and Combes

4F: Dunes

4H: Cliffs

LCT 5: Rolling Hills

5A: Inland Elevated Undulating Land

- 2.7 The information included in both the Teignbridge and Devon assessments provides descriptive information for each of the LCTs, forming the primary evidence base for the assessments provided in **Appendix 2**.

Devon Landscape Character Assessment (2011)

- 2.8 Devon County Council's county-wide Landscape Character Assessment identifies 12 Devon Character Areas (DCAs) that lie partially or wholly within Teignbridge District, with **Figure 2.1** showing their relationship with the district's LCTs. Detailed profiles for each of the DCAs found within the district are available on Devon County Council's website⁴; another key source of evidence for the sensitivity assessments included at **Appendix 3**. Summary landscape character descriptions for each DCA with land in Teignbridge are also provided for context at **Appendix 1**.

Historic Landscape Character Assessment for Devon

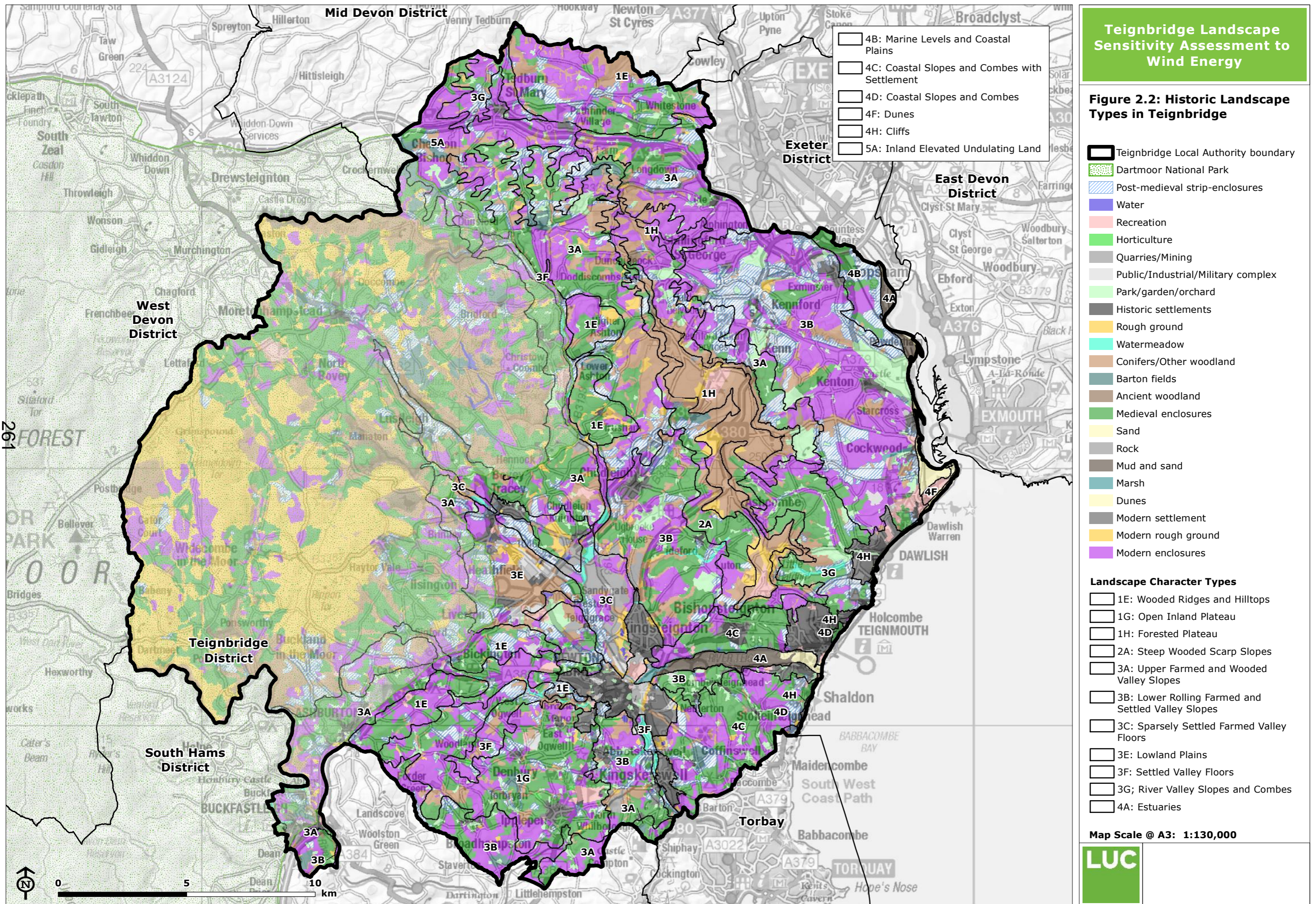
- 2.9 Devon's Historic Landscape Characterisation (HLC), undertaken in 2005⁵, maps historic landscape types found across Devon. The Historic Landscape Types (HLTs) found within Teignbridge, another key source of information used to inform the Landscape Sensitivity Assessment, are mapped at **Figure 2.2**.
- 2.10 For the purposes of this study, it is assumed that landscapes comprising medieval enclosures (including strip fields) have a higher sensitivity to the larger scale wind energy developments than landscapes comprising larger post-medieval or modern enclosures or industrial/military historic landscape types (HLTs). This is due to the potential for the larger scale turbine developments to affect the coherence of these landscapes (including effects of access tracks on field boundaries) and the ability to appreciate them in the landscape. Historic Landscape Types such as rough ground, ancient woodland, other woodland⁶, watermeadows and orchards also have a higher

⁴ DCA profiles for Teignbridge are available at:

http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-teignbridge.htm

⁵ http://www.devon.gov.uk/index/environmentplanning/historic_environment/landscapes/landscape-characterisation/historiclandscapecharacterisationmethodology.htm

⁶ Other woodland is defined as "all other woodland including broad-leaved plantations, re-planted ancient woodland or secondary woodland that has grown up from scrub" in the Devon Historic Landscape Characterisation (2005).



sensitivity to development of wind energy development of any size as a result of potential changes to the coherence of these HLTs.

- 2.11 It will be important that historic landscape character is conserved as far as possible when siting renewable energy development.

3 Method for undertaking the Landscape Sensitivity Assessment

Introduction

- 3.1 This chapter summarises the method that was used to undertake the landscape sensitivity assessment including the key sources of evidence used, the scales of development considered and the assessment criteria and process followed.

Spatial and descriptive framework

- 3.2 Teignbridge's Landscape Character Types (LCTs) form the spatial framework and primary evidence base for the Landscape Sensitivity Assessment, as previously discussed and illustrated in **Figure 2.1**. A thorough desk-based study, drawing on other sources of spatial and descriptive information about the landscape, was supplemented by field survey work by a team of landscape professionals to verify and use professional judgement to produce the landscape sensitivity assessments.
- 3.3 Other key sources of information used to inform the assessment include:
- The Devon Historic Landscape Character assessment (HLC).
 - The special qualities and spatial boundaries of Dartmoor National Park (to help inform Policy EN2A).
 - The location and boundaries of Areas of Great Landscape Value (Policy EN2A) and Undeveloped Coast (Policy EN2).
 - Ordnance survey base maps (1:250K, 1:50K and 1:25K).
 - Aerial photography (Google Earth).

Type and scale of developments considered

- 3.4 This Landscape Sensitivity Assessment applies to all forms of turbines, although it has been based on the most common horizontal axis three-bladed turbine, as described and illustrated in the DLPG Advice Note No. 2⁷.
- 3.5 The Teignbridge assessment considers the suitability of different turbine heights and cluster sizes, based on bandings that reflect those that are most likely to be put forward by developers (now and in the future). These are also consistent with the DLPG Guidance Note, and are set out in **Table 3.1** below:

⁷ DLPG Advice Note 2: Accommodating wind and solar pv developments in Devon's landscape: guidance on minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscape-policy-guidance.htm

Table 3.1: Development sizes/scales used for this assessment

Height (to blade tip)	Cluster size
Very small (15-25m)	Single turbine
Small (26-50m)	Small (<5 turbines)
Medium (51-75m)	Medium (6-10 turbines)
Large (76-110m)	Large (11-25 turbines)
Very large (111-150m)	Very large (>25 turbines)

Features as size comparators for wind turbines

- 3.6 In order to visualise how the different turbine heights set out above relate to features found in Teignbridge District, a list of comparable features/land marks is provided in **Table 3.2**.

Table 3.2: Features as size comparators for wind turbines

Feature	Size
Domestic buildings	6-10 metres
Very Small Turbines	15-25m
Mature deciduous trees (dependent on species)	10-25m
Small Turbines (see example at Figure 3.1 below)	26-50m
Standard 'lattice tower' pylons	46.5m
Medium Turbine	51-75m
Large Turbine	76-110m
Very Large Turbine	110-150m

Evaluating landscape sensitivity

- 3.7 There is currently no published method for evaluating the sensitivity of different types of landscape to renewable energy developments. However, the approach taken in this study builds on current guidance published by the Countryside Agency and Scottish Natural Heritage including the Landscape Character Assessment Guidance⁸ and Topic Paper 6⁹ that accompanies the Guidance, as well as the county-wide approach set out in the DLPG Advice Note 2.
- 3.8 Paragraph 4.2 of Topic Paper 6 states that:

⁸ The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland CAX 84

⁹ The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

'Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change'

Figure 3.1: 'Small' wind turbine (27m) found in Teignbridge district



- 3.9 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of wind energy developments.

Assessment criteria

- 3.10 In line with the recommendations in Topic Paper 6, this landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. The criteria used for determining landscape sensitivity to wind energy development in Teignbridge are consistent with the DLPG Advice Note 2. These are based on the attributes of the landscape most likely to be affected by the development of wind turbines.
- 3.11 **Table 3.3** sets out the criteria that have been used for the assessment of landscape sensitivity to the principle of wind energy development (of any size). It includes guidance and examples for applying the criteria in Teignbridge, which were then verified through professional judgement and field verification for each Landscape Character Type.

Table 3.3: Criteria and guidance for assessing landscape sensitivity to wind energy developments

Landform and scale				
<p>A smooth gently sloping or flat landform is likely to be less sensitive to wind energy development than a landscape with a dramatic rugged landform, distinct landform features (including prominent headlands and cliffs) or pronounced undulations. Larger scale landforms are likely to be less sensitive than smaller scale landforms - because turbines may appear out of scale, detract from visually important landforms or appear visually confusing (due to turbines being at varying heights) in the latter types of landscapes.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; contours from the Ordnance Survey basemaps; Topography data (Ordnance Survey Panorama); fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		Higher sensitivity		
e.g. an extensive lowland flat landscape or elevated plateau, often a larger scale landform	e.g. a simple gently rolling landscape, likely to be a medium-large scale landform	e.g. an undulating landscape, perhaps also incised by valleys, likely to be a medium scale landform	e.g. a landscape with distinct landform features, and/or irregular in topographic appearance (which may be large in scale), or a smaller scale landform	e.g. a landscape with a rugged landform or dramatic landform features (which may be large in scale), or a small scale or intimate landform
Land cover pattern and presence of human scale features				
<p>Simple, regular landscapes with extensive areas of consistent ground cover are likely to be less sensitive to wind energy development than landscapes with more complex or irregular land cover patterns, smaller and / or irregular field sizes and landscapes with frequent human scale features that are traditional of the landscape, such as stone farmsteads and small farm woodlands¹⁰. This is because large features such as wind turbines may dominate smaller scale traditional features within the landscape.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Google Earth / aerial photographs; fieldwork.</p>				
Examples of sensitivity ratings				
Lower sensitivity		Higher sensitivity		
e.g. a very large-scale landscape with uniform groundcover and lacking in human scale features	e.g. a landscape with large-scale fields, little variety in land cover and occasional human scale features such as trees and domestic buildings	e.g. a landscape with medium sized fields, some variations in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with irregular small-scale fields, variety in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with a strong variety in land cover and small-scale / irregular in appearance containing numerous human scale features

¹⁰ Human scale features are aspects of land cover such as stone walls, hedges, buildings which give a 'human scale' to the landscape

Tracks / transport pattern

Landscapes that are devoid of tracks will be particularly sensitive to wind energy development because it will be more difficult to absorb permanent new tracks into the landscape without change to character in these areas. In addition, if a Landscape Character Type has a rural road network which contributes to landscape character (e.g. winding narrow lanes bounded by high hedgerows or sunken lanes), this aspect of character may be affected by access works to enable HGVs carrying turbines to a site. This characteristic therefore also influences sensitivity.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Ordnance survey basemaps showing presence of tracks; fieldwork.

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. a landscape containing existing roads and vehicular tracks, and no restrictions in terms of narrow hedged lanes	a landscape containing existing roads and vehicular tracks, and few restrictions in terms of narrow hedged lanes	a landscape containing some existing roads and vehicular tracks, including some restrictions in terms of narrow hedged lanes	a landscape containing few lanes or vehicular tracks, and these are predominantly narrow lanes bounded by high hedgerows	a landscape devoid of roads or vehicular tracks

Skylines

Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to wind energy development because turbines may detract from these skylines as features in the landscape, or draw attention away from existing landform or landmark features on skylines. These include the skylines of elevated coastlines and coastal headlands. Important landmark features on the skyline might include historic features or monuments.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; fieldwork.

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. a large-scale flat or plateau landscape where skylines are not prominent and/or there are no important landmark features on the skyline	e.g. a large-scale landscape where skylines are not prominent and/or there are very few landmark features on the skyline – other skylines in adjacent LCTs are more prominent	e.g. a landscape with some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline.	e.g. a landscape with prominent skylines that may form an important backdrop to views from settlements or important viewpoints, and/or with important landmark features	e.g. a landscape comprising prominent or distinctive undeveloped skylines or skylines with particularly important landmark features

Perceptual qualities

Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a strong feel of traditional rurality with few modern human influences) tend to increase levels of sensitivity to wind energy development compared to landscapes that contain signs of modern development (as the development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/ naturalness).

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; CPRE’s Tranquillity and Intrusion mapping; Ordnance Survey basemaps (presence / absence of development, settlement, structures).

Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
e.g. a landscape with much human activity and development such as industrial areas or a port	e.g. a rural landscape with much human activity and dispersed modern development	e.g. a rural landscape with some modern development and human activity	e.g. a more naturalistic landscape and / or one with little modern human influence and development	e.g. a remote or 'wild' landscape with little or no signs of current human activity and development

Historic Landscape Character

Due to intrinsic historic landscape character significance, or potential for preserved archaeological evidence, historic landscape types (HLTs) such as rough ground with earlier remains, prehistoric fields, watermeadows, and fields with a medieval historic character type such as strip fields, enclosures (strips) and enclosures – medieval have a higher sensitivity to larger scale wind energy development due to their strong historic qualities. Some more recent but discrete enclosed landscapes may also be sensitive, such as 'barton' fields. Lower sensitivity landscapes include industrial landscapes, coniferous plantations, airfields, and post medieval/modern enclosures.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Devon HLC.

Examples of sensitivity ratings


Lower sensitivity		Higher sensitivity		
e.g. majority of the landscape covered by least sensitive HLTs	e.g. majority of the landscape covered by lower sensitivity HLTs, but may include some small areas of higher sensitivity	e.g. majority of the landscape covered by medium sensitivity HLTs or a mixture of higher and lower sensitivity HLTs	e.g. majority of the landscape covered by higher sensitivity HLTs, but may include some small areas of lower sensitivity	e.g. the majority of the landscape covered by higher sensitivity HLTs

Scenic and special qualities

Landscapes that have a high scenic quality (which may be recognised as a National Park, Heritage Coast or AONB) will be more sensitive than landscapes of low scenic quality. This is particularly the case where their special qualities (as recorded in the Landscape Character Assessment or designation documents) are likely to be affected by wind energy development. Scenic and special qualities may relate to landscapes that are not designated as well as landscape designated for their natural beauty.

Information sources: National Park 'special qualities' in Management Plans; Landscape Character Assessment 'special qualities and features' information, boundaries of local landscape designations.

Examples of sensitivity ratings

Lower sensitivity			Higher sensitivity	
landscape has low scenic quality such as an industrial area or despoiled land- special qualities will not be affected by wind energy development	landscape has low-medium scenic quality, or special qualities are unlikely to be affected by wind energy development	landscape has a medium scenic quality and some of the special qualities may be affected by wind energy development	landscape has a medium-high scenic quality – most of the special qualities are likely to be affected by wind energy development. Area may be designated locally for its scenic qualities.	area has a high scenic quality (likely to be recognised as National Park/ AONB/ Heritage Coast) and the scenic qualities will be affected by wind energy development

The discussion on landscape sensitivity

- 3.12 Once the criteria are assessed individually, the results are drawn together into a summary discussion on landscape sensitivity for that LCT. These are shown in the individual assessments compiled at **Appendix 2**.
- 3.13 **As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation.** This is particularly to avoid the suggestion that certain landscape features or qualities can automatically be associated with certain sensitivities – the reality is that an assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or ‘criteria’).
- 3.14 If one criterion has a particularly strong influence on landscape sensitivity this is drawn out in the discussion (an example might be a landscape with a prominent/ highly visible skyline, or particularly high levels of tranquillity or remoteness). There may also be criteria that produce conflicting scores. For example, a settled landscape, while containing greater human influence (indicating a lower sensitivity), will also include more human scale features that could be affected by large-scale wind turbines (indicating a higher sensitivity). Conversely, a more remote landscape will lack the human scale features but is likely to present a higher sensitivity from a perceptual point of view. These issues are described in the overall discussion, where a professional judgement is made on overall sensitivity, taking all criteria into account in the context of their importance to landscape character and quality overall.

Judging landscape sensitivity to different sizes of development

- 3.15 The next stage of the assessment results in making an overall judgement on landscape sensitivity to different sizes (turbine heights) of wind energy development.
- 3.16 Sensitivity is judged on a five-point scale as shown in **Table 3.4** below. These sensitivity ratings can apply to any landscape in England – they are not specific to Teignbridge.

Table 3.4: Sensitivity levels and definitions

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from wind energy development.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from wind energy development.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by wind energy development.

Presentation of results

- 3.17 The full landscape sensitivity assessments for each of the landscape character types (LCTs) found in Teignbridge are presented in tabular format in **Appendix 2**. The tables provide:

- A summary description of the LCT against each of the assessment criteria, giving a landscape sensitivity assessment 'score' for each (on the coloured five-point scale as set out in **Table 3.4** above).
- An overall discussion on landscape sensitivity for the LCT.
- Sensitivity ratings for different scales of development (height categories of wind turbines) and a discussion on sensitivity to different cluster sizes.
- A list of key sensitive features/characteristics within the LCT.
- Guidance for accommodating wind energy developments in the landscape.

3.18 A summary of the results of the landscape sensitivity assessment is presented and mapped in the next chapter (**Chapter 4**).

4 Strategic patterns of landscape sensitivity across Teignbridge

Introduction

- 4.1 This chapter provides a summary of the overall landscape sensitivity results for wind energy development across the Landscape Character Types within Teignbridge District. The full assessments provided in **Appendix 2** (which contain specific information relating to different sensitivities within the LCTs) should always be referred to when interpreting the summary results in this chapter.

Observations on landscape sensitivity across Teignbridge

- 4.2 The results of the landscape sensitivity assessment are set out in **Table 4.1**. These overall results are also mapped in **Figures 4.1 to 4.5** at the end of this Chapter. The aim of the maps is to show visually the results of the landscape sensitivity assessment at the LCT level; they are not intended to illustrate the visual impacts of individual wind energy developments on the surrounding landscape. That would need to be undertaken for individual schemes, aided by the use of computer generated maps of 'Zones of Theoretical Visibility' (ZTVs).
- 4.3 Generally the landscapes across Teignbridge are relatively small scale (compared to other parts of the country), highly rural in character and frequently strongly undulating and intricate. In addition, the landscape features that characterise the area are also relatively small in scale, such as historic buildings, church towers, small-scale medieval fields divided by hedgebanks, windblown trees and woodland. This results in the whole district being assessed as being highly sensitive to the largest scales of wind energy developments – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. Therefore the sensitivity of the District's landscape becomes progressively higher as you move through the different sizes of development (i.e. height categories of turbines), as indicated in **Figures 4.1 to 4.5**. In addition, the landscape's frequently narrow, sunken lands bordered by Devon hedges are characteristic features which create a practical constraint to the delivery of large scale turbines to a development site, further increasing sensitivity to larger scale wind energy developments.
- 4.4 In addition, locations within the LCTs which are adjacent to or intervisible with Dartmoor National Park – therefore forming an important part of its setting - are highly sensitive to wind energy development. These occurrences are detailed in the LCT assessments at Appendix 2.
- 4.5 The LCTs in Teignbridge often contain areas of higher and lower sensitivity within them that vary from the overall sensitivity 'score'. **It is therefore very important to take note of the content of the individual LCT sensitivity assessments and guidance in Appendix 2, as well as the generic guidance on siting and design summarised at the end of this chapter and included in the Devon Landscape Policy Group advice note¹¹.**

¹¹ LUC (June 2013) Devon Landscape Policy Group Advice Note No. 2: *Accommodating Wind and Solar PV Developments in Devon's Landscape*. Prepared for the Devon Landscape Policy Group. Available online at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

Table 4.1: Overall Landscape Sensitivity Assessment results for different turbine height categories, by LCT

Landscape Character Type	Devon Character Areas with land in the LCT ¹²	Landscape sensitivity to different height categories of wind turbines	
LCT 1E: Wooded Ridges and Hilltops	20: Denbury and Kerswell Farmlands 21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 61: Teign Valley and Slopes	Very small (15-25m)	M
		Small (26-50m)	M-H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 1G: Open Inland Plateau	20: Denbury and Kerswell Farmlands	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M
		Large (76-110m)	M-H
		Very large (111-150m)	H
LCT 1H: Forested Plateau	30: Haldon Ridge and Foothills	Very small (15-25m)	M
		Small (26-50m)	M-H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 2A: Steep Wooded Scarp Slopes	24: Exe Estuary and Farmlands	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 3A: Upper Farmed and Wooded Valley Slopes	21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes 62: Torbay Hinterland	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M-H
		Large (76-110m)	M-H
		Very large (111-150m)	H
LCA 3B: Lower Rolling Farmed and Settled Valley Slopes	20: Denbury and Kerswell Farmlands 24: Exe Estuary and Farmlands 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 40: Mid Dart Valley and Slopes 60: Teign Estuary	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 3C: Sparsely Settled Farmed Valley Floors	9: Bovey Basin 21: East Dartmoor Moorland Fringes 40: Mid Dart Valley and Slopes	Very small (15-25m)	L
		Small (26-50m)	L-M
		Medium (51-75m)	M-H

¹² Note each Devon Character Area (DCA) may be comprised of more than one Landscape Character Type (LCT)

Landscape Character Type	Devon Character Areas with land in the LCT ¹²	Landscape sensitivity to different height categories of wind turbines	
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 3E: Lowland Plains	9: Bovey Basin	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M
		Large (76-110m)	M-H
		Very large (111-150m)	H
LCT 3F: Settled Valley Floors	20: Denbury and Kerswell Farmlands 61: Teign Valley and Slopes	Very small (15-25m)	M
		Small (26-50m)	M-H
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 3G: River Valley Slopes and Combes	30: Haldon Ridge and Foothills 69: Yeo Uplands and Slopes	Very small (15-25m)	M-H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 4A: Estuaries	24: Exe Estuary and Farmlands 60: Teign Estuary	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 4B: Marine Levels and Coastal Plains	24: Exe Estuary and Farmlands	Very small (15-25m)	M-H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 4C: Coastal Slopes and Combes with Settlement	10: Breccia Hills and Coast 60: Teign Estuary	Very small (15-25m)	M
		Small (26-50m)	M
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 4D: Coastal Slopes and Combes	10: Breccia Hills and Coast 60: Teign Estuary	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H

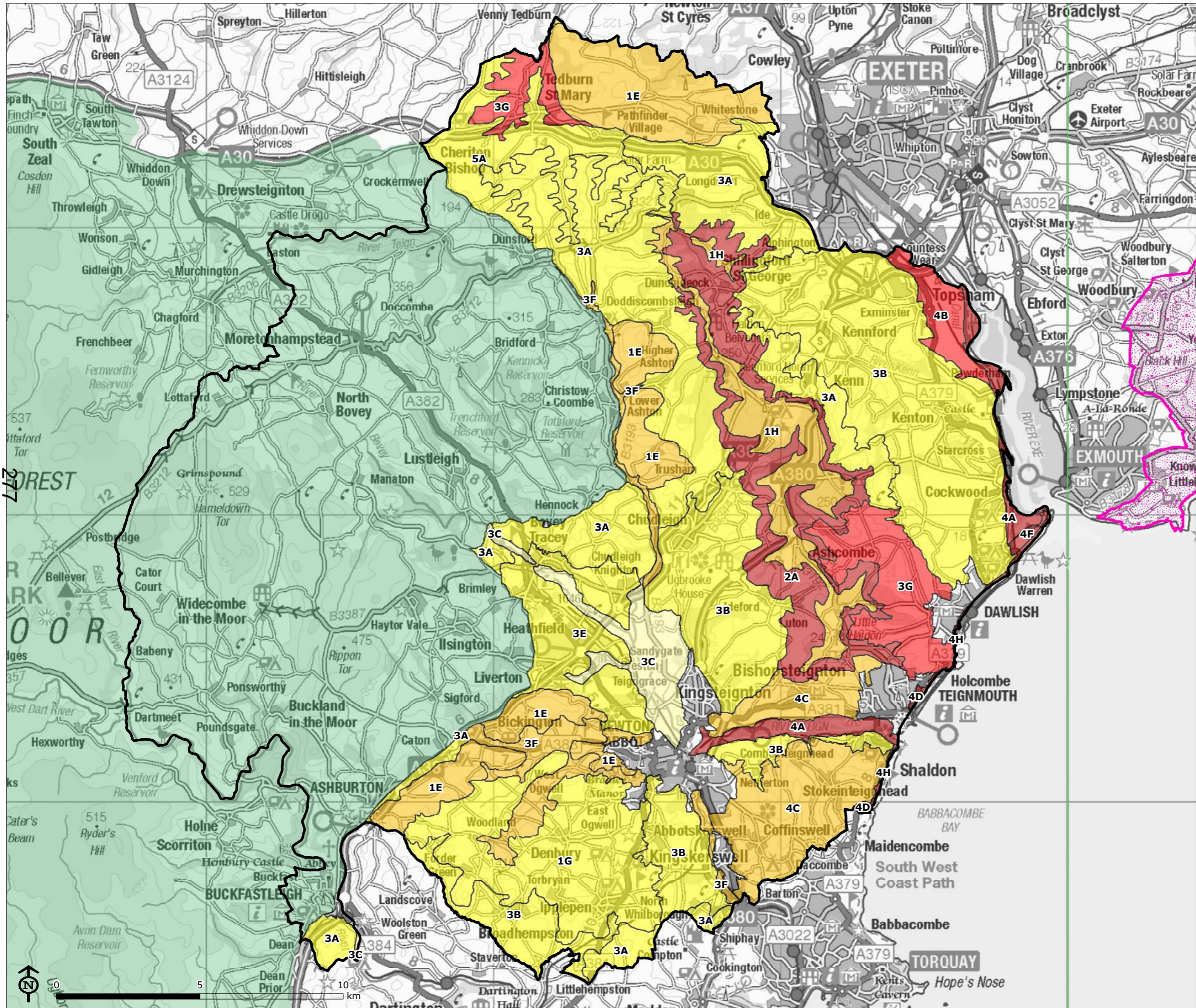
Landscape Character Type	Devon Character Areas with land in the LCT ¹²	Landscape sensitivity to different height categories of wind turbines	
LCT 4F: Dunes	24: Exe Estuary and Farmlands	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 4H: Cliffs	10: Breccia Hills and Coast 24: Exe Estuary and Farmlands 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
LCT 5A: Inland Elevated Undulating Land	69: Yeo Uplands and Slopes	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H

Overall guidance for accommodating wind energy development within the landscapes of Teignbridge

- 4.6 The scale and spatial pattern of development that might be accommodated within an LCT will be informed by the guidance for wind energy development set out in the assessment tables in **Appendix 2**. These judgements are based on the results of the landscape sensitivity assessment. The guidance on accommodating multiple developments is informed by the degree to which a particular Landscape Character Type is able to accommodate change without significant effects on its character, or overall change of landscape character type¹³. However, as expressed above, each development proposal will need to be assessed on a case by case basis.
- 4.7 The guidance for development included for each LCT suggests that – in general - single or small clusters of turbines will be most appropriate in the Teignbridge landscape. Scale of turbines will be dependent upon the scale of the landscape and multiple developments within the same LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. In many LCTs there may be opportunities for very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) as well as occasional larger turbines either single or, in larger scale landscapes, in small groups (aiming for consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of turbine.
- 4.8 In some of the larger scale landscapes it may be preferable to have fewer larger wind turbines than many small ones to avoid significant cumulative impacts and visual confusion. Guidance provided in the Devon Landscape Policy Group advice note¹⁴ should be referred to in relation to assessing the cumulative impacts of multiple schemes. The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape of the LCT or have a defining influence on the overall experience of the landscapes of Teignbridge.

¹³ The Countryside Agency and SNH Topic Paper 6: Techniques and criteria for judging capacity and sensitivity (2002) states that "Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed".

¹⁴ LUC (June 2013) Devon Landscape Policy Group Advice Note No. 2: *Accommodating Wind and Solar PV Developments in Devon's Landscape*. Prepared for the Devon Landscape Policy Group. Available online at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>



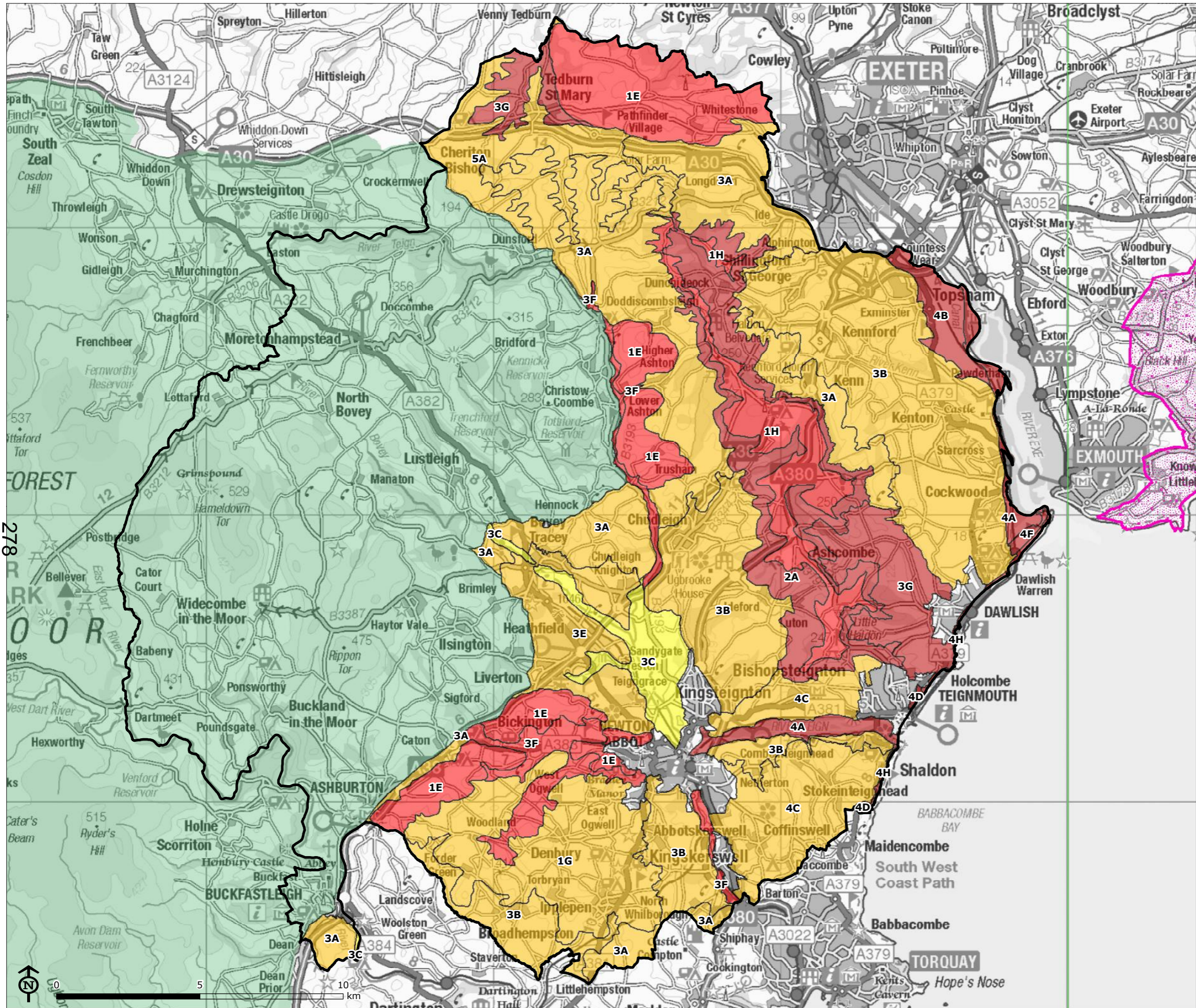
Teignbridge Landscape Sensitivity Assessment to Wind Energy

Figure 4.1: Landscape Sensitivity for Wind Energy Development (Very small 15-25m)

- Teignbridge Local Authority boundary
 - Dartmoor National Park
 - East Devon AONB
- Sensitivity rating**
- Low
 - Low - Moderate
 - Moderate
 - Moderate - High
 - High

Map Scale @ A3: 1:130,000





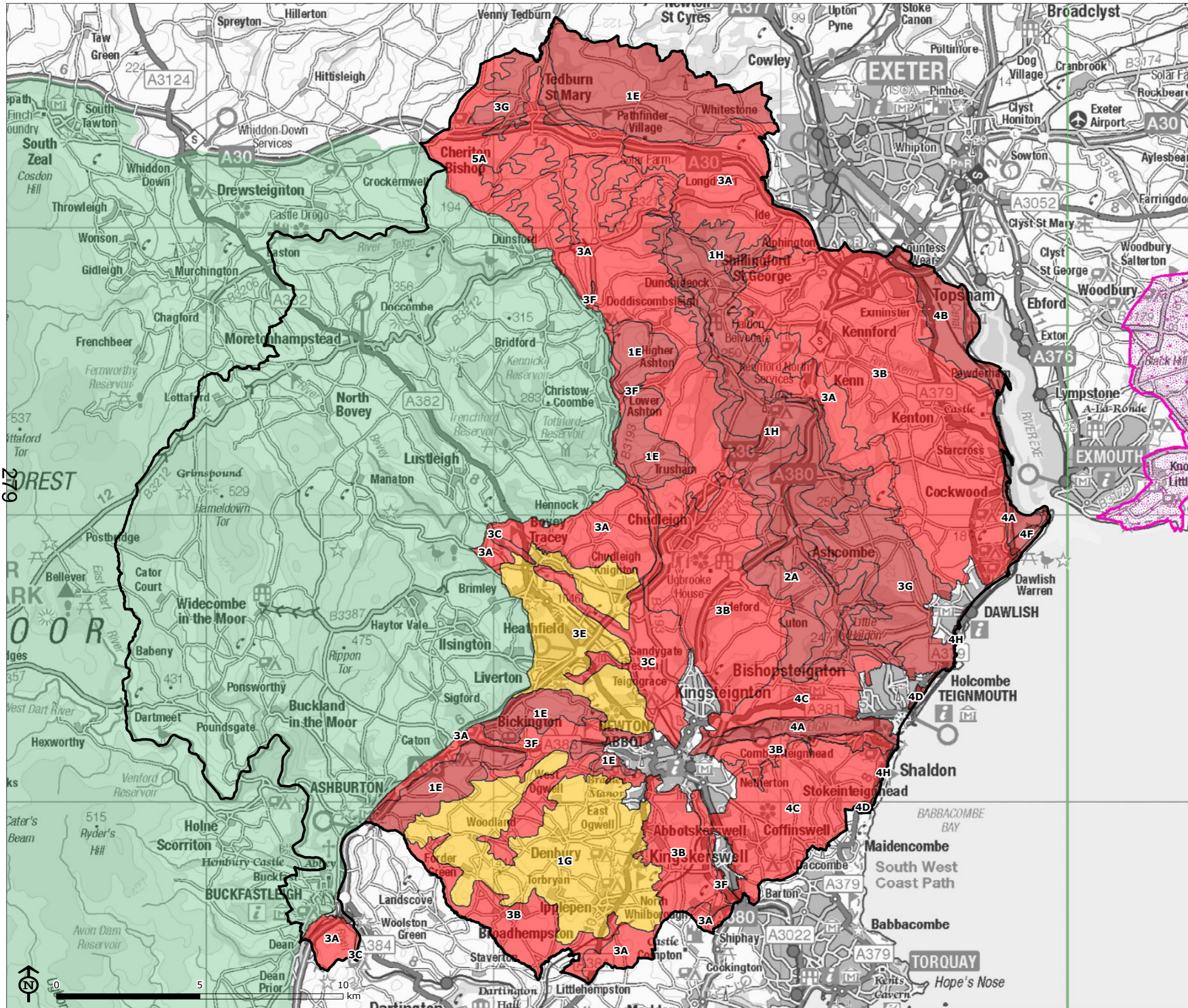
Teignbridge Landscape Sensitivity Assessment to Wind Energy

Figure 4.2: Landscape Sensitivity for Wind Energy Development (Small 26-50m)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB
- Sensitivity rating**
- Low - Moderate
- Moderate
- Moderate - High
- High

Map Scale @ A3: 1:130,000





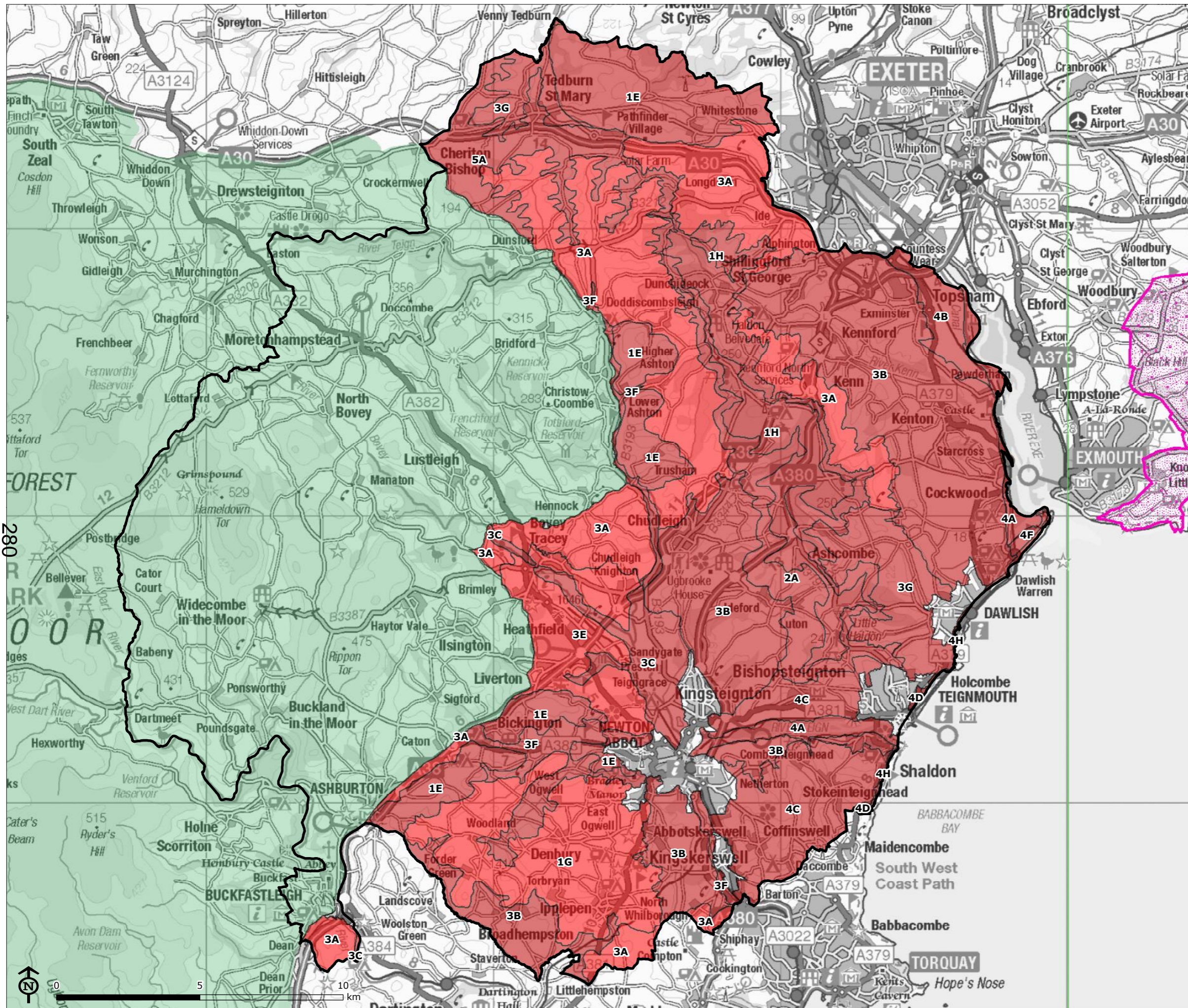
Teignbridge Landscape Sensitivity Assessment to Wind Energy

Figure 4.3: Landscape Sensitivity for Wind Energy Development (Medium 51-75m)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB
- Sensitivity rating**
- Moderate
- Moderate - High
- High

Map Scale @ A3: 1:130,000





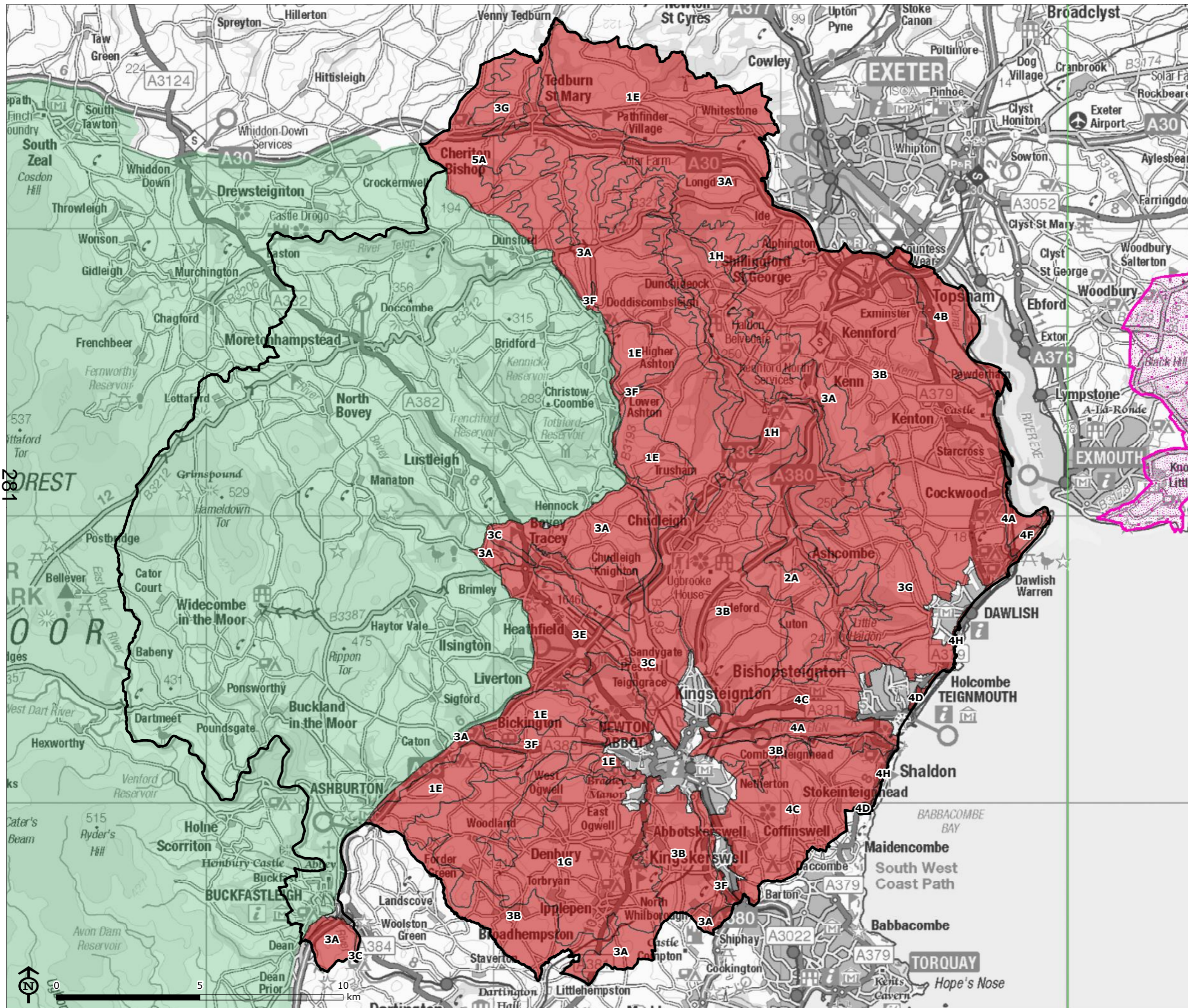
Teignbridge Landscape Sensitivity Assessment to Wind Energy

Figure 4.4: Landscape Sensitivity for Wind Energy Development (Large 76-110m)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB
- Sensitivity rating**
 - Moderate - High
 - High

Map Scale @ A3: 1:130,000





Teignbridge Landscape Sensitivity Assessment to Wind Energy

Figure 4.5: Landscape Sensitivity for Wind Energy Development (Very Large 111-150m)

- Teignbridge Local Authority boundary
 - Dartmoor National Park
 - East Devon AONB
- Sensitivity rating**
- High

Map Scale @ A3: 1:130,000



Appendix 1

Devon Character Area Summaries

This appendix contains summary descriptions for each Devon Character Area with land in Teignbridge District.

DCA	Devon Character Area	Character Text
DCA09	Bovey Basin	The Bovey Basin is a relatively small area, characterised by predominantly flat, broad alluvial floodplain enclosed by encircling hills and, importantly, by the influence of ball clay extraction activities. The quarrying activity has resulted in large areas of despoiled land including open cast quarries, spoil heaps (creating regular-shaped hills), settling lakes, and large modern industrial buildings. These features, along with road infrastructure and development, have altered the river basin character, giving rise to a fragmented and disturbed ambience in places. Nevertheless, there are remnant areas of irregular, mainly pastoral fields with hedgerows, woodlands and some important areas of acid heath, e.g. Bovey Heath and Chudleigh Knighton Heath, reflecting the presence of underlying sand and gravel. The tree-lined Rivers Bovey and Teign also provide a more naturalistic character amongst an otherwise complex, settled landscape; and the designed parkland of Stover Estate lends a sense of continuity within an area which has undergone considerable change. This is generally an inward-looking landscape due to the basin landform and the presence of notable areas of mixed and coniferous woodland, which provide a sense of enclosure.
DCA10	Breccia Hills and Coast	The Breccia Hills and Coast is a strongly undulating and highly dissected landscape of deep winding valleys with intervening high rounded ridges, and coastal slopes and combes, with steep red sandstone cliffs along the coast itself. Coastal influence is felt throughout much of the area, with extensive estuary and sea views from the high ridges and coast and estuary slopes providing a strong sense of place. Dense hedgerows and narrow, winding lanes are characteristic, along with small blocks of mixed and broadleaved woodland, occasional old orchards and small parks and tree-lined streams. This landscape has a deeply rural character with scattered farmsteads and small villages within the narrow valleys. Overall, sense of tranquillity is strong, even close to the nearby large settlements of Shaldon, Torbay, Kingskerswell and Newton Abbot, by virtue of the separating steep ridges.
DCA20	Denbury and Kerswell Farmlands	This landscape encompasses an undulating elevated area with notable hills which are prominent in views and distinctive in their form and in their patterns of woodland cover. These hills reflect the underlying limestone geology which is also expressed in local vernacular buildings and in the woodland and semi-natural grassland flora, and visible in the form of quarries and rock outcrops. Coupled with more distant views to Dartmoor that provide the area with a strong sense of place. Between the hills there are small streams and springs; and to the north and east the River Lemon and Aller Brook create more substantial valleys. This is predominantly a historic rural landscape, both in terms of medieval field patterns, remnant commons, a dense network of winding lanes and nucleated settlements. However it also contains more modern elements which cut across the historic grain including railway lines, pylons, quarrying and landfill activity and housing development on the edge of

DCA	Devon Character Area	Character Text
		settlements.
DCA21	East Dartmoor Moorland Fringe	The landscape includes an extensive area of moorland fringe comprising rolling hills, many of which contain pockets of open heathland commons, and in the west an area of distinct plateau. The plateau land is dominated by conifer plantations associated with the Kennick, Tottiford and Trenchford reservoirs, around which is a gently undulating mixed farmed landscape interspersed by belts of woodland and rough heathy grassland. Here the enclosure pattern, where it is evident, is medium to large in scale and regular in form, which contrasts with the intricate pattern of medieval and post-medieval fields further west. The landscape is sparsely settled and crossed by a network of minor lanes and there is a strong sense of history presented through a rich scattering of archaeological sites and stone crosses. The generally open character of the area in the west affords long views, including views to the high Dartmoor moorland.
DCA23	Exe Estuary and Farmlands	<p>The estuary is the visual focus of this area; and although Devon has a number of estuaries few are as extensive as the Exe. This is a landscape of open skies characterised by the sound of seabirds, the masts of boats, and mud and dunes at Dawlish Warren. Views over the river are distinctive and the detail of the scene changes according to tide and season. The open expanse of intertidal mudflat when covered with water reflects the colour of the huge skies above. The whole scene is framed by rising landform on either side, which provides low level enclosure. The land rises gradually to the high ground of Woodbury Common to the east and Haldon to the west.</p> <p>This landscape is complex and diverse, combining ridge and valley systems with the open estuary landscape and red sandstone cliffs. The patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features creates a landscape of high scenic quality which forms an important part of the setting to Exeter, Exmouth and Dawlish. The underlying red soils, frequent vernacular buildings, estuarine and coastal views and hillside backdrops lend a strong sense of place. The shoreline railway and canal add distinctiveness and frequent small boats and moorings emphasise the maritime character.</p>
DCA25	Exeter Slopes and Hills	This area has a varied topography, rising to the north-west to around 248m around Waddles Down Cross. This landscape feels elevated above surrounding areas, offering views across Exeter city and the Exe estuary as well as to Crediton, Dartmoor and Haldon Ridge in the distance. Areas of steep slopes, particularly those that face northwards, are well wooded with plantation and ancient semi-natural woodland – Stoke Wood being particularly important for recreation. Within the narrow and tightly enclosed valleys the character is more intimate. Distinctive views, strong topography, notable woodland and proximity to Exeter contribute to a strong sense of place. Despite the proximity to Exeter this landscape has a strongly rural character with increasing tranquillity and sense of remoteness in the small intimate valleys as well as further west away from the urban fringe and A30 corridor.
DCA30	Haldon Ridge and Foothills	The Haldon Ridge and Foothills has a strong sense of place and is one of the most prominent landscape features in eastern Devon, affording a textured, rising backdrop to much of the surrounding landscape, including the towns of Teignmouth and Dawlish and parts of Exeter. The

DCA	Devon Character Area	Character Text
		<p>area encompasses a narrow, forested plateau with adjoining steep scarp slopes broadening to more open farmed ridges and valleys to the south. From this landscape there are spectacular panoramic views east to the coast and west to Dartmoor. In places, the sides of the main wooded ridge are deeply incised with combes and small river valleys lending topographic interest. This landscape supports a diverse range of habitats including heathland, conifer plantations, mixed and broadleaved woodland, with a higher concentration of pasture and arable fields to the south. Collectively these land uses give rise to high scenic quality and provide varied texture and seasonal changes. This landscape also includes notable areas of parkland.</p>
DCA40	Mid Dart Valley and Slopes	<p>This character area comprises the valley of the River Dart and tributaries, and surrounding rolling hills and slopes. The Dart flows through a winding, frequently wooded, narrow gorge for much of its course, widening to a flood plain and more expansive river with weirs and more gentle slopes, particularly to the north of the river. Its tributaries including the River Hems lie in narrow valleys, enclosed by rounded hills with limited tree cover; the landscape tends to broaden at confluences. Views are obtained across and along the valleys in places, to nearby hills and the rising mass of Dartmoor to the west. However many views are relatively short and contained, focusing on the rounded hills and rivers which give this area its sense of place. The area is strongly defined by the steep, winding, narrow wooded valley of the Dart and to a lesser extent by its tributaries and surrounding rolling hills. There is a strong sense of tranquillity within the rolling hills and valleys away from settlement and transport infrastructure.</p>
DCA60	Teign Estuary	<p>The Teign Estuary includes the broad tidal river channel, intertidal areas and adjacent lower slopes. The estuary is defined by steeply rising high rounded hills with distinctive folds to the north and south. The river channel and the intertidal mudflats with their dynamic pattern of winding creeks dominate the landscape, and along with the enclosing hills and expansive cross-estuary views, provide a very strong sense of place. At high tide the estuary becomes a large expanse of water and the changing tides and presence of seabirds and waders add diversity and movement. To the south, there is a succession of sheltered inlets with shingle beaches at the mouths of combes; and intervening sandstone cliffs; while to the north gently rising slopes with an undulating shoreline give way to steeper hills around Bishopsteignton and Teignmouth. On these valley sides land use is predominantly pastoral with strong hedgerow patterns. This is often a busy landscape with movement along transport corridors and recreational activity on the estuary although greater tranquillity can be found within secluded combes and along parts of the estuary shore. This landscape has notable views to adjacent landscapes and other landscapes further afield, including Dartmoor; while at the mouth of the estuary Shaldon and Teignmouth frame views out to sea.</p>
DCA61	Teign Valley and Slopes	<p>The Teign valley is perhaps the most dramatically steep and consistently wooded valley in Devon. It's steep, deep, narrow valley, twisting course, woodlands and nearby moor on Dartmoor are inspiring. It provides a wooded and often rocky flank to the eastern boundary of Dartmoor National Park. The steepness of the valley sides is accentuated by the height of the land either side, giving it a distinctive appearance in the wider landscape. The valley floor is relatively narrow (even in the south)</p>

DCA	Devon Character Area	Character Text
		<p>and is flat-bottomed, open and marked by the tree-lined course of the river with occasional historic stone bridges, which add interest. Frequent broadleaved woodland along the valley sides (some ancient), gives a heavily wooded appearance, although many areas are in fact pastoral. These are marked by small, irregular fields with mature hedges and broken by a series of interlocking tributary valleys – particularly to the north where the valleys become narrower and more intimate. This is a landscape with high levels of tranquillity and dark night skies. Within the valley are scattered settlements and farmsteads and there has been a history of mining, reflected in the now dismantled railway.</p>
DCA62	Torbay Hinterland	<p>The Torbay Hinterland is a steeply undulating series of hills incised by small streams which extend into the adjacent urban areas. It includes a distinctive rim of landscape which forms the setting and backdrop to Torbay with views across the conurbation out to sea. Here the proximity of the urban edge has resulted in a proliferation of urban fringe development and recreation activities which have fragmented the hedgerow, woodland and land use patterns and made them vulnerable to change. Nevertheless, fingers of green landscape penetrate down the steep valleys into the built up areas of Torbay, creating welcome contrasts and opportunities for recreation. Further west the landscape looks inland, with views to Dartmoor in the west. Here there is a stronger rural character; the folds of the landscape and high hedgebanks lend visual enclosure and a greater degree of tranquillity; the historic pattern of hedgebanks, small woods, winding rural lanes and sparse settlement remains intact; and historic castle sites are a feature that adds to the time depth of the landscape.</p>
DCA67	Yeo Uplands and Slopes	<p>This is a rolling upland landscape, which sits above surrounding areas offering spectacular and extensive views into adjacent landscapes, including the Yeo, Culm and Exe Lowlands, Haldon Ridge, Teign Valley and Dartmoor. Although elevated it is incised by a series of river valleys (most of which drain northwards into the Yeo, Culm and Exe Lowlands) which creates strong variations in topography. The highest ridges and slopes are generally open providing long distance views and orientation, with linear blocks of mixed and broadleaved woodland along the small valley sides providing strong interconnections and a sense of enclosure which contrasts with the elevated ridges. This is a historically rich landscape with an intact medieval field pattern and sparse settlement comprising isolated stone farmsteads linked by ridge top lanes radiating from the nucleated village of Tedburn St. Mary. The lanes are often sunken, narrow and sinuous, lined with tall hedgebanks and mature trees. Overall the sense of tranquillity is strong. The close proximity of Dartmoor, sparse population, elevated panoramic views and intimate wooded valleys combine to give this area its sense of place.</p>

Appendix 2

Detailed LCT Assessments

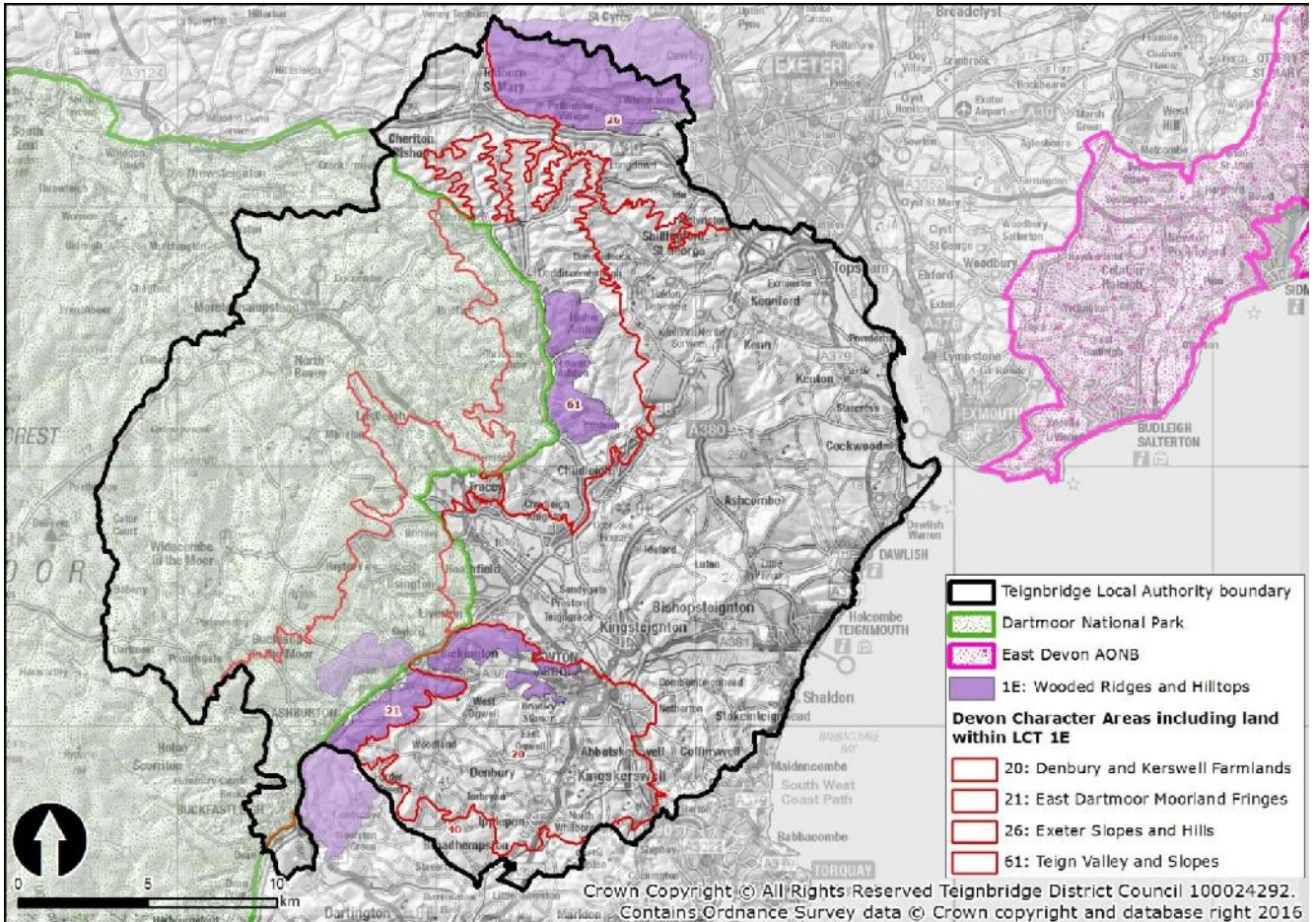
This Appendix contains the Landscape Sensitivity Assessments and Guidance tailored to each of the 17 Landscape Character Types (LCTs) found within Teignbridge District. Each document includes the following:

- A location map of the LCT as it occurs in Teignbridge, showing relationship with Devon Character Areas (DCAs).
- A list of the Devon Character Areas the LCT is found within in Teignbridge.
- Key landscape characteristics taken from the Teignbridge Landscape Character Assessment (2009) and Devon Menu of Landscape Character Types (2012).
- Landscape sensitivity assessment results for wind energy development.
- Key sensitivities and guidance for the development of wind turbines in the landscape.

The LCT profiles are arranged in numerical order, starting with 1E: Wooded Ridges and Hilltops.

LCT 1E: Wooded Ridges and Hilltops

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 21: East Dartmoor Moorland Fringes

DCA 26: Exeter Slopes and Hills

DCA 61: Teign Valley and Slopes

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon¹⁵

- Small hills and associated small ridges;
- Small to medium irregular fields with spring line mires;
- Species rich hedgebanks and tree rows, ancient woodland and great species diversity;
- Mixed woodland and some pasture, though hilltop fields may be arable in places;
- Sparsely settled landscape;
- Narrow enclosed and winding lanes;
- Limited views out;
- High and frequently remote.

Additional characteristics occurring in Teignbridge:

- Distinctive rounded hill shapes clearly standing out from surrounding lower ground;
- Large coniferous and mixed woodlands in the north around Whitestone and Oldridge;
- Small disused quarries and mining remains to the east side of the Teign valley and between Bickington and Buckfastleigh;
- Sense of remoteness reduced close to Exeter and Newton Abbot.

¹⁵ ¹⁵ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale			M-H
	<p>This LCT consists of dramatically undulating land with small ridges and small distinctive rounded hills. The land is carved by small scale river valleys with slopes which are frequently very steep and undulating. Elevation ranges widely, between 25 metres and 248 metres.</p>		
Land cover pattern and presence of human scale features			M-H
	<p>The LCT has a land cover pattern of small to medium irregular pasture fields, though hilltop fields may be under arable cultivation. Many fields are based on medieval enclosures. Further diversity is provided by spring line mires, species rich hedgebanks and tree rows, small areas of mixed woodland and patches of ancient woodland. Bracken in hedges affords a more upland feel to the vegetation in some areas. There are large coniferous and mixed woodlands in the north around Whitestone and Oldridge. There are small disused quarries and mines to the east side of the Teign valley and between Bickington and Buckfastleigh. The landscape's frequent tree and woodland cover conveys a human scale to the landscape.</p>		
Tracks / transport pattern			M-H
	<p>Access is provided by narrow, enclosed and winding lanes with frequent farm tracks and public footpaths. Roads are often steep as a result of the underlying topography. There are no major roads.</p>		
Skylines			M-H
	<p>Open or wooded elevated skylines without human development are characteristic of this LCT, and the higher ridges and hills such as Telegraph Hill often rise prominently above the surrounding landscapes. The radio mast at Waddle Down is a locally distinctive landmark on this skyline.</p>		
Perceptual qualities			M-H
	<p>A highly rural area, displaying a strong sense of remoteness and tranquillity, with long views over Teignbridge and to Dartmoor from higher ground giving a strong sense of place. Areas of dense woodland create enclosure also afford the LCT a naturalistic character. These qualities can be reduced close to the urban centres of Exeter and Newton Abbot by lighting and traffic noise. Some horse paddocks are found in the area around Newton Abbot giving an urban fringe aspect to the landscape.</p>		
Historic landscape character		M	
	<p>The Devon HLC indicates that the LCT comprises a mixture of medieval (35%) and modern enclosures (32%), with areas of post-medieval strip fields (12%) and coniferous/other woodland (13%). Areas of larger and more regular modern enclosures are likely to have lower sensitivity to wind energy development than medieval fields.</p> <p>The landscape provides a setting to some Conservation Areas, including Trusham. Abandoned quarries and limekilns indicating the industrial past of the LCT are common features.</p>		
Scenic and special qualities			M-H
	<p>None of the LCT falls within a nationally protected landscape, although in places it is directly adjacent to Dartmoor National Park. Much of the LCT is locally designated as an Area of Great Landscape Value.</p> <p>The Devon LCA description also notes the landscape's important sparse settlement pattern, strongly wooded character and narrow lanes with hedgerows and trees which result in a landscape of high quality with little modern intrusion.</p> <p>From the elevated vantage points on ridges to the north close to Exeter, there are some panoramic views across Teignbridge District and over to Dartmoor National Park. These views include distinctive features such as Denbury Down (LCT 1G), Rippon Tor and Saddle Tor (Dartmoor National Park). There are also good views between the adjacent ridges of the LCT. From lower elevations there are limited views out as a result of the steep slopes and dense woodland cover.</p>		
Discussion on landscape sensitivity	<p>Although the LCT includes some gently rolling areas with a large scale modern field pattern and existing man-made vertical features such as masts on the skyline which may reduce sensitivity, levels of sensitivity are increased by the strong visual relationship with Dartmoor National Park, the elevated and rounded hills with undeveloped, wooded skylines, the landscape's rural and remote character and locally</p>		

	valued scenic qualities.	
Sensitivity to different turbine heights	Very Small (15-25m)	M
	Small (26-50m)	M-H
	Medium (51-75m)	H
	Large (76-110m)	H
	Very large (111-150m)	H
	The landscape's small to medium irregular field pattern, elevated skylines and dramatically undulating landform mean that this LCT will be highly sensitive to any turbines in the 'medium' or above categories. The broader landforms with a landscape pattern of modern enclosures away from Dartmoor National Park may be less sensitive to 'small' turbines.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the landscape's rural and remote character, strong visual relationship with Dartmoor National Park and undeveloped skylines, this LCT could accommodate clusters of up to 5 turbines ('small' category). It would be highly sensitive to medium, large and very large clusters of turbines.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 1E Wooded Ridges and Hilltops LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The dramatically undulating landform, carved by small scale valleys. • The predominantly small-scale, irregular field pattern which is often medieval in origin. • The narrow, enclosed and winding lanes, typical of the Devon countryside. • The undeveloped and elevated skylines, with prominent features such as Telegraph Hill. • Strong rural character, with high levels of tranquillity and remoteness. • The locally valued scenic qualities of the landscape, designated as an Area of Great Landscape Value. • The relationship of the LCT with Dartmoor National Park, with high levels of intervisibility and a shared landscape character where the LCT meets the National Park border. 		

Guidance for wind energy development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there are two permitted or operational wind turbines in this LCT; one at Cleave Cottage and one at Five Acre Nursery. Both are within the 'very small' height category.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines, a moderate-high sensitivity to 'small' turbines (up to 50m to blade tip) and a high sensitivity to turbines greater than 'medium' in scale (from 50 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 50m to tip, or any developments comprising more than five wind turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.• The strong rural character of the landscape with locally important levels of peace and tranquillity is retained.• Wind turbines do not detract from views to and from Dartmoor National Park (particularly the distinctive views of Rippon Tor and Saddle Tor), as well as the special qualities of the protected landscape (including its sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.• The characteristic winding rural roads with high Devon hedges are not adversely affected by the delivery of turbines.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district, such as Telegraph Hill.• Ensure wind turbines do not detract from views to and from features within the wider Teignbridge District, including Denbury Downs.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving and enhancing the strong pattern of remnant medieval field enclosures, sparse settlement pattern and narrow rural lanes.• Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered, also in line with the LCA's landscape strategy. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

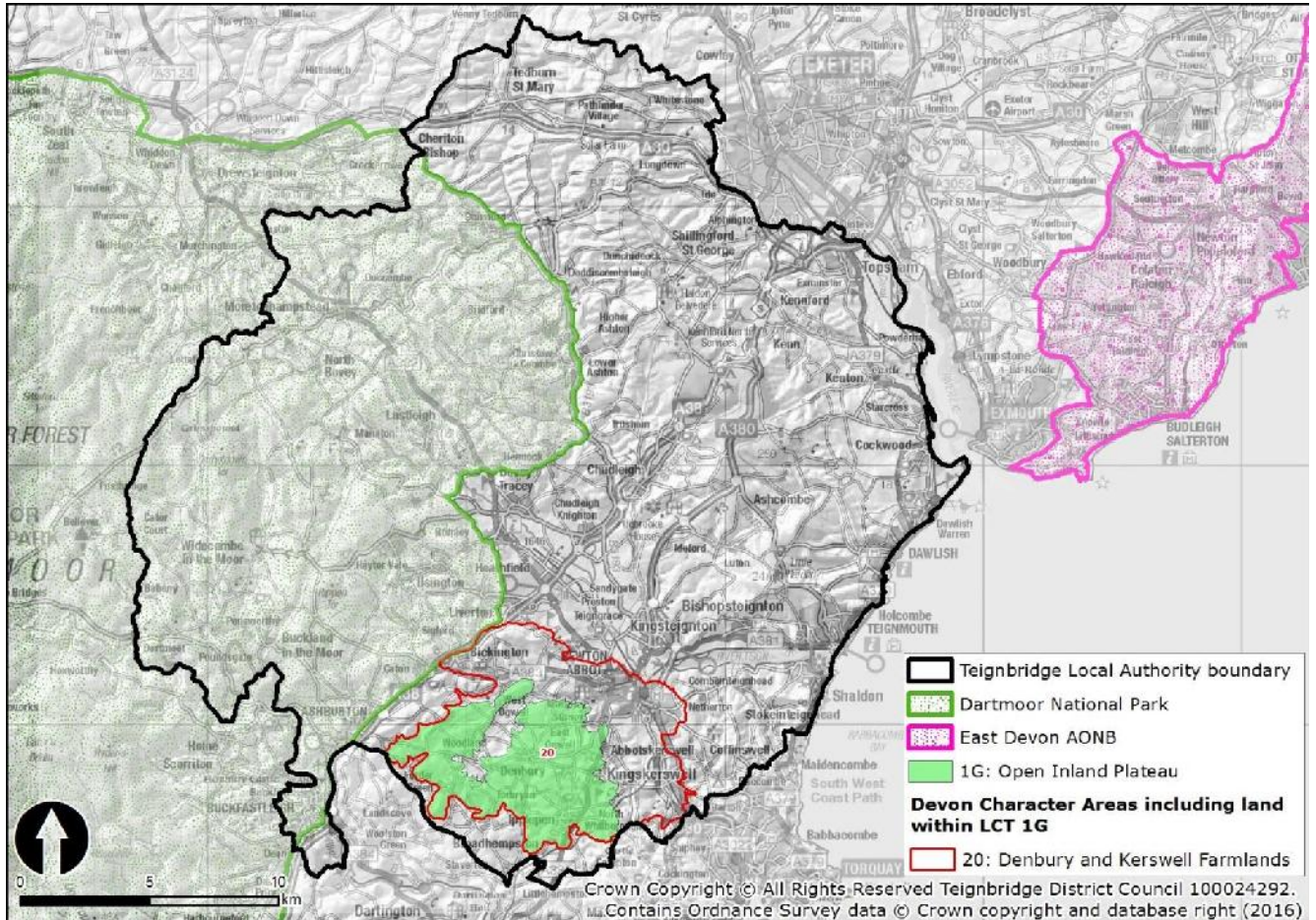
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls within four different Devon Character Areas; DCA 26: Exeter Slopes and Hills, DCA 61: Teign Valley and Slopes, DCA 21: East Dartmoor Moorland Fringes and DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website¹⁶.

¹⁶ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 1G: Open Inland Plateau

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon¹⁷

- Gently rolling plateau;
- Pastoral farmland with variable small scale woodland cover and estate farmland plus minor other land uses;
- Broadleaved woodland with some conifer plantation near boundaries and distinctive forestry management regime locally;
- Many streams, wet rush pasture and ditches;
- Hedgebanks with hedgerow trees;
- Sub regular medium to large scale field pattern;
- Pattern of dispersed hamlets and farms with some larger villages;
- Dense network of narrow sinuous lanes.

Additional characteristics occurring in the Study Area:

- Main road corridor with associated modern leisure developments, power lines and railway;
- Limestone caves, outcrops and small disused quarries and use of limestone in walls and buildings;
- Prehistoric earthworks including Denbury Hillfort; occasional old orchards and small parks;
- Areas of common land.

¹⁷ ¹⁷ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale	L-M		
	Medium to large-scale landform of strongly undulating relief, cut by intricate stream valleys, to the south of the Teignbridge. Distinct rounded hills form characteristic topographic features. Elevation is varied, from 45m to a maximum of 159m AOD at Denbury Down.		
Land cover pattern and presence of human scale features	M		
	Primarily pastoral farmland with some areas of more intensive arable farming arranged in a sub-regular field pattern with variable small-scale woodland cover and estate farmland, plus other minor land uses including equestrian enterprises and former quarries. Areas of broadleaved woodland, conifer plantation, patches of common land, occasional old orchards and small parks add to landscape variety. High hedgebanks with hedgerow trees and power lines provide additional human scale features.		
Tracks / transport pattern	M		
	The LCT is served by a dense network of narrow, sinuous Devon lanes. The A381 main road corridor crosses north-south through the landscape.		
Skylines			M-H
	The open and treed skylines are free of built development or structures. The wooded mound of Denbury Down forms a distinctive feature on the skyline rising above the wider landscape. Plantation woodland on the slopes of Beacon Hill, Knowle Hill and Torcorn Hill creates distinctive wooded skylines which are intervisible with others in the district. Denbury Hillfort and other ancient tumuli mark some skylines.		
Perceptual qualities	M		
	A strongly rural and agricultural landscape with scattered farms and hamlets and areas of common land with semi-improved/unimproved grassland and scrub. The sense of tranquillity and rural character is strong, though disturbed locally close to the A381 and nearby large villages such as Ipplepen and the outskirts of Newton Abbot.		
Historic landscape character			M-H
	The Devon HLC indicates that the LCT comprises a mixture of medieval (37%) and modern enclosures (32%), with areas of woodland (9%) and post-medieval strip enclosures (8%). The landscape within this area has strong historic links, with a small-scale medieval field pattern clearly visible in places. Archaeological features are visible, notably at Denbury Hillfort (also a Scheduled Monument) and other remnant historic features occur, such as common land, small parks and old orchards.		
Scenic and special qualities	M		
	None of this LCA is contained within a nationally or locally designated landscape, although the Devon LCA description notes the landscape's important distinctive hills, undulating patchwork of fields and hedgerows, frequent woodland, archaeological and historical features and vernacular settlements which create a landscape of high scenic quality. From higher ground there are strong levels of intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor.		
Discussion on landscape sensitivity	Although the LCT includes areas of large-scale modern fields and locally broken levels of tranquillity associated with the A381 and fringes of Newton Abbot, its undeveloped, distinctive skylines, significant areas of historic medieval farmland, valued naturalistic habitats, presence of important archaeological sites and intervisibility with Dartmoor National Park all heighten sensitivity.		
Sensitivity to different turbine heights	Very Small (15-25m)		L-M
	Small (26-50m)		M
	Medium (51-75m)		M
	Large (76-110m)		M-H
	Very large (111-150m)		H

	The strongly undulating, often intricate landform with distinctive undeveloped skylines, significant areas of small-scale medieval farmland, narrow lanes, presence of valued naturalistic habitats and archaeological features and intervisibility with important ridgelines within Dartmoor National Park mean that the LCT would be highly sensitive to 'very large' turbines. Away from the larger scale, more open landforms of modern fields the landscape is also highly sensitive to 'large' wind turbines.
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The scale and complexity of the landform and land cover pattern means that this LCT is likely to be highly sensitive to any clusters greater than 'small' in size.
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 1G Open Inland Plateau in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The intricate, strongly undulating landform with distinctive, rounded hill summits and prominent wooded ridgelines. • Varied landcover patterns including valued areas of ancient woodland, medieval farmland, commons and orchards. Torbryan Caves and River Lemon Valley Woods SSSIs are nationally important wildlife sites. • Undeveloped, elevated skylines characterised by trees, some marked by archaeological features such as Denbury Hillfort. • Strong rural and scenic qualities with locally important levels of tranquillity. • Intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor. 	

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines of up to 25m to blade tip, a moderate sensitivity to 'small' and 'medium' turbines (26-75m), a moderate-high sensitivity to 'large' turbines (76-110m) and a high sensitivity to any turbines greater than 110m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines, and that sensitivity increases in areas of intricate landform (e.g. valleys). In summary, the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Development avoids the most prominent, wooded and undeveloped skylines – including the distinctive landmarks of Denbury Down, Beacon Hill, Knowle Hill and Torcorn Hill.• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.• The landscape's strongly rural character, with locally valued scenic and tranquil qualities, is retained.• Valued naturalistic habitats are conserved – including areas of ancient woodland, unimproved grasslands and SSSI land at Torbryan Caves and River Lemon Valley Woods.• The location of turbines does not affect the appreciation of historic monuments on skylines, including Denbury Down Hillfort.• Wind turbines do not detract from views to Dartmoor National Park (including the distinctive skyline features of Rippon and Saddle Tors), or affect the special qualities of the protected landscape (including its sense of remoteness and wildness, timelessness and tranquillity).• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving views and enhancing the strong historic landscape pattern, patchwork of woodland, hedgebanks and narrow lanes.• Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered – also in line with the strategy for the LCA. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small'/'small' scale turbines associated with buildings (e.g. single on-farm turbines), and 'medium'/'large' scale wind energy developments in larger scale areas (i.e. larger turbines located in small groups of 5 or less turbines). A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of number, siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p>

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

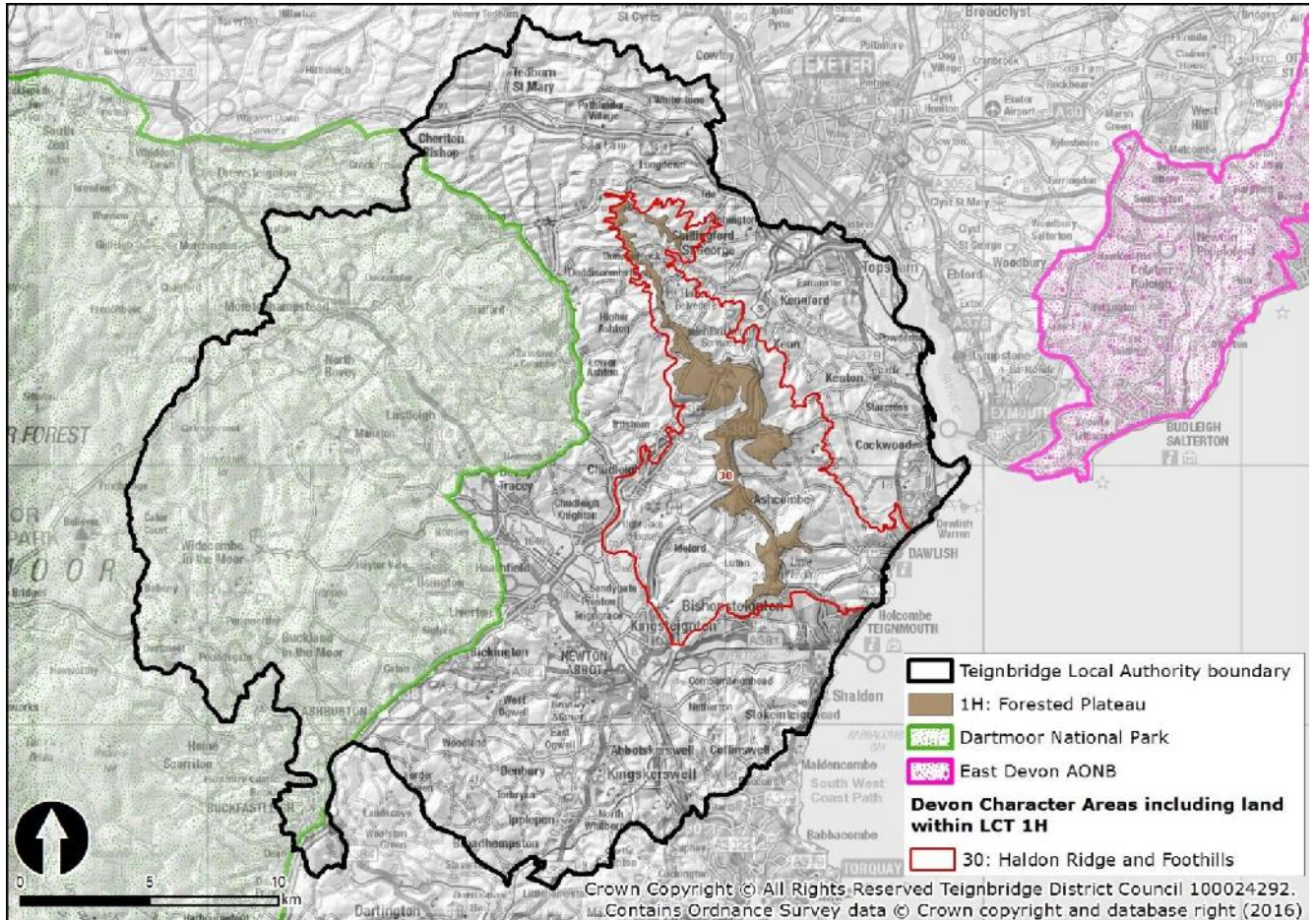
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls entirely within DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website¹⁸.

¹⁸ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 1H: Forested Plateau

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon¹⁹

- Gently rolling upland plateau;
- Large areas of conifer plantation and mixed woodland with relic heathland, which in some places dominates;
- Lanes on plateau relatively open and straight, often bordered by woodland on either side;
- Sparsely settled with isolated houses and farms along minor roads;
- Modern leisure and recreational development including car parks, picnic sites and trails;
- Panoramic views out but restricted to vantage points and gaps in woodland cover along the plateau edges;
- Prehistoric sites including cairns and hillforts.

Additional characteristics occurring in Teignbridge:

- Major roads crossing the plateau;
- Historic landmark of Haldon Belvedere and other historic features of estates;
- Planned estate plantations;
- Deeply incised combs cut into plateau and long wooded ridges extending out.

¹⁹ ¹⁹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale		M	
	A gently rolling, elevated and narrow plateau found along the top of the Haldon Ridge with deeply incised combs cut into the plateau and finger like ridges extending outwards. The height of the land reaches a maximum of 247m AOD at Teignmouth Golf Club.		
Land cover pattern and presence of human scale features			M-H
	The primary land cover is dense woodland comprised of both coniferous plantation and mixed woodland with locally dominant relic heathland and rough grassland habitat on the ridge. Some large arable fields are found on the ridge top, whilst Exeter Racecourse is situated amongst the woodland adjacent to the A38. This is a sparsely settled landscape with isolated houses and farms which provide human scale features within the landscape. Modern leisure and recreational development including picnic sites are dispersed across the area.		
Tracks / transport pattern		M	
	The plateau is crossed by the major road corridors of the A38 and the A380. Smaller, relatively open and straight lanes are found on the plateau and along ridges with associated car parks and trails. These can become steep in places.		
Skylines			M-H
	The Haldon Ridge forms a prominent wooded ridgeline which is visible from across much of Teignmouth District. The castle of Lawrence Castle/Haldon Belvedere (a Grade II* listed building) on the skyline forms a distinctive feature in some views from nearby LCTs.		
Perceptual qualities			M-H
	This is a naturalistic landscape, with a strong sense of tranquillity and remoteness. Dark night skies are disturbed locally by A38 and A380 and Exeter Racecourse in the centre of the LCT. In places where views are not obscured by trees, there are longer views to both the Exe Estuary and Dartmoor National Park which offer a strong sense of place.		
Historic landscape character			M-H
	The Devon HLC indicates that the LCT is mostly comprised of coniferous/other woodland (70%) and rough ground (11%). Areas of coniferous woodland indicate a lower sensitivity to wind energy development. Prehistoric sites including cairns and hillforts are present, reflecting earlier, unenclosed landscapes. The historic landmark of Lawrence Castle/Haldon Belvedere (Grade II* listed) and other historic features relating to estates are found within the LCT. Castle Dyke and Cotley Castle are designated as Scheduled Monuments.		
Scenic and special qualities			M-H
	Most of the LCT is locally designated as an Area of Great Landscape Value. The Devon Character Area description also notes the landscape's important contrast of enclosed woodland with dramatic long range views, sense of tranquillity and remoteness, and the dominant, distinctive landform which gives a high scenic quality and strong sense of place. Long panoramic views are afforded towards the Exe Estuary and Dartmoor National Park, although these are restricted to vantage points and gaps in woodland cover along the plateau edges. The Haldon Ridge overlooks LCTs 2A and 3A.		
Discussion on landscape sensitivity	Although the LCT includes some areas which are impacted by existing human development, modern field pattern and a large-scale plateau landform, the sensitivity of the landscape to wind turbine development is increased by the overarching naturalistic qualities of the landscape, with high levels of tranquillity and remoteness, human scale provided by dense tree cover, nationally important heritage features and visual prominence of the ridge.		
Sensitivity to different turbine heights	Very Small (15-25m)		M
	Small (26-50m)		M-H
	Medium (51-75m)		H

	Large (76-110m)	H
	Very large (111-150m)	H
	Due to the distinctiveness and visual prominence of the Haldon Ridge, naturalistic and tranquil qualities, trees forming frequent human-scale features and mostly undeveloped character this LCT would be highly sensitive to any turbines greater than those within the 'small' height band.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The extensive tracts of naturalistic woodland cover and areas of heathland and rough grassland mean that this LCT would be highly sensit	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 1H Forested Plateau LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The elevated nature of the narrow plateau, rising up above the surrounding landscapes. • Prominent wooded skylines which are highly visible from the surrounding landscape. • Frequent human scale features including trees and isolated farms and houses. • Important naturalistic habitats including relic heathland, rough grassland and mixed woodland, with much of the LCT designed as a SSSI/Important Bird Area. • The strong naturalistic qualities of the landscape, with high levels of remoteness and tranquillity. • High levels of intervisibility with Dartmoor National Park. • Heritage features including hillforts designated as Scheduled Monuments and the prominent form of the Grade II* listed Haldon Belvedere castle. • The landscape's valued scenic qualities, with most of the LCT local designated as an Area of Great Landscape Value. 		

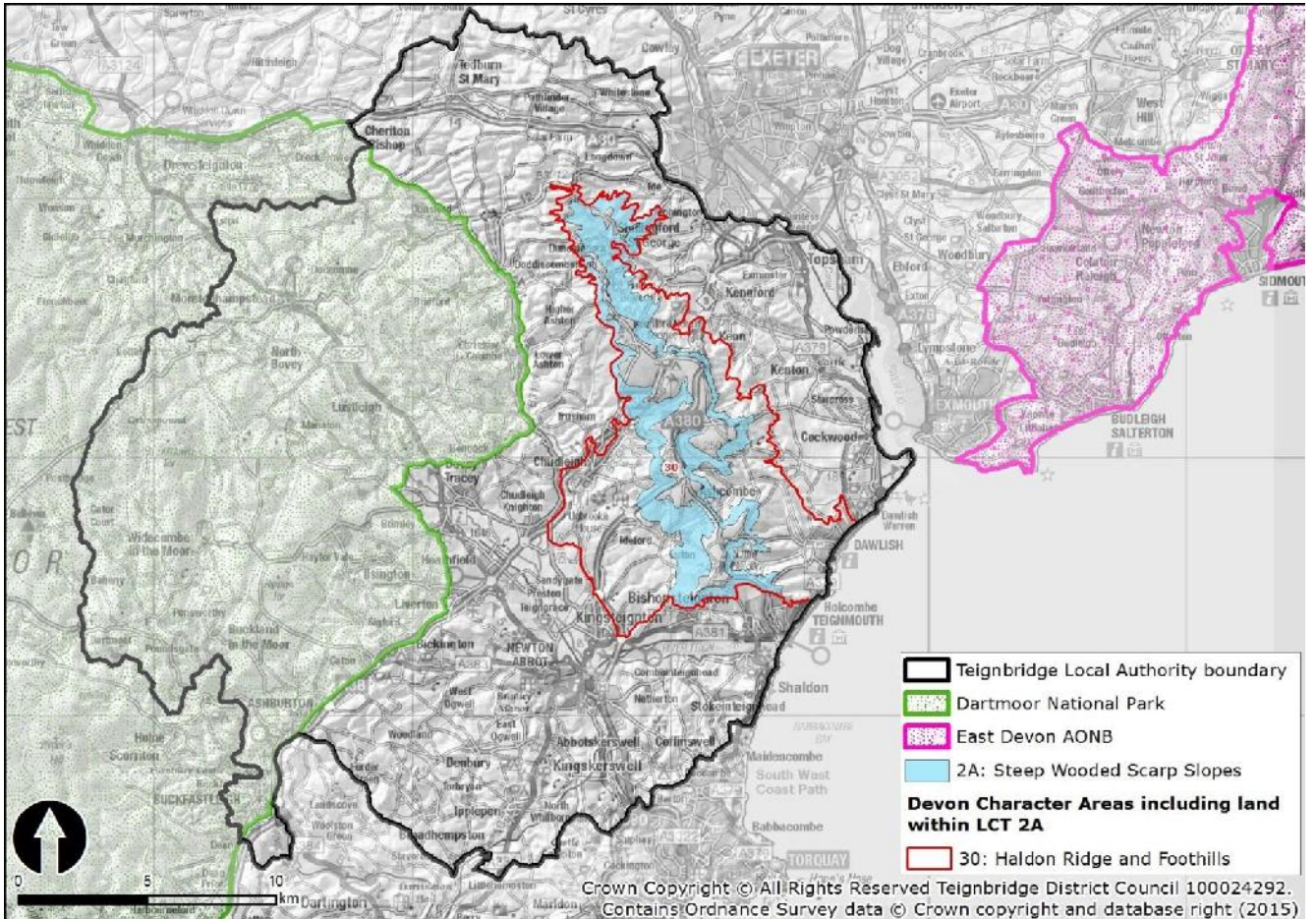
Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are permitted or operational wind turbines within this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines of up to 25m to tip, a moderate-high sensitivity to 'small' turbines (up to 50m to blade tip) and a high sensitivity to turbines greater than 'medium' in scale (from 50 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 50m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Elevated, open locations which are highly visible from within the LCT and across the wider district are avoided.• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features including trees and isolated farms and houses.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district.• The naturalistic character of the landscape with locally important levels of peace and tranquillity is retained.• Valued naturalistic habitats are conserved – including areas of broadleaved woodland, heath, scrub and rough grassland, much of which is designated as a SSSI/Important Bird Area.• Wind turbines do not prevent the appreciation and understanding of distinctive skyline/ landmark features including Haldon Belvedere Castle and Iron Age hill forts including Cotley Castle.• Wind turbines do not detract from key views to and from Dartmoor National Park or the special qualities (including the sense of remoteness and wildness, timelessness and tranquillity) of the designated landscape.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving broadleaved woodland and heathland, panoramic views from the Ridge and views to prominent landscape features and landmarks (such as Haldon Belvedere). <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
Additional Guidance Specific to Particular Landscape Character Areas
<p>This LCT falls entirely within DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website²⁰.</p>

²⁰ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 2A: Steep Wooded Scarp Slopes

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon²¹

- A narrow band of steeply sloping land and immediately below the plateau edge;
- Mixed woodland and semi improved or unimproved pasture;
- Small scale irregular field pattern;
- Spring line mires;
- Lightly settled;
- Narrow winding lanes with well treed banks;
- Occasional long views out over adjoining valleys;
- Many patches of semi-natural habitats including spring mires and scrub.

Additional characteristics occurring in Teignbridge:

- Heathland and associated areas of common land particularly to the south around Little Haldon;
- Estate woodlands and farms.

²¹ ²¹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale			H
	Small-scale, narrow band of steeply sloping land which forms a fringe to the Haldon Ridge plateau (LCT 1H) but is generally steeper. Elevation ranges from 100 to over 230 metres AOD, with the land rising above the surrounding valleys.		
Land cover pattern and presence of human scale features			M-H
	Small-scale irregular field pattern with semi improved or unimproved pasture fields bounded by well treed banks, areas of estate farms and mixed woodlands, which add a human scale to the landscape. Heathland and associated areas of common land particularly to the south around Little Haldon. Many patches of semi-natural habitats are found, including spring mires and scrub. The area is lightly settled, with occasional isolated stone farmsteads.		
Tracks / transport pattern		M	
	A network of minor narrow winding lanes cross the ridge, often with tree lined banks, and the A38 and A380 also pass through this LCT. There are numerous tracks and footpaths providing access to the woodland.		
Skylines			M-H
	Skylines are mainly undeveloped (there is a single wind turbine located in the south west of the LCT) and are often prominent, forming important backdrops to views as a result of their elevation and steep gradient. In places the coniferous woodland continuing down from Haldon Ridge (e.g. Haldon Forest and Tower Plantation in LCT 1H) form wooded skylines.		
Perceptual qualities			M-H
	The dense woodland and sparse settlement give the LCT a strong sense of tranquillity and remoteness with dark night skies. These are disturbed locally by the A38 and A380. Away from development and infrastructure there is also a naturalistic character due to high levels of semi-natural habitat and woodland cover.		
Historic landscape character			M-H
	<p>The Devon HLC indicates that the LCT is comprised of coniferous/other woodland (31%), modern enclosures (29%), medieval enclosures (24%) and strip fields (6%). The medieval enclosures and strip fields will have an increased sensitivity to wind energy development.</p> <p>There are some areas of historic estate parkland (4%), including the Registered Parks and Gardens of Luscombe Castle (Grade I) and Mamhead Park (Grade II*).</p>		
Scenic and special qualities			M-H
	<p>The whole of this LCT is locally designated as an Area of Great Landscape Value.</p> <p>The Devon LCA description notes the landscape's important patchwork of woodland and heathland which give a varied texture and seasonal contrast as well as historic features and archaeological remains which reflect earlier estates and open landscapes and add to scenic quality.</p> <p>There are long views out over adjoining valleys where tree cover allows and across to Dartmoor National Park and the Exe Estuary in clear conditions.</p>		
Discussion on landscape sensitivity	Although the LCT includes some areas with a gently rolling, larger scale topography which are likely to have a reduced sensitivity to wind energy development, sensitivity is increased due to the LCT's locally recognised landscape value, historic field pattern, varied naturalistic land cover patterns, prominent skylines and limited existing development which result in this landscape being highly sensitive to the development of any wind turbines.		
Sensitivity to different turbine heights	Very Small (15-25m)		H
	Small (26-50m)		H
	Medium (51-75m)		H
	Large (76-110m)		H
	Very large (111-150m)		H
	This LCT is likely to be highly sensitive to all scales of wind turbine due to the steep, highly visible slopes, prominent skylines, valued semi-natural habitats and locally		

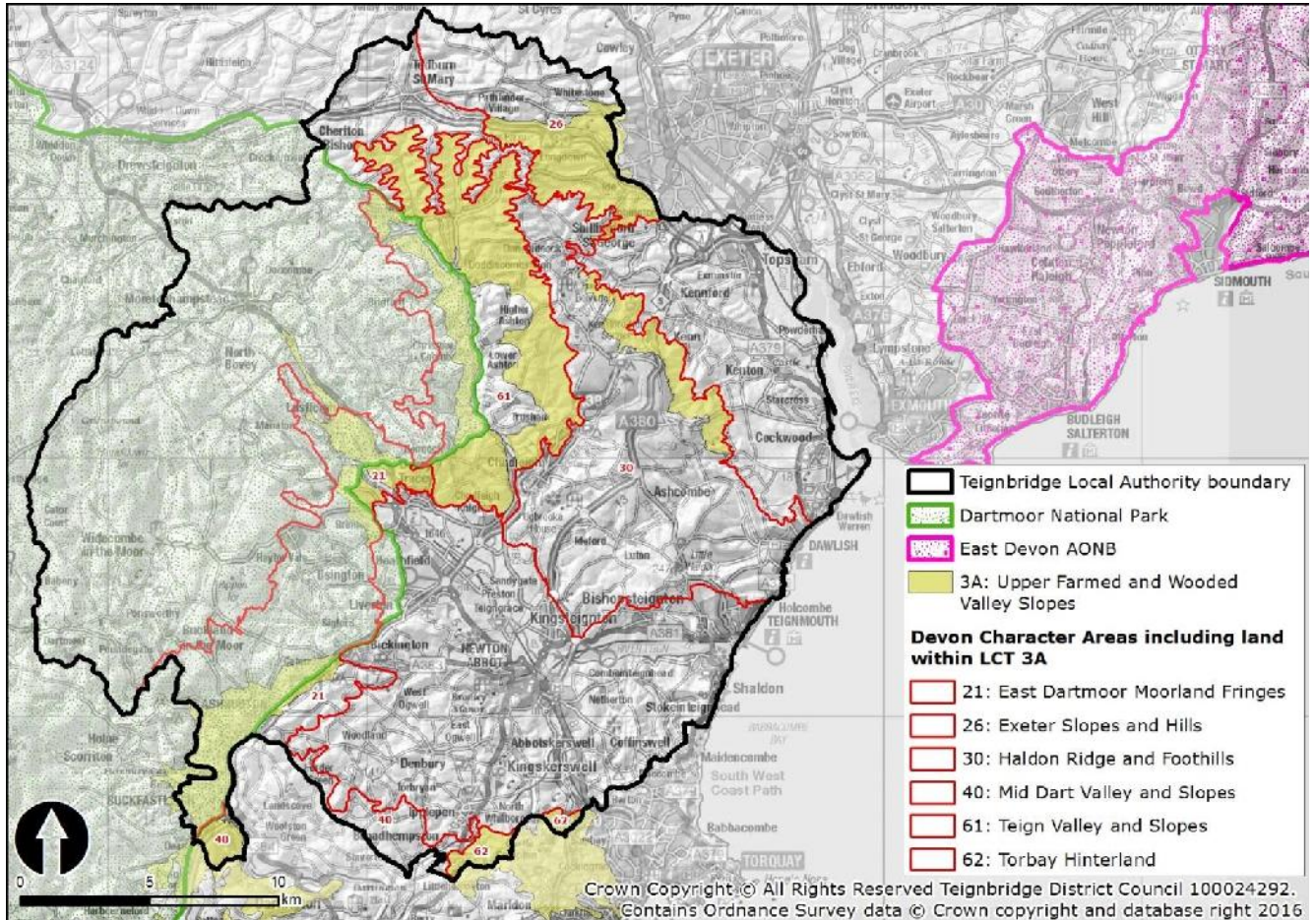
	important levels of tranquillity.
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	This LCT would be highly sensitive to any scale of wind energy development.
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 2A Steep Wooded Scarp Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The steep, highly visible slopes which rise above and form a backdrop to the adjacent landscapes. • The landscape's prominent, mostly undeveloped skylines often marked by woodland. • The strong sense of tranquillity and remoteness with associated dark night skies. • Valued semi-natural habitats including remnant heathland and mixed woodland, with parts of the Haldon Forest designated as a SSSI and Important Bird Area. • The historically important medieval field pattern and estate parklands including Luscombe Castle and Mamhead Park. • The valued scenic character of the landscape, with the whole of the area locally designated as an Area of Great Landscape Value. • The long views over adjacent valleys and intervisibility with Dartmoor National Park in clear conditions. 	

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there is one wind turbine located in this LCT at Higher Rixdale Farm which falls into the 'small' height category.
Guidance for Development
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
Additional Guidance Specific to Particular Landscape Character Areas
N/A

LCT 3A: Upper Farmed and Wooded Valley Slopes

LCT Location Map



Devon Character Areas

DCA 21: East Dartmoor Moorland Fringes

DCA 26: Exeter Slopes and Hills

DCA 30: Haldon Ridge and Foothills

DCA 40: Mid Dart Valley and Slopes

DCA 61: Teign Valley and Slopes

DCA 62: Torbay Hinterland

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon²²

- Undulating upper valley slopes;
- Pastoral farmland with frequent trees and arable cultivation on lower slopes;
- Small to medium size fields with irregular boundaries;
- Deciduous woods and copses especially on hilltops and upper slopes;
- Very wide, species-rich hedges with many hedgerow trees;
- Dispersed settlement pattern, principally of farms and small villages;
- Very winding narrow lanes;
- An intimate and intricate landscape with views out confined by vegetation;
- Frequently remote and tranquil;
- Little modern development.

Additional characteristics occurring in Teignbridge:

- Historic estate woodlands and parklands in the north of the Study Area;
- Some long distance views across valleys to the Exe Estuary;
- Main roads crossing the landscape;
- Historic stone bridges, small disused quarries and occasional mills in the Teign Valley;
- Market towns on the edge of Dartmoor and parts close to Exeter and Torbay, with some modern development;
- Remoteness and tranquillity reduced locally close to main roads and towns;
- Igneous rock quarrying along the western slopes of the Teign Valley with Limestone near Ashburton and Buckfastleigh.

²² ²² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale		M	
	This LCT comprises extensive areas of undulating upper valley slopes, which are often punctuated by rounded hills and carved by small-scale and steep sided tributary valleys. Elevation ranges significantly, from 40 metres to 195 metres AOD.		
Land cover pattern and presence of human scale features		M	
	Pattern of small to medium pastoral fields with irregular and very wide hedge boundaries. Numerous hedgerow trees, especially along minor roads provide frequent human scale features. Some arable cultivation is present on lower slopes, with deciduous woodland and copses located on the upper slopes and hilltops, especially to the north. Other land cover includes historic estate woodlands and parklands, small quarries (Trusham Quarry) and occasional mills in the Teign Valley.		
Tracks / transport pattern		M	
	Main roads cross this LCT including the A30, A38, A381 and several busy B-roads. These branch off into a network of more rural and very winding narrow lanes. Further access is provided along public footpaths and forestry tracks.		
Skylines			M-H
	Skylines vary across the LCT, most remain undeveloped and rural. Rounded hills with wooded tops form common features which punctuate the skylines. From higher elevations distant skylines of Rippon Tor and Saddle Tor within Dartmoor National Park can be seen from within the LCT.		
Perceptual qualities		M	
	This is an intimate and intricate landscape which frequently feels remote and tranquil. It is predominantly rural, with scattered hamlets, farmsteads and a few villages. Tranquillity can be reduced locally close to major trunk roads and towns, particularly west of Exeter, adjacent to the A38 at Ashburton and where electricity overhead lines and pylons are present in valleys.		
Historic landscape character			M-H
	<p>The Devon HLC indicates that modern enclosures (with a lower sensitivity to wind energy development) comprise 32% of the LCT, whilst more sensitive medieval enclosures make up 26%. It also includes areas of coniferous/other woodland (17%), post-medieval strip-enclosures (12%) and park/garden (7%).</p> <p>Historic estate woodlands and parklands are located in the LCT, including the Registered Parks and Gardens of Oxtou House and Mamhead Park (Grade II*). Historic stone bridges, small disused quarries and occasional mills are also important characteristic features.</p> <p>The LCT also provides a setting to several Conservation Areas; Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton.</p>		
Scenic and special qualities			M-H
	<p>The majority of the LCT is locally designated as an Area of Great Landscape Value for its strong and distinctive character. Large areas of the LCT extend into Dartmoor National Park and sit along its eastern boundary, contributing to the National Park's setting.</p> <p>The Devon LCA description also notes the landscape's important strong rural character with woodlands, fields, hedgerows and vernacular settlements which gives a high scenic quality and strong sense of tranquillity in much of this area. Remnants of historic industries, such as small scale mining for metal, along with ancient woodland and boundaries, add interest and diversity.</p> <p>Views out are often confined by vegetation, however there are some long distance views from upper slopes towards the Exe Estuary and the coast in the north, and Dartmoor National Park in the west.</p>		
Discussion on landscape sensitivity	The LCT includes areas of modern field enclosure, electricity pylons and several main roads which are likely to indicate a lower sensitivity to wind energy development. However, the LCTs varied topography with distinctive rounded hills, often undeveloped wooded skylines, the historic field enclosures, estate woodland and parkland, and its highly rural and tranquil character all increase sensitivity.		

Sensitivity to different turbine heights	Very Small (15-25m)	L-M
	Small (26-50m)	M
	Medium (51-75m)	M-H
	Large (76-110m)	M-H
	Very large (111-150m)	H
	The landscape's small to medium field pattern, frequency of human-scale features, historic estates and intervisibility with Dartmoor National Park mean that it would be highly sensitive to 'very large' wind turbines. Many locations away from main roads and electricity pylons would also be of moderate to high sensitivity to 'medium' and 'large' wind turbines.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Although parts of the landscape include areas of modern enclosure with modern developments (main roads and electricity infrastructure), the LCTs location adjacent to Dartmoor with good intervisibility, the presence of smaller-scale medieval enclosure along with varied topography mean it would be highly sensitive to any turbine clusters greater than 'small' in scale. Many parts of the landscape would only be able to accommodate single turbines due to its complex and often very steep topography.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

<p>A summary list of the key sensitive features and characteristics for 3A Upper Farmed and Wooded Valley Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The distinctive round hills and undulating upper valley slopes, carved by steep sided stream valleys creating a varied landscape scale and topography. • The small to medium scale field pattern (related to medieval enclosure), intimate character and frequent human scale features including numerous hedgerow trees. • Areas of ancient woodland and historic parklands which are valued features of the landscape. • Minor road network of very winding narrow lanes that could be affected by delivery of large turbines. • Undeveloped and often wooded ridgelines and distinctive rounded hills, with the distant skylines of Rippon Tor and Saddle Tor (within Dartmoor National Park) visible from within the LCT. • The intimate and intricate rural landscape with high levels of tranquillity. • The locally valued scenic qualities of the landscape (represented by designation as an Area of Great Landscape Value). • The valued historic features, including Conservation Areas at Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton and the Registered Parks and Gardens at Oxtou House and Mamhead Park. • The relationship of the LCT with Dartmoor National Park, with high levels of intervisibility and a shared landscape character where the LCT meets the National Park boundary. • Long distance views from upper slopes to and from the Exe Estuary and areas of Undeveloped Coast. 	
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Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low to moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' turbines (up to 50m to blade tip), a moderate to high sensitivity to 'medium' and 'large turbines' (between 51 – 110m to blade tip) and a high sensitivity to 'large' turbines (over 10m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters greater than 'small' (more than 5 turbines). This indicates that the landscape will be particularly sensitive to turbines higher than 51m and unlikely to accommodate turbines over 110m to blade tip, or any development comprising more than five wind turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.• The strong rural character of the landscape with locally important levels of tranquillity is retained.• Valued historic features and landscapes are retained, including places designated as Conservation Areas and Registered Parks and Gardens.• Wind turbines do not detract from views to and from Dartmoor National Park (particularly the distinctive views of Rippon Tor and Saddle Tor), as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided for larger turbines.• The characteristic winding rural roads with high Devon hedges are not adversely affected by the delivery of turbines.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines and hilltops to the wider district, such as Whiteway Wood and Kiddens Plantation.• Wind energy development does not dilute the undeveloped perceptual qualities associated with the Exe Estuary and areas defined as Undeveloped Coast.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving and enhancing the strong pattern of remnant medieval field enclosures, sparse settlement pattern and narrow rural lanes.• Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered, also in line with the LCA's landscape strategy. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and</p>

reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

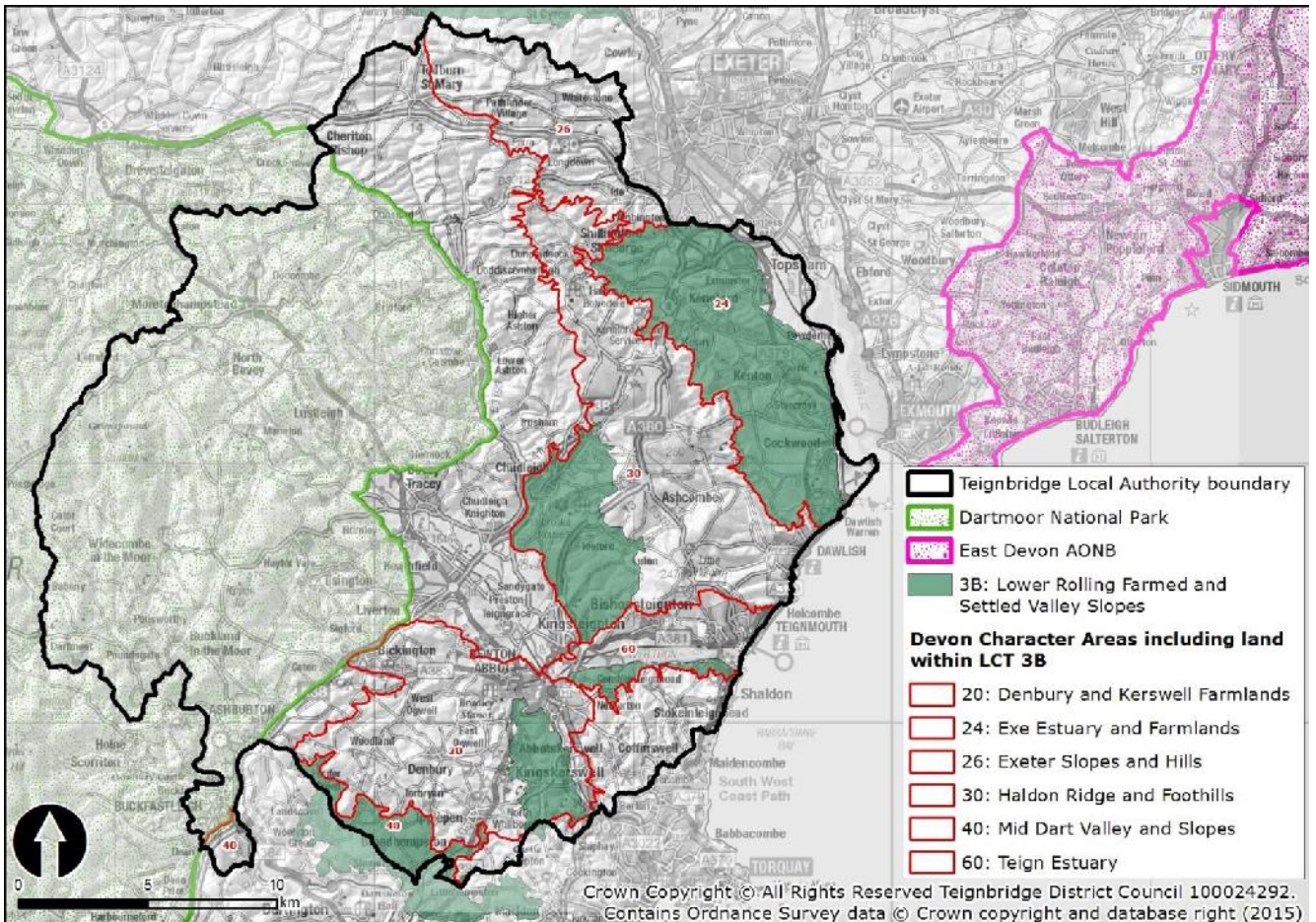
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls within six different Devon Character Areas: DCA 21: East Dartmoor Moorland Fringes, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, DCA 61: Teign Valley and Slopes and DCA 62: Torbay Hinterland. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website²³.

²³ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3B: Lower Rolling Farmed and Settled Valley Slopes

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 24: Exe Estuary and Farmland

DCA 26: Exeter Slopes and Hills

DCA 30: Haldon Ridge and Foothills

DCA 40: Mid Dart Valley and Slopes

DCA 60: Teign Estuary

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon²⁴

- Gently rolling landform sloping up from valley floor;
- Variable sized fields with wide, low boundaries and irregular pattern;
- Pastoral land use often with wooded appearance;
- Many hedgerow trees, copses and streamside tree rows;
- Settled with farms, villages and small market towns;
- Varied building ages and styles including modern, though some unity through use of stone as building material;
- Some main roads, otherwise winding often sunken narrow lanes with very tall earth banks;
- Streams and ditches;
- Tranquil and intimate except next to main transport routes;
- Enclosed and sheltered.

Additional characteristics occurring in Teignbridge:

- Historic parklands in the north of the Study Area;
- Several main roads and main railway line cross landscape;
- Tranquillity reduced close to main transport routes and towns;
- Occasional dramatic views across valleys and estuaries;
- More open with mixed arable and pasture on Exe slopes;
- Limestone quarries and landfill sites on the Aller slopes;
- Limestone quarries at Chudleigh with sand quarries and landfill to the north of Kingsteignton.

²⁴ ²⁴ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale		M	
	<p>This LCT is medium to large-scale consisting of gently rolling valley slopes occupying the broad transitional zones above the Exe, lower and upper Teign, and Aller valley floors – but distinguished from the upper slopes by its lower elevation. Occasionally, sharp changes in landform create steep hills (Exwell Hill – 65m and Blair Hill - 109m) and incised tributary valleys. Elevation ranges widely, from five metres to 158 metres AOD.</p>		
Land cover pattern and presence of human scale features		M	
	<p>Variable sized pastoral fields with wide, low boundaries and irregular pattern with an often wooded appearance. More mixed farmland is found on Exe slopes. Frequent hedgerow trees, copses and riparian vegetation provide human-scale features. Areas of historic parkland contribute to landscape variety.</p>		
Tracks / transport pattern		M	
	<p>The LCT is often bound or crossed by main roads including A379, A38, A380, and lower stretch of the M5. Branching off the main roads are winding, often sunken narrow lanes flanked by very tall earth banks. In addition, the main railway line between Totnes and Newton Abbot crosses the landscape south of Abbotskerwell.</p>		
Skylines			M-H
	<p>This LCT has some prominent skylines due to the hilly and sometimes elevated nature of the landscape. Skylines are mostly undeveloped and often wooded. Isolated infrastructure on skylines includes two telecommunication masts at Humber Lane Reservoir and occasional overhead electricity lines. The landscape has good intervisibility with neighbouring LCTs’ skylines including distant views of Lawrance Castle.</p>		
Perceptual qualities		M	
	<p>Woodland and secluded valleys provide a strong sense of enclosure, intimacy and tranquillity which are enhanced further in estate parklands, e.g. at Lindridge Park. Tranquillity is eroded next to main transport routes, towns and around areas of industrial activity such as quarrying. The landscape is well settled with farms, villages and small market towns such as Exminster and Chudleigh. Other development includes limestone quarries at Chudleigh, sand quarries and landfill sites to the north of Kingsteignton which further reduce levels of tranquillity locally.</p>		
Historic landscape character			M-H
	<p>The Devon HLC indicates that the LCT comprises predominately of modern enclosure (39%), which are likely to indicate lower levels of sensitivity to turbine development. Significant areas of medieval (17%) and post-medieval strip enclosures (16%), parks and gardens (10%) and conifer/other woodland would be of higher sensitivity.</p> <p>This LCT has a high number of valued and designated historic features and landscapes including Powderham Castle and Ugbrooke Park both Grade II* registered parks and gardens, Kingskerwell Manor House and Castle Dyke camp are scheduled monuments and Abbotskerswell and Kenn Conservation Areas.</p>		
Scenic and special qualities			M-H
	<p>Large parts in the north of the LCT are locally designated as Areas of Great Landscape Value for the area’s strong and distinctive character. The LCT also provides a direct setting to the unspoilt stretches of the coastline along the Exe and Teign estuaries and at Dawlish Warren which are designated as Undeveloped Coast.</p> <p>The Devon Character Area description also notes the landscape’s rich pattern of fields and hedgerows, designed parklands and woodlands, historic features and limestone outcrops which combine with the landform to provide a strong sense of place and high scenic quality.</p> <p>At lower elevations along the coast views are confined locally to near views across the estuaries. However, from higher ground there are occasionally dramatic views across the farmed valleys and estuaries.</p>		
Discussion on landscape sensitivity	<p>Although the LCT includes areas of modern enclosure, gently rolling landform, existing built structures on skylines and several main roads, its diverse land cover, frequent human-scale features, numerous valued historic landscapes and features and relatively high levels of tranquillity and scenic quality all increase sensitivity to wind energy</p>		

	development.	
Sensitivity to different turbine heights	Very Small (15-25m)	L-M
	Small (26-50m)	M
	Medium (51-75m)	M-H
	Large (76-110m)	H
	Very large (111-150m)	H
	This LCT has low-moderate sensitivity to turbines in the 'very small' category, and a moderate sensitivity to 'small' turbines. Areas adjacent to main road corridors, near quarries and away from steeply incised valleys would be less sensitive to turbines of a 'medium' height. The landscape would be highly sensitive to 'large' and 'very large' turbines due to its landform scale, intervisibility with adjacent landscapes including the estuaries, and the LCT's valued historic landscapes.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the medium to large-scale, gently rolling landform and varied land cover patterns of this LCT; this landscape could accommodate clusters of up to 5 turbines. Medium, large and very large clusters of wind turbines are unlikely to be able to be accommodated within this LCT due to its scale and landcover complexity, presence of designated landscapes, small-scale historic field enclosures and high levels of tranquillity.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 3B Lower Rolling Farmed and Settled Valley Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The occasional steep hills and incised tributary valleys, providing landform complexity and areas of intricate scale. • The landscape's secluded and intimate character with areas of smaller scale field patterns (including areas of medieval enclosure). • Areas of woodland and historic landscapes such as at Kerswell Down Hill and Whilborough Common. • The network of rural, winding sunken lanes which could be affected by delivery of larger turbines. • Prominent undeveloped skylines which are characteristically wooded. • The landscape's secluded and intimate character with relatively high levels of tranquillity, which provide a setting to areas of Undeveloped Coast e.g. Dawlish Warren (LCT 4F) and the Exe Estuary (LCT 4A) that could be affected by introduction of turbines. • The historic importance of the landscape, with areas of estate parkland, castles, prehistoric enclosures and camps including Powderham Castle and Castle Dyke camp. • Locally recognised scenic qualities (recognised through designation as Areas of Great Landscape Value) and dramatic views from higher ground across the farmed valleys and estuaries. 		

Guidance for wind energy development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there is one permitted/operational wind turbine in this LCT at Sunny Holme, Dawlish Warren. This turbine is in the 'very small' category.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' turbines (up to 50m to blade tip), moderate-high sensitivity to 'medium' turbines (up to 75m to tip) and a high sensitivity to turbines greater than 'large' in scale (from 76 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to turbine clusters larger than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 51m and unlikely to be able to accommodate turbines over 76m to tip, or any developments comprising more than a five turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the landscape's secluded and intimate character or small scale (for example in areas of medieval enclosure). The scale of development should respond to local context.• Developments of multiple or larger turbines should avoid steep slopes and incised valleys.• The strong rural, tranquil and historic character of the landscape is retained.• Protect views out of the LCT towards Lawrence Castle in neighbouring LCT.• Valued naturalistic habitats are retained – including woodland on Kerswell Down Hill and Whilborough Common and parkland.• The characteristic sunken lanes, and winding rural roads are not adversely affected by the delivery of turbines.• The location of turbines does not impact on the heritage value of the Grade II* Listed Powderham Castle and Ugbrooke Park or Kingskerwell Manor House and Castle Dyke camp Scheduled Monuments.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district, Torridge and Dartmoor.• Turbines avoid the areas of highest tranquillity, such as the areas locally designated as Areas of Great Landscape Value and Undeveloped Coast (which also provides a setting to valued features in adjacent LCTs e.g. Dawlish Warren).• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including protecting the distinctive character of the landscape, with areas of woodland, long views from the hills protected and enhanced, and parkland estates traditionally managed and strengthened to build resilience to the effects of climate change. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and</p>

reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

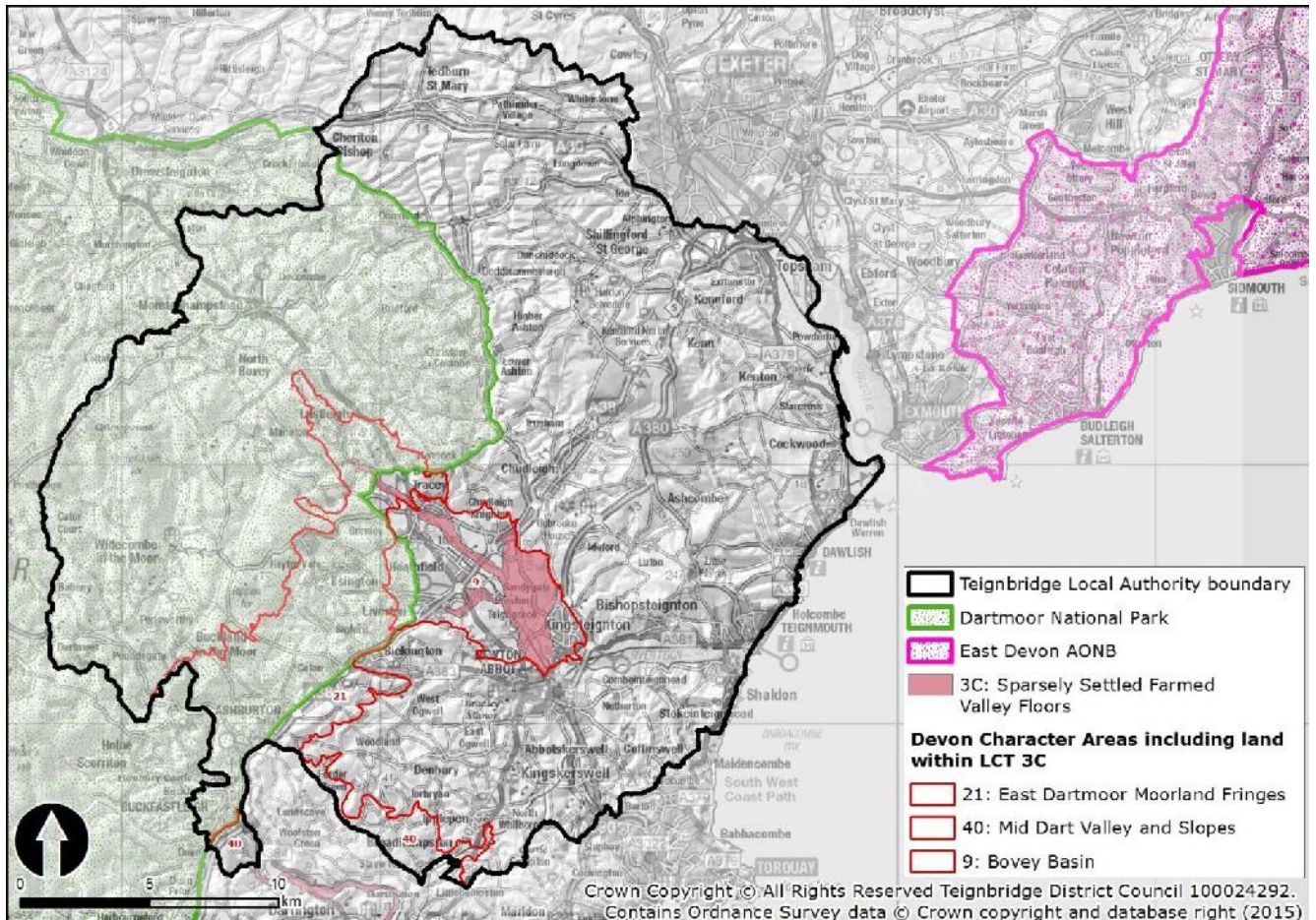
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls within DCA 20: Denbury and Kerswell Farmlands, DCA 24: Exe Estuary and Farmland, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, and DCA 60: Teign Estuary. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website²⁵.

²⁵ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3C: Sparsely Settled Farmed Valley Floors

LCT Location Map



Devon Character Areas

DCA 9: Bovey Basin

DCA 21: East Devon Dartmoor Fringes

DCA 40: Mid Dart Valley and Slopes

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon²⁶

- Open flat landform often with distinct vegetated floodplain edge;
- Watercourses screened by riparian vegetation;
- Hedges generally on the boundary with rising land;
- Pastoral land use with wet meadows and some arable with variable field sizes and some occasional urban edge land uses;
- Sparsely settled with occasional farms and hamlets;
- Sparse network of narrow winding lanes though often few footpaths;
- Open internally with views out screened by boundary vegetation;
- Variable field pattern with some areas apparently unenclosed;
- Ancient stone bridges and small stone faced quays;
- River valley character;
- Frequently tranquil.

Additional characteristics occurring in the Study Area:

- Main road crosses Bovey Basin;
- Land much disturbed, but also defined, by clay extraction industry in Bovey Basin;
- Disused mineral railway and canal with recreational route;
- Includes part of historic designed landscape;
- Industrial buildings associated with clay works and canal;
- Ponds and naturally regenerated woodland in disused clay pits;
- Tranquillity reduced locally close to clay pits and main road/settlements.

²⁶ ²⁶ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale			M-H
	Open, flat alluvial floodplain landscape within the Bovey and Teign river and estuary system. Low lying, reaching no more than 25 meters AOD. The river system is more constrained and small scale in the Bovey Valley to the north-west.		
Land cover pattern and presence of human scale features		M	
	The land is defined by the extensive clay extraction industry in Bovey Basin. Elsewhere there is pastoral land use with wet meadows and some arable cultivation within variable field sizes. The area has a distinct riparian vegetated floodplain edge. Other land cover includes part of a historic designed landscape at Stover Park, ponds and naturally regenerated woodland in disused clay pits, and some infrequent urban fringe uses. Much of the LCT is unenclosed as a result of its industrial use, and is sparsely settled with occasional farms and hamlets. A human scale is provided by trees/woodland cover and buildings.		
Tracks / transport pattern			M-H
	The main road of the A38 briefly crosses this LCT, otherwise the area generally has a sparse network of narrow winding lanes with several footpaths including the Templer Way. Ancient stone bridges and small stone faced quays are local features. A disused mineral railway and canal with recreational routes are also present.		
Skylines		L-M	
	The LCT's open skylines are generally low lying and not prominent. In the south, skylines are often punctuated by large, industrial buildings relating to the area's quarrying activity.		
Perceptual qualities			M-H
	River valley character which frequently has high levels of tranquillity due to a lack of settlement along the valley floor. Tranquillity is reduced locally close to clay pits and near to the busy A38, larger modern settlements and industrial estates.		
Historic landscape character		M	
	The Devon HLC indicates that the LCT comprises 28% quarrying/mining, 21% post-medieval enclosures and 18% modern enclosures – all indicating a lower sensitivity to wind energy development. 10% of the LCT is defined as conifers/other woodland – indicating a moderate sensitivity to wind turbines – lower where conifers dominate. Smaller areas of rough ground (5%), water meadows (3%) and medieval enclosures (3%) would be of higher sensitivity. Other undesignated historic features associated with mineral extraction, the Grade II Stover Park, the Stover Canal and mineral railway, historic river bridges and farmsteads make a particular contribution to this landscape's historic sense of place. -		
Scenic and special qualities		M	
	A small part of the upper Bovey Valley within this LCT is locally designated as part of a wider Area of Great Landscape Value. The Devon Character Area descriptions note the locally important scenic qualities of the riverside landscapes, where sense of tranquillity may be strong. The strong integrity provided by the rugged upland of Dartmoor National Park to the west and the wooded Haldon Ridge to the east is also cited as a special quality. Additional special qualities cited include the designed landscape of Stover Park, heathlands, woodlands and wetlands.		
Discussion on landscape sensitivity	Although the LCT includes areas of industrial activity and development associated with clay extraction in the south, the presence of valued naturalistic habitats, pockets of sparsely settled landscape, important levels of relative tranquillity, and the landscape's close proximity (and intervisibility with) Dartmoor National Park all heighten sensitivity.		
Sensitivity to different turbine heights	Very Small (15-25m)		L
	Small (26-50m)		L-M
	Medium (51-75m)		M-H
	Large (76-110m)		H
	Very large (111-150m)		H

	The small scale valley landscape, presence of frequent human scale features including trees, areas of valued naturalistic land cover and position overlooked by Dartmoor National Park to the south means that the LCT is highly sensitive to 'large' and 'very large' turbines. Locations within the smaller scale, sparsely settled Bovey Valley would also be highly sensitive to 'medium' scale wind turbines.
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The landscape's varied land cover patterns and tracts of naturalistic habitats mean that it would be highly sensitive to the development of any turbine clusters greater than 'medium' in scale. The narrower stretch of the Bovey valley to the north-west is only likely to be able to accommodate single turbine developments.
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 3C Sparsely Settled Farmed Valley Floors LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • Pockets of small-scale historic medieval enclosures and frequent human-scale features including trees and woodland. • Valued areas of semi-natural habitat, such as water meadows, riparian wetlands and woodland blocks, including South Acre Claypits SSSI and Jetty Marsh LNR. • Locally important area of high landscape value, designated as part of the wider Area of Great Landscape Value. • Intervisibility with Dartmoor National Park, which overlooks and lies adjacent to the LCT to the west. • Historic designed parkland at Stover Park, a Grade II registered park and garden, and other elements contributing to an historic sense of place related to past industrial activity. • Valued levels of tranquillity, particularly away from the A38, areas of industrial activity and the nearby settlements of Newton Abbott and Bovey Tracey. 	

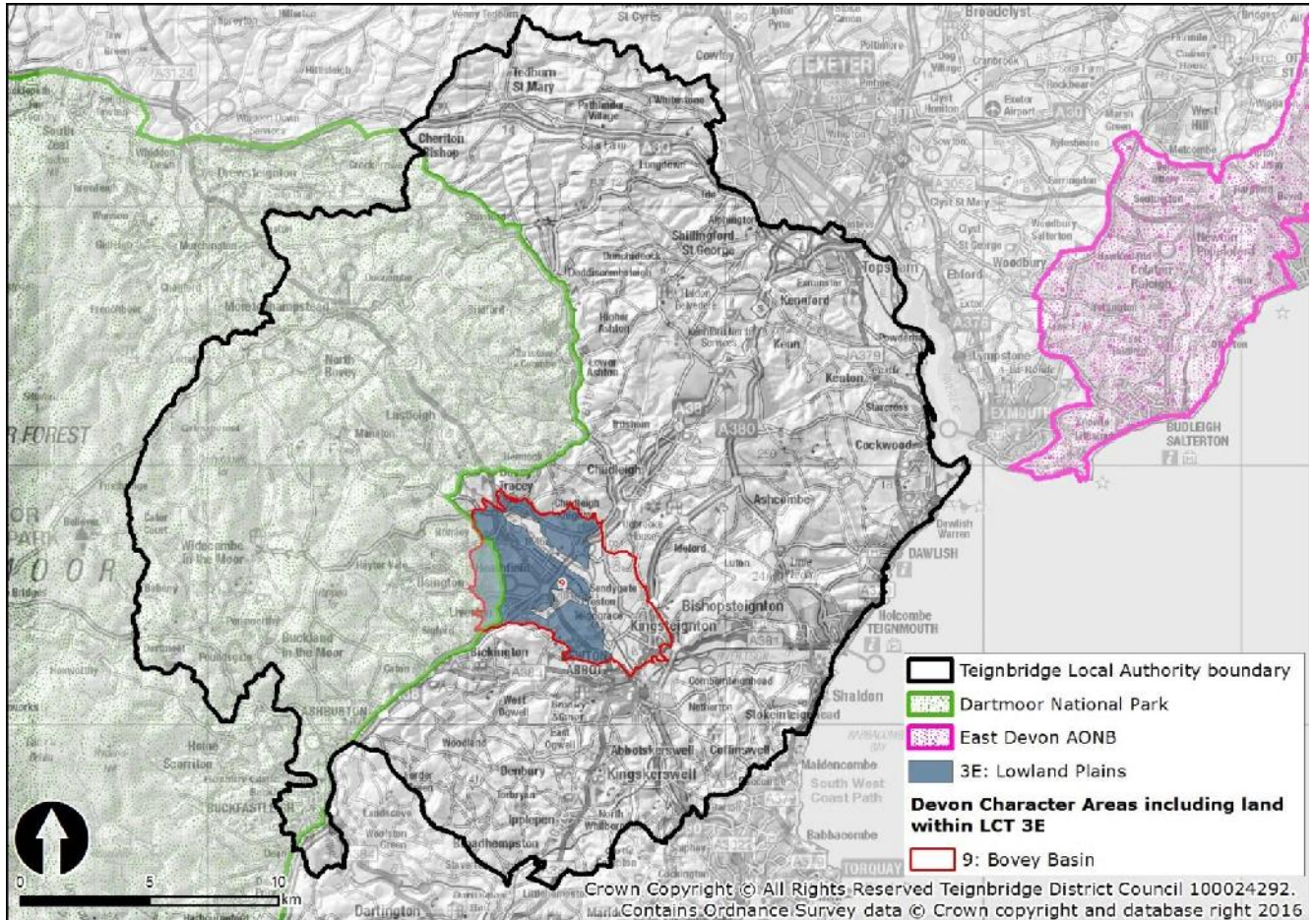
Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low sensitivity to 'very small' turbines of up to 25m to blade tip, a low-moderate sensitivity to 'small' turbines (26-50m), a moderate-high sensitivity to 'medium' turbines (51-75m) and a high sensitivity to any turbines greater than 75m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 50m and unlikely to be able to accommodate turbines over 75m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>The Bovey Valley would be highly sensitive to all but single turbines of up to 50m to blade tip. Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.• The pockets of relative tranquillity and naturalistic character away from development, industrial activity and the main A38, are protected.• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings such as South Acre Claypits SSSI.• The location of turbines does not impact on the heritage value of the Grade II Listed Stover Park estate and other features relation to the landscape's industrial heritage.• Wind turbines do not detract from views to and from Dartmoor National Park, as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including restoring and enhancing the pattern of woods, heaths and wetlands, fields and hedgerows.• Opportunities are considered to conserve, enhance and restore historic features, parkland, woods, heaths, wetlands and hedgerows – also in line with the strategy for the LCT. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' and 'small' scale turbines associated with buildings (e.g. single on-farm turbines or those associated with industrial/business parks), and larger models. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
Additional Guidance Specific to Particular Landscape Character Areas
<p>This LCT falls within DCA 9: Bovey Basin, DCA 21: East Devon Dartmoor Fringes and DCA 40: Mid Dart Valley and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website²⁷.</p>

²⁷ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3E: Lowland Plains

LCT Location Map



Devon Character Areas

DCA 9: Bovey Basin

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon²⁸

- Level to gently sloping landform associated with but not adjacent to rivers;
- Mixed farmland often in arable cultivation but with areas of pastoral use;
- Mainly small broadleaved woodland blocks, with occasional large plantations;
- Regular medium to large field pattern with local variation;
- Roadside hedges and banks with hedgerow oaks;
- Settled with a mixed pattern of small towns or large villages, smaller villages and farms;
- Local dominance of stone as a building material;
- Variable enclosure with some long views;
- Some towns and villages significantly enlarged and modified by 20th century developments;
- Victorian estate cottages and large farm buildings;
- Main transport routes and infrastructure;
- Surprising feeling of remoteness in parts despite general level of development.

Additional characteristics occurring in Teignbridge:

- Extensive mixed plantations;
- Influenced by mineral extraction.
- Remnant heathlands;
- Ponds associated with disused clay pits;
- Industrial buildings associated with disused clay pits and railway;
- Historic parkland with associated recreational use;
- Extensive modern residential, industrial and leisure developments.

²⁸ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale	L-M		
	Medium to large-scale gently undulating lowland landscape, with a level to gently sloping landform associated with tributaries and springs draining into the River Teign to the east. Generally low lying with a maximum height of 60m AOD.		
Land cover pattern and presence of human scale features		M	
	A settled landscape with dense, nucleated housing developments and industrial estates surrounded by farmland, woodland and industrial land uses. Small-medium regular and irregular fields comprise mixed farmland often in arable cultivation but with areas of pastoral use. Texture and variety is provided by small broadleaved woodland blocks, mixed plantations such as that at Great Plantation and hedgerow/roadside trees. Other land uses include valued remnant heathlands and ponds associated with disused clay pits, as well as historic parkland with associated recreational uses. A human scale is conveyed by development and frequent tree cover.		
Tracks / transport pattern		M	
	The LCT is crossed by major road routes including the A38 and A382, as well as extensive coverage by more minor roads. It is also crossed by a railway line associated with the large industrial estate in the centre of the LCT. The Templer Way trail is also found in this LCT.		
Skylines	L-M		
	Skylines are generally not elevated or prominent due to the landscape's low-lying nature, and are defined by a mixture of trees and the large geometric forms of industrial buildings within business parks. Pylon lines also cross the landscape and form vertical features on the skyline.		
Perceptual qualities	L-M		
	Human influenced landscape with frequent residential and industrial development, including the major roads of the A38 and A382 and clay works and pits. Relative levels of tranquillity and remoteness can be experienced in the designed parkland landscapes and other areas with dense tree cover such as Great Plantation.		
Historic landscape character	L-M		
	The Devon HLC indicates that the LCT comprises nearly a quarter (24%) classed as conifers/other woodland, indicating a moderate sensitivity to wind turbines – lower where conifers dominate. 13% of the landscape respectively is post-medieval and modern enclosures – also of lower sensitivity, along with areas of modern settlement (10%) and industrial land/ quarrying (15%). Areas of medieval enclosure (10%) and rough ground (6%) would be of higher sensitivity to wind energy development. The Grade II Registered Park and Garden of Stover Park is located in the centre of LCT and has a designed estate parkland character, dating from the 18 th century.		
Scenic and special qualities		M	
	Two small parts of the northern edges of the LCT are locally designated as part of a wider Area of Great Landscape Value. The Devon Character Area description for the Bovey Basin also notes the landscape's important significant areas of scenic quality, such as the designed landscape of Stover Park, heathlands, woodlands and wetlands. Some long views can be obtained from higher ground, including intervisibility with Dartmoor National Park which lies immediately adjacent to the west (adjoining land is within the same LCT).		
Discussion on landscape sensitivity	The LCT's developed character, industrial land uses and low-lying nature (without prominent skylines) could indicate lower levels of sensitivity to wind energy. However, sensitivity is increased due to the presence of valued heathland, wetland and woodland habitats, remnant estate parkland, pockets of relative tranquillity and frequent human-scale features. Its position directly adjacent to Dartmoor National Park – with strong intervisibility – also heightens sensitivity. .		
Sensitivity to different turbine heights	Very Small (15-25m)		L-M
	Small (26-50m)		M
	Medium (51-75m)		M

	Large (76-110m)	M-H
	Very large (111-150m)	H
	The landscape's small-medium field pattern, frequency of human-scale features, areas of valued wetland and heathland and location immediately adjacent to Dartmoor National Park mean that it would be highly sensitive to 'very large' wind turbines. Many locations away from industrial developments would also be of high sensitivity to 'large' wind turbines. Areas of current or past industrial land uses or development, dominated by coniferous plantations or within large fields would be less sensitive to 'medium' or 'large' turbines.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Although parts of the landscape include areas of larger scale fields and plantations, and pockets of open, large-scale landform, the presence of smaller-scale medieval enclosures and significant areas of development mean it would be highly sensitive to any turbine clusters greater than 'medium' in scale.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 3E Lowland Plains LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • Areas of small-scale historic medieval enclosures and frequent human-scale features including trees, woodland and built development. • Valued areas of semi-natural habitat, including at heathland and semi-natural broadleaved woodland at Bovey Heath LNR and SSSI, Stover Country Park LNR, Chudleigh Knighton Heath LNR and Brocks Farm SSSI. • Locally important areas of high landscape value on the northern fringes of the LCT, designated as part of the wider Area of Great Landscape Value. • Intervisibility with Dartmoor National Park, which lies immediately adjacent to the west. • Historic designed parkland at Stover Park, a Grade II registered park and garden. • Pockets of relative tranquillity away from development, including around Great Plantation. 		

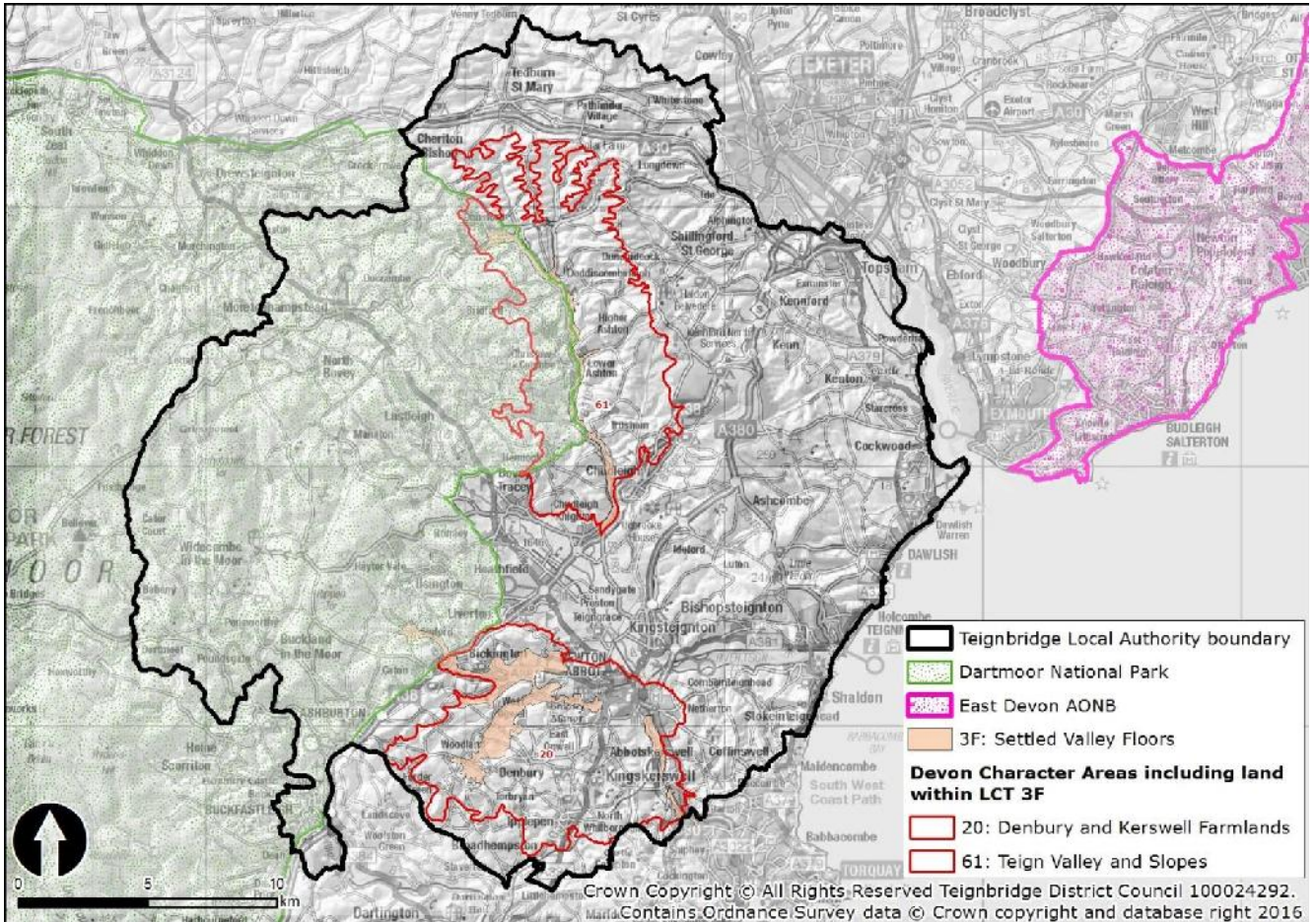
Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there is one permitted wind turbine development at Twelve Oaks Farm which falls into the 'very small' category.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' and 'medium' turbines (up to 75m to blade tip), a moderate-high sensitivity to 'large' turbines (76-110m to tip) and a high sensitivity to 'very large' turbines over 110m in height. The assessment also notes that the LCT would be highly sensitive to 'large' or 'very large' clusters of turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 10 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.• The pockets of relative tranquillity and naturalistic character away from development, including Bovey Heath and Great Plantation, are protected.• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings.• The location of turbines does not impact on the heritage value of the Grade II Listed Stover Park estate.• Wind turbines do not detract from views to and from Dartmoor National Park, as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including restoring and enhancing the pattern of woods, heaths and wetlands, fields and hedgerows.• Opportunities are considered to conserve, enhance and restore historic features, parkland, woods, heaths, wetlands and hedgerows – also in line with the strategy for the LCT. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' and 'small' scale turbines associated with buildings (e.g. single on-farm turbines or those associated with industrial/business parks), and larger models. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
Additional Guidance Specific to Particular Landscape Character Areas
<p>This LCT falls entirely within DCA 9: Bovey Basin. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website²⁹.</p>

²⁹ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3F: Settled Valley Floors

LCT Location Map



Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 61: Teign Valley and Slopes

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³⁰

- Relatively narrow river valley floor, often tightly contained by steep valley sides;
- Occasional farms, small villages and hamlets with some recreational and industrial land uses;
- Main roads crossing or following valley;
- Trees lining river and occasional wet meadows;
- Historic bridges and mills;
- Tranquil away from main roads;
- Views contained by woodland and trees on valley sides and floor.

Additional characteristics occurring in Teignbridge:

- Main road, railway and power line tend to visually dominate Aller Valley and reduces tranquillity;
- Extensive modern development along the east side of the Aller Valley.

³⁰ ³⁰ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale			M-H
	Small-scale, narrow landscape consisting of lower slopes and river valley floors of the Teign, Lemon and smaller tributaries, with gently undulating topography which is often tightly contained by steeper slopes of neighbouring landscapes (LCT 1E). Elevation reaches a maximum of 105 metres AOD.		
Land cover pattern and presence of human scale features			M-H
	This LCT is predominately pasture farmland with occasional wet meadows next to the watercourses and larger scale arable fields on more elevated ground. Blocks of woodland, hedgerow trees and frequent riparian vegetation provide human-scale features. Overhead electricity lines and pylons are common in valleys especially along the A383 road corridor, west of Newton Abbot.		
Tracks / transport pattern		M	
	Main roads cross and provide access along most of the valleys, including the A38, A383 and new bypass at Kingskerswell. Elsewhere, the LCT is served by narrow, rural winding lanes where historic bridges are local features. In addition, the main railway line between Totnes and Newton Abbot runs along the Aller Brook valley.		
Skylines		L-M	
	Skylines within this LCT are not prominent due to the low lying valley landform. Electricity pylons frequently appear on the skylines in much of this LCT, especially at Wrigwell and along the A383 road corridor.		
Perceptual qualities			M-H
	Rural, tranquil and naturalistic away from main roads, railway and power lines, owing to high levels of woodland cover at Metley Moor and semi-natural habitats found along the watercourses. Extensive modern development, located along the east side of the Aller Valley at Newton Abbot, reduces tranquillity within the LCT along with quarrying activities.		
Historic landscape character		M	
	The Devon HLC indicates that the LCT predominantly comprises a mixture of modern enclosure (40%) and post-medieval enclosures 14%, which are likely to indicate lower levels of sensitivity to wind turbines. However, considerable areas of Medieval enclosures (19%) and watermeadow (7%) would be of higher sensitivity. Smaller areas of ancient woodland would be highly sensitive to the development of turbines. The LCT also provides a setting to the Conservation Area of Lower Ashton.		
Scenic and special qualities			M-H
	In the north, the LCT runs along the Teign valley forming Dartmoor National Park's eastern boundary. This section is also an Area of Great Landscape Value. A further narrow section at Bickington also lies adjacent to the National Park. The Devon LCA description notes the landscape's steep wooded gorge of the Lemon, extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows which are strong characteristics and offer a high level of scenic quality. Views from within the valleys are often contained by high hedgebanks, hedgerow trees and woodland. Main roads, railway and power lines tend to visually dominate this narrow intimate landscape especially along the Aller Brook. There is strong intervisibility with neighbouring LCT 1E, with views of its prominent slopes and conical hills.		
Discussion on landscape sensitivity	Although the LCT includes areas of modern development, main transport corridors and operational quarries which could indicate a lower sensitivity to wind energy, the narrow and overlooked nature of the river valleys, wooded slopes, areas of historic field enclosure, rural and tranquil character increases levels of sensitivity. The Teign valley would be highly sensitive to any wind energy development due to its close proximity to Dartmoor National Park and locally important scenic qualities reflected in designation as an Area of Great Landscape Value.		
Sensitivity to different turbine heights	Very Small (15-25m)		M
	Small (26-50m)		M-H
	Medium (51-75m)		M-H

	Large (76-110m)	H
	Very large (111-150m)	H
	The LCT's narrow river valleys, undulating landform, varied land cover and high levels of tranquillity mean that it would be highly sensitive to any wind turbines larger than 'medium' in scale. Locations within the Teign valley and at Bickington would have higher levels of sensitivity due to their proximity to Dartmoor National Park.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The narrow and small-scale character of this LCT, its visual relationship with neighbouring LCTs and proximity to Dartmoor National Park mean this LCT would be highly sensitive to any clusters of wind turbines.	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for 3F Settled Valley Floors LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • Small-scale and narrow character of the valley floors, which are often tightly contained by steeper slopes of neighbouring LCTs (1E). • The human-scale of the landscape as a result of presence of riparian vegetation, frequent trees, historic bridges and nearby development. • Areas of wet meadow and watermeadows, watercourses, woodland (including ancient woodland), hedgerow trees and riparian vegetation which are valued habitats typical of the valleys. • Narrow winding lanes with historic bridges that could be affected by delivery of larger turbines. • Predominately rural character with high levels of tranquillity away from the transport and pylon lines. • Areas of historic enclosure where time depth and tranquillity tends to be greater. • The locally valued scenic qualities and sense of time depth owing to the presence of extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows. • The Conservation Area of Lower Ashton and its setting. • The rural appearance of the valleys in views from neighbouring LCTs, and strong intervisibility with the adjacent Dartmoor National Park. 		

Guidance for wind energy development

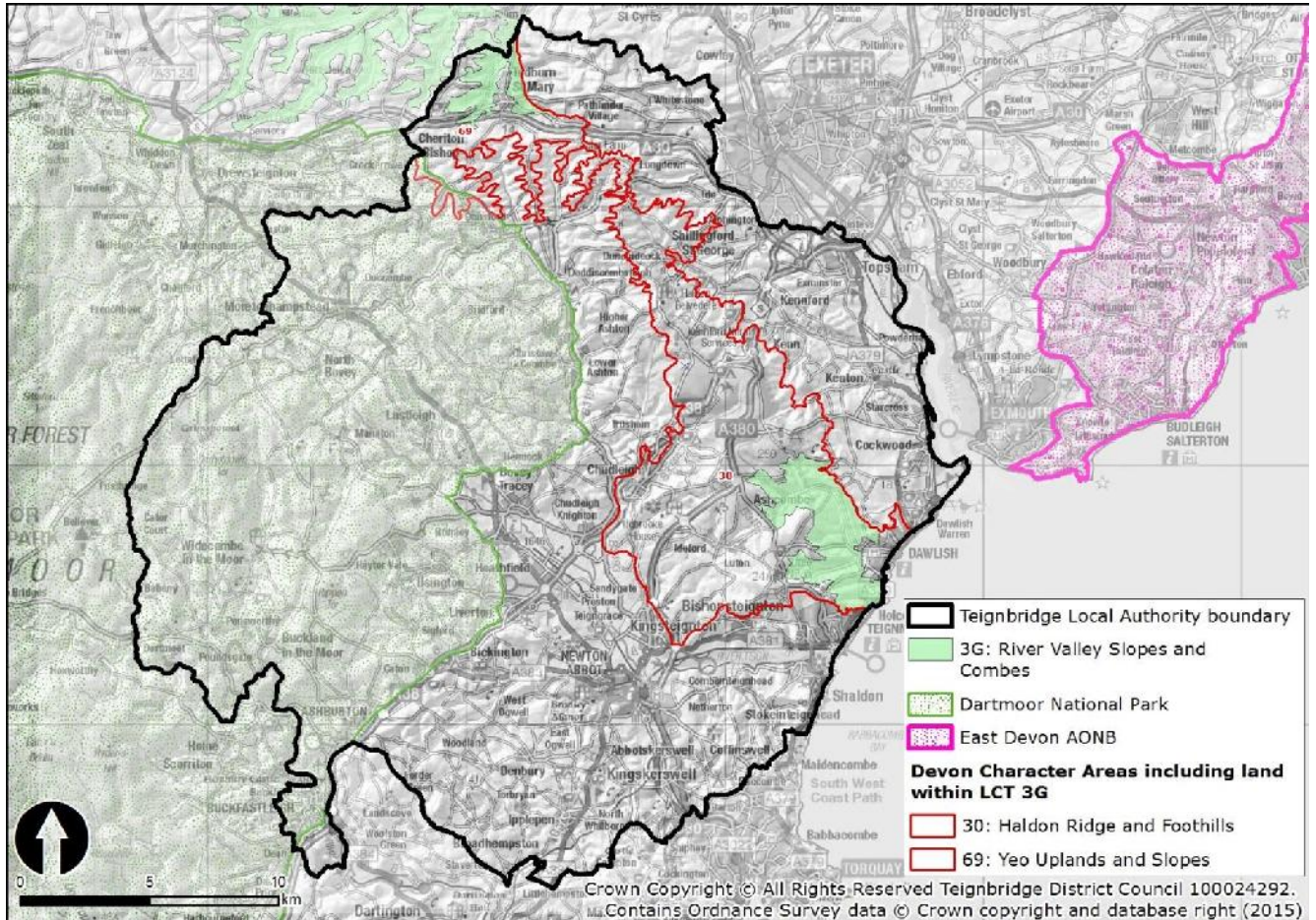
Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines (up to 25m to blade tip) and moderate-high sensitivity to 'small' and 'medium' turbines (up to 75m to blade tip). The LCT has a high sensitivity to turbines greater than 'medium' in scale (over 75m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 75m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the small scale of the landscape and its human scale landscape features.• The strong rural and historic character of the landscape with locally important levels of tranquillity is retained.• Valued naturalistic habitats are retained – including watermeadows, riparian vegetation and ancient woodland.• Wind turbines do not detract from the special qualities of the Area of Great Landscape Value or adjacent Dartmoor National Park (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park are avoided.• The characteristic sunken lanes, stone bridges and winding rural roads are not adversely affected by the delivery of turbines.• The location of turbines does not impact on the heritage value or setting of the Lower Ashton Conservation Area.• Wind turbines do not interfere with views of the undeveloped, wooded ridgelines and conical hills of neighbouring LCT 1E, and that the rural appearance of the valleys in views from neighbouring LCTs and Dartmoor National Park is maintained.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including protecting the distinctive character of the landscape, with areas of historic enclosure, watermeadows and ancient woodland, long views to neighbouring hills. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
Additional Guidance Specific to Particular Landscape Character Areas
This LCT falls within DCA 20: Denbury and Kerswell Farmlands and DCA 61: Teign Valley and

Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website³¹.

³¹ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 3G: River Valley Slopes and Combes

LCT Location Map



Devon Character Areas

DCA 30: Haldon Ridge and Foothills

DCA 69: Yeo Uplands and Slopes

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³²

- High undulating slopes to either side of small narrow valleys;
- Small rivers and streams follow narrow valley floors;
- Pasture land in regular and irregular small to medium scale fields, with localised market gardening;
- Often irregular hedge boundaries and variable presence of hedgerow trees;
- Variable woodland, though mostly broadleaved, with scrub on lower slopes;
- Scattering of hamlets and farmsteads;
- Sparse network of minor roads and few footpaths;
- Ancient stone bridges;
- Extensive views over river valleys.

Additional characteristics occurring in Teignbridge:

- Historic estate and parkland with areas of mature woodland around Luscombe Castle.
- Coastal views from Dawlish Hinterland and underlying red soils.

³² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale			M-H
	This LCT comprises small to medium-scale valley floors, steeply undulating slopes and hills along the valleys of Dawlish Water and its narrower tributary valleys. Elevation ranges from 30 to 140 metres AOD.		
Land cover pattern and presence of human scale features			M-H
	<p>The dominant land use is pasture, arranged into regular and irregular fields (some of medieval origin), with localised market gardening. Medium to large fields under intensive farming are found on lower slopes. Texture is provided by the landscape's hedge boundaries, with further variety presented by hedgerow trees and broadleaved woodland cover with scrub on lower slopes. Ancient woodland habitat is found in Luscombe Woods.</p> <p>The farmland is interspersed by a scattering of hamlets and farmsteads; ancient stone bridges are distinctive local features. These combined with the landscape's hedges and trees provide a human scale to the landscape.</p>		
Tracks / transport pattern			M-H
	The LCT is crossed by a sparse network of sunken, winding rural lanes enclosed by high hedges with few footpaths. The main A379 and the South West Coast Path cross through the south east of the LCT.		
Skylines			H
	Skylines are undeveloped and free of human influence, mostly defined by coniferous plantation or hedgerow trees, with some open skylines. The skylines of the more elevated slopes are prominent from the surrounding landscapes.		
Perceptual qualities			M-H
	A lightly settled, agricultural landscape with a traditional rural feel and historic estate influence of the designed landscapes of Luscombe Castle and Stonelands House. Overall, the LCT evokes a strong sense of tranquillity which is locally reduced close to the A379 road corridor, railway line and on the edges of the towns of Dawlish and Teignmouth.		
Historic landscape character			M-H
	<p>The Devon HLC indicates that the LCT comprises medieval (40%) and modern (27%) field enclosures, along with woodland (8%), parks and gardens (9%) and watermeadow (2%). This indicates that a large proportion of the landscape is covered by sensitive historic landscape types.</p> <p>Historic estate parkland with areas of mature woodland is associated with Luscombe Castle (Grade I Registered Park and Garden) and Stonelands House (Grade II Registered Park and Garden).</p>		
Scenic and special qualities			M-H
	<p>Much of the LCT is locally designated as either an Area of Great Landscape Value or Undeveloped Coast.</p> <p>The Devon LCA description also notes the landscape's important combination of steep ridges and valley systems, patchwork of fields and hedgerows and designed landscapes create a landscape of high scenic quality which forms an important setting to the town of Dawlish. The coastal views and backdrop of the Haldon Ridge define a strong sense of place.</p>		
Discussion on landscape sensitivity	Although the LCT includes areas of larger scale intensively farmed fields and main road access the sensitivity of the landscape to wind energy development is increased by its frequent human-scale features, undeveloped and elevated wooded skylines, locally valued scenic qualities (including areas of Undeveloped Coast), traditional rural feel and its role as a rural backdrop and setting to Dawlish and Teignmouth.		
Sensitivity to different turbine heights	Very Small (15-25m)		M-H
	Small (26-50m)		H
	Medium (51-75m)		H
	Large (76-110m)		H
	Very large (111-150m)		H

	The high visual prominence of the landscape with undeveloped skylines, frequent human scale features, small scale historic landscape patterns and locally important scenic qualities mean, that this landscape is likely to be highly sensitive to all turbines larger than the 'very small' category.
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The narrow and intricate character of this LCT, its high visual prominence and low levels of modern development mean that it would be highly sensitive to any clusters of wind turbines.
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 3G River Valley Slopes and Combes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The steep and undulating slopes, with small-medium scale valleys. • Frequent human scale features, including trees, hamlets and ancient stone bridges. • Ancient woodland habitat found in Luscombe Woods. • The historically important medieval field pattern, found in areas including Milton Hill. • The characteristic winding and sunken rural lanes and narrow roads • The prominent slopes with undeveloped open and wooded skylines. • The highly rural and tranquil qualities of the landscape with little human development. • The historic estate parkland associated with the Grade I Registered Park and Garden of Luscombe Castle and the Grade II listed Stonelands House. • The scenic qualities of the landscape which are locally designated as an Area of Great Landscape Value/Undeveloped Coast. • The setting the landscape provides to the settlements of Teignmouth and Dawlish. • The coastal views and backdrop of the Haldon Ridge to the landscape which create a strong sense of place. 	

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate-high sensitivity to 'very small' turbines (up to 25m to blade tip) and a high sensitivity to turbines greater than 'small' in scale (from 26m to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines less than 25m and unlikely to be able to accommodate turbines over 25m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Avoid siting turbines on the steep slopes and prominent ridges of the LCT.• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features such as trees, hamlets and stone bridges.• Valued naturalistic habitats are conserved, including areas of ancient woodland at Luscombe Woods.• The characteristic narrow lanes and winding rural roads are not adversely affected by the delivery of turbines.• Avoid siting turbines on the prominent, undeveloped skylines.• The strong rural and historic character of the landscape with locally important levels of peace and tranquillity is retained.• The location of turbines does not impact on the setting or heritage value of the Grade I Listed Luscombe Castle estate and Grade II listed estate of Stonelands House.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped ridgelines to Dawlish and Teignmouth.• Avoid siting wind turbines in the areas which are locally valued for their scenic qualities including Areas of Great Landscape Value and Undeveloped Coast.• Wind turbines do not detract from important coastal views and views of the Haldon Ridge.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including conserving and enhancing the landscape pattern of irregular fields, woodland, hedgerows and narrow lanes.. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>Multiple developments of single turbines should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

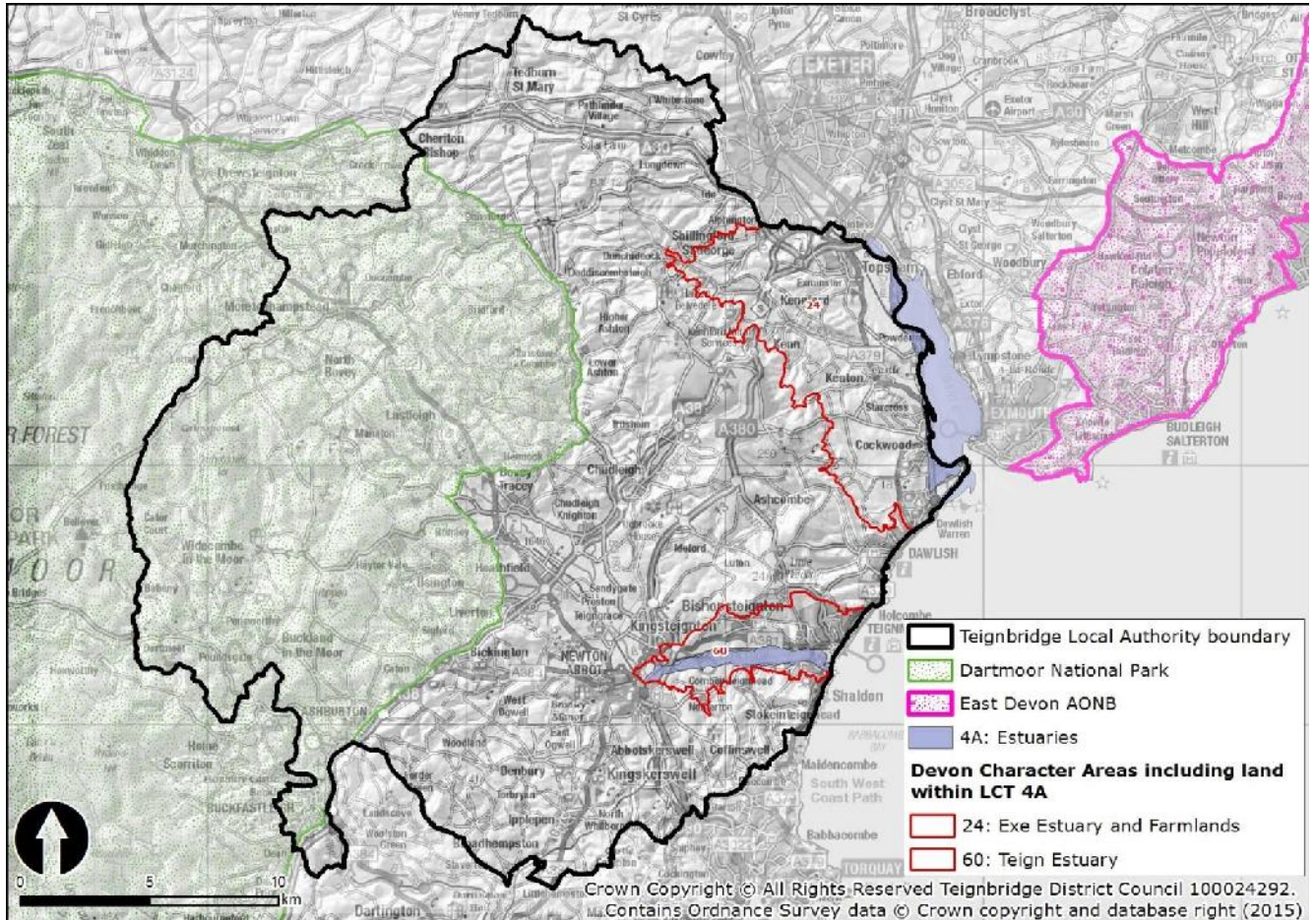
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls within DCA 69: Yeo Uplands and Slopes and DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website³³.

³³ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4A: Estuaries

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

DCA 60: Teign Estuary

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³⁴

- Extensive estuary;
- Wide area including winding river channel of open water, with mudflats, sandbanks and marshes covered with shallow salt water at high tide;
- Defined by landform to either side;
- Low accessibility but well used for water related recreation;
- Unsettled and unenclosed, without roads or tracks but with major road crossings on bridges and embankments;
- Largely tranquil despite proximity to large settlements and major transport routes;
- Visual focus for adjoining landscapes;
- Strong sensory characteristics: colour and texture of vegetation and mudflats, movement and sounds of birds, reflections on open water, smell of salt air and mudflats, movement of tides and boats.

Additional characteristics occurring in Teignbridge:

- Major road crossings dominate close to Exeter and Newton Abbot, with reduced tranquillity;
- Shaldon Bridge interrupts visual link from Teign estuary to open sea;
- River channel is a dominant feature even at low tide;
- Northern bank of Teign and lower west bank of Exe contained by mainline railway embankment.

³⁴ ³⁴ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform and scale	L			
	Extensive estuaries of the Exe/Teign which are generally wide and flat. The LCT also contains the flat expanses of sand and mud along the sides of the river channels, which are periodically covered by water at high tide.			
Land cover pattern and presence of human scale features		M		
	Winding river channel of open water, with mudflats, sandbanks and marshes covered with shallow salt water at high tide. Distinctive red cliffs are features along the shore. The landscape is unsettled, although there are human scale features in the form of jetties, landing stages, boats and piers along the shore. There are also several villages located along the shoreline adjacent to the LCT.			
Tracks / transport pattern			H	
	Low accessibility generally throughout the LCT, without roads or tracks. Major road crossings are found on Shaldon Bridge (A379), and embankments (A381). The northern bank of the Teign and the lower west bank of the Exe are contained by the mainline railway embankment.			
Skylines		L-M		
	Open and expansive skylines, void of development but generally low-lying and therefore not visually prominent. Boat masts form distinctive vertical features in many views. The estuary is overlooked by settlement at Exeter and Teignbridge.			
Perceptual qualities			M-H	
	Largely tranquil despite proximity to large settlements and major transport routes. Strong sensory characteristics: colour and texture of vegetation and mudflats, movement and sounds of birds, reflections on open water, smell of salt air and mudflats, movement of tides and boats. Major road crossings dominate close to Exeter and Newton Abbot, with reduced tranquillity locally. The main south-west railway line runs adjacent to the Exe, also breaking levels of tranquillity intermittently.			
Historic landscape character			M-H	
	The Devon HLC indicates that the majority of the LCT is mud and sand (58%), sand (32%) and marsh (4%). These HLTs have a high sensitivity to wind energy development as a result of potential change to the coherence of these historic landscape types. The Teign Estuary contributes to the setting of Conservation Areas at Teignmouth and Shaldon.			
Scenic and special qualities			M-H	
	Much of the area along the Exe estuary is locally designated as an Area of Great Landscape Value. The Devon Character Area description also notes the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. There is strong intervisibility with adjoining landscapes and the estuaries form a visual focus for views.			
Discussion on landscape sensitivity	Although the LCT is expansive and low-lying without prominent skylines, sensitivity to wind development is increased by the tranquil and undeveloped character of the estuaries, large tracts of important wetland habitats, and its role in key views to and from the district and providing a rural setting to nearby settlement.			
Sensitivity to different turbine heights	Very Small (15-25m)			H
	Small (26-50m)			H
	Medium (51-75m)			H
	Large (76-110m)			H
	Very large (111-150m)			H
	Because of the LCT's high levels of landscape sensitivity, particularly its overarching naturalistic and tranquil characteristics and value as a setting to settlements, the estuaries would be sensitive to the development of any wind turbines.			

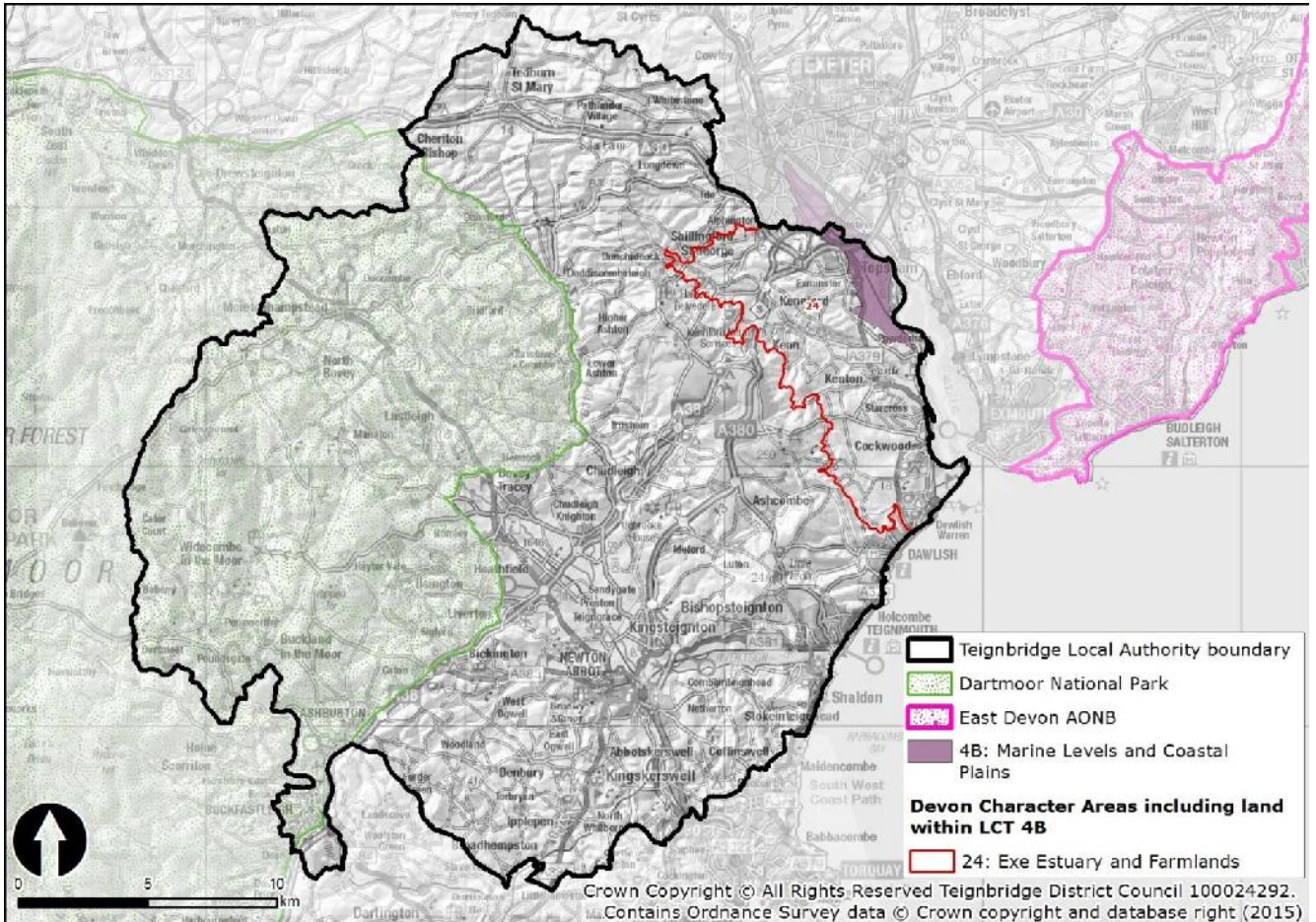
<p>Commentary on different cluster sizes</p> <p>Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)</p>	<p>Because of the LCT's high levels of landscape sensitivity (as above), the estuary would be sensitive to the development of all scales of wind turbine development.</p>
<p>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</p>	
<p>A summary list of the key sensitive features and characteristics for 4A Estuaries LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • Jetties, landing stages, boats and piers which add a human scale to the landscape. • The open and expansive undeveloped skylines. • The strong sense of relative remoteness and tranquillity associated with the estuaries. • Internationally valued semi-natural wetland and estuarine habitats, including mudflats, sandbanks and saltmarshes, some of which are designated as a Special Protected Area, SSSI and Ramsar Site. • The distinctive setting the estuaries provide to nearby settlements, including the Conservation Areas at Teignmouth and Shaldon. • The landscape's valued scenic qualities, with some areas locally designated as an Area of Great Landscape Value/Undeveloped Coast. 	

Guidance for wind energy development

<p>Permitted schemes within the LCT</p>
<p>Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.</p>
<p>Guidance for Development</p>
<p>The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.</p>
<p>Additional Guidance Specific to Particular Landscape Character Areas</p>
<p>N/A</p>

LCT 4B: Marine Levels and Coastal Plains

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics³⁵

- Flat floodplain land adjoining estuaries and coast;
- Marine influence on terrestrial habitats such as coastal grasslands, reedbeds and marshes;
- Unsettled and unenclosed with small lanes and tracks;
- Proximity of main roads and settlements reduces tranquillity;
- Permanent and seasonal open water in ditches, streams and pools;
- Strong sensory characteristics: colour and texture of vegetation, movement and sounds of birds, reflections on open water;
- Sparse tree cover;
- Informal recreational use.

Additional characteristics occurring in Teignbridge:

- Mainline railway crosses levels on embankment;
- Major roads cross on embankments/bridges;
- Visual dominance of Exeter urban area to north of M5;
- Canal to east, estuary boundary.

³⁵ ³⁵ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale	L		
	Flat, floodplain land along the west side of the Exe estuary and its smaller adjoining tributaries. The LCT includes extensive areas of marshland and the landscape is expansive due to its flat and open topography.		
Land cover pattern and presence of human scale features			M-H
	A mixture of estuarine habitats including coastal grasslands, reedbeds and marshes with sparse tree cover. Permanent and seasonal open water is found in ditches, streams and pools, particularly in Exminster Marshes Nature Reserve. Agricultural land cover consists of wet grassland utilised for pasture. The landscape is generally unsettled, although it is surrounded by urban development to the north which provides a human scale to the LCT.		
Tracks / transport pattern		L-M	
	Small lanes and tracks, mainline railway and major roads (including M5 and A379) cross on embankments/bridges. The Exe Valley Way runs along the shore of the Exe.		
Skylines		M	
	Skylines are expansive and generally open, but are also low and mostly not prominent. Occasional hedgerow and roadside trees and small-scale pylons form features on the skyline which stand out against the flat landscape.		
Perceptual qualities			M-H
	The close proximity of main roads, settlements and industrial development reduces tranquillity locally, however on the whole this is a tranquil landscape with strong sensory characteristics including the colour and texture of vegetation, movement and sounds of birds and reflections on open water.		
Historic landscape character			M-H
	The Devon HLC indicates that the LCT is mostly comprised of post-medieval strip enclosures (45%) and medieval field enclosures (37%). These are likely to increase sensitivity to wind energy development. There are also areas of modern enclosure (16%) which are likely to have reduced sensitivity to wind energy development. Part of the Grade II* Registered Park and Garden of Powderham Castle Estate is found in the south of the LCT.		
Scenic and special qualities			M-H
	The south of the LCT is locally designated as an Area of Great Landscape Value and Undeveloped Coast. The Devon Character Area description also notes the landscape's important patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features which create a landscape of high scenic quality which forms an important part of the setting to Exeter and the Exe Estuary. The scenic quality is eroded to some extent by the presence of major roads, including the M5 motorway crossing the estuary and scattered unsympathetic development close to Exeter.		
Discussion on landscape sensitivity	Although the LCT is generally large-scale, flat and not visually prominent, its sensitivity to wind energy development is increased by the mostly undeveloped and tranquil landscape character, historic medieval field pattern, semi-natural wetland vegetation and contribution to the wider setting of the Exe Estuary.		
Sensitivity to different turbine heights	Very Small (15-25m)		M-H
	Small (26-50m)		H
	Medium (51-75m)		H
	Large (76-110m)		H
	Very large (111-150m)		H
	Although this is a fairly large scale landscape without prominent slopes or skylines, the undeveloped and tranquil character and contribution to the setting of the Exe mean that it would be highly sensitive to wind turbines greater than those in the 'very small' category.		

<p>Commentary on different cluster sizes</p> <p>Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)</p>	<p>The presence of small-scale medieval field systems and important wetland habitats, along with areas of a highly tranquil nature mean that this LCT would be sensitive to any clusters of wind turbines.</p>
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SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4B Marine Levels and Coastal Plains LCT in relation to wind energy development is included below:

- Valued naturalistic habitats including wetlands, reedbeds and marsh which are designed as an SPA, SSSI, Important Bird Area and RSPB Reserve.
- Open and expansive skylines, which are for the most part devoid of modern development.
- The historically important remnant medieval field pattern and estate parkland found at the Grade II* Registered Park and Garden of the Powderham Castle Estate.
- Peaceful and tranquil landscape which is mostly devoid of human development.
- The naturalistic setting the landscape provides to the city of Exeter and the Exe Estuary.
- The valued scenic quality of the landscape, with much of the LCT locally designated as an Area of Great Landscape Value and Undeveloped Coast.

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has moderate-high sensitivity to 'very small' turbines and a high sensitivity to turbines greater than 'small' in scale (over 25m to blade tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be unlikely to be able to accommodate turbines over 25m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character. The area close to the M5 motorway and near locations where there are existing vertical features such as pylons would be less sensitive to wind energy development.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not degrade or detract from the expansive, uninterrupted views across this landscape to and from the Exe Estuary.• The strong rural and mostly undeveloped character of the landscape with locally important levels of peace and tranquillity is retained.• Valued naturalistic habitats are conserved – including estuarine habitats such as coastal grassland, reedbeds and marshes within the Exminster Marshes Nature Reserve and the Exe Estuary.• Wind energy development does not affect the setting the landscape provides to Exeter and the Exe Estuary.• The location of turbines does not impact on the heritage value or setting of the Grade II* Registered Park and Garden of Powderham Castle.• The siting of turbines does not detract from the valued scenic qualities of the landscape, especially in areas which are locally designated as an Area of Great Landscape Value/Undeveloped Coast.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving extensive views across the landscape to the estuary, coast and higher ground and conserving, enhancing and restoring the landscape pattern of fields, woodlands, hedgerows and narrow lanes. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>Multiple developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

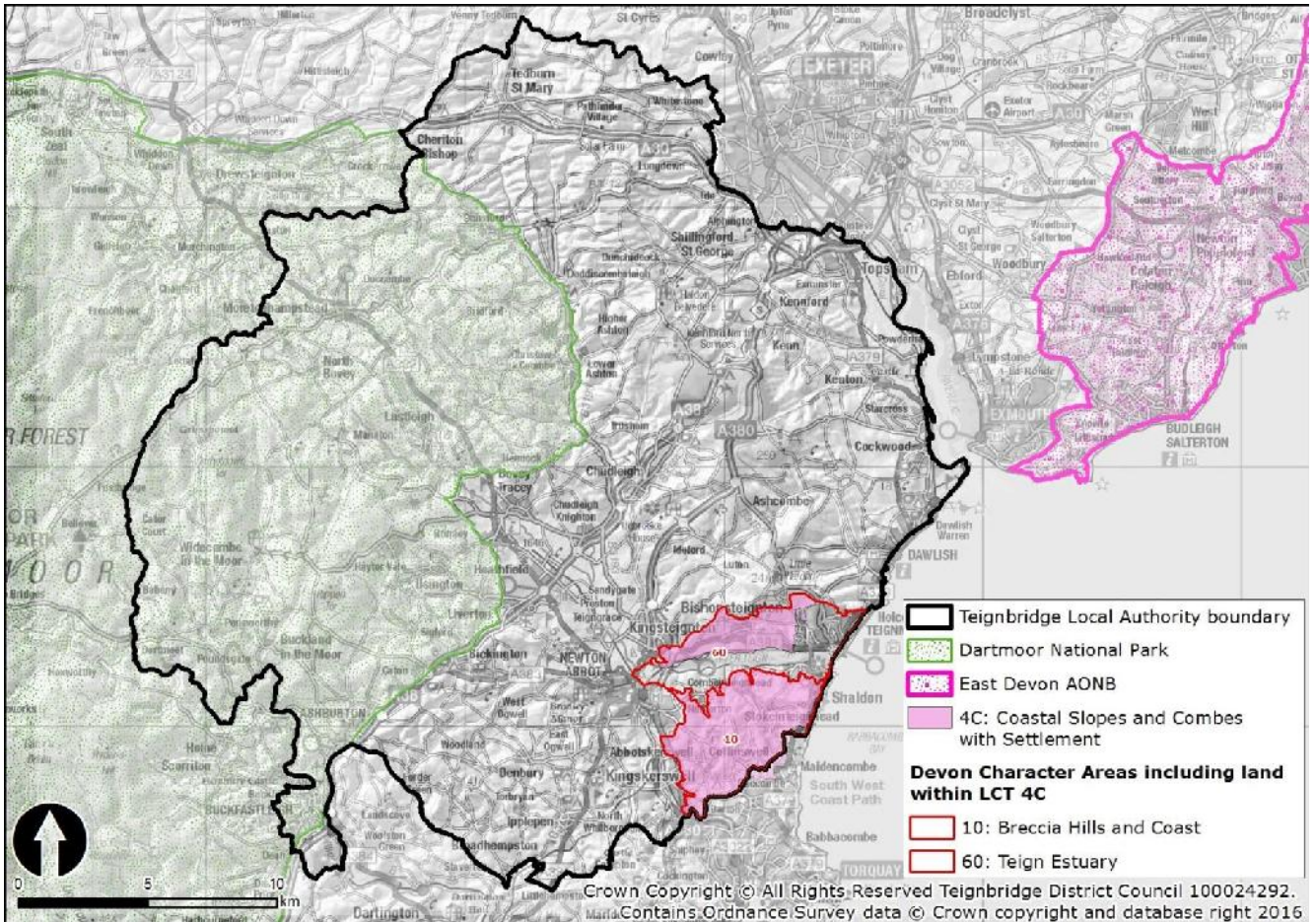
Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls entirely within DCA 24: Exe Estuary and Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website³⁶.

³⁶ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4C: Coastal Slopes and Combes with Settlement

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³⁷

- Steeply sloping narrow valley systems with small streams;
- Small to medium irregular fields with wide hedgebanks;
- Pasture with frequent wet pasture and horse paddocks;
- Winding narrow lanes with many public rights of way;
- Coastal influence even where sea views are restricted by steep valleys;
- Small scale, confined and sheltered valleys;
- Sea and/or estuary views from ridges and higher slopes;
- Small villages and linear settlements along valley floors with occasional scattered farms;
- Lushly vegetated with trees and predominantly broadleaved woodland.

Additional characteristics occurring in the Study Area:

- Main road to the east, following the coast and main road and railway to the north of the Teign estuary;
- Strong sense of tranquillity despite proximity to main towns;
- Historic villages with many vernacular buildings;
- Small orchards in valleys and on lower slopes;
- Large village and some modern development to the north of the Teign estuary.

³⁷ ³⁷ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> ■ ■ ■ ■ ■ ■ ■ ▶ </div>	Higher sensitivity
Landform and scale			H
	Small to medium-scale dramatically undulating landscape, cut by frequent small-scale sloping narrow valley systems. Elevation ranges widely, from 40 metres to a maximum of 167 metres AOD in the south of the LCT.		
Land cover pattern and presence of human scale features			M-H
	Farmland consists of small-scale irregular pasture fields, some medieval in origin, with wide hedgebanks. There are also areas of wet pasture, horse paddocks and orchards contributing to landscape variety. The slopes are often densely vegetated with trees and predominantly broadleaved woodland. The frequent tree cover and presence of farm buildings and settlement also provides a human scale to the landscape.		
Tracks / transport pattern		M	
	An intricate network of narrow winding lanes enclosed by tall hedgebanks. The area has many public rights of way. The main road of the A379 is located to the east, following the coast. The A380, A381 and main railway line are located close the Teign estuary.		
Skylines			M-H
	The LCT is characterised by its undeveloped, elevated skylines – some being open and featureless, whilst others are defined by trees. These form a rural backdrop to the Teign Estuary as well as views from nearby settlements including Teignmouth, Bishopsteignton, Newton Abbott and Torbay. The elevated skylines are also intervisible with the uplands of Dartmoor National Park to the west.		
Perceptual qualities		M	
	Confined and sheltered traditional rural landscape within valleys with coastal influences to the east. The landscape has a strong sense of tranquillity despite its close proximity to main towns. This is disturbed locally by the presence of the major roads and mainline railway line. Small historic settlements within the valleys and scattered farms contribute to sense of place. The large village of Bishopsteignton and some modern development to the north of the Teign estuary – on the fringes of Teignmouth – reduce the overriding rural qualities of the LCT in this area.		
Historic landscape character			M-H
	The Devon HLC indicates that the LCT comprises 41% medieval enclosures – of higher sensitivity to wind turbine developments – and 35% modern enclosures – generally of lower sensitivity. The landscape also includes smaller areas of post-medieval strip enclosures (8%) and park/garden/orchard (4%) – also of higher sensitivity. Historic villages with many vernacular buildings are scattered throughout the LCT, some are designated as Conservation Areas including Coffinswell, Stokeinteignhead and Bishopsteignton.		
Scenic and special qualities			M-H
	Much of the LCT is locally designated as either Undeveloped Coast or as an Area of Great Landscape Value. The Devon Character Area descriptions also note the landscape’s important landform of undulating deep valleys and high ridges, dramatic estuary and coastal views and scenery and patchwork of fields, hedgerows and woodlands providing a landscape of high scenic quality with a strong sense of place. Distinctive views of the sea and/or Teign estuary are granted from ridges and higher slopes, although these are often restricted by the steep valley topography.		
Discussion on landscape sensitivity	Although the LCT includes some larger scale fields and areas of modern development and main roads, the landscape’s distinctive undulating topography, undeveloped elevated skylines intervisible with Dartmoor National Park, frequent human scale features, relative sense of tranquillity and locally important scenic qualities all heighten sensitivity to wind energy development.		
Sensitivity to different turbine heights	Very Small (15-25m)		M
	Small (26-50m)		M
	Medium (51-75m)		M-H
	Large (76-110m)		H

	Very large (111-150m)	H
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	<p>The small scale, complex topography, frequent human scale features and high visual prominence of the LCT mean that it would be highly sensitive to 'large' or 'very large' wind turbines. The more intricate and steep-sided valleys, dominated by medieval fields and frequent trees/woodland, would be highly sensitive to any turbines greater than 'small' in height. The undeveloped coastal edge would be highly sensitive to any wind energy developments.</p> <p>The dramatic landform with prominent, undeveloped skylines, small-scale landscape patterns and presence of valued naturalistic habitats mean that this LCT would be highly sensitive to any clusters of wind turbines greater than 'small' in scale. Many parts of the landscape would only be able to accommodate single turbines due to its complex and often very steep topography.</p>	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS		
<p>A summary list of the key sensitive features and characteristics for the 4C Coastal Slopes and Combes with Settlement LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • Its complex, often intricate landform with prominent, undeveloped skylines forming a backdrop to views from the Teign Estuary, coast and nearby settlements. • Frequent human scale features, particularly trees and woodland. • Small scale landscape patterns, including historically important medieval enclosures. • Naturalistic land cover, including a strong network of Devon hedges linking to areas of woodland, farmland and orchards. • Narrow and winding Devon lanes contributing to strongly rural and locally valued scenic qualities recognised by AGLV and Undeveloped Coast designations. • Intervisibility with the uplands of Dartmoor National Park to the west. 		

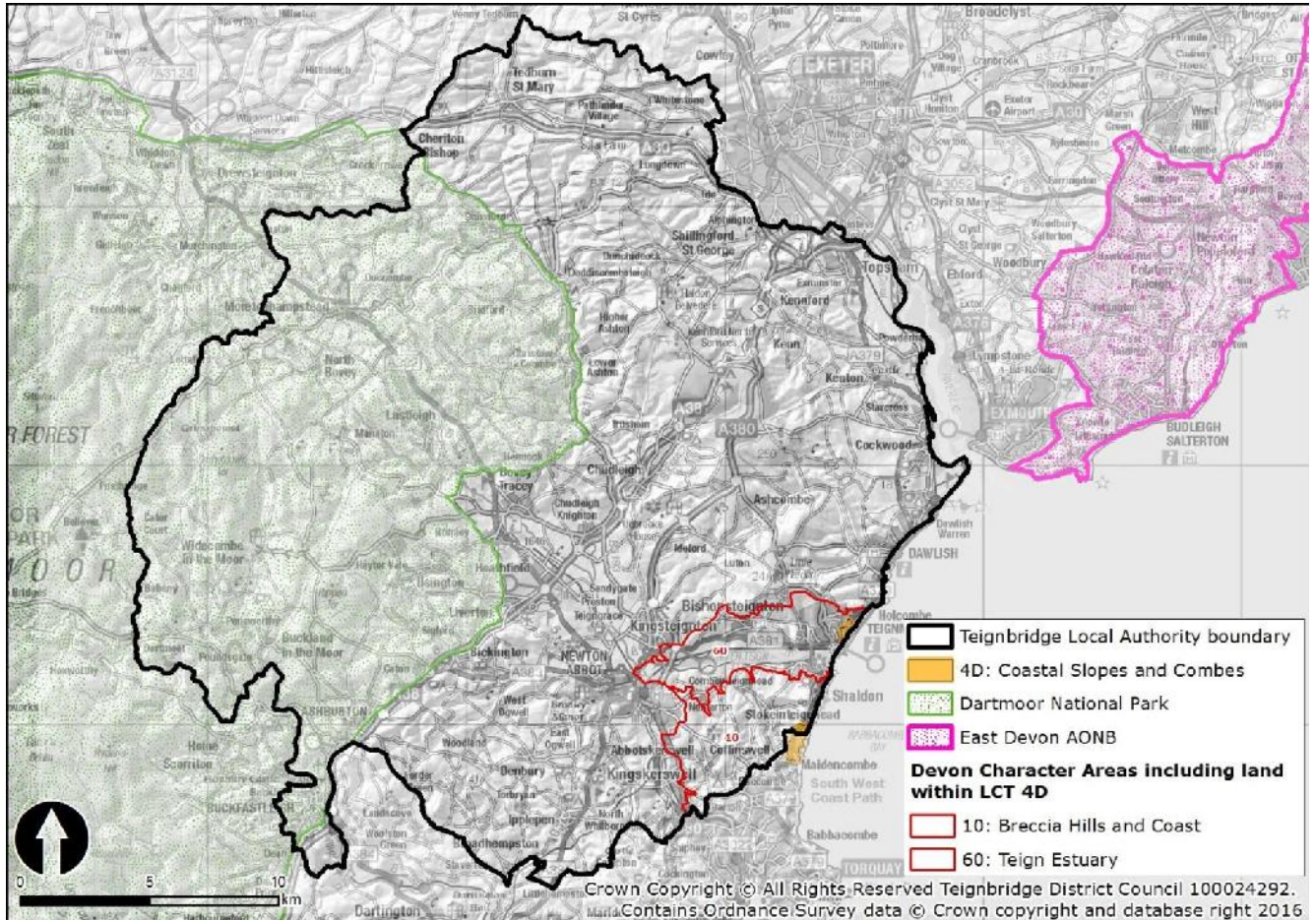
Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' and 'small' turbines of up to 50m to blade tip, a moderate-high sensitivity to 'medium' turbines (51-75m), and a high sensitivity to 'large' or 'very large' turbines of over 75m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines, and that the more intricate valley landforms would be highly sensitive to all but single 'small' or 'very small' turbines of up to 50m. The undeveloped coastal edge would be highly sensitive to any wind energy developments.</p> <p>In summary, all of the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Development avoids the most prominent, undeveloped skylines frequently marked by trees –which form a backdrop to the coast, Teign Estuary and nearby settlements.• Wind energy development does not overwhelm the human scale of the landscape (particularly within the small-scale valleys and areas of medieval enclosure) and its frequent landscape features.• The landscape's strongly rural character, with locally valued scenic and tranquil qualities within the AGLV and Undeveloped Coast designations, is retained.• The historic qualities of the landscape – including traditional, vernacular settlements, are respected.• Wind turbines do not detract from views to Dartmoor National Park, or affect the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity).• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving and enhancing estuary views and the visual separation/setting provided by the undeveloped ridges to nearby settlements, as well as enhancing hedgerows, woodland and historic features. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Additional Guidance Specific to Particular Landscape Character Areas
<p>The northern part of this LCT falls within DCA 60: Teign Estuary, whilst the southern part lies within DCA 10: Breccia Hills and Coast. Wherever possible, future development should be in line with the overall landscape strategies of the Devon Character Areas, as set out in the descriptions on the DCC website³⁸.</p>

³⁸ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

LCT 4D: Coastal Slopes and Combes

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon³⁹

- Narrow steep individual valley systems along coast;
- Coastal influence in exposure, vegetation and extensive views;
- Small areas of pasture and scrub with irregular small scale field pattern marked by low hedgebanks;
- Sparsely settled (in contrast to surrounding area) stone dominant building material;
- Limited road network;
- Coastal rights of way with steep paths down to beaches;
- Limited vehicle access to coast;
- High open and exhilarating in top slopes, grading to intimate and enclosed in lower valley;
- Broadleaved woodland, dominant in places.

Additional characteristics occurring in Teignbridge:

- Parkland public open space on the edge of Teignmouth;
- Main road on upper slopes to the west.

³⁹ ³⁹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
Landform and scale			H
	A coastal landscape with steep slopes cut by narrow coombes leading down to the shore and the sea. The topography rises steeply to 159m AOD in the south of the LCT.		
Land cover pattern and presence of human scale features			M-H
	Small areas of pasture and scrub in an irregular small scale field pattern, marked by low hedgebanks. The area is heavily wooded with mature mixed woodland, particularly around Commons Plantation, with the trees offering a human scale to the landscape. Parkland and areas of public open space are found on the edge of Teignmouth. Semi-natural coastal habitats at Labrador Bay consist of coastal cliffs, woodland, scrub and semi-natural grassland which provide naturalistic land cover. The LCT is sparsely settled (particularly in contrast to the surrounding area).		
Tracks / transport pattern		M	
	Limited road network with limited vehicular access to coast, although the main road of the A379 crosses the upper slopes to the west. There are coastal rights of way with steep paths down to beaches. The South West Coast Path runs through the LCT.		
Skylines		M	
	The upper slopes of the combes form undeveloped and mostly wooded skylines, which are particularly prominent in views inland from the sea. Mature trees in Mules Park form a backdrop to housing developments at Teignbridge. The LCT forms a key part of the seascape setting of Babbacombe Bay.		
Perceptual qualities		M	
	Exposed and influenced by the coast. There is a contrast between the open and exhilarating feel on the elevated top slopes, grading to intimate and enclosed in lower valleys. Nearby urban development and major roads can detract from these perceptual qualities locally.		
Historic landscape character			M-H
	The Devon HLC indicates that the LCT is mostly comprised of medieval enclosures (37%) and post medieval strip enclosures (32%) supplemented by woodland (8%), modern enclosure (8%) and bare rock (8%). Medieval enclosures and post medieval strip enclosures are likely to have greater sensitivity to wind energy development.		
Scenic and special qualities			M-H
	The area is locally designated as an area of Undeveloped Coast. The Devon Character Area descriptions note the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. Extensive views are gained along combes and reach out to sea.		
Discussion on landscape sensitivity	This LCT is likely to be highly sensitive to all scales of wind energy development due to the steep aspect of the land which makes it highly visible from the sea, the undeveloped landscape character, valued semi-natural habitats, dense woodland cover and the small-scale medieval field pattern.		
Sensitivity to different turbine heights	Very Small (15-25m)		H
	Small (26-50m)		H
	Medium (51-75m)		H
	Large (76-110m)		H
	Very large (111-150m)		H
	Due to the LCT's high levels of landscape sensitivity, particularly its proximity to the open, undeveloped coast, the frequent woodland cover providing a human scale and naturalistic character, and steep prominent aspect of the slopes, this LCT would be sensitive to the development of any wind turbines.		
Commentary on different cluster sizes	The very sensitive nature of the LCT, particularly its intricate and steep combe landforms, means that it would be sensitive to any clusters of wind turbines.		
Single turbine Small (<5 turbines) Medium (6-10)			

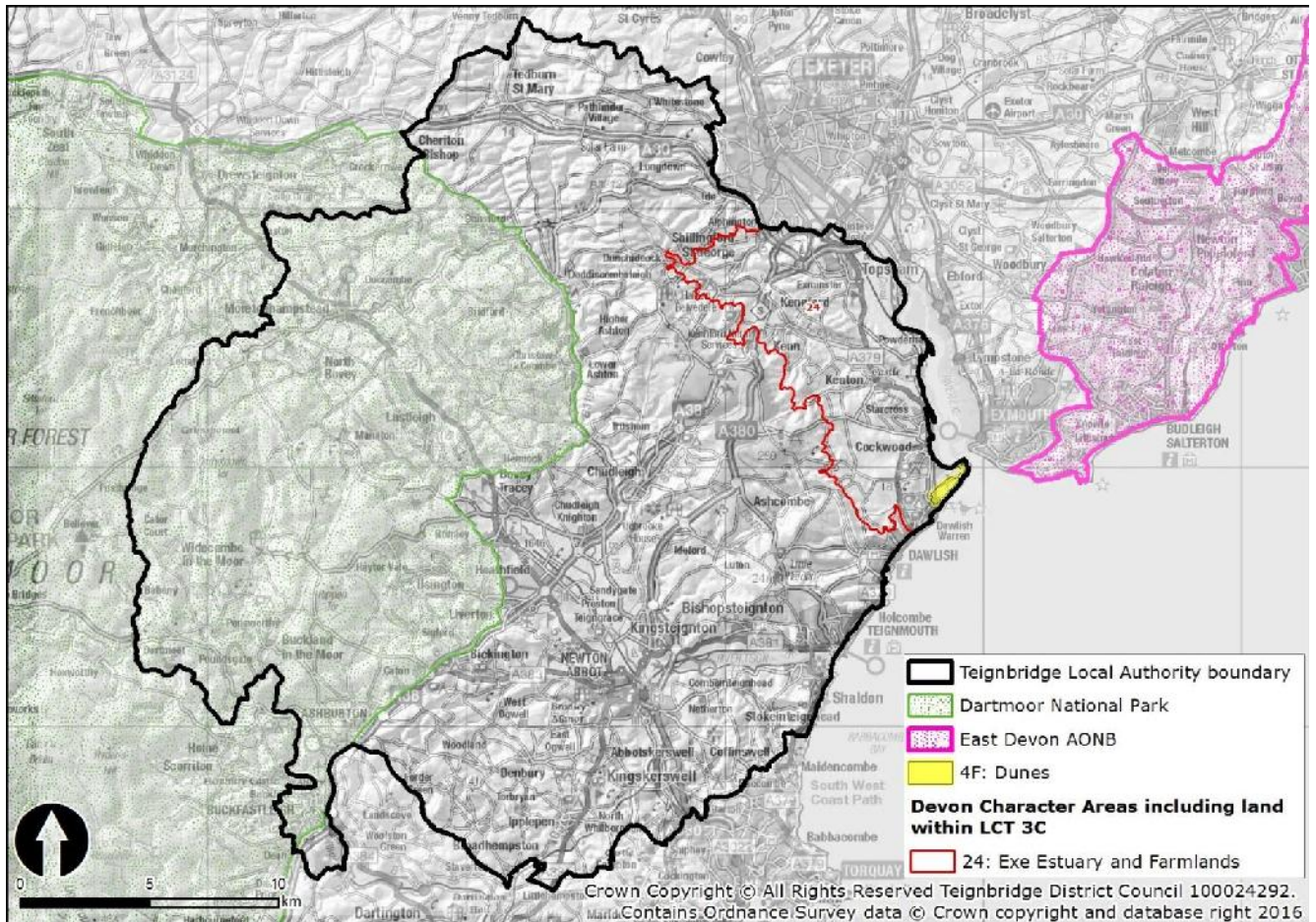
Large (11-25) Very large (>25)	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 4D Coastal Slopes and Combes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The steep slopes with narrow combes leading to the coast. • The mature woodland at Commons Plantation, which offers a human scale to the landscape. • The undeveloped open and wooded skylines, which are particularly prominent from the sea. • The exposed and 'wild' perceptual qualities adjacent to the sea, which are highly influenced by marine conditions. • The expansive and open views out to sea, and the role the landscape has in views from the sea. • The historic small scale, irregular remnant medieval field pattern. • The valued semi-natural habitats of coastal cliffs and grassland, woodland and scrub at Labrador Bay, which form part of an RSPB reserve. • The undeveloped and naturalistic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast. 	

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are currently no operational or consented wind energy developments within this LCT.
Guidance for Development
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
Additional Guidance Specific to Particular Landscape Character Areas
N/A

LCT 4F: Dunes

LCT Location Map



Devon Character Areas

DCA 24: Exe Estuary and Farmlands

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon⁴⁰

- Sand dune systems;
- Variety of heights and habitats;
- Frequent recreational and leisure use;
- Coastal grassland;
- Dominant feature in local landscape;
- Unsettled and unenclosed, without roads but with tracks and footpaths;
- Tranquil and remote in parts;
- Varying between intimate & open/exposed with sea/estuary views.

Additional characteristics occurring in Teignbridge:

- Mainline railway to western edge;
- Proximity of village and extensive leisure developments reduces tranquillity and remoteness.

⁴⁰ ⁴⁰ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform and scale			H	
	Small, relic sand dune system at Dawlish Warren which is located at the mouth of the Exe estuary. The irregular topography of the dunes forms a distinctive feature along this area of coast. The land is low lying, generally not reaching more than five metres AOD.			
Land cover pattern and presence of human scale features			M-H	
	Variable landcover, with a mix of naturalistic habitats including sand dune systems, coastal grassland and saltmarsh with stunted trees scattered throughout. Much of the LCT is contained within Warren Golf Course and the landscape is unsettled. A visitor centre and tourism-related developments bring a human scale to the landscape in localised areas.			
Tracks / transport pattern			H	
	The landscape is devoid of roads but with numerous tracks and footpaths providing access to the beach and golf course. The mainline railway crosses adjacent to the western edge of the area, as does the South West Coast Path.			
Skylines			M-H	
	The LCT predominantly has undeveloped coastal skylines with areas which are open and/or wooded. Some modern development is located on the golf course but is relatively small scale and hidden by topography/vegetation.			
Perceptual qualities			M-H	
	Tranquil and remote in parts, varying between intimate and open/exposed. The extensive usage of the landscape for golfing and informal recreation can create a busy landscape. There is a lack of development within the LCT, although the proximity of the village of Dawlish Warren and extensive leisure developments reduces tranquillity and remoteness locally.			
Historic landscape character		M		
	The Devon HLC indicates that the LCT comprises recreational space (72%), dunes (19%) and sand (9%). The areas classified as dunes and sand would be of higher sensitivity to wind turbine development.			
Scenic and special qualities			M-H	
	The LCT is locally designated as an area of Undeveloped Coast. The Devon LCA description notes the landscape's important estuarine and coastal views which give a strong sense of place and an important part of the setting to Dawlish Warren. It also notes the area's nationally valued semi-natural habitats and great importance as a recreational resource, with the golf course and beaches becoming busy with tourists in the summer months.			
Discussion on landscape sensitivity	Although the LCT includes large scale open areas and a significant golf course, the nationally valued semi-natural habitats (which are designated as SPA/Ramsar/SSSI), and role as a undeveloped coastal backdrop to the Exe Estuary and the coast mean that the landscape would be highly sensitive to the development of wind turbines.			
Sensitivity to different turbine heights	Very Small (15-25m)			H
	Small (26-50m)			H
	Medium (51-75m)			H
	Large (76-110m)			H
	Very large (111-150m)			H
	This LCT would be highly sensitive to the development of any wind turbines as a result of its valued semi-natural land cover, prominent coastal location and mostly undeveloped skylines.			
Commentary on different cluster sizes	This LCT would be highly sensitive to any scale of wind energy development (as detailed above).			

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4F Dunes LCT in relation to wind energy development is included below:

- The small scale and distinctive form of the sand dunes.
- The internationally important semi-natural habitats of Dawlish Warren, including sand dune habitats, designated as an SAC, SPA, SSSI, Important Bird Area and National Nature Reserve.
- The undeveloped and open coastal skylines.
- The role of the LCT as part of the wider seascape setting to the Exe Estuary and the backdrop it provides to views from the sea and the village of Dawlish Warren.
- The undeveloped and tranquil character of the sand dunes (also locally designated as Undeveloped Coast) with important estuarine and coastal views.

Guidance for wind energy development

Permitted schemes within the LCT

Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.

Guidance for Development

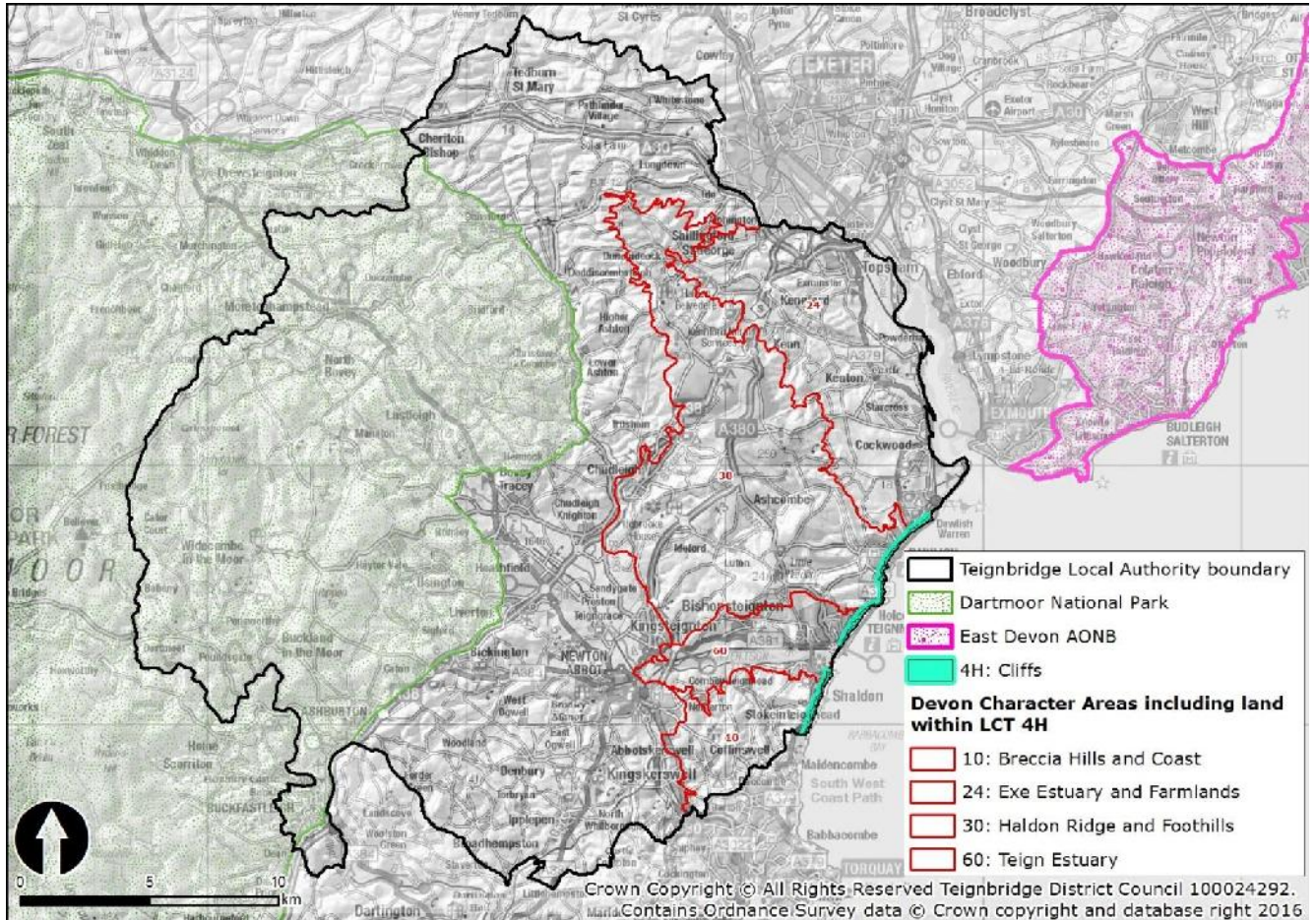
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and is therefore unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.

Additional Guidance Specific to Particular Landscape Character Areas

N/A

LCT 4H: Cliffs

LCT Location Map



Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 24: Exe Estuary and Farmlands

DCA 30: Haldon Ridge and Foothills

DCA 60: Teign Estuary

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon⁴¹

- Steeply sloping cliffs, near vertical in places;
- Unenclosed and unsettled;
- Narrow beaches, small stony coves or rocky foreshore at foot of cliffs;
- Accessible only along cliff top via South West Coast Path or in some places along beach;
- Scrub or coastal grassland/pasture on less steep slopes;
- Variable geology, rock faces and visible geological features;
- Extensive views along coastline from cliff-top;
- Wild and exposed with dominant marine influence;
- Extensively vegetated slumped localised landslips on lower parts of some stretches.

Additional characteristics occurring in Teignbridge:

- Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/Dawlish creating a dramatic route for travellers;
- Steep and rugged deep red sandstone cliffs with headlands, rock outcrops, coves and stacks;
- Long beaches fronting Victorian seafronts and promenades at the resorts of Teignmouth and Dawlish;
- Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs.

⁴¹ ⁴¹ Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
Landform and scale			H	
	Narrow strips of land along the coast, forming steeply sloping rugged cliffs which are near vertical in places. Distinctive red sandstone geology with headlands, rocky outcrops, coves and stacks.			
Land cover pattern and presence of human scale features			H	
	Landcover comprises narrow beaches, small stony coves and rocky foreshores at the foot of cliffs. Extensively vegetated with scrub, woodland or coastal grassland/pasture on less steep slopes. The trees also offer a human scale to the landscape. The landscape is unsettled.			
Tracks / transport pattern			H	
	Accessible only along cliff top via the South West Coast Path or in some places along beach. Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/Dawlish creates a dramatic route for travellers.			
Skylines			H	
	Extensively open and undeveloped coastal skylines. Where development is present, it is set back behind the cliffs in neighbouring LCTs, appearing small in scale with few tall structures.			
Perceptual qualities			M-H	
	Away from residential and leisure development in neighbouring LCTs, the landscape is highly exposed and mostly 'wild' with a dominant marine influence. Trains passing along the main railway line which runs along the coast at Dawlish can detract from tranquillity.			
Historic landscape character			M-H	
	The Devon HLC indicates that the LCT is mostly comprised of rock (62%) and sand (23%), both of which increase the sensitivity of the LCT to wind turbines. The LCT also provides a key part of the setting to Conservation Areas at Dawlish and Holcombe.			
Scenic and special qualities			M-H	
	The LCT is partially locally designated as both an Area of Great Landscape Value and Undeveloped Coast.			
	The Devon LCA description also notes the landscape's important steep, red sandstone cliffs, around Hole Head with outlying rocks and stacks, such as the Parson and Clerk which are instantly recognisable features, providing a very strong sense of place. Coastal scrub and pine dominated woodland are a feature, along with exposed rock faces, intertidal sand/shingle and rocks. The railway hugging the coast with tunnels through the cliffs is another notable feature. Extensive views along coastline from cliff-top, deep red colour. Strong visual links with coastline to the south at Babbacombe Bay and with the East Devon cliffs.			
Discussion on landscape sensitivity	The cliffs' high visual prominence and dramatic landform features, important maritime and coastal habitats, overall absence of modern development, distinctive red colour, lack of road access, strong sense of tranquillity and remoteness and high scenic quality (as recognised through local landscape designations) mean this LCT is highly sensitive to any wind energy development.			
Sensitivity to different turbine heights	Very Small (15-25m)			H
	Small (26-50m)			H
	Medium (51-75m)			H
	Large (76-110m)			H
	Very large (111-150m)			H
	Due to the high levels of landscape sensitivity as a result of the LCT's overarching naturalistic characteristics, iconic coastal features and absence of existing development, this LCT would be highly sensitive to the development of any wind turbines.			

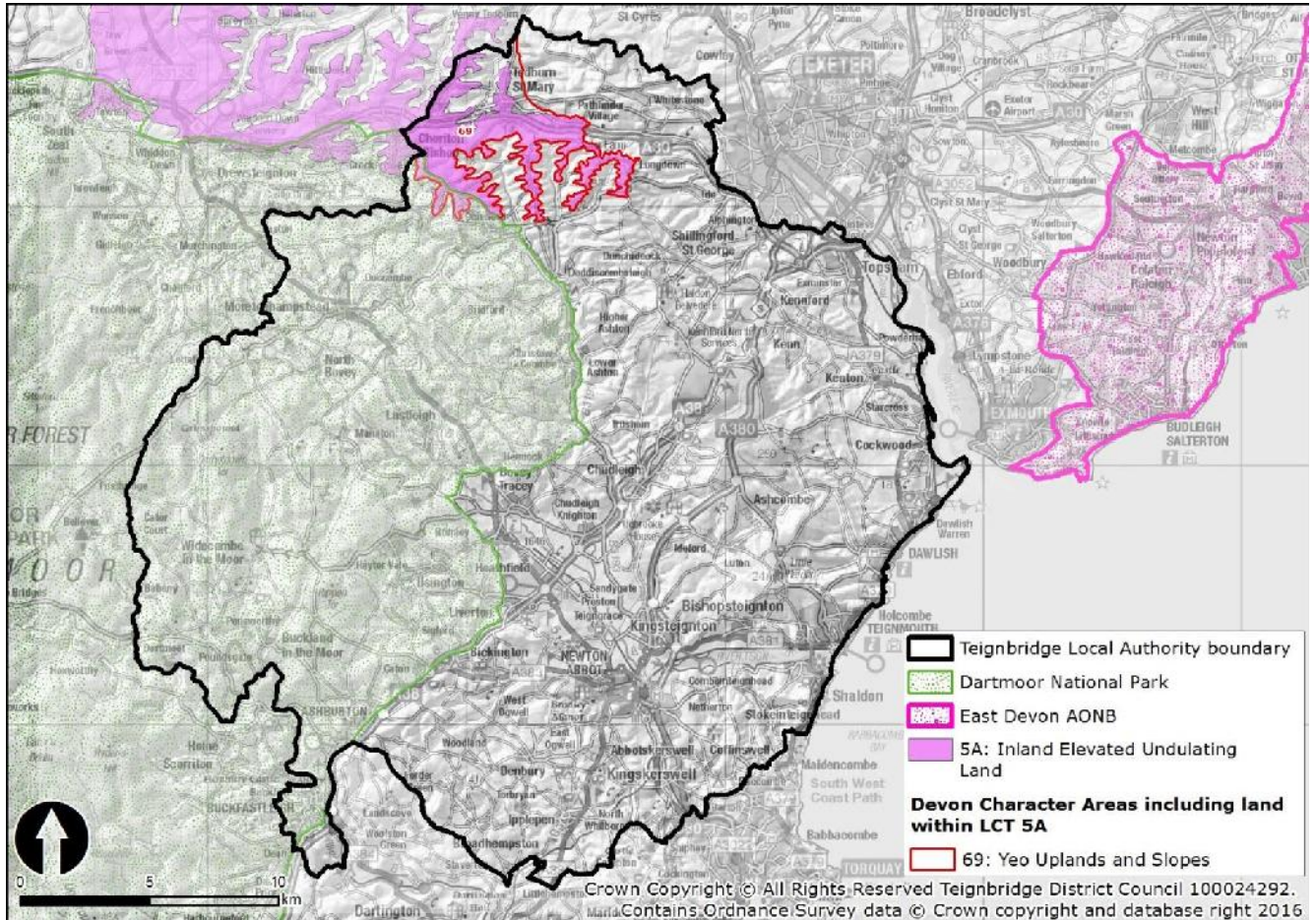
<p>Commentary on different cluster sizes</p> <p>Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)</p>	<p>This LCT would be highly sensitive to any scale of wind energy development.</p>
<p>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</p>	
<p>A summary list of the key sensitive features and characteristics for 4H Cliffs LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> • The highly visible and distinctive steep red cliffs and coastal features, visible from long distances along the coast and out to sea. • The valued naturalistic coastal habitats of the landscape, which include woodland, scrub and coastal grassland in addition to the cliffs. • Open, exposed and elevated skylines, without modern development. • The exposed and 'wild' perceptual qualities of the landscape, highly influenced by marine conditions. • The setting the cliffs provide to Conservation Areas at Dawlish and Holcombe. • The scenic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast and an Area of Great Landscape Value. 	

Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.
Guidance for Development
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and is therefore unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
Additional Guidance Specific to Particular Landscape Character Areas
N/A

LCT 5A: Inland Elevated Undulating Land

LCT Location Map



Devon Character Areas

DCA 69: Yeo Uplands and Slopes

Please note that while this LCT assessment for wind energy development provides an initial indication of landscape sensitivity and guidance for accommodating developments in the landscape, it should not be interpreted as a definitive statement on the suitability of individual sites for a particular development. All developments will need to be assessed on their own merits.

Key Landscape Characteristics occurring across Devon⁴²

- Gently rolling upland with small streams;
- Mainly pastoral cultivation in a small to medium sub-regular pattern on slopes with some arable cultivation on flatter areas;
- Hedgebanks with few hedgerow trees becoming more frequent on lower ground, oaks, pine, holly and beech are locally distinctive;
- Small discrete mixed and broadleaved woodlands and copses;
- Network of sinuous minor roads;
- Sparse settlement pattern of long established small stone villages and isolated houses and farms indicative of parkland estates;
- High and open with extensive views where hedgebanks permit;
- Moorland edge character to the south west.

Additional characteristics occurring in Teignbridge:

- Major east-west road corridor along the line of lower ground between finger valleys, reduces tranquillity locally;
- Clusters of modern residential and leisure development associated with the main road corridor in contrast to predominantly sparse, older settlement pattern;
- Long distance views to high ground glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west.

⁴² ⁴² Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶			Higher sensitivity
Landform and scale				M-H	
	Small to medium scale gently rolling hills and ridgelines, with steep slopes on the edges of adjacent valleys which carve the landform (LCTs 3A and 3G). Around Tedburn St Mary the slopes are shallower. The land is elevated, rising above 200 metres in several places.				
Land cover pattern and presence of human scale features			M		
	Land cover consists of mainly pastoral cultivation in a sub-regular pattern with some areas of arable cultivation. Small to medium sized fields with a strong pattern of remnant medieval enclosures are framed and divided by high hedgebanks. Small streams and hedgebanks provide linear features and convey a human scale to the landscape. Small to medium scale discrete mixed and broadleaved woodlands and copses are found on the ridge tops.				
Tracks / transport pattern			M		
	The LCT contains a network of sinuous minor roads which traverse along the ridges, with the major east-west road corridor of the A30 running along the line of lower ground between finger valleys.				
Skylines				M-H	
	This LCT includes prominent undeveloped open and occasionally wooded skylines as a result of its elevated nature. The LCT is highly visible from the surrounding landscape including from Dartmoor National Park, where the ridges are prominent in views from the protected landscape.				
Perceptual qualities			M		
	<p>There is a moorland edge character to the south-west which is perceived as a continuation of Dartmoor National Park. Tranquillity is reduced locally along major road corridors. Elsewhere the landscape retains a strongly traditional rural character typical of the Devon countryside.</p> <p>There is a sparse settlement pattern of long established small stone villages and isolated houses. Clusters of modern residential and leisure development associated with the main road corridors contrast with the predominantly sparse, older settlement pattern which predominates. Traffic noise and lighting from the A30 road corridor reduce tranquillity locally.</p>				
Historic landscape character			M		
	<p>The Devon HLC indicates that much of this LCT is formed of modern enclosures (46%) which are generally of a lower sensitivity to wind energy development. However there are some areas based on strip fields (13%), medieval enclosures (17%), Barton fields (7%) and areas of other woodland (10%) which have a higher sensitivity to wind energy development.</p> <p>The LCT contains historic estates and parkland including the Grade I listed building of Great Fulford House in Great Fulford Park, a Conservation Area at Holcombe Burnell Barton and a Scheduled Monument at Higher Bury Camp.</p>				
Scenic and special qualities				M-H	
	<p>The LCT abuts Dartmoor National Park to the south, and is wholly contained within an Area of Great Landscape Value.</p> <p>The Devon LCA description also notes the LCT's high landscape quality by virtue of its elevated, tranquil, largely unspoilt nature. The spaciousness and remoteness of this upland landscape provides a very strong and unique sense of place.</p> <p>Extensive, long distance views to high ground can be glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west. Good views are afforded across the lower lying landscapes of 3G to the north and 3A to the south.</p>				
Discussion on landscape sensitivity	The LCT includes broad ridge tops and major trunk roads which are likely to reduce sensitivity to wind energy development locally. However, the elevated, narrow ridges in the south of the LCT, the high scenic and tranquil quality and highly visible nature of the landscape (including intervisibility with Dartmoor National Park) all increase sensitivity to wind energy development.				

Sensitivity to different turbine heights	Very Small (15-25m)	L-M
	Small (26-50m)	M
	Medium (51-75m)	M-H
	Large (76-110m)	H
	Very large (111-150m)	H
	This LCT has low-moderate sensitivity to turbines in the 'very small' category, and a moderate sensitivity to 'small' turbines. Areas around coniferous plantation, away from the ridges and near existing development would be less sensitive to turbines of a 'medium' height. It is unlikely to be able to accommodate turbines in the 'large' and 'very large' categories due to its visual prominence, intervisibility with Dartmoor National Park and high scenic qualities.	
Commentary on different cluster sizes Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the small-medium scale landform and land cover patterns and highly tranquil nature of the LCT, this landscape could accommodate clusters of up to 5 turbines. Medium, large and very large clusters of wind turbine are unlikely to be able to be accommodated within this LCT.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 5A Inland Elevated Undulating Land LCT in relation to wind energy development is included below:

- The narrow, finger ridges in the south of the LCT, which have good intervisibility with Dartmoor National Park and the Haldon Ridge (LCT 1H).
- The small scale field pattern including fields of medieval origin.
- Frequent human scale features including hedgebanks and copses, with scattered rural settlements throughout the landscape.
- Elevated, undeveloped skylines which are highly visible and prominent from the surrounding landscapes.
- The landscape's traditional rural character with high levels of tranquillity.
- The historic importance of the landscape, with areas of estate parkland and prehistoric camps, including Great Fulford House and the Higher Bury Camp Scheduled Monument.
- Long distance panoramic views across adjacent landscapes from the elevated areas of the landscape.
- Intervisibility with Dartmoor National Park, which lies adjacent to the LCT to the south.

Guidance for wind energy development

Permitted schemes within the LCT
<p>Council records at the time this study was produced (July 2015) show that there are two permitted/operation wind energy developments within this LCT; one at Halstow Farm and one at Oak Farm. Both are in the 'very small' height category.</p>
Guidance for Development
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines of up to 25m to blade tip, a moderate sensitivity to 'small' turbines (up to 50m), a moderate-high sensitivity to 'medium' turbines (up to 75m) and a high sensitivity to turbines greater than 'large' in scale (from 75m to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to clusters of more than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 50m and unlikely to be able to accommodate turbines over 75m to tip, or any developments comprising more than five turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none">• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features including hedgebanks and small woodlands.• The strong rural character of the landscape away from the main roads and settlements, with locally important levels of peace and tranquillity, is retained.• Valued naturalistic habitats are protected including broadleaved oak and beech copses.• The characteristic sunken lanes, ancient trackways and winding rural roads and their associated hedgerows are not adversely affected by the delivery of turbines.• Avoid siting wind turbines on the narrow, finger like ridges in the south of the LCT.• Avoid siting wind turbines where there will be detrimental impact on the heritage features within the landscape, including Great Fulford Park and the Scheduled Monument at Higher Bury Camp.• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped ridgelines to the wider district and Dartmoor National Park.• Wind turbines do not detract from key views to and from Dartmoor National Park or the special qualities of the designated landscape (including its remoteness and wildness, timelessness and tranquillity).• Locations adjacent to the National Park should be avoided.• Avoid siting wind turbines on top of the undeveloped ridgelines which are frequently marked by distinctive woodlands and copses and form prominent skylines from adjacent landscapes.• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including respecting the sparse settlement and field enclosure pattern, and the character of narrow lanes.• Opportunities to conserve and enhance hedgerows and broadleaved woodlands should also be considered. <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
Guidance for Multiple Developments
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with</p>

buildings (e.g. single on-farm turbines), and larger models within the 'small' and 'medium' categories. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

Additional Guidance Specific to Particular Landscape Character Areas

This LCT falls entirely within DCA 69: Yeo Uplands and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website⁴³.

⁴³ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm

Appendix 3: User Guide

This brief User Guide is designed for both developers and decision-makers to help them consider landscape character and sensitivity issues in wind energy development proposals. It is arranged under three key stages, setting out a series of questions as prompts to help determine the likely landscape impacts of a wind energy development. References to where information in the SPD and Devon Landscape Policy Group (DLPG) Advice Note 2⁴⁴ can assist in answering these questions are included. Following this process is designed to help shape proposals and assist in planning decisions.

Stage 1 – Landscape sensitivity

- Which Landscape Character Type (LCT) is the proposed development in? *Please refer to Figure 2.1.*
- How high – in meters- are the proposed turbine(s) to blade tip? *Please refer to the size bandings set out in Table 4.1 of this SPD.*
- Is the site typical of the wider LCT? *Please refer to the key characteristics provided at the beginning of each LCT assessment in Appendix 2.*
- What is the sensitivity rating for the LCT for the size banding of wind energy development being proposed? *See Table 4.1 or the relevant LCT assessment(s) in Appendix 2.*
- Do any of the 'Sensitive Features/Characteristics' set out for the relevant LCT, in Appendix 2, apply to the proposed development site?

Stage 2 – Detailed siting and design considerations

- Is the height/cluster size of the proposed wind energy development in line with the 'Guidance for Development' provided for the LCT, including the 'Additional guidance specific to particular Landscape Character Areas'? If not how does it differ? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Does the proposal accord with the generic guidance for wind energy development contained in the Devon Landscape Policy Group (DLPG) Advice Note 2 (Chapter 2)? If not, what aspects of the proposed development conflict with which parts of the guidance?
- Does the siting and design of the scheme accord with the 'Guidance for Development' for the relevant LCT? If not, what aspects of the proposed development conflict with which parts of the guidance? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Have opportunities been taken to mitigate significant adverse effects and opportunities for landscape enhancement been included as part of the proposal? *Refer to Chapter 2 (page 24) of the DLPG Advice Note 2.*

Stage 3 – Cumulative impact

- Is the development in line with the guidance on 'Designing for Multiple Developments' set out in Chapter 2 of DLPG Advice Note 2 and the 'Guidance Development' set for the relevant LCT? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- If not, which guidance does it conflict with?
- Will wind energy have a defining influence on the overall experience of the landscape of that LCT?

⁴⁴ DLPG (2013) Advice Note 2: Accommodating Wind and Solar PV Developments in Devon's Landscape. Available at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

APPENDIX 3

SEA Screening for

Assessment of Solar Photovoltaic (PV) Developments in the Landscape – Supplementary Planning Document (SPD)

The Environmental Assessment of Plans and Programmes Regulations 2004 require that environmental assessment is undertaken for a plan or programme that is (a) “required by legislative, regulatory or administrative provisions”, and (b) “sets the framework for future development consent”. Teignbridge District Council considers that, firstly, this SPD on Solar Photovoltaic (PV) Developments in the Landscape is not required by any of the provisions mentioned above; and secondly, that the framework for decisions on planning applications is provided by the Local Plan Policies (S6 Resilience, S7 Carbon Emission Targets, EN2A Landscape Protection and Enhancement, S2 Quality Development, S22 Countryside, and EN2 Undeveloped Coast) which have been subject to environmental assessment, with the SPD providing guidance on the implementation of that Policy. It is therefore considered that environmental assessment under the provisions of the 2004 Regulations is not required.

However, it is seen as prudent to prepare a screening statement, see annex 1 below and invite Natural England, Historic England and the Environment Agency to comment.

While section 19(5) of the Planning and Compulsory Purchase Act 2004 requires sustainability appraisal to be undertaken for development plan documents, there is no such requirement for a SPD.

Anyone disagreeing with Teignbridge District Council’s screening opinions given above is entitled to state this in their consultation response and provide the reasons for their view.

What Happens Next?

Following the end of the consultation period, Teignbridge District Council will consider all submitted representations and, having made any necessary amendments to reflect consultation responses, proceed to adoption of the Supplementary Planning Document. The adopted Supplementary Planning Document will be published on Teignbridge District Council’s website together with an Adoption Statement.

ANNEX 1 SCREENING AND SCOPING STATEMENT

PLAN/ POLICY/ PROGRAMME

Solar photovoltaic (PV) developments in the landscape supplementary planning document (SPD)

SCREENING

The determination of whether implementation of a plan, policy or programme is likely to have significant environmental effects.

Task

Is SEA required?

Output

The answer is open to the following interpretation:

- Yes, the assessment is intended to contribute to the Planning Policy in the form of a SPD. The findings give strong guidance as to the parts of the landscape most suitable to PV development of differing scales. The outcome will be that it is very unlikely that PV development of larger sizes will be permitted along the coast, the higher more open areas and the more undulating landscapes of Teignbridge.
- No, the SPD does not dictate where solar PV development is to be permitted or restricted, it simply provides evidence that suggests the relative sensitivity of the landscape to solar PV development, providing guidance upon the locations which are the least or most sensitive to PV development.

Should it be decided that scoping is necessary, the issues set out below should be considered.

SCOPE

The process of deciding the content and level of detail of a SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report

Task

Outline key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.

Output

- **Impact on Landscape.**
The SPD is likely to score positive for landscape as it is intended to ensure that the Teignbridge District's landscape is not compromised by the potential visual and landscape impacts of solar PV development.

The landscape sensitivity assessment that forms part of the SPD identifies the parts of the landscape that are least sensitive to PV development and therefore the areas where it is most

suitable to develop. Conversely it identifies areas of high landscape sensitivity where development would have an adverse effect.

The SPD does not dictate where development will be permitted and therefore there is no guarantee that landscape will be protected, however it provides evidence and guidance that means that it is unlikely that large PV development will be permitted in sensitive areas.

The setting of the nationally protected landscape of Dartmoor National Park has contributed to the sensitivity score, however the presence of local landscape designations such as Areas of Great Landscape Value (AGLV) and Undeveloped Coast have not been considered.

- **Impact on Air Quality and Water Resources, Biodiversity and Green Infrastructure.**

The SPD is likely to score positively for air quality and water resources, biodiversity and green infrastructure. Renewable energy from solar arrays will reduce emissions of greenhouse gases, and the SPD seeks to enable small to medium scale solar arrays in acceptable areas. However the assessment of sensitivity does specifically consider air quality, water resources, biodiversity and green infrastructure in its criteria for judging sensitivity.

- **Impact on Historic Environment.**

The SPD is likely to result in a mixed score in relation to historic environment. Historic landscapes are one of the criteria used in assessing landscape sensitivity, however the whole of the historic environment, such as the significance and setting of listed buildings or other heritage assets, or archaeological interests has not been considered.

- **Impact on Housing.**

The SPD is likely to score positively for housing as the promotion of renewable energy technologies will provide alternative sources of electricity for individual households.

- **Impact on Coast.**

The SPD is likely to score positively for the coast as the coast is judged to be of high sensitivity to all sizes of PV development.

- **Impact on Climate Change Mitigation and Energy.**

The SPD is likely to result in a mixed score in relation to Climate Change Mitigation and Energy with both positive and negative implications. The SPD should clarify policy and help encourage renewable energy development in the most appropriate locations. However, the SPD identifies large areas where the

	<p>landscape is highly sensitive to even very small scale PV development and is likely to lead to PV development being restricted from some areas. This will significantly reduce the opportunities for the generation of renewable energy, and therefore reduce potential carbon savings.</p> <ul style="list-style-type: none"> • Impact on Community, Wellbeing, Economy and Employment There are likely to be positive and negative implications in relation to community, wellbeing, economy and employment. The SPD relates to freestanding solar arrays serving individual properties which could be residential, commercial or employment properties. This could include community buildings such as village halls. However, likely restrictions on size and scale could limit potential community schemes and affect their viability as well as constraining economic opportunities. • Impact on Land The SPD is likely to score neutral in relation to land. PV development requires land take, however the likely implications of the SPD will be to restrict large and very large schemes. In some circumstances it may be possible to still use the land for agricultural use, for example grazing for sheep. • Impact on Transport There are unlikely to be any implications relating to transport • Impact on Climate Change and Adaptation to Flood Risk. The SPD is primarily about climate change mitigation.
<p>IMPLEMENTATION</p> <p>Consult with Natural England, Historic England and the Environment Agency. Respond to consultee comments and, should it be considered necessary, amend scope and the recommendations of the SPD.</p>	

APPENDIX 4

SEA Screening for

Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

The Environmental Assessment of Plans and Programmes Regulations 2004 require that environmental assessment is undertaken for a plan or programme that is (a) “required by legislative, regulatory or administrative provisions”, and (b) “sets the framework for future development consent”. Teignbridge District Council considers that, firstly, this evidence on Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District is not required by any of the provisions mentioned above; and secondly, that the framework for decisions on planning applications is provided by the Local Plan Policies (S6 Resilience, S7 Carbon Emission Targets, EN2A Landscape Protection and Enhancement, S2 Quality Development, S22 Countryside, and EN2 Undeveloped Coast) which have been subject to environmental assessment, with the SPD providing guidance on the implementation of that Policy. It is therefore considered that environmental assessment under the provisions of the 2004 Regulations is not required.

However, it is seen as prudent to prepare a screening statement, see annex 1 below and invite Natural England, Historic England and the Environment Agency to comment.

While section 19(5) of the Planning and Compulsory Purchase Act 2004 requires sustainability appraisal to be undertaken for development plan documents, there is no such requirement for evidence.

Anyone disagreeing with Teignbridge District Council’s screening opinions given above is entitled to state this in their consultation response and provide the reasons for their view.

What Happens Next?

Following the end of the consultation period, Teignbridge District Council will consider all submitted representations and, having made any necessary amendments to reflect consultation responses, proceed to adoption of the Supplementary Planning Document. The adopted Supplementary Planning Document will be published on Teignbridge District Council’s website together with an Adoption Statement.

ANNEX 1 SCREENING AND SCOPING STATEMENT

PLAN/POLICY/ PROGRAMME

An Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

SCREENING

The determination of whether implementation of a plan, policy or programme is likely to have significant environmental effects.

Task	Is SEA required?
Output	No, the assessment will provide guidance and further clarity with which to make planning judgement, it is not a plan, policy or programme and therefore a SEA is judged not to be necessary.

SCOPE

The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.

Scoping is judged not to be required, however, should it be decided that scoping is necessary the following issues should be considered.

- **Impact on landscape**

The assessment has a strong positive score for landscape as the policy is intended to ensure that the sensitivity of the district's landscape is given consideration. The assessment does not stop development of turbines in areas of high sensitivity, however there is the likelihood that development will be directed to the least sensitive locations and be designed in the most appropriate way to have least harm on landscape. Further assessment is not considered necessary.

- **Impact on Coast**

The assessment is likely to score positively for the coast. Although the coast is not specifically referenced, any renewable energy proposals on the coast would need to be assessed in accordance with the policy, including impacts on landscape. Further assessment is not considered necessary.

- **Impact on Air Quality and Water Resources**

A positive score is likely to be given in relation to air quality and water resources, as renewable energy from wind turbines would reduce emissions of greenhouse gases, and this policy seeks to enable appropriate scale wind turbines. The assessment does not specifically refer to impacts on air or water quality, although it is unlikely that individual wind turbines would have significant implications for these resources. Further assessment is not considered necessary.

- **Impact on Housing**

The assessment is likely to be considered to be positive in supporting sustainable housing through the promotion of renewable energy technologies which will provide alternative sources of electricity for

households and potentially help address fuel poverty, particularly with the rising costs of fossil fuels. Further assessment is not considered necessary.

- **Impact on Transport**

The assessment is likely to score positively for transport. The implications of renewable energy proposals for transport are identified and the supporting text requires proposals to assess impacts of the turbine along with any required infrastructure including road access during construction to ensure that access to the site can be provided without damage to rural roads or historic bridges. Further assessment is not considered necessary.

- **Impact on Climate Change Mitigation and Energy**

In relation to climate change mitigation and energy, the assessment is likely to have a mixed score as there are both positive and negative implications. The assessment is aimed at mitigating climate change through promoting renewable energy. However, it suggests that the landscape has a moderate to high sensitivity to medium, large and very large turbines and this is likely to significantly reduce the opportunities for the generation of renewable energy from wind, and therefore reduce the potential carbon savings. Further assessment is not considered necessary.

- **Impact on Community and Wellbeing and Economy and Employment.**

The assessment does not consider practical issues associated with wind turbines such as shadow flicker, noise or public safety that would have a direct impact on people's lives or the economy. However, the guidance tends to restrict potential renewable energy technologies, particularly their size and scale, and is likely to limit economic opportunities and would also exclude potential community schemes as wind turbines would have to be larger to be viable. Further assessment is not considered necessary.

- **Impact on Climate Change and Adaptation to Flood Risk.** The assessment is primarily about climate change mitigation and does not specifically relate to climate change and adaptation to flood risk, so a neutral score is likely to be given. Further assessment is not considered necessary.

- **Impact on Land.** Wind turbines require minimal land take. Further assessment is not considered necessary.

- **Impact on Biodiversity and Green Infrastructure**

The assessment does not relate directly to this issue. Further assessment is not considered necessary.

- **Impact on Historic Environment**

The assessment takes account of the historic landscape and heritage assets that have landscape impact. It has not taken account of the wider historic environment record and does not directly to this issue. Further assessment is not considered necessary.

IMPLEMENTATION

It is judged that SEA is not necessary however the scope of what would form a SEA has been considered. The assessment is judged to score favourably against the environmental factors and further assessment is not considered necessary.

The consultation process that forms part of the endorsement procedure will invite consultation responses from Natural England, Historic England and the Environment Agency and will provide the opportunity for feedback and amendment.

Anyone disagreeing with Teignbridge District Council's screening opinions given above is entitled to state this in their consultation response and provide the reasons for their view.

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 4 December 2017
REPORT OF: Business Manager – Strategic Place
SUBJECT: Appeal Decisions

- 1 17/00050/TREE ILSINGTON** - 10 Oaklea Park, Liverton
Appeal against refusal of TPO No 17/00938/TPO - Fell one oak (T1 on the submitted plan) and crown reduce one oak (T2 on the submitted plan) by 2m in height and width, removing epicormic growth
APPELLANT: Mr Andrew Livingstone

APPEAL ALLOWED (DELEGATED DECISION PART APPROVAL/PART REFUSAL)

- 2 17/00054/FAST SHALDON** - 4 Woodleigh Park
Appeal against refusal of planning permission 17/01391 for Construction of garage including new front boundary wall and hedging/planting
APPELLANT: Mr A Tomlinson

APPEAL DISMISSED (DELEGATED REFUSAL)

- 3 17/00063/FAST IDE** - 2 Crossview Terrace
Appeal against the refusal of planning permission - Single storey extension to front elevation
APPELLANT: Mr R Farrar

APPEAL ALLOWED (DELEGATED REFUSAL)

PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS AVAILABLE ON THE COUNCIL'S WEBSITE

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