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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

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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
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Contents

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 assessment[1]);
- 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 met[2].

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/uksi/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 2[3] 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 Infrastructure[5])) 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 Park[6] 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 NPPF[7]. 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	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: 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	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:

[8] https://www.teignbridge.gov.uk/localplan

Planning Policies taken from Teignbridge Local Plan 2013-2033	
	a) taking account of likely climate change impacts in assessing the flood risk of developments; b) buildings, communities and infrastructure should take account of the likely changes in temperature, rainfall and wind in their design; c) use or contamination of energy, water, soil and materials should be minimised; **d) production of local food, renewable energy and local building materials should be maximised**; and 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.
S7 – Carbon Emission Targets	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.
S22 - Countryside	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.** 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: 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; b) agricultural, forestry, equine, industry, business, warehousing, retail, leisure and tourist uses; c) transport, communication, **energy** and other infrastructure and community facilities; d) development to support biodiversity and geodiversity; and e) alterations and extensions to existing dwellings, and to other buildings with one of the uses in criteria (a) – (d) above. In assessing development proposals, particular account will be taken of: **f) the distinctive characteristics and qualities of the Landscape Character Area;** g) the integrity of green infrastructure and biodiversity networks; h) impact on overall travel patterns arising from the scale and type of development proposed; and i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.
EN2 - Undeveloped Coast	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: a) is a minor alteration in line with WE8; or 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.

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.**

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

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Figure 3.1: The Landscape Character Assessment Framework

- Teignbridge Local Authority boundary
- Dartmoor National Park

Landscape Character Areas

- 10: Breccia Hills and Coast
- 12: Central Dartmoor
- 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
- 42: Moretonhampstead Moorland Fringes
- 54: Southern Dartmoor and Fringes
- 60: Teign Estuary
- 61: Teign Valley and Slopes
- 62: Torbay Hinterland
- 69: Yeo Uplands and Slopes
- 9: Bovey Basin

Landscape Character Types

- 1E: Wooded Ridges and Hilltops
- 1G: Open Inland Plateau
- 1H: Forested Plateau
- 2A: Steep Wooded Scarp Slopes
- 3A: Upper Farmed and Wooded Valley Slopes
- 3B: Lower Rolling Farmed and Settled Valley Slopes
- 3C: Sparsely Settled Farmed Valley Floors
- 3E: Lowland Plains
- 3F: Settled Valley Floors
- 3G; River Valley Slopes and Combes
- 4A: Estuaries
- 4B: Marine Levels and Coastal Plains
- 4C: Coastal Slopes and Combes with Settlement
- 4D: Coastal Slopes and Combes
- 4F: Dunes
- 4H: Cliffs
- 5A: Inland Elevated Undulating Land

Map Scale @ A3: 1:130,000

LUC

0 5 10 km

CB:XX EB:goosen_v LUCEDI 6457_001_Fig3_1_LCA_Framework_A3L 22/08/2016

Source: OS, Devon County Council, Teignbridge District Council, LUC

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 website[10]; 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 2005[11], 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

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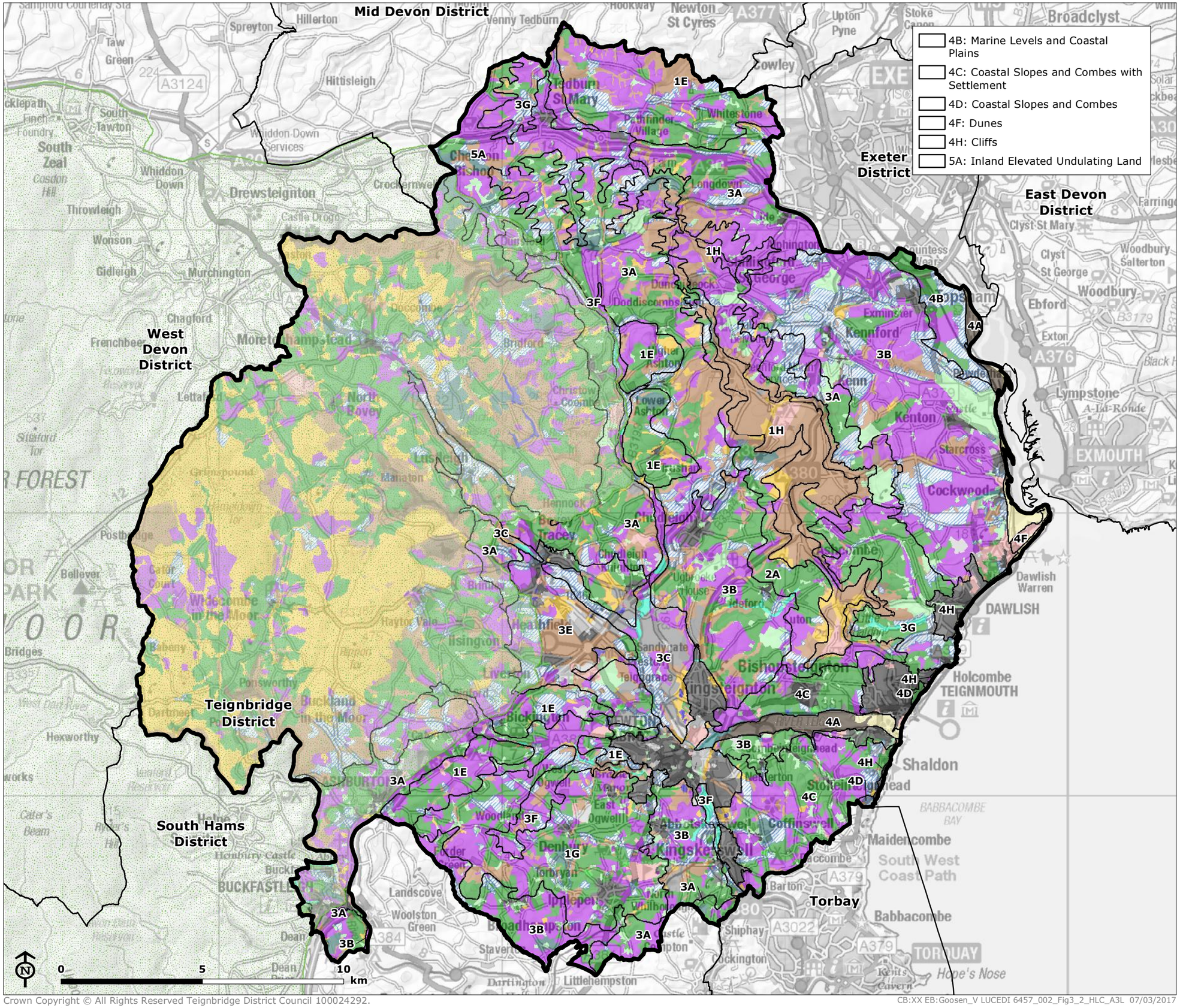
Figure 3.2: Historic Landscape Types in Teignbridge



Teignbridge Local Authority boundary
Dartmoor National Park
Post-medieval strip-enclosures
Water
Recreation
Horticulture
Quarries/Mining
Public/Industrial/Military complex
Park/garden/orchard
Historic settlements
Rough ground
Watermeadow
Conifers/Other woodland
Barton fields
Ancient woodland
Medieval enclosures
Sand
Rock
Mud and sand
Marsh
Dunes
Modern settlement
Modern rough ground
Modern enclosures

Landscape Character Types

1E: Wooded Ridges and Hilltops
1G: Open Inland Plateau
1H: Forested Plateau
2A: Steep Wooded Scarp Slopes
3A: Upper Farmed and Wooded Valley Slopes
3B: Lower Rolling Farmed and Settled Valley Slopes
3C: Sparsely Settled Farmed Valley Floors
3E: Lowland Plains
3F: Settled Valley Floors
3G; River Valley Slopes and Combes
4A: Estuaries

Map Scale @ A3: 1:130,000

LUC

CB:XX EB:Goosen_V LUCEDI 6457_002_Fig3_2_HLC_A3L 07/03/2017

Source: OS, Devon County Council, Teignbridge District Council, LUC

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 woodland[12], 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 Guidance[13] and Topic Paper 6[14] 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				
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. Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; contours from the Ordnance Survey basemaps; Topography data (Ordnance Survey Panorama); fieldwork.				
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				
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. Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Google Earth / aerial photographs; fieldwork.				
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				
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. 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 solar PV development	landscape has low-medium scenic quality, or special qualities are unlikely to be affected by solar PV development	landscape has a medium scenic quality and some of the special qualities may be affected by solar PV development	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.	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

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

LUC

CB: EB:Goosen_V LUCLON 6457-01_007_RPT_LandSens_SolarVSmall 05/08/2016 Source: OS, Natural England, LUC

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

LUC

CB: EB:Goosen_V LUCLON 6457-01_008_RPT_LandSens_SolarSmall 05/08/2016 Source: OS, Natural England, LUC

Solar Photovoltaic (PV) Developments in the Landscape SPD

Figure 5.3: Landscape Sensitivity for Solar PV Development (Medium >5-10ha)

- Teignbridge Local Authority boundary
- Dartmoor National Park
- East Devon AONB

Sensitivity rating

- Moderate
- Moderate - High
- High

Map Scale @ A3: 1:130,000

LUC

CB: EB:Goosen_V LUCLON 6457-01_009_RPT_LandSens_SolarMed 05/08/2016

Source: OS, Natural England, LUC

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

LUC

CB: EB:Goosen_V LUCLON 6457-01_010_RPT_LandSens_SolarLrg 05/08/2016 Source: OS, Natural England, LUC

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

Map Scale @ A3: 1:130,000

LUC

CB: EB:Goosen_V LUCLON 6457-01_011_RPT_LandSens_SolarVLrg 05/08/2016 Source: OS, Natural England, LUC

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 2015[16].

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.

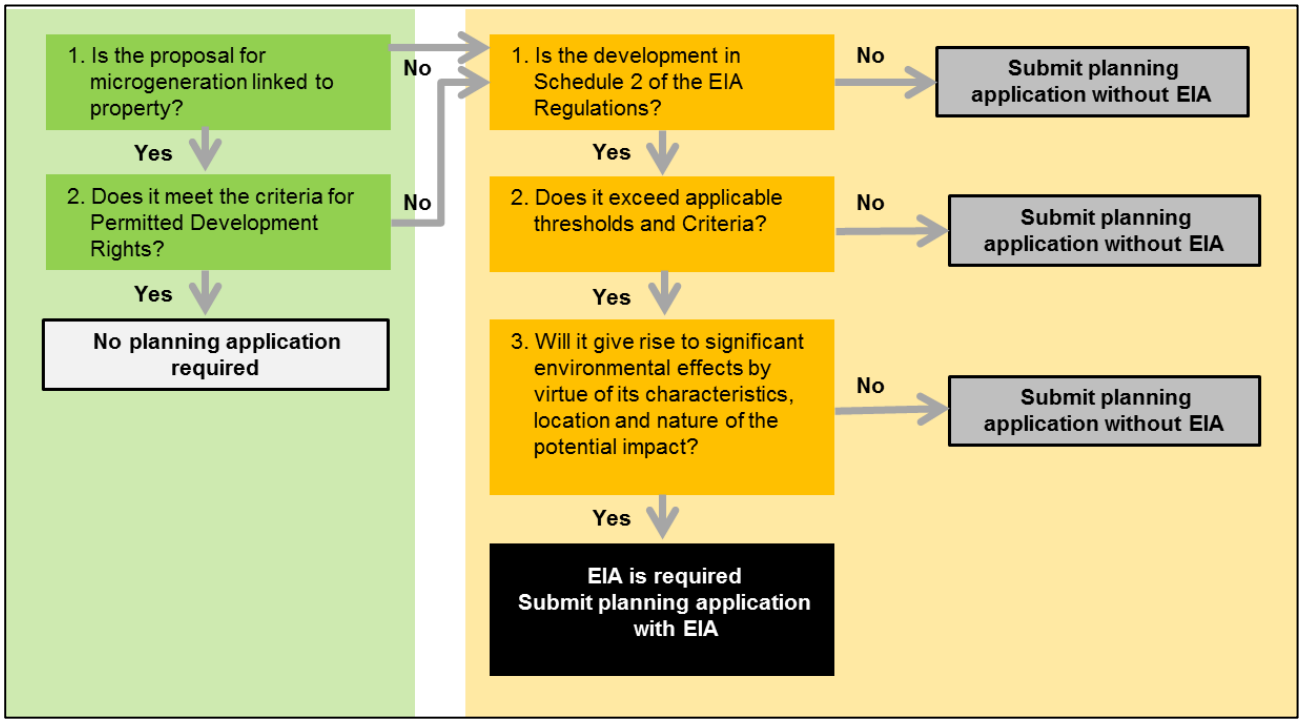
6.6 It is clear that a number of small-scale solar PV schemes will fall below the criteria for an EIA. Consultation should be undertaken with the Teignbridge District Council at the earliest opportunity to clarify if EIA is required or not. Even if an EIA is not required, in all cases some form of environmental 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/uksi/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 30-50cm[20].

[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.

[21] Landscape 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 applicable[23]. 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 Trails[24] 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 underling 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	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. 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.
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
		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.
DCA40	Mid Dart Valley and Slopes	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.
DCA60	Teign Estuary	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.
DCA61	Teign Valley and Slopes	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

DCA	Devon Character Area	Character Text
		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.
DCA62	Torbay Hinterland	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.
DCA67	Yeo Uplands and Slopes	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.

Appendix 2
Detailed LCT Assessments

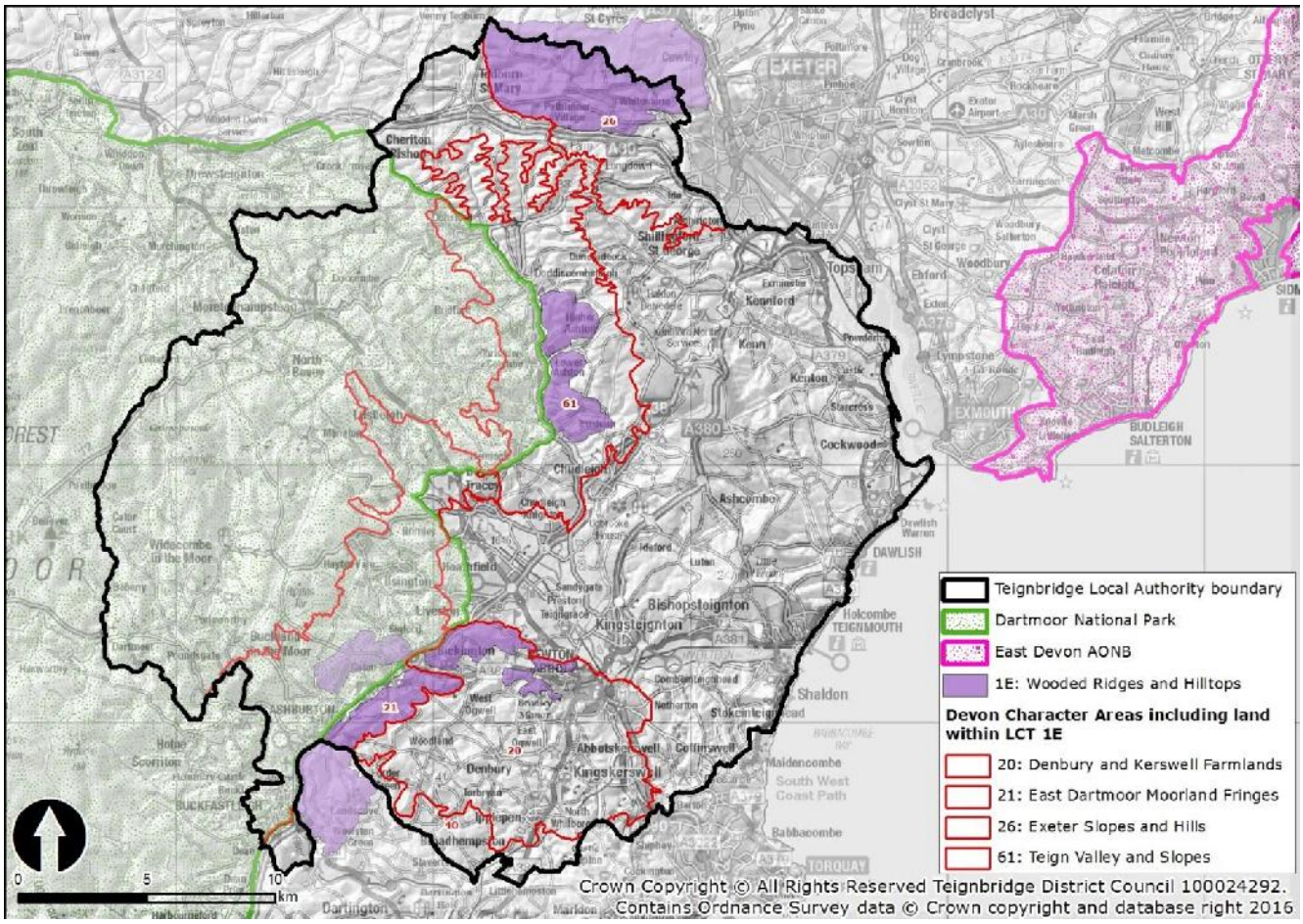
This Appendix contains the Landscape Sensitivity Assessments and Guidance tailored to each of the 17 Landscape Character Types (LCTs) found within Teignbridge District. Each document includes the following:

- 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 Devon[25]

- 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

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:

- 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

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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).

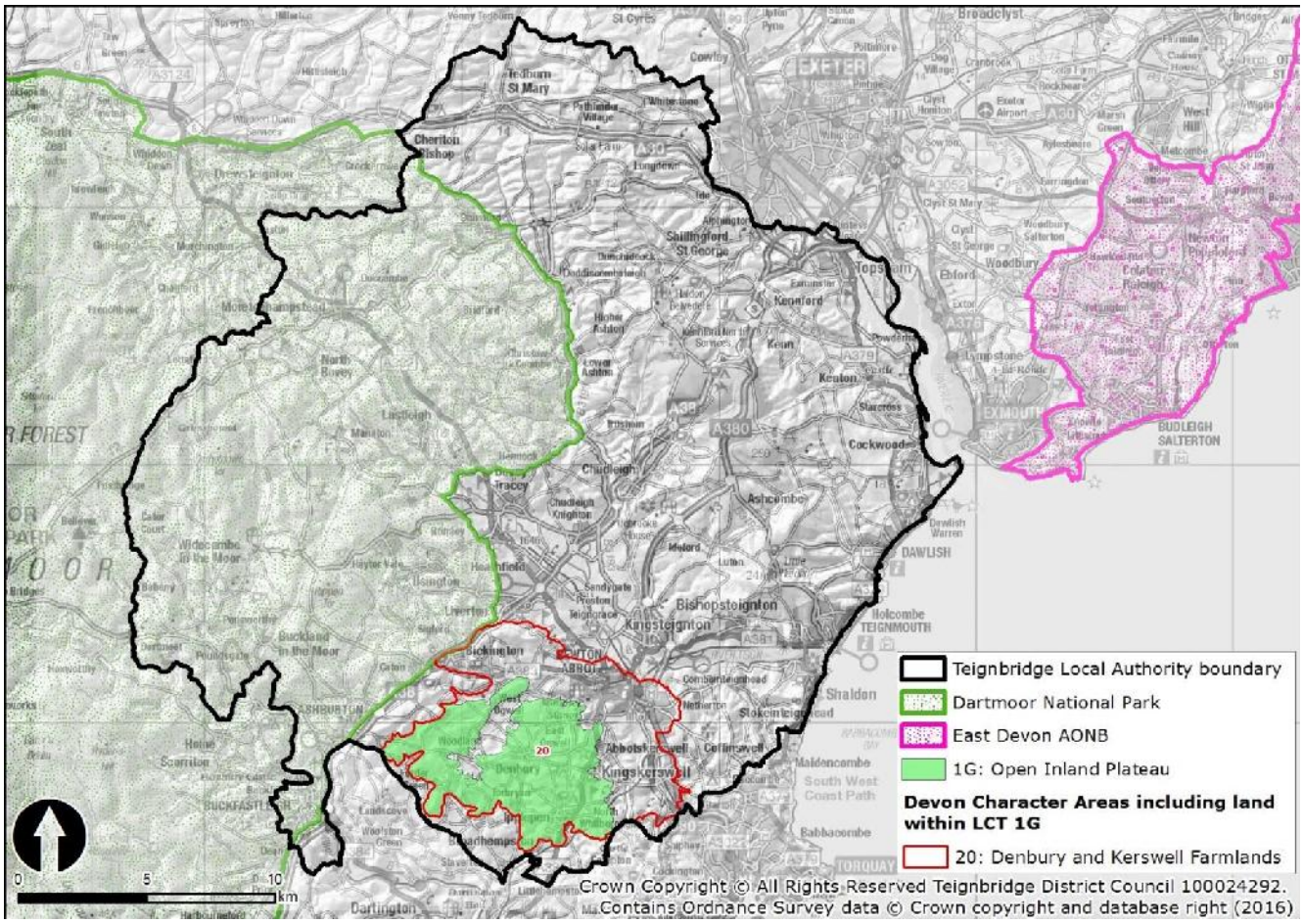
Additional guidance specific to particular Landscape Character Areas

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 Devon[27]

- 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 with 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 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.

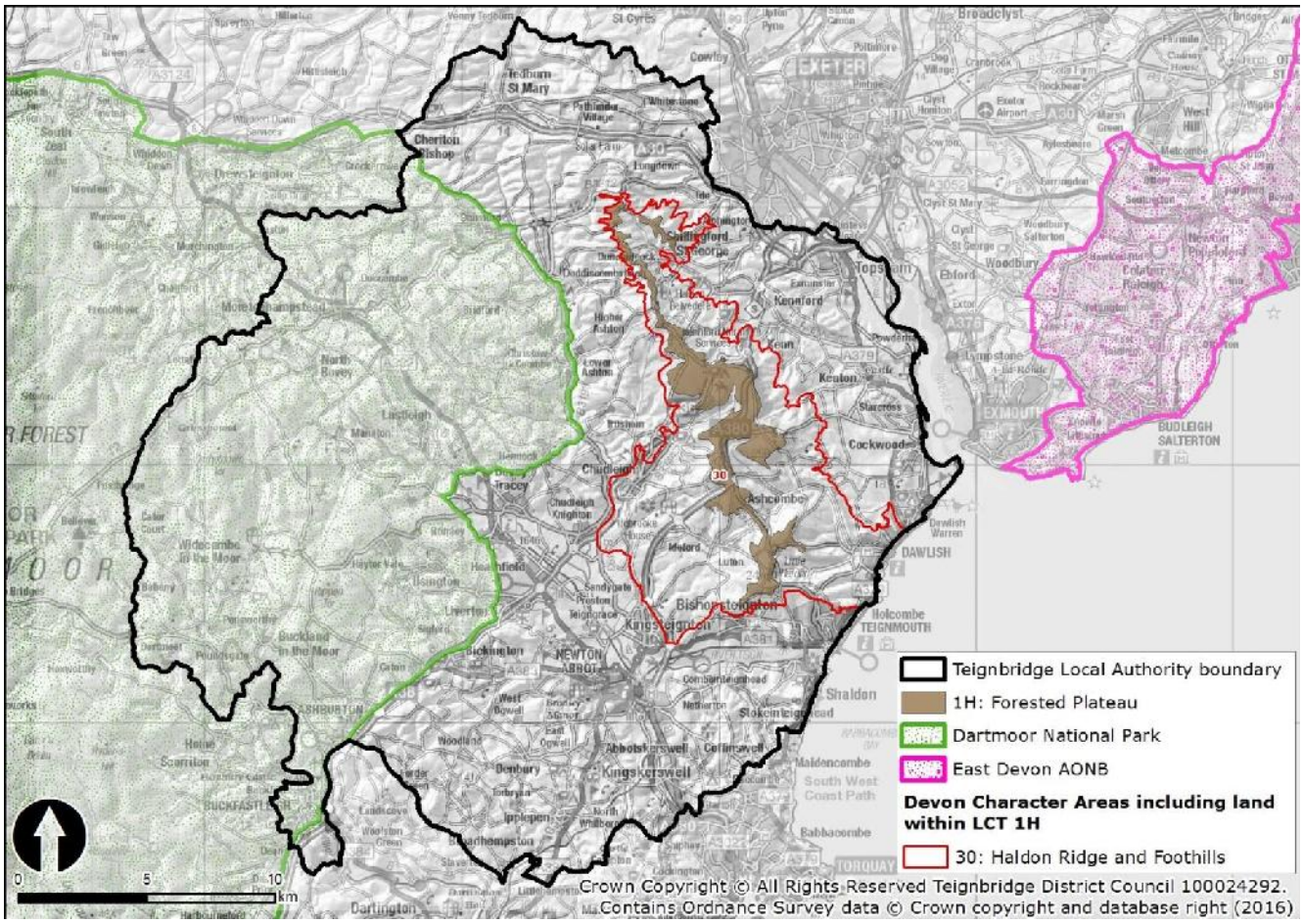
Guidance for solar PV development

Permitted schemes within the LCT
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 Fermoys Garden Centre, Ipplepen) and one within the 'medium' category at Rydon Farm.
Guidance for Development
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. Within this LCT particular care will need to be taken to ensure: • 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. 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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.
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 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[28].

[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 Devon[29]

- 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.

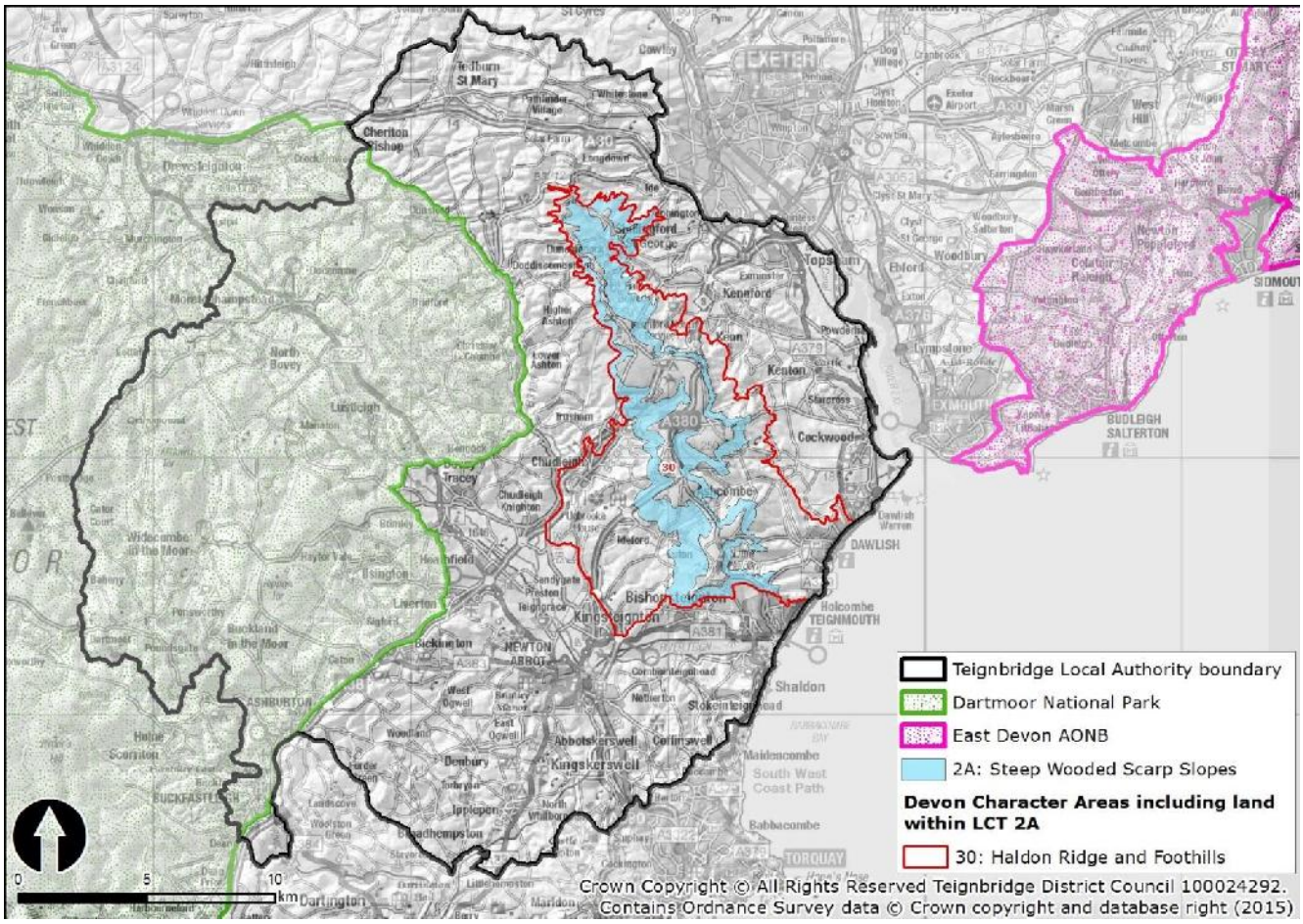
Guidance for solar PV development

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
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. Within this LCT particular care will need to be taken to ensure: • 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). 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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.
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 Devon[31]

- 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	
	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 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*).				
Scenic and special qualities				M-H	
	The whole of this LCT is locally designated as an Area of Great Landscape Value. 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. 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.				
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.				

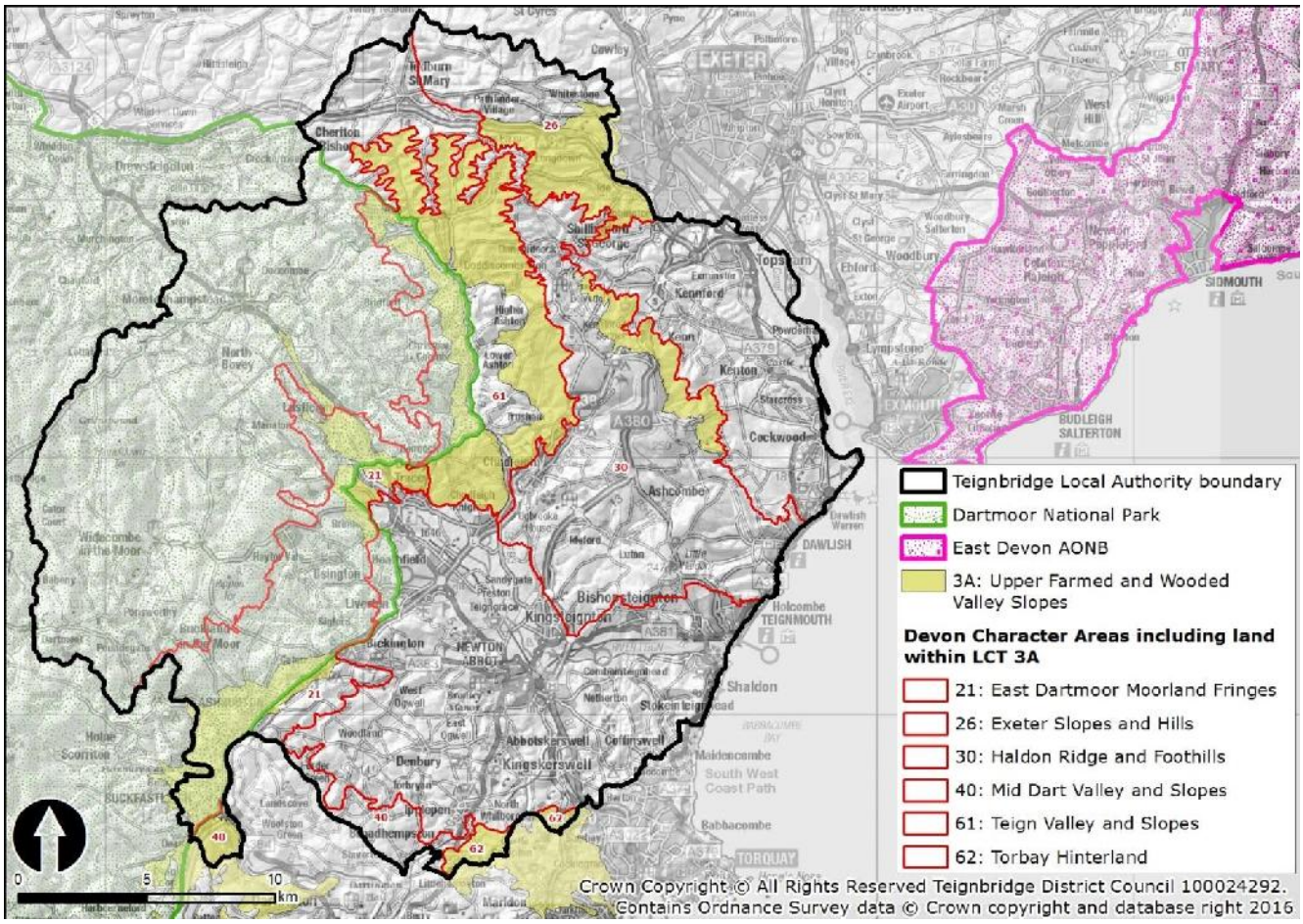
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS
A summary list of the key sensitive features and characteristics for 2A Steep Wooded Scarp Slopes LCT in relation to solar PV development is included below: • The steep, highly visible slopes which rise above and form a backdrop to the adjacent landscapes. • 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 Devon[32]

- 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 ▪▪▪▪▪▪▪▶ Higher sensitivity
Landform	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.
Sense of openness / enclosure	L-M 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.
Field pattern and scale	M-H Pattern of small to medium pastoral fields with irregular and very wide hedge boundaries, many of which are based on medieval strip fields.
Land cover	M-H 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.
Perceptual qualities	M 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.
Historic Landscape Character	M-H 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%). Historic estate woodlands and parklands are located in the LCT, including the Registered Parks and Gardens of Oxton House and Mamhead Park (Grade II*). Historic stone bridges, small disused quarries and occasional mills are also important characteristic features. The LCT also provides a setting to several Conservation Areas including Doddiscombsleigh, Kenn, Ide and Higher Ashton.
Scenic and special qualities	M-H 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. 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. 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.
Discussion on landscape sensitivity	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.

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

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.

Guidance for Development

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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* Oxton 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

Guidance for multiple developments

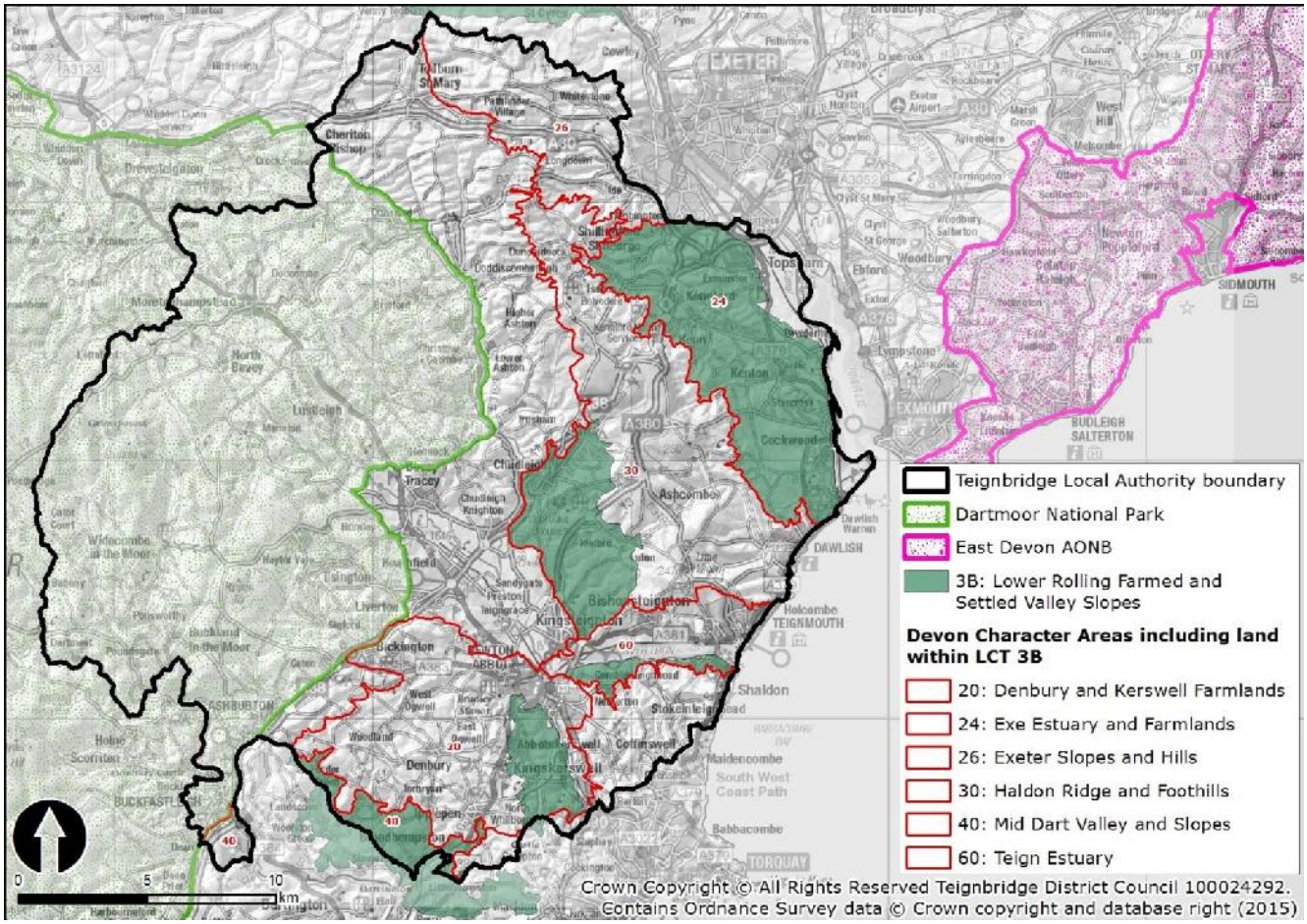
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be 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 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 website[33].

[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 Devon[34]

- 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 it 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

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.

Guidance for Development

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

Guidance for multiple developments

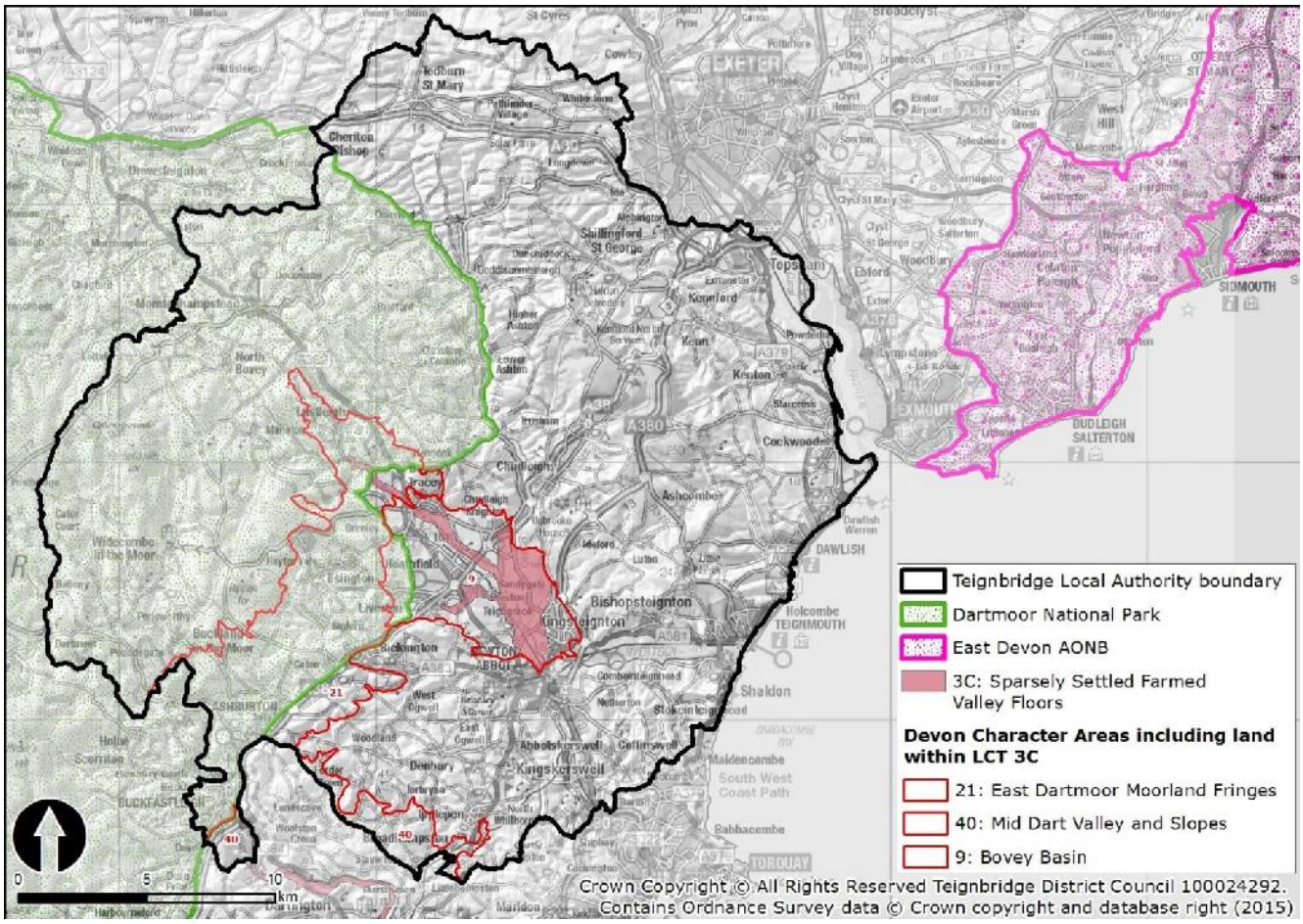
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be 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 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 website[35].

[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 Devon[36]

- 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 ▪▪▪▪▪▪▪▶ 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**
	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.	

SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

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:

- 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

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.

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.

Within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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).

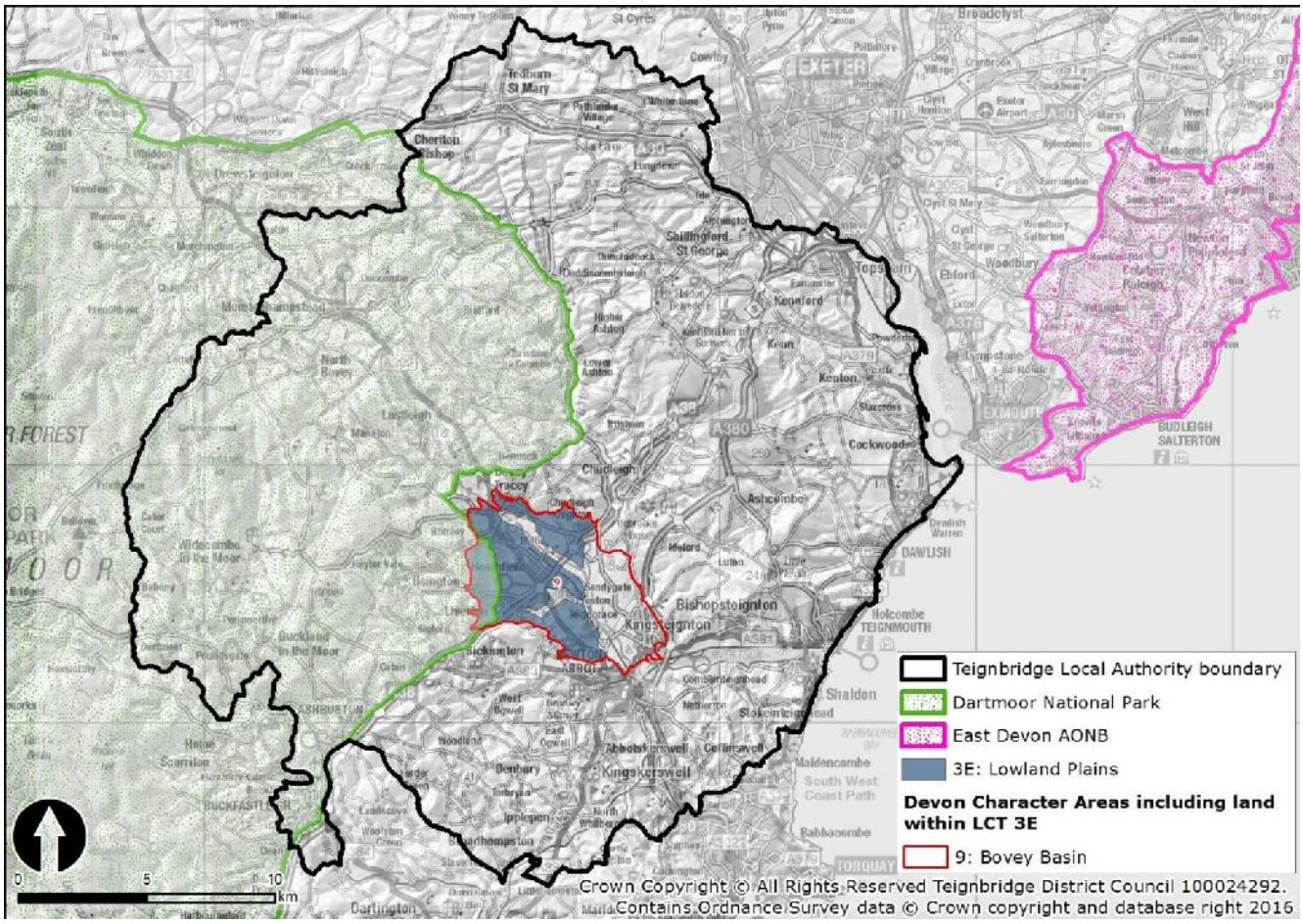
Additional guidance specific to particular Landscape Character Areas

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 Devon[38]

- 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 ▪▪▪▪▪▪▪▶ 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 18th 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

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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).

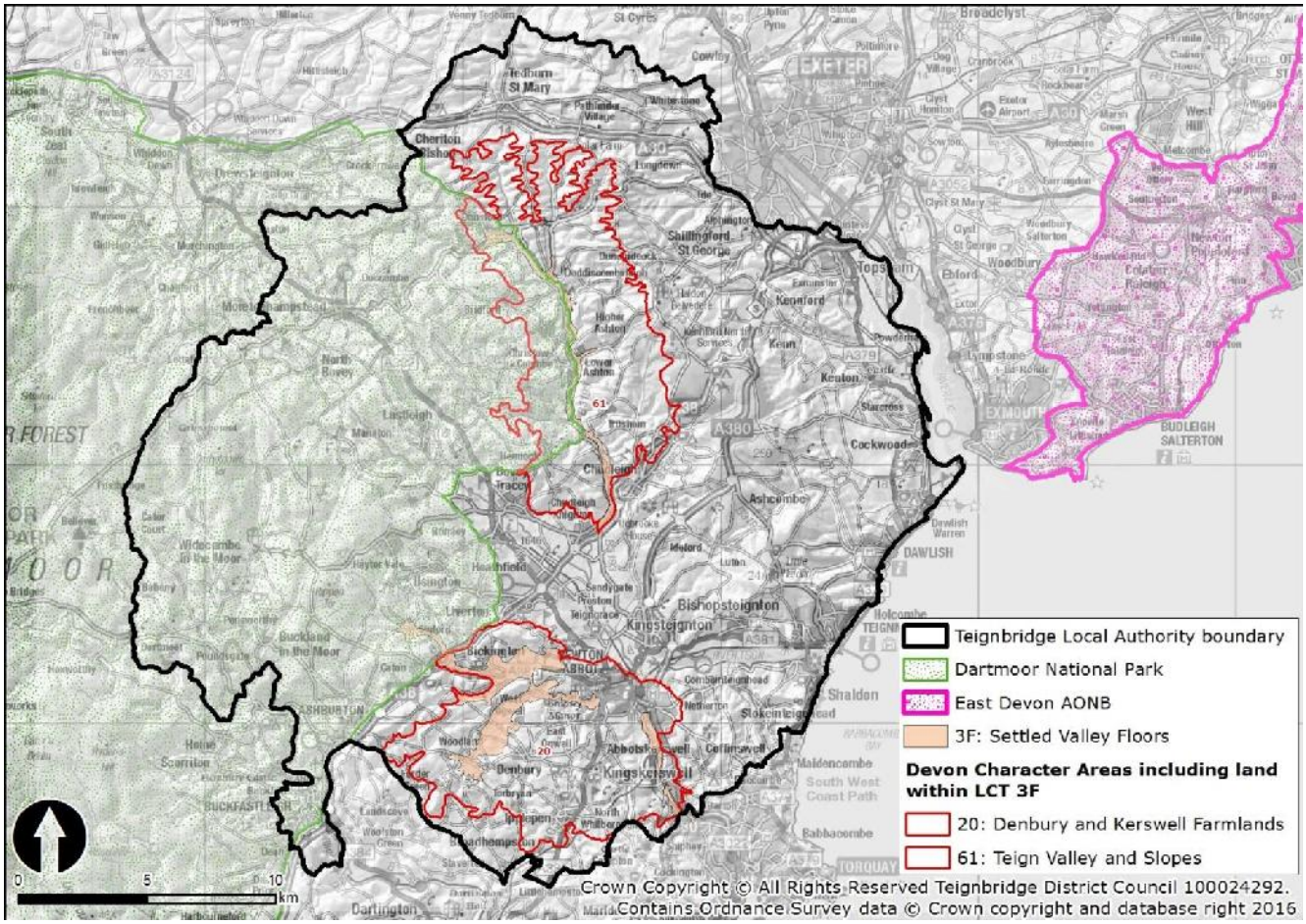
Additional guidance specific to particular Landscape Character Areas

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 Devon[40]

- 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 ▪▪▪▪▪▪▪▶ 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 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. The LCT also provides a setting to the Conservation Area of Lower Ashton.
Scenic and special qualities	M 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 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.

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

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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 hedgebanks, 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

Guidance for multiple developments

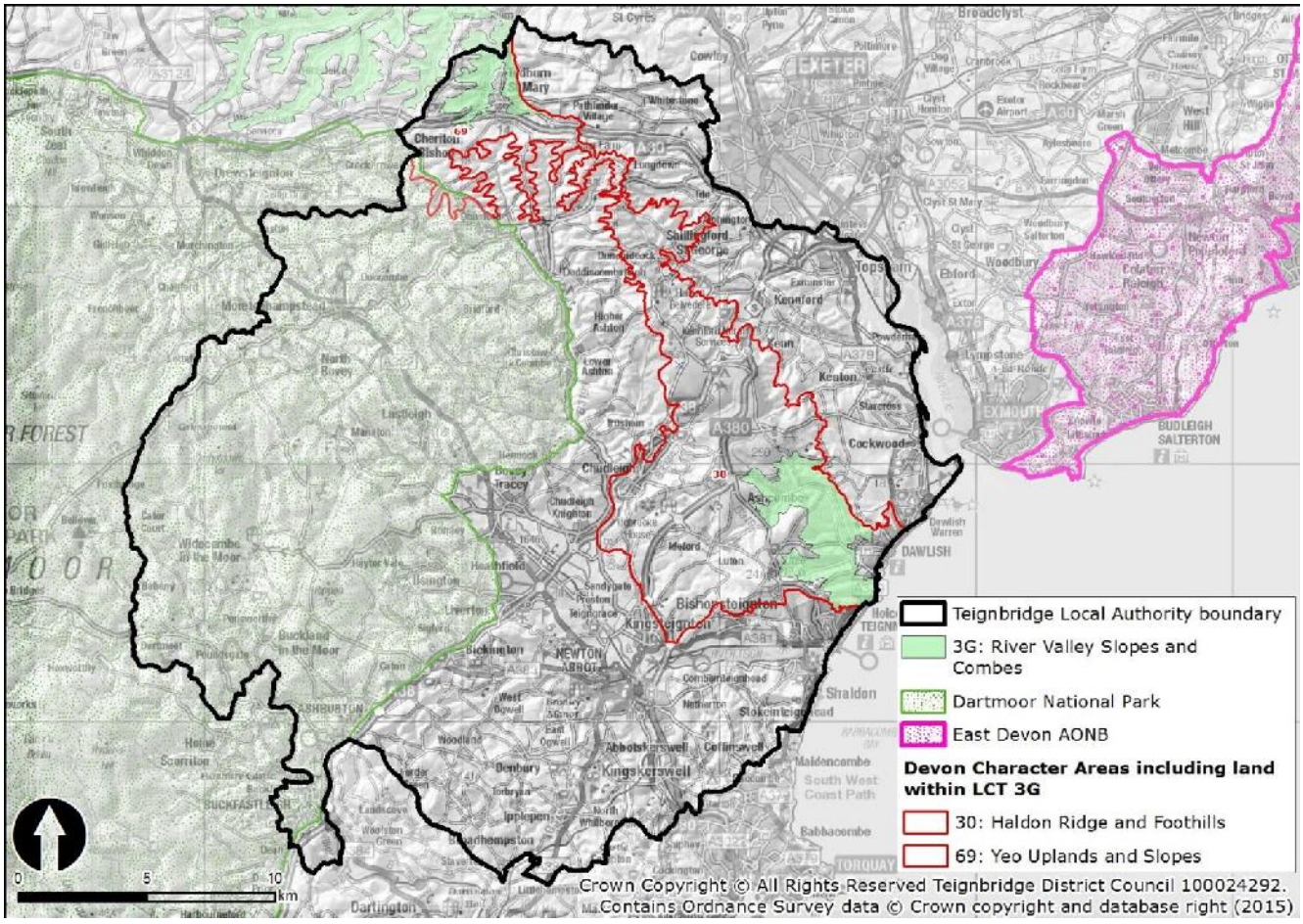
Multiple developments within the LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. The overall aim should be 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 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 website[41].

[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 Devon[42]

- 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 ▬▬▬▬▬▶ 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 hedgebanks 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.

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

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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).

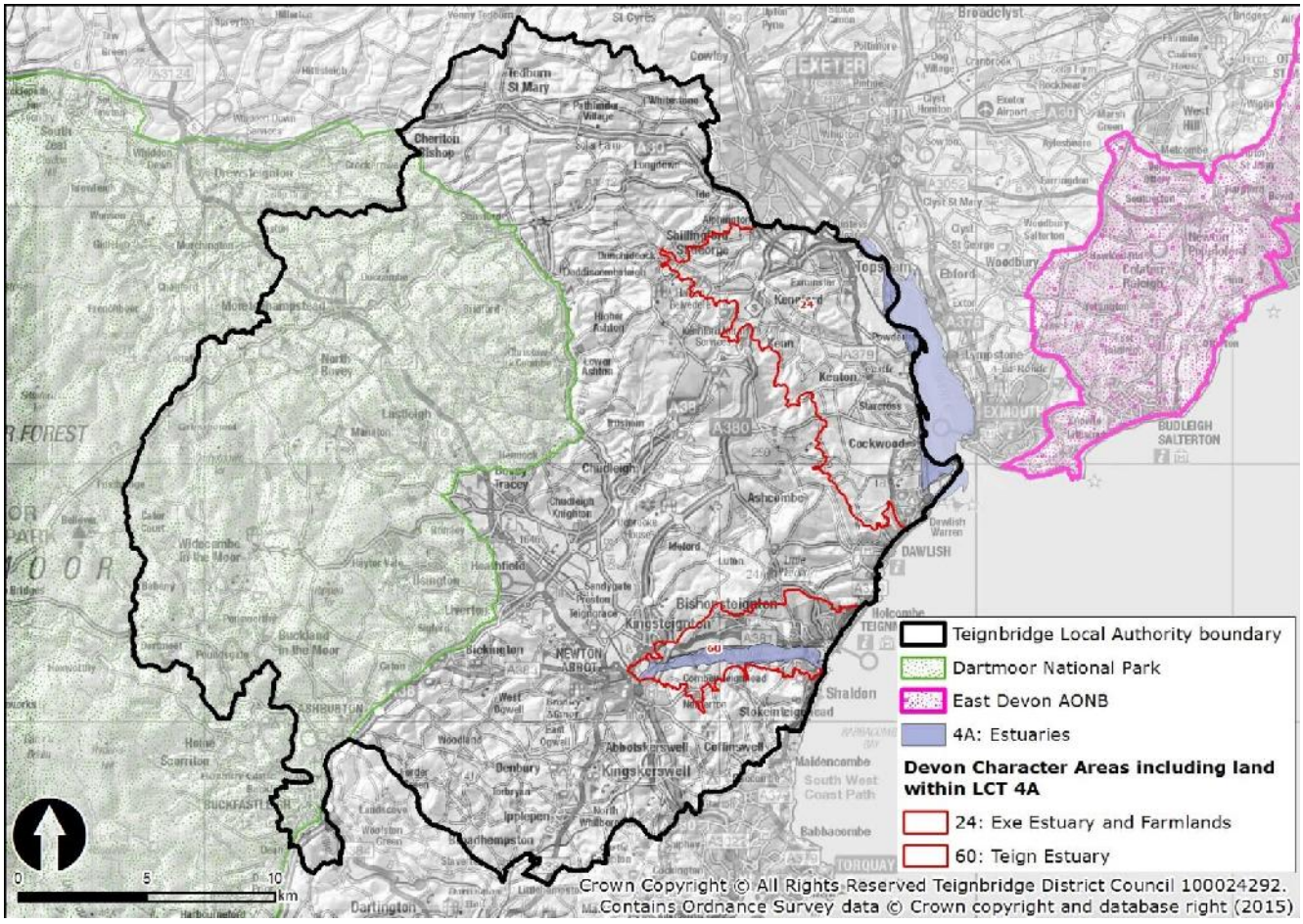
Additional guidance specific to particular Landscape Character Areas

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 Devon[44]

- 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.				

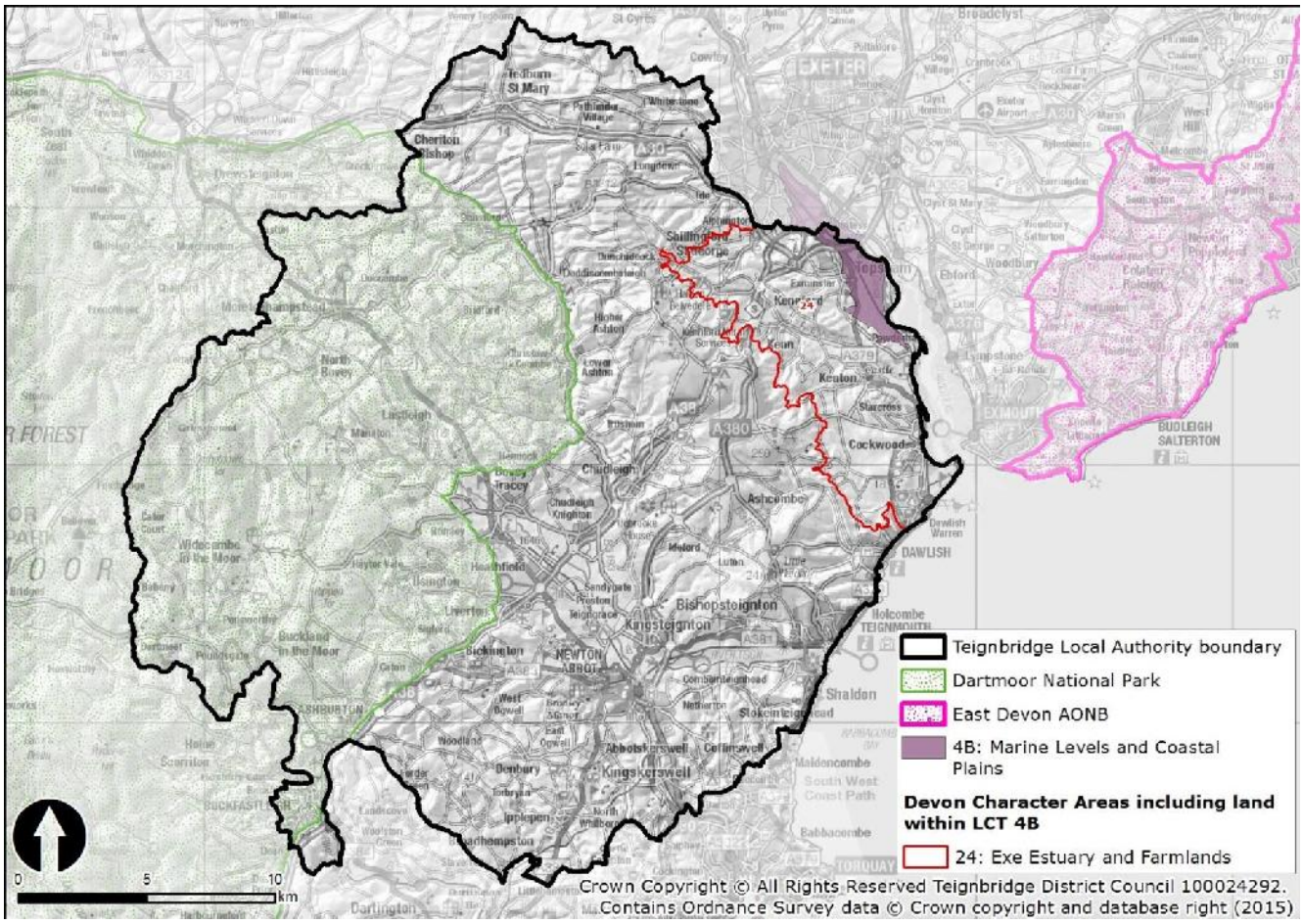
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS
A summary list of the key sensitive features and characteristics for 4A Estuaries LCT in relation to solar PV development is included below: • The unenclosed and open nature of the landscape. • Internationally valued semi-natural wetland and estuarine 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 characteristics[45]

- 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

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.

Within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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).

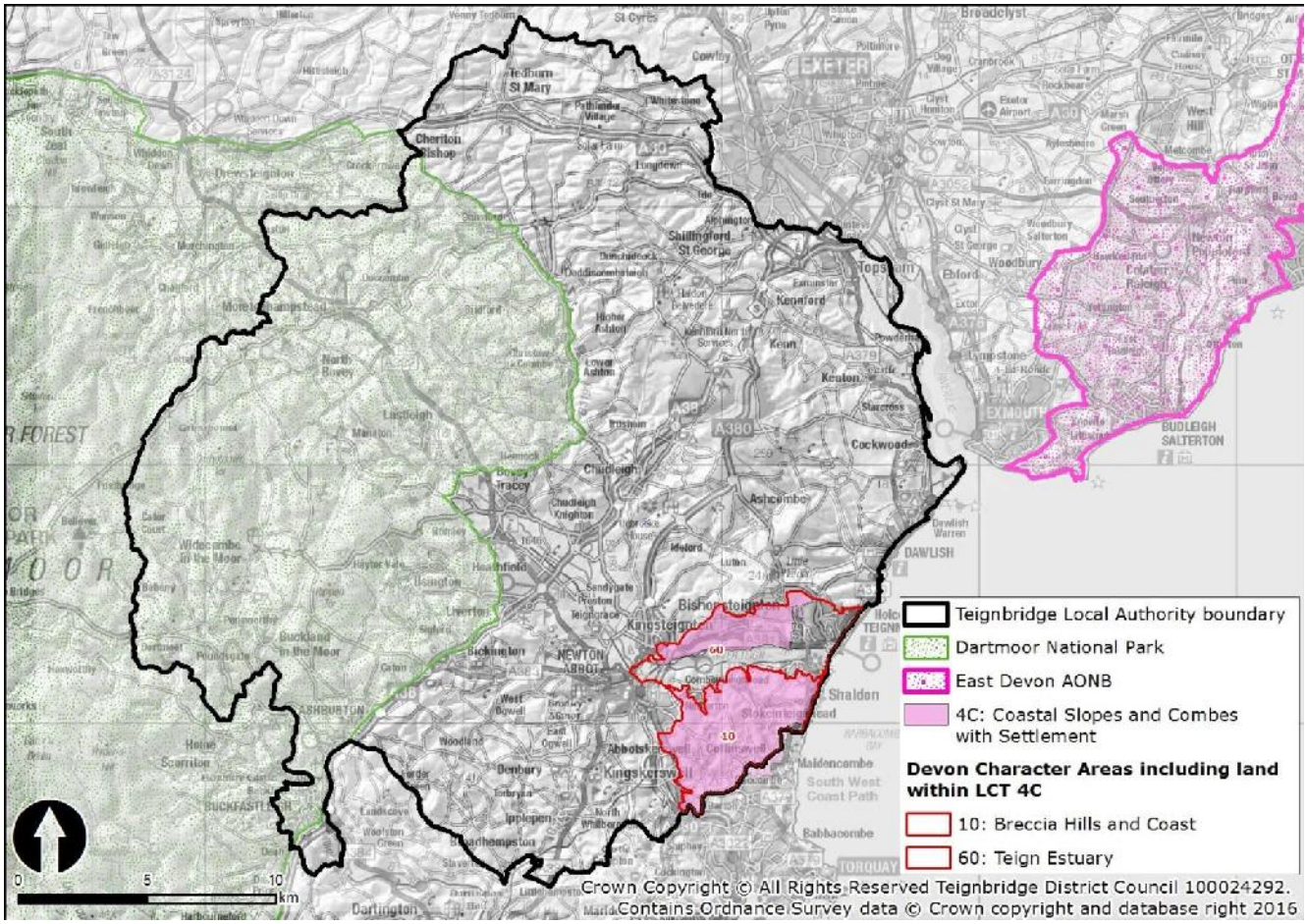
Additional guidance specific to particular Landscape Character Areas

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 Devon[47]

- 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 at 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

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.

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.

Within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should also be followed, particularly when considering the cumulative impacts of multiple schemes.

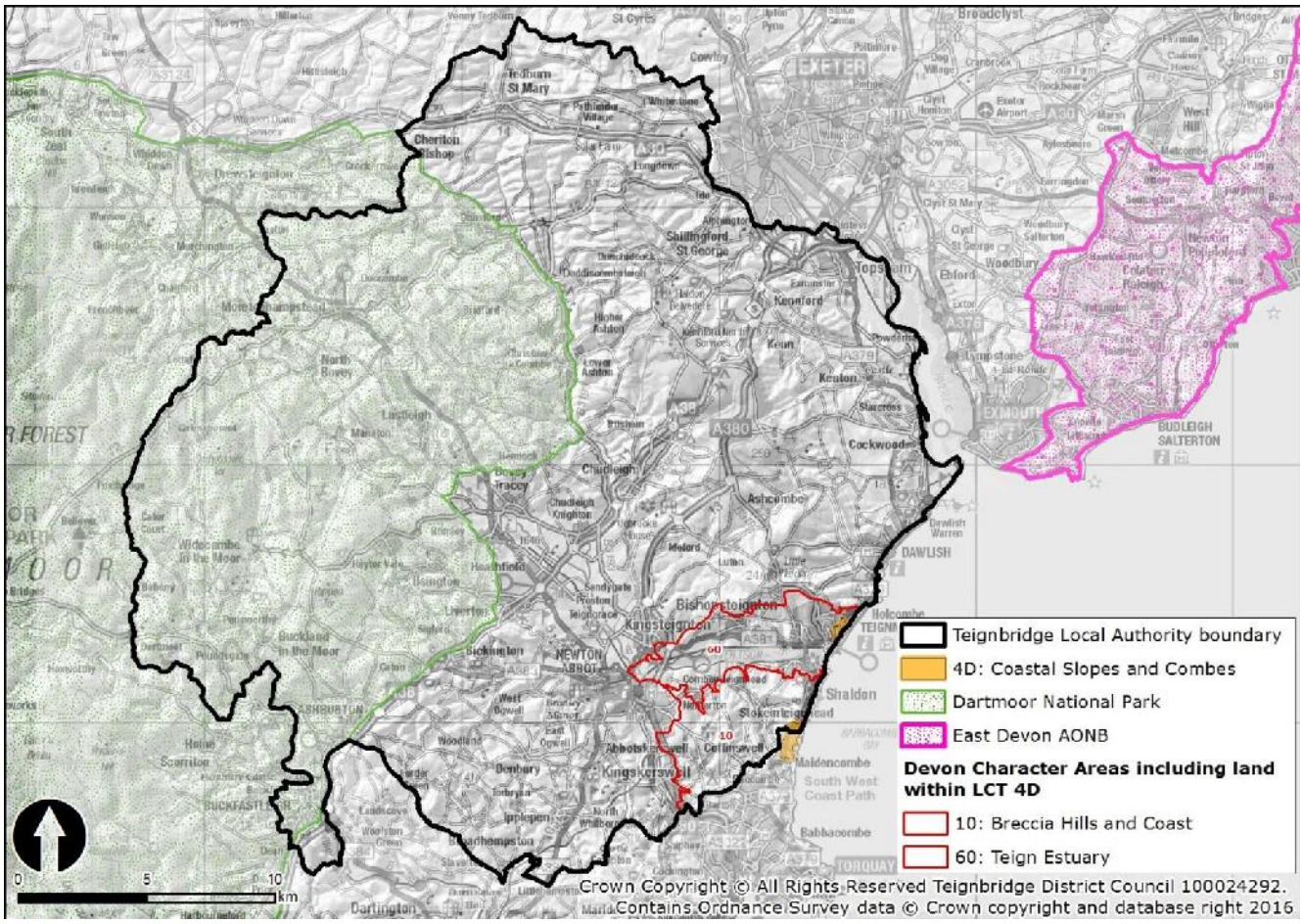
Additional guidance specific to particular Landscape Character Areas

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 website[48].

[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 Devon[49]

- 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 combes. 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 combes 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.				

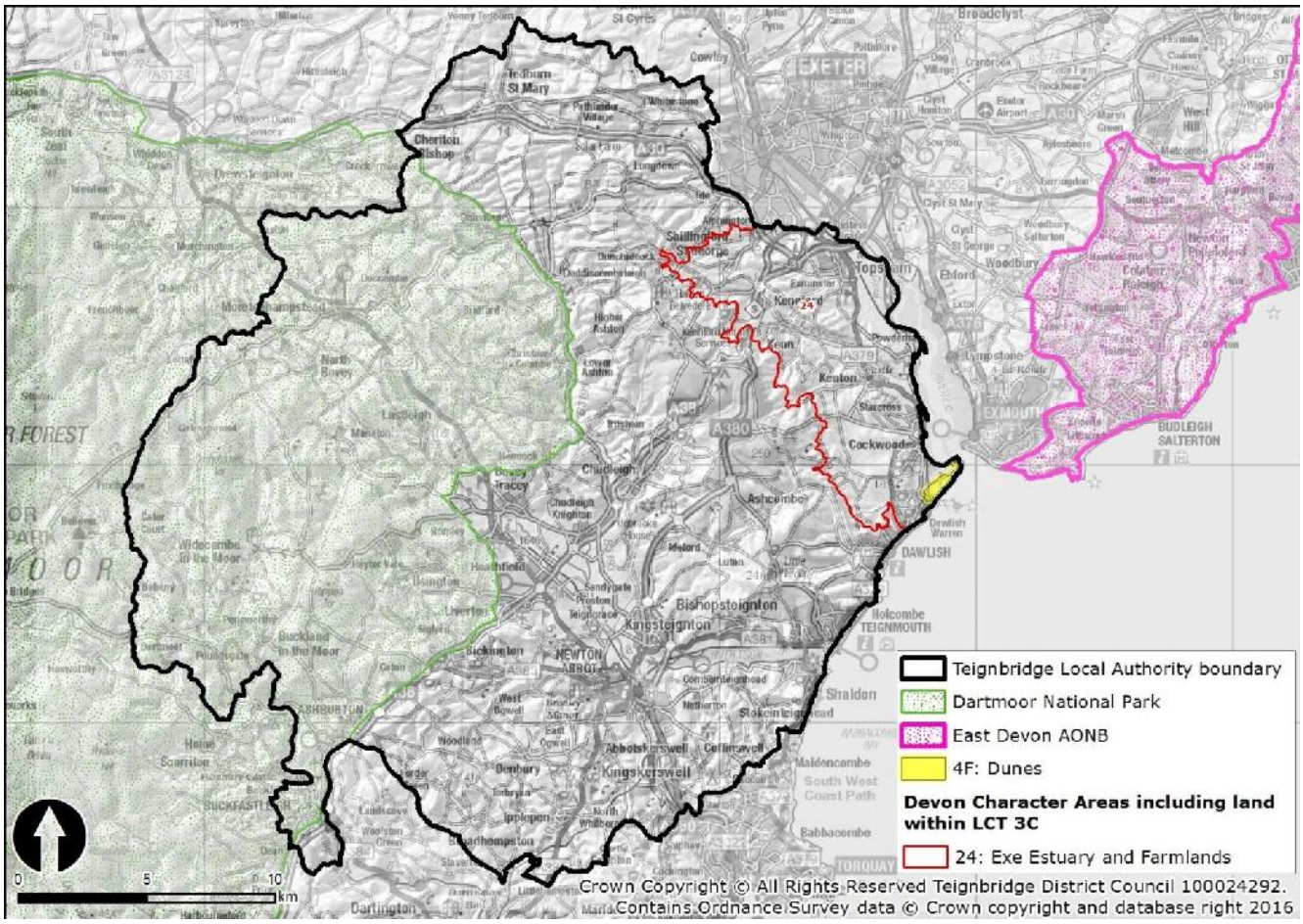
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS
A summary list of the key sensitive features and characteristics for 4D Coastal Slopes and Combes LCT in relation to solar PV development is included below: • The dramatic, visually prominent slopes leading down towards the shore, incised by narrow combes. • 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 Devon[50]

- 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 ▪▪▪▪▪▪▪▶ 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.

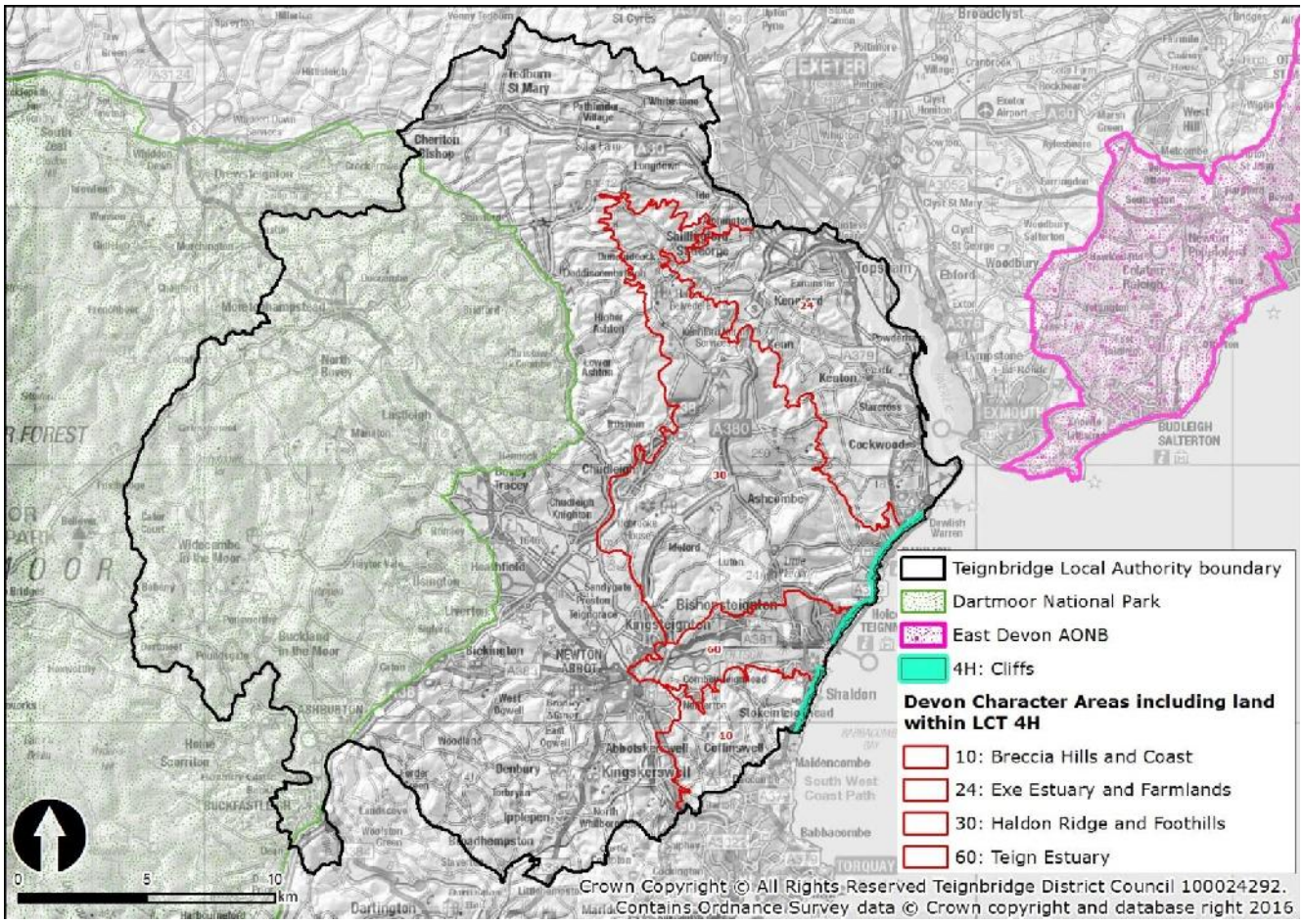
Guidance for solar PV development

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
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. Within this LCT particular care will need to be taken to ensure: • 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 or 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. 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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.
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 Devon[52]

- 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. 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 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.				

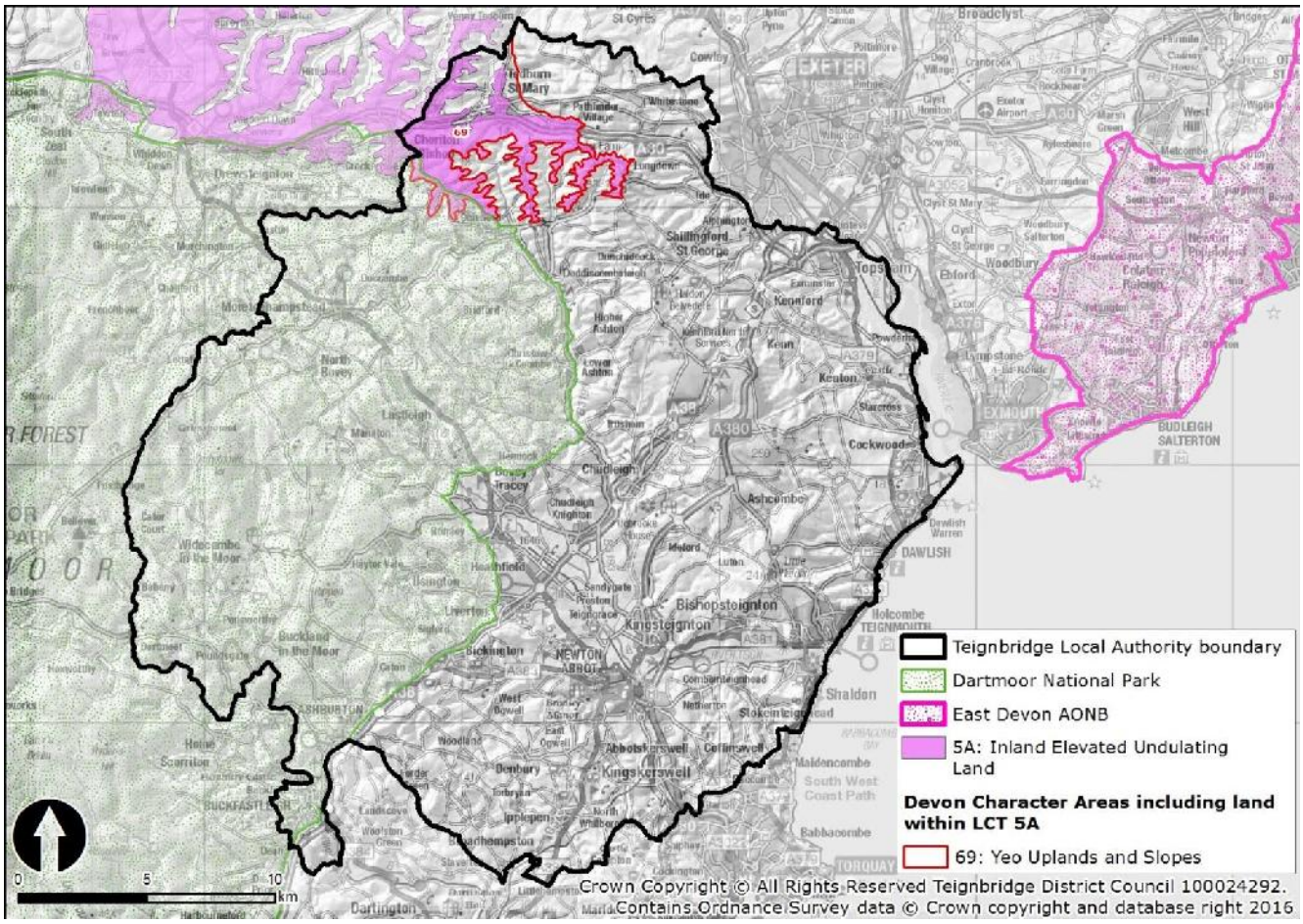
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS
A summary list of the key sensitive features and characteristics for 4H Cliffs LCT in relation to solar PV development is included below: • The highly visible and distinctive red cliffs, visible from long distances along the coast and out to sea. • The 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 Devon[53]

- 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 hedgebanks 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 hedgebanks 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

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:

- 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

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.

In addition, within this LCT particular care will need to be taken to ensure:

- 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.

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: *Accommodating Wind and Solar PV Developments in Devon's Landscape* should be followed particularly when considering the cumulative impacts of multiple schemes.

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