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

Final Report  
Prepared for Teignbridge District Council by LUC  
March 2017

**Project Title:** An Assessment of the Landscape Sensitivity to Onshore Wind Energy Developments in Teignbridge District

**Client:** Teignbridge District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V0_1	01/12/2015	Annotated report structure with completed LCT assessment profiles and overall tabular/mapped results for the district.	Maria Grant Alan Kerr Sally Parker	Sally Parker	Rebecca Knight
V1_0	06/03/2017	Final wind energy evidence report	Sally Parker	Rebecca Knight	Rebecca Knight



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# 1 Introduction

## Background to this study

- 1.1 Teignbridge District is faced with a wide range of challenges arising from a changing climate. Balancing the need to make a meaningful contribution towards reducing harmful emissions from energy use (through cleaner energy production) with the conservation and management of the district's varied landscapes and seascapes is one of these key challenges.
- 1.1 The Teignbridge landscape has a significant economic, social and community value, contributing to a sense of identity, well-being, enjoyment and inspiration and being a major contributor to a strong tourism industry. It also has an environmental value, as a home for wildlife and a cultural record of human interaction with the land over millennia.
- 1.2 At the same time, the district has good conditions to produce wind energy. The National Planning Policy Framework (NPPF) makes it clear that local authorities should take a positive approach towards renewable and low carbon developments. One of the core principles that underpins the NPPF is that: "*planning should support the transition to a low carbon future in a changing climate,....and encourage the use of renewable resources.*"
- 1.3 It also states that local planning authorities should "*have a positive strategy to promote energy from renewable and low carbon sources*" and "*design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)*". [Para 97].
- 1.4 The Council recognises these opportunities and understands the need to maximise renewable energy generation (which can have environmental, economic, social and other benefits). However, the development of wind energy developments within the landscape needs to be managed carefully to achieve the greatest contribution towards energy needs, while at the same time ensuring that the important characteristics of the landscape are not unacceptably harmed.
- 1.5 In order to help understand how best to accommodate wind energy developments in the landscape Teignbridge District Council commissioned LUC to undertake an assessment of the sensitivity of the landscape to onshore wind development in the District.

## Link to other studies

- 1.6 This study builds on the Devon Landscape Policy Group's (DLPG) Advice Note No. 2: '*Accommodating Wind and Solar PV Developments in Devon's Landscape: Guidance on minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design*<sup>1</sup>, providing a local supplement for Teignbridge District and building on the generic guidance presented in the Advice Note.
- 1.7 This report relies on an understanding of the characteristics of wind energy development, and its potential landscape effects, as set out in the above DLPG Advice Note. This report is also consistent with the types and scales of development defined in the DLPG Advice Note. This study also seeks to make reference to the Devon-wide Landscape Character Areas (DCAs)<sup>2</sup>.

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<sup>1</sup> <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

<sup>2</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

## Overall findings

- 1.8 Chapter 4 provides an overview of the findings of the landscape sensitivity assessment with the detailed assessments included in Appendix 2. Generally the landscapes across Teignbridge are relatively small scale, highly rural in character and frequently strongly undulating and intricate. In addition, the landscape features that characterise the area are also relatively small in scale, such as historic buildings, church towers, small-scale medieval fields divided by hedgebanks, windblown trees and woodland. This results in the whole district being assessed as being highly sensitive to the largest scales of wind energy developments – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. In addition, the landscape’s frequently narrow, sunken lands bordered by Devon hedges are characteristic features which create a practical constraint to the delivery of large scale turbines to a development site, further increasing sensitivity to larger scale wind energy developments.

## Limitations of this assessment

- 1.9 This assessment focuses on the potential landscape issues associated with onshore wind energy developments. It does not provide guidance on the wide range of other planning issues that may need to be considered as part of the preparation and determination of planning applications. These potential issues include:
- Ecology and ornithology
  - Historic environment
  - Hydrology
  - Traffic and transport
  - Noise and vibration
  - Socio-economic activities (e.g. tourism)
  - Agricultural land use / productivity
- 1.10 The results of the Landscape Sensitivity Assessment (see Chapter 4 and Appendix 2) provides an initial indication of the relative landscape sensitivities of different areas within Teignbridge to wind energy developments and guidance for accommodating such developments in the district’s landscape. **It should not however be interpreted as a definitive statement on the suitability of a certain location for a particular development. All developments will need to be assessed on their individual merits.** It is unrelated to any Government targets for renewable energy development or studies of technical potential. It is also important to note that the sensitivity assessment is not influenced by the presence of existing renewable energy developments in the landscape which pre-date the study.

## Report structure

- 1.11 The rest of this report is structured as follows:
- **Chapter 2** presents the landscape character and quality baseline for Teignbridge;
  - **Chapter 3** sets out the method used for assessing sensitivity to wind energy development within Teignbridge District;
  - **Chapter 4** summarises the overall results of the landscape sensitivity assessment undertaken for the District, strategic patterns of sensitivity and general guidance on siting and design;
  - **Appendix 1** provides a summary of the Devon Character Areas found within the District;
  - **Appendix 2** presents the detailed LCT sensitivity assessments for wind energy development.
  - **Appendix 3** is a short User Guide with prompts to help applicants and decision-makers use this report to inform wind energy development proposals.

## 2 Understanding the baseline landscape

### The Teignbridge landscape

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

### Landscape Character Assessment framework

- 2.5 Landscape Character Types (LCTs) form the spatial framework and evidence base for this Landscape Sensitivity Assessment (see **Figure 2.1**).

#### **Teignbridge Devon Landscape Character Assessment (2009)**

- 2.6 There are 17 Landscape Character Types falling within Teignbridge District, as identified in the Landscape Character Assessment (2009). Please note that this study has updated some of the coding and LCT names used by the Teignbridge assessment to be consistent with the final classification for the county, as set out in the 'Devon Menu of Landscape Character Types' (2012)<sup>3</sup>:

##### *LCT 1: Plateaux and Ridges*

1E: Wooded Ridges and Hilltops

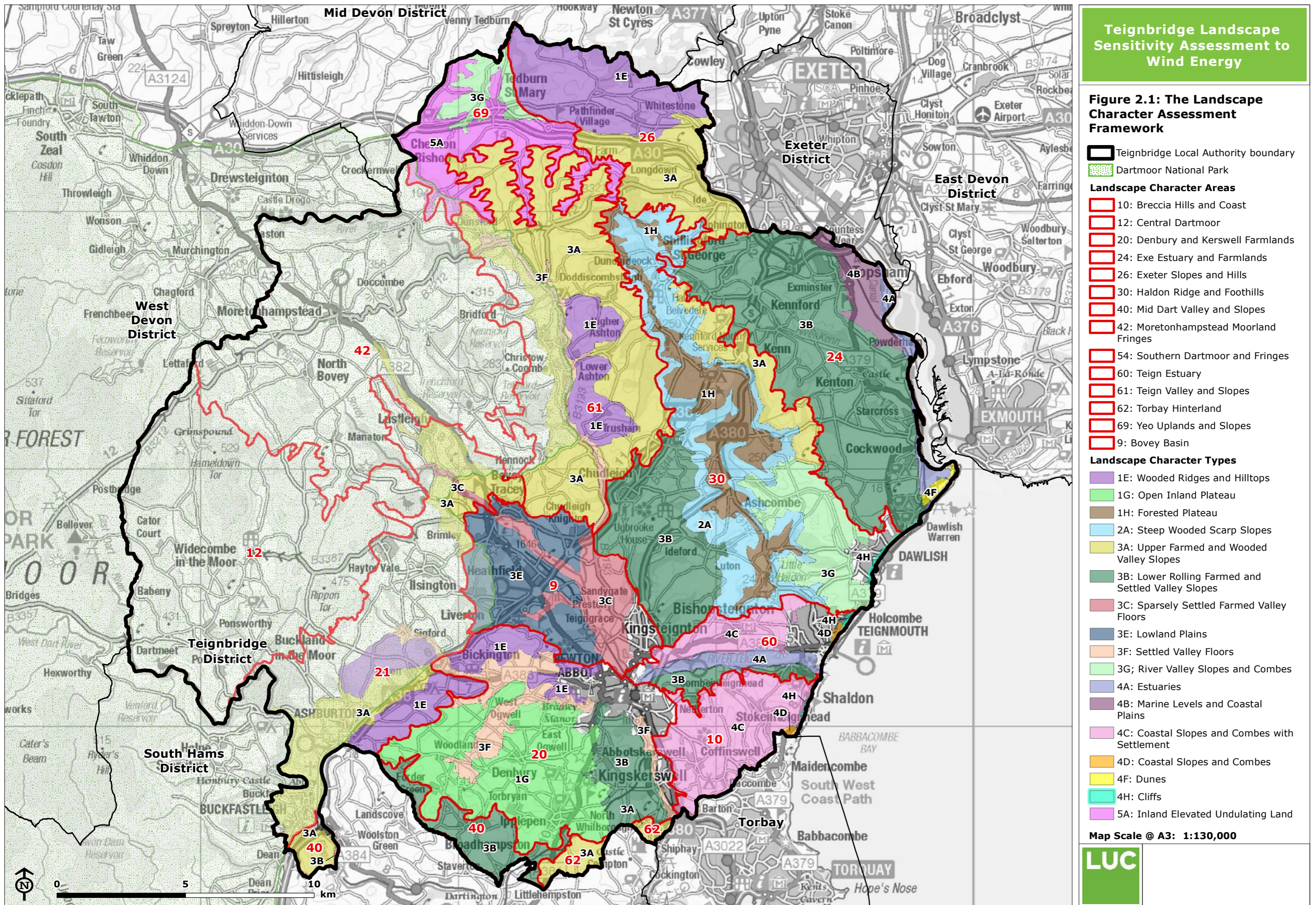
1G: Open Inland Plateau

1H: Forested Plateau

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<sup>3</sup> <http://www.devon.gov.uk/key-characteristics-of-lcts-in-devon-january-2012.pdf>





### *LCT 2: Scarp Slopes*

2A: Steep Wooded Scarp Slopes

### *LCT 3: Valleys*

3A: Upper Farmed and Wooded Slopes

3B: Lower Rolling Farmed and Settled Slopes

3C: Sparsely Settled Farmed Valley Floors

3E: Lowland Plains

3F: Settled Valley Floors

3G: River Valley Slopes and Combes

### *4: Coasts*

4A: Estuaries

4B: Marine Levels and Coastal Plains

4C: Coastal Slopes and Combes with Settlement

4D: Coastal Slopes and Combes

4F: Dunes

4H: Cliffs

### *LCT 5: Rolling Hills*

5A: Inland Elevated Undulating Land

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

### **Devon Landscape Character Assessment (2011)**

- 2.8 Devon County Council's county-wide Landscape Character Assessment identifies 12 Devon Character Areas (DCAs) that lie partially or wholly within Teignbridge District, with **Figure 2.1** showing their relationship with the district's LCTs. Detailed profiles for each of the DCAs found within the district are available on Devon County Council's website<sup>4</sup>; another key source of evidence for the sensitivity assessments included at **Appendix 3**. Summary landscape character descriptions for each DCA with land in Teignbridge are also provided for context at **Appendix 1**.

### **Historic Landscape Character Assessment for Devon**

- 2.9 Devon's Historic Landscape Characterisation (HLC), undertaken in 2005<sup>5</sup>, maps historic landscape types found across Devon. The Historic Landscape Types (HLTs) found within Teignbridge, another key source of information used to inform the Landscape Sensitivity Assessment, are mapped at **Figure 2.2**.
- 2.10 For the purposes of this study, it is assumed that landscapes comprising medieval enclosures (including strip fields) have a higher sensitivity to the larger scale wind energy developments than landscapes comprising larger post-medieval or modern enclosures or industrial/military historic landscape types (HLTs). This is due to the potential for the larger scale turbine developments to affect the coherence of these landscapes (including effects of access tracks on field boundaries) and the ability to appreciate them in the landscape. Historic Landscape Types such as rough ground, ancient woodland, other woodland<sup>6</sup>, watermeadows and orchards also have a higher

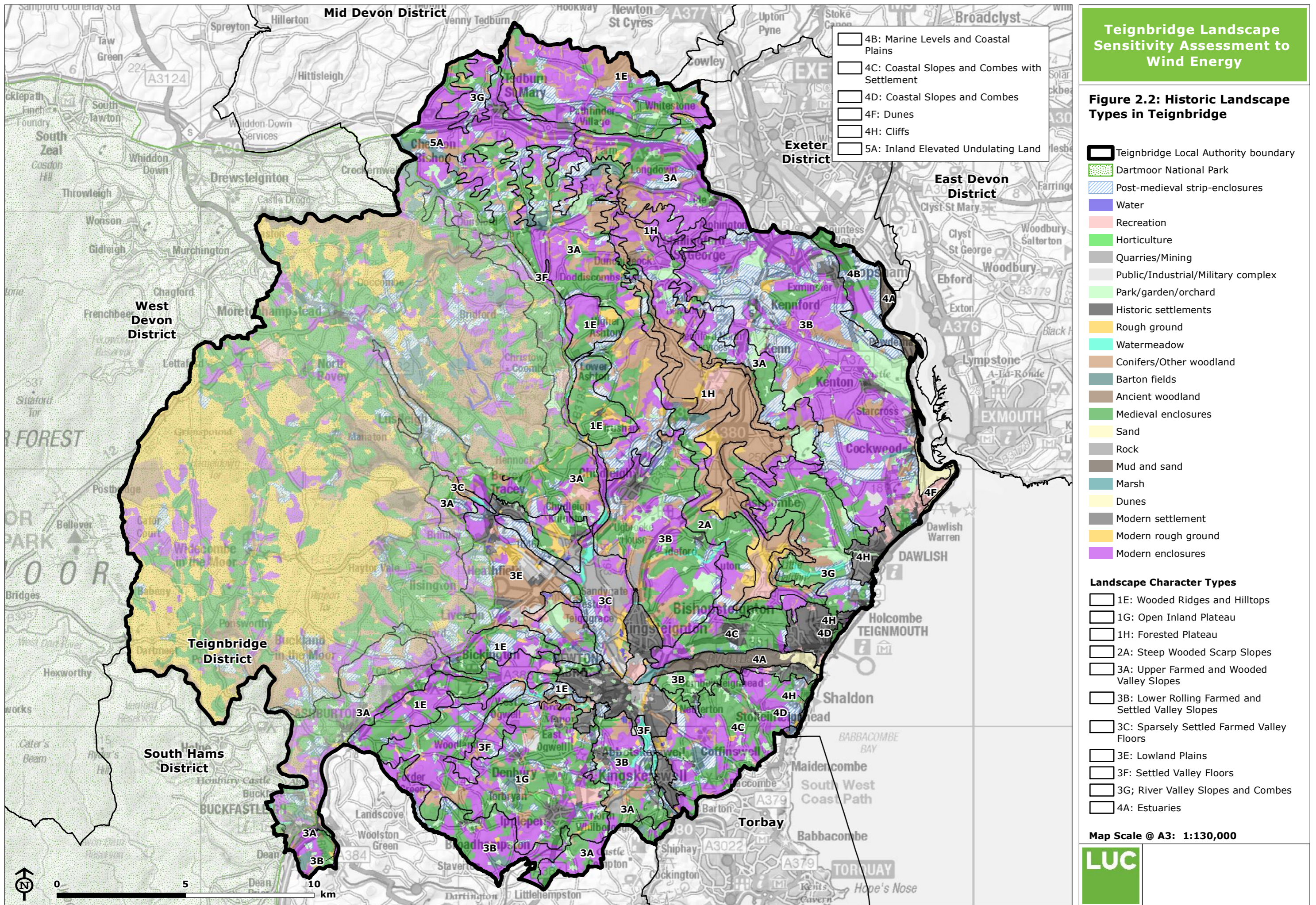
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<sup>4</sup> DCA profiles for Teignbridge are available at:

[http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/devon-character-areas/dca-teignbridge.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-teignbridge.htm)

<sup>5</sup> [http://www.devon.gov.uk/index/environmentplanning/historic\\_environment/landscapes/landscape-characterisation/historiclandscapecharacterisationmethodology.htm](http://www.devon.gov.uk/index/environmentplanning/historic_environment/landscapes/landscape-characterisation/historiclandscapecharacterisationmethodology.htm)

<sup>6</sup> Other woodland is defined as "all other woodland including broad-leaved plantations, re-planted ancient woodland or secondary woodland that has grown up from scrub" in the Devon Historic Landscape Characterisation (2005).



sensitivity to development of wind energy development of any size as a result of potential changes to the coherence of these HLTs.

- 2.11 It will be important that historic landscape character is conserved as far as possible when siting renewable energy development.

## 3 Method for undertaking the Landscape Sensitivity Assessment

### Introduction

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

### Spatial and descriptive framework

- 3.2 Teignbridge's Landscape Character Types (LCTs) form the spatial framework and primary evidence base for the Landscape Sensitivity Assessment, as previously discussed and illustrated in **Figure 2.1**. A thorough desk-based study, drawing on other sources of spatial and descriptive information about the landscape, was supplemented by field survey work by a team of landscape professionals to verify and use professional judgement to produce the landscape sensitivity assessments.
- 3.3 Other key sources of information used to inform the assessment include:
- The Devon Historic Landscape Character assessment (HLC).
  - The special qualities and spatial boundaries of Dartmoor National Park (to help inform Policy EN2A).
  - The location and boundaries of Areas of Great Landscape Value (Policy EN2A) and Undeveloped Coast (Policy EN2).
  - Ordnance survey base maps (1:250K, 1:50K and 1:25K).
  - Aerial photography (Google Earth).

### Type and scale of developments considered

- 3.4 This Landscape Sensitivity Assessment applies to all forms of turbines, although it has been based on the most common horizontal axis three-bladed turbine, as described and illustrated in the DLPG Advice Note No. 2<sup>7</sup>.
- 3.5 The Teignbridge assessment considers the suitability of different turbine heights and cluster sizes, based on bandings that reflect those that are most likely to be put forward by developers (now and in the future). These are also consistent with the DLPG Guidance Note, and are set out in **Table 3.1** below:

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<sup>7</sup> DLPG Advice Note 2: Accommodating wind and solar pv developments in Devon's landscape: guidance on minimising harm to the distinctive character and special qualities of Devon's landscape through sensitive siting and design [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscape-policy-guidance.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscape-policy-guidance.htm)

**Table 3.1: Development sizes/scales used for this assessment**

Height (to blade tip)	Cluster size
Very small (15-25m)	Single turbine
Small (26-50m)	Small (<5 turbines)
Medium (51-75m)	Medium (6-10 turbines)
Large (76-110m)	Large (11-25 turbines)
Very large (111-150m)	Very large (>25 turbines)

## Features as size comparators for wind turbines

- 3.6 In order to visualise how the different turbine heights set out above relate to features found in Teignbridge District, a list of comparable features/land marks is provided in **Table 3.2**.

**Table 3.2: Features as size comparators for wind turbines**

Feature	Size
Domestic buildings	6-10 metres
<b>Very Small Turbines</b>	15-25m
Mature deciduous trees (dependent on species)	10-25m
<b>Small Turbines</b> (see example at <b>Figure 3.1</b> below)	26-50m
Standard 'lattice tower' pylons	46.5m
<b>Medium Turbine</b>	51-75m
<b>Large Turbine</b>	76-110m
<b>Very Large Turbine</b>	110-150m

## Evaluating landscape sensitivity

- 3.7 There is currently no published method for evaluating the sensitivity of different types of landscape to renewable energy developments. However, the approach taken in this study builds on current guidance published by the Countryside Agency and Scottish Natural Heritage including the Landscape Character Assessment Guidance<sup>8</sup> and Topic Paper 6<sup>9</sup> that accompanies the Guidance, as well as the county-wide approach set out in the DLPG Advice Note 2.
- 3.8 Paragraph 4.2 of Topic Paper 6 states that:

<sup>8</sup> The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland CAX 84

<sup>9</sup> The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

*'Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change'*

**Figure 3.1: 'Small' wind turbine (27m) found in Teignbridge district**



- 3.9 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

***Landscape sensitivity is the extent to which the character and quality of the landscape is susceptible to change as a result of wind energy developments.***

### Assessment criteria

- 3.10 In line with the recommendations in Topic Paper 6, this landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. The criteria used for determining landscape sensitivity to wind energy development in Teignbridge are consistent with the DLPG Advice Note 2. These are based on the attributes of the landscape most likely to be affected by the development of wind turbines.
- 3.11 **Table 3.3** sets out the criteria that have been used for the assessment of landscape sensitivity to the principle of wind energy development (of any size). It includes guidance and examples for applying the criteria in Teignbridge, which were then verified through professional judgement and field verification for each Landscape Character Type.

**Table 3.3: Criteria and guidance for assessing landscape sensitivity to wind energy developments**

<b>Landform and scale</b>				
<p>A smooth gently sloping or flat landform is likely to be less sensitive to wind energy development than a landscape with a dramatic rugged landform, distinct landform features (including prominent headlands and cliffs) or pronounced undulations. Larger scale landforms are likely to be less sensitive than smaller scale landforms - because turbines may appear out of scale, detract from visually important landforms or appear visually confusing (due to turbines being at varying heights) in the latter types of landscapes.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; contours from the Ordnance Survey basemaps; Topography data (Ordnance Survey Panorama); fieldwork.</p>				
<b>Examples of sensitivity ratings</b>				
<b>Lower sensitivity</b>		<b>Higher sensitivity</b>		
e.g. an extensive lowland flat landscape or elevated plateau, often a larger scale landform	e.g. a simple gently rolling landscape, likely to be a medium-large scale landform	e.g. an undulating landscape, perhaps also incised by valleys, likely to be a medium scale landform	e.g. a landscape with distinct landform features, and/or irregular in topographic appearance (which may be large in scale), or a smaller scale landform	e.g. a landscape with a rugged landform or dramatic landform features (which may be large in scale), or a small scale or intimate landform
<b>Land cover pattern and presence of human scale features</b>				
<p>Simple, regular landscapes with extensive areas of consistent ground cover are likely to be less sensitive to wind energy development than landscapes with more complex or irregular land cover patterns, smaller and / or irregular field sizes and landscapes with frequent human scale features that are traditional of the landscape, such as stone farmsteads and small farm woodlands<sup>10</sup>. This is because large features such as wind turbines may dominate smaller scale traditional features within the landscape.</p> <p>Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Google Earth / aerial photographs; fieldwork.</p>				
<b>Examples of sensitivity ratings</b>				
<b>Lower sensitivity</b>		<b>Higher sensitivity</b>		
e.g. a very large-scale landscape with uniform groundcover and lacking in human scale features	e.g. a landscape with large-scale fields, little variety in land cover and occasional human scale features such as trees and domestic buildings	e.g. a landscape with medium sized fields, some variations in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with irregular small-scale fields, variety in land cover and presence of human scale features such as trees, domestic buildings	e.g. a landscape with a strong variety in land cover and small-scale / irregular in appearance containing numerous human scale features

<sup>10</sup> Human scale features are aspects of land cover such as stone walls, hedges, buildings which give a 'human scale' to the landscape



**Tracks / transport pattern**

Landscapes that are devoid of tracks will be particularly sensitive to wind energy development because it will be more difficult to absorb permanent new tracks into the landscape without change to character in these areas. In addition, if a Landscape Character Type has a rural road network which contributes to landscape character (e.g. winding narrow lanes bounded by high hedgerows or sunken lanes), this aspect of character may be affected by access works to enable HGVs carrying turbines to a site. This characteristic therefore also influences sensitivity.

Information sources: Teignbridge Landscape Character Assessment, Devon Landscape Character Assessment; Ordnance survey basemaps showing presence of tracks; fieldwork.

**Examples of sensitivity ratings**

Lower sensitivity		Higher sensitivity		
e.g. a landscape containing existing roads and vehicular tracks, and no restrictions in terms of narrow hedged lanes	a landscape containing existing roads and vehicular tracks, and few restrictions in terms of narrow hedged lanes	a landscape containing some existing roads and vehicular tracks, including some restrictions in terms of narrow hedged lanes	a landscape containing few lanes or vehicular tracks, and these are predominantly narrow lanes bounded by high hedgerows	a landscape devoid of roads or vehicular tracks

**Skylines**

Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to wind energy development because turbines may detract from these skylines as features in the landscape, or draw attention away from existing landform or landmark features on skylines. These include the skylines of elevated coastlines and coastal headlands. Important landmark features on the skyline might include historic features or monuments.

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

**Examples of sensitivity ratings**

Lower sensitivity		Higher sensitivity		
e.g. a large-scale flat or plateau landscape where skylines are not prominent and/or there are no important landmark features on the skyline	e.g. a large-scale landscape where skylines are not prominent and/or there are very few landmark features on the skyline – other skylines in adjacent LCTs are more prominent	e.g. a landscape with some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline.	e.g. a landscape with prominent skylines that may form an important backdrop to views from settlements or important viewpoints, and/or with important landmark features	e.g. a landscape comprising prominent or distinctive undeveloped skylines or skylines with particularly important landmark features

**Perceptual qualities**

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

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

**Examples of sensitivity ratings**

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

**Historic Landscape Character**

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

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

**Examples of sensitivity ratings**

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

## Scenic and special qualities

Landscapes that have a high scenic quality (which may be recognised as a National Park, Heritage Coast or AONB) will be more sensitive than landscapes of low scenic quality. This is particularly the case where their special qualities (as recorded in the Landscape Character Assessment or designation documents) are likely to be affected by wind energy development. Scenic and special qualities may relate to landscapes that are not designated as well as landscape designated for their natural beauty.

Information sources: National Park 'special qualities' in Management Plans; Landscape Character Assessment 'special qualities and features' information, boundaries of local landscape designations.

## Examples of sensitivity ratings

Lower sensitivity		Higher sensitivity		
landscape has low scenic quality such as an industrial area or despoiled land- special qualities will not be affected by wind energy development	landscape has low-medium scenic quality, or special qualities are unlikely to be affected by wind energy development	landscape has a medium scenic quality and some of the special qualities may be affected by wind energy development	landscape has a medium-high scenic quality – most of the special qualities are likely to be affected by wind energy development. Area may be designated locally for its scenic qualities.	area has a high scenic quality (likely to be recognised as National Park/ AONB/ Heritage Coast) and the scenic qualities will be affected by wind energy development

## The discussion on landscape sensitivity

- 3.12 Once the criteria are assessed individually, the results are drawn together into a summary discussion on landscape sensitivity for that LCT. These are shown in the individual assessments compiled at **Appendix 2**.
- 3.13 **As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation.** This is particularly to avoid the suggestion that certain landscape features or qualities can automatically be associated with certain sensitivities – the reality is that an assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (or ‘criteria’).
- 3.14 If one criterion has a particularly strong influence on landscape sensitivity this is drawn out in the discussion (an example might be a landscape with a prominent/ highly visible skyline, or particularly high levels of tranquillity or remoteness). There may also be criteria that produce conflicting scores. For example, a settled landscape, while containing greater human influence (indicating a lower sensitivity), will also include more human scale features that could be affected by large-scale wind turbines (indicating a higher sensitivity). Conversely, a more remote landscape will lack the human scale features but is likely to present a higher sensitivity from a perceptual point of view. These issues are described in the overall discussion, where a professional judgement is made on overall sensitivity, taking all criteria into account in the context of their importance to landscape character and quality overall.

## Judging landscape sensitivity to different sizes of development

- 3.15 The next stage of the assessment results in making an overall judgement on landscape sensitivity to different sizes (turbine heights) of wind energy development.
- 3.16 Sensitivity is judged on a five-point scale as shown in **Table 3.4** below. These sensitivity ratings can apply to any landscape in England – they are not specific to Teignbridge.

**Table 3.4: Sensitivity levels and definitions**

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

## Presentation of results

- 3.17 The full landscape sensitivity assessments for each of the landscape character types (LCTs) found in Teignbridge are presented in tabular format in **Appendix 2**. The tables provide:

- A summary description of the LCT against each of the assessment criteria, giving a landscape sensitivity assessment 'score' for each (on the coloured five-point scale as set out in **Table 3.4** above).
- An overall discussion on landscape sensitivity for the LCT.
- Sensitivity ratings for different scales of development (height categories of wind turbines) and a discussion on sensitivity to different cluster sizes.
- A list of key sensitive features/characteristics within the LCT.
- Guidance for accommodating wind energy developments in the landscape.

3.18 A summary of the results of the landscape sensitivity assessment is presented and mapped in the next chapter (**Chapter 4**).

## 4 Strategic patterns of landscape sensitivity across Teignbridge

### Introduction

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

### Observations on landscape sensitivity across Teignbridge

- 4.2 The results of the landscape sensitivity assessment are set out in **Table 4.1**. These overall results are also mapped in **Figures 4.1 to 4.5** at the end of this Chapter. The aim of the maps is to show visually the results of the landscape sensitivity assessment at the LCT level; they are not intended to illustrate the visual impacts of individual wind energy developments on the surrounding landscape. That would need to be undertaken for individual schemes, aided by the use of computer generated maps of 'Zones of Theoretical Visibility' (ZTVs).
- 4.3 Generally the landscapes across Teignbridge are relatively small scale (compared to other parts of the country), highly rural in character and frequently strongly undulating and intricate. In addition, the landscape features that characterise the area are also relatively small in scale, such as historic buildings, church towers, small-scale medieval fields divided by hedgebanks, windblown trees and woodland. This results in the whole district being assessed as being highly sensitive to the largest scales of wind energy developments – which if introduced are likely to compete with the small scale elements of the landscape that create its existing character. Therefore the sensitivity of the District's landscape becomes progressively higher as you move through the different sizes of development (i.e. height categories of turbines), as indicated in **Figures 4.1 to 4.5**. In addition, the landscape's frequently narrow, sunken lands bordered by Devon hedges are characteristic features which create a practical constraint to the delivery of large scale turbines to a development site, further increasing sensitivity to larger scale wind energy developments.
- 4.4 In addition, locations within the LCTs which are adjacent to or intervisible with Dartmoor National Park – therefore forming an important part of its setting - are highly sensitive to wind energy development. These occurrences are detailed in the LCT assessments at Appendix 2.
- 4.5 The LCTs in Teignbridge often contain areas of higher and lower sensitivity within them that vary from the overall sensitivity 'score'. **It is therefore very important to take note of the content of the individual LCT sensitivity assessments and guidance in Appendix 2, as well as the generic guidance on siting and design summarised at the end of this chapter and included in the Devon Landscape Policy Group advice note<sup>11</sup>.**

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<sup>11</sup> LUC (June 2013) Devon Landscape Policy Group Advice Note No. 2: *Accommodating Wind and Solar PV Developments in Devon's Landscape*. Prepared for the Devon Landscape Policy Group. Available online at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>

**Table 4.1: Overall Landscape Sensitivity Assessment results for different turbine height categories, by LCT**

Landscape Character Type	Devon Character Areas with land in the LCT <sup>12</sup>	Landscape sensitivity to different height categories of wind turbines	
<b>LCT 1E: Wooded Ridges and Hilltops</b>	20: Denbury and Kerswell Farmlands 21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 61: Teign Valley and Slopes	Very small (15-25m)	<b>M</b>
		Small (26-50m)	<b>M-H</b>
		Medium (51-75m)	<b>H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 1G: Open Inland Plateau</b>	20: Denbury and Kerswell Farmlands	Very small (15-25m)	<b>L-M</b>
		Small (26-50m)	<b>M</b>
		Medium (51-75m)	<b>M</b>
		Large (76-110m)	<b>M-H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 1H: Forested Plateau</b>	30: Haldon Ridge and Foothills	Very small (15-25m)	<b>M</b>
		Small (26-50m)	<b>M-H</b>
		Medium (51-75m)	<b>H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 2A: Steep Wooded Scarp Slopes</b>	24: Exe Estuary and Farmlands	Very small (15-25m)	<b>H</b>
		Small (26-50m)	<b>H</b>
		Medium (51-75m)	<b>H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 3A: Upper Farmed and Wooded Valley Slopes</b>	21: East Dartmoor Moorland Fringes 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes 62: Torbay Hinterland	Very small (15-25m)	<b>L-M</b>
		Small (26-50m)	<b>M</b>
		Medium (51-75m)	<b>M-H</b>
		Large (76-110m)	<b>M-H</b>
		Very large (111-150m)	<b>H</b>
<b>LCA 3B: Lower Rolling Farmed and Settled Valley Slopes</b>	20: Denbury and Kerswell Farmlands 24: Exe Estuary and Farmlands 26: Exeter Slopes and Hills 30: Haldon Ridge and Foothills 40: Mid Dart Valley and Slopes 60: Teign Estuary	Very small (15-25m)	<b>L-M</b>
		Small (26-50m)	<b>M</b>
		Medium (51-75m)	<b>M-H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 3C: Sparsely Settled Farmed Valley Floors</b>	9: Bovey Basin 21: East Dartmoor Moorland Fringes 40: Mid Dart Valley and Slopes	Very small (15-25m)	<b>L</b>
		Small (26-50m)	<b>L-M</b>
		Medium (51-75m)	<b>M-H</b>

<sup>12</sup> 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 <sup>12</sup>	Landscape sensitivity to different height categories of wind turbines	
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 3E: Lowland Plains</b>	9: Bovey Basin	Very small (15-25m)	L-M
		Small (26-50m)	M
		Medium (51-75m)	M
		Large (76-110m)	M-H
		Very large (111-150m)	H
<b>LCT 3F: Settled Valley Floors</b>	20: Denbury and Kerswell Farmlands 61: Teign Valley and Slopes	Very small (15-25m)	M
		Small (26-50m)	M-H
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 3G: River Valley Slopes and Combes</b>	30: Haldon Ridge and Foothills 69: Yeo Uplands and Slopes	Very small (15-25m)	M-H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 4A: Estuaries</b>	24: Exe Estuary and Farmlands 60: Teign Estuary	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 4B: Marine Levels and Coastal Plains</b>	24: Exe Estuary and Farmlands	Very small (15-25m)	M-H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 4C: Coastal Slopes and Combes with Settlement</b>	10: Breccia Hills and Coast 60: Teign Estuary	Very small (15-25m)	M
		Small (26-50m)	M
		Medium (51-75m)	M-H
		Large (76-110m)	H
		Very large (111-150m)	H
<b>LCT 4D: Coastal Slopes and Combes</b>	10: Breccia Hills and Coast 60: Teign Estuary	Very small (15-25m)	H
		Small (26-50m)	H
		Medium (51-75m)	H
		Large (76-110m)	H
		Very large (111-150m)	H



Landscape Character Type	Devon Character Areas with land in the LCT <sup>12</sup>	Landscape sensitivity to different height categories of wind turbines	
<b>LCT 4F: Dunes</b>	24: Exe Estuary and Farmlands	Very small (15-25m)	<b>H</b>
		Small (26-50m)	<b>H</b>
		Medium (51-75m)	<b>H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 4H: Cliffs</b>	10: Breccia Hills and Coast 24: Exe Estuary and Farmlands 30: Haldon Ridge and Foothills 61: Teign Valley and Slopes	Very small (15-25m)	<b>H</b>
		Small (26-50m)	<b>H</b>
		Medium (51-75m)	<b>H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>
<b>LCT 5A: Inland Elevated Undulating Land</b>	69: Yeo Uplands and Slopes	Very small (15-25m)	<b>L-M</b>
		Small (26-50m)	<b>M</b>
		Medium (51-75m)	<b>M-H</b>
		Large (76-110m)	<b>H</b>
		Very large (111-150m)	<b>H</b>

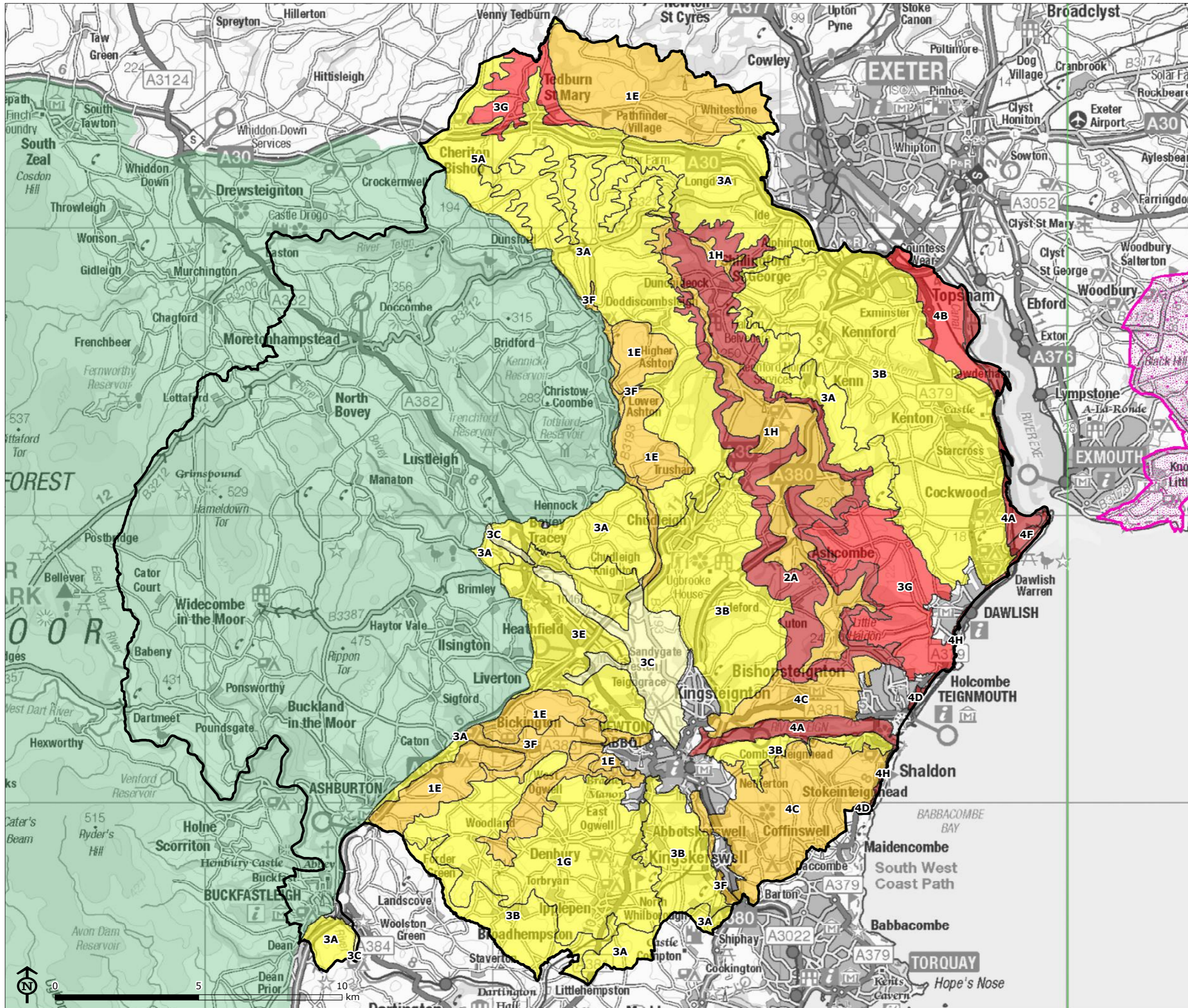
## Overall guidance for accommodating wind energy development within the landscapes of Teignbridge

- 4.6 The scale and spatial pattern of development that might be accommodated within an LCT will be informed by the guidance for wind energy development set out in the assessment tables in **Appendix 2**. These judgements are based on the results of the landscape sensitivity assessment. The guidance on accommodating multiple developments is informed by the degree to which a particular Landscape Character Type is able to accommodate change without significant effects on its character, or overall change of landscape character type<sup>13</sup>. However, as expressed above, each development proposal will need to be assessed on a case by case basis.
- 4.7 The guidance for development included for each LCT suggests that – in general - single or small clusters of turbines will be most appropriate in the Teignbridge landscape. Scale of turbines will be dependent upon the scale of the landscape and multiple developments within the same LCT should be of a similar scale and design (in terms of siting, layout, scale, form and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT. In many LCTs there may be opportunities for very small or small scale turbines associated with farm buildings (aiming for consistent scale and design of on-farm turbines) as well as occasional larger turbines either single or, in larger scale landscapes, in small groups (aiming for consistent scale and design of these larger schemes), and maintaining a distinct hierarchy between these two scales of turbine.
- 4.8 In some of the larger scale landscapes it may be preferable to have fewer larger wind turbines than many small ones to avoid significant cumulative impacts and visual confusion. Guidance provided in the Devon Landscape Policy Group advice note<sup>14</sup> should be referred to in relation to assessing the cumulative impacts of multiple schemes. The overall aim should be to make sure that wind energy developments do not become a key characteristic of the landscape of the LCT or have a defining influence on the overall experience of the landscapes of Teignbridge.

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<sup>13</sup> The Countryside Agency and SNH Topic Paper 6: Techniques and criteria for judging capacity and sensitivity (2002) states that "Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed".

<sup>14</sup> LUC (June 2013) Devon Landscape Policy Group Advice Note No. 2: *Accommodating Wind and Solar PV Developments in Devon's Landscape*. Prepared for the Devon Landscape Policy Group. Available online at <http://www.devon.gov.uk/devon-guidance-v6-june-2013-final-report.pdf>



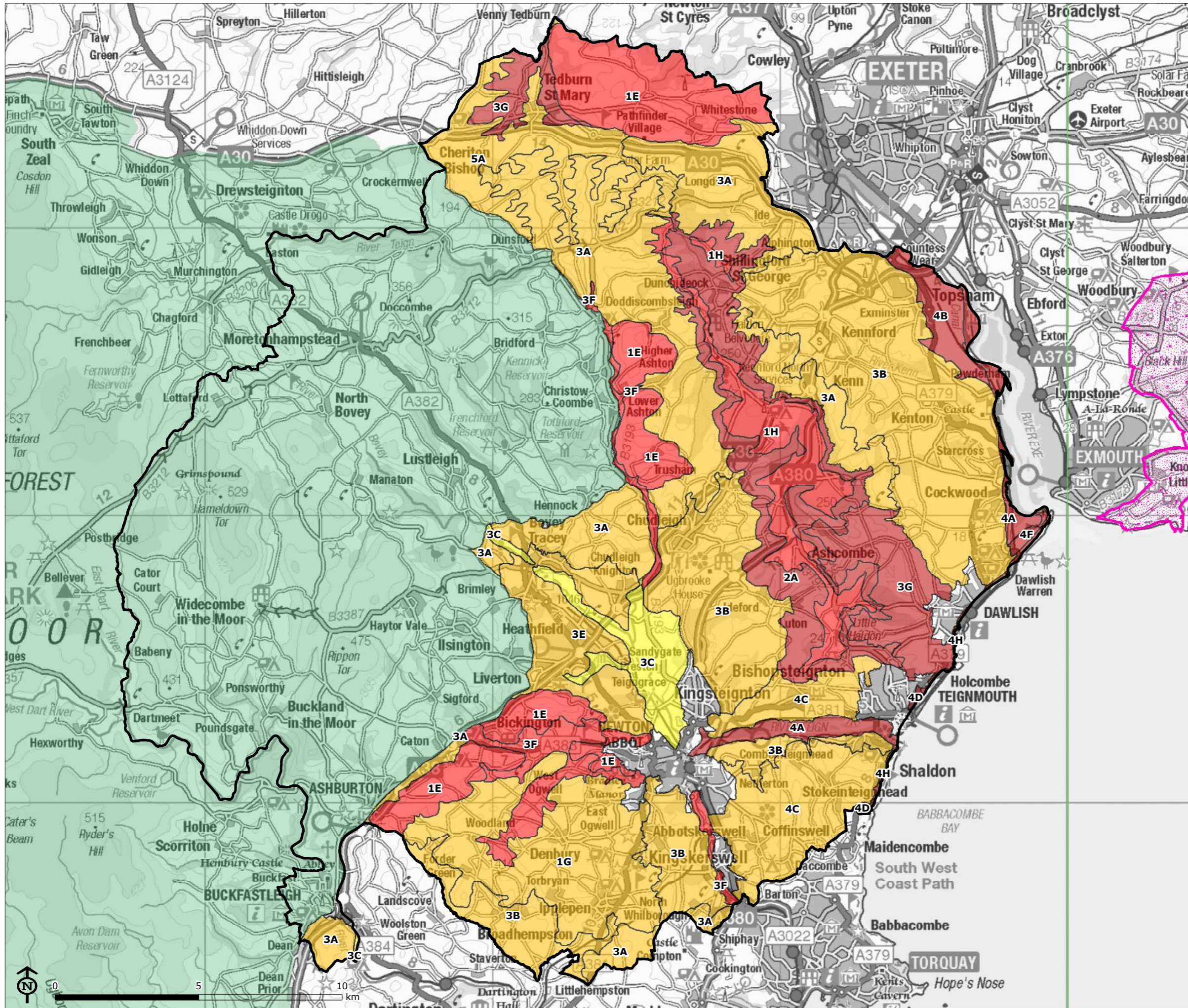
## Teignbridge Landscape Sensitivity Assessment to Wind Energy

**Figure 4.1: Landscape Sensitivity for Wind Energy Development (Very small 15-25m)**

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

Map Scale @ A3: 1:130,000





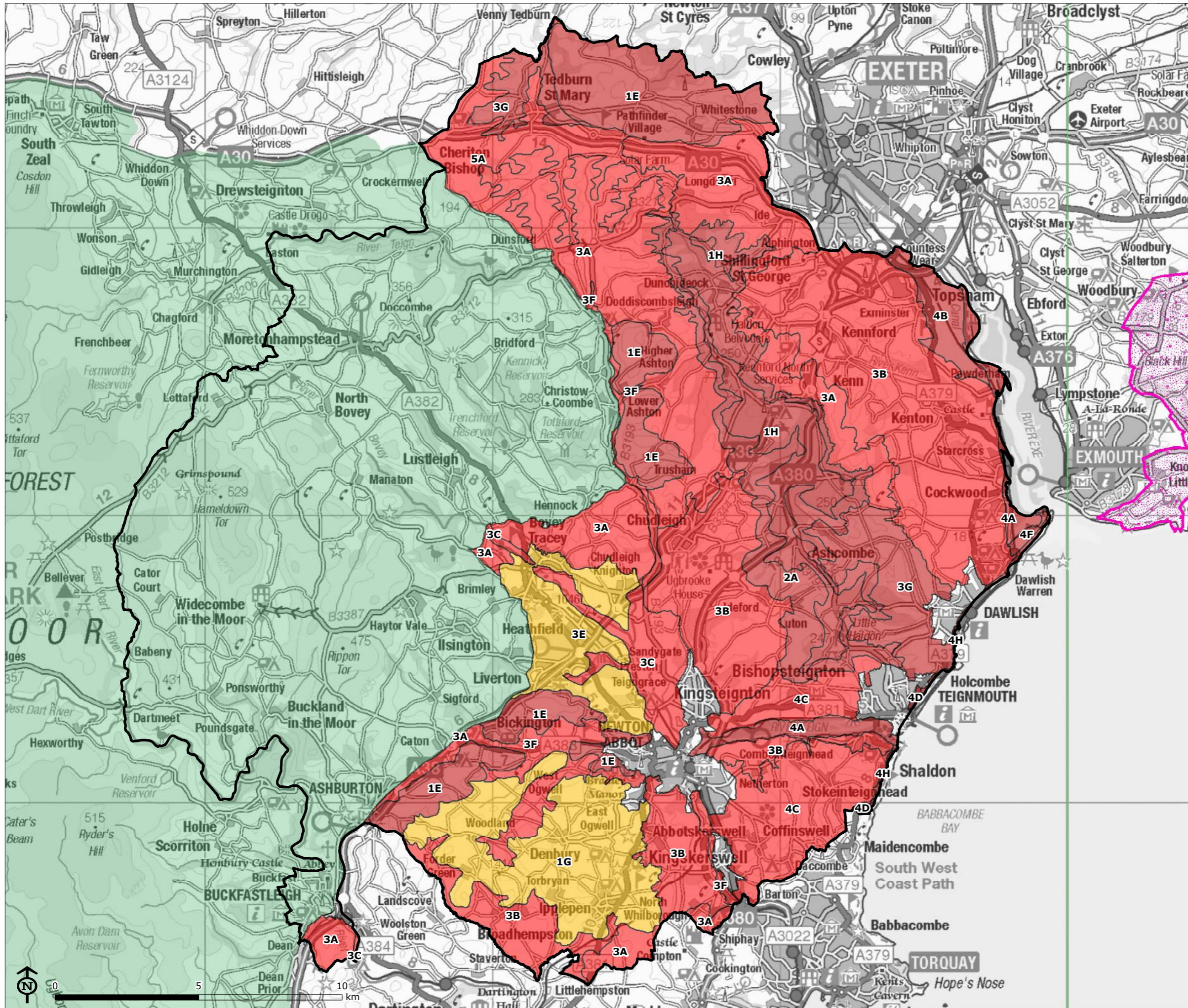
## Teignbridge Landscape Sensitivity Assessment to Wind Energy

**Figure 4.2: Landscape Sensitivity for Wind Energy Development (Small 26-50m)**

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

Map Scale @ A3: 1:130,000





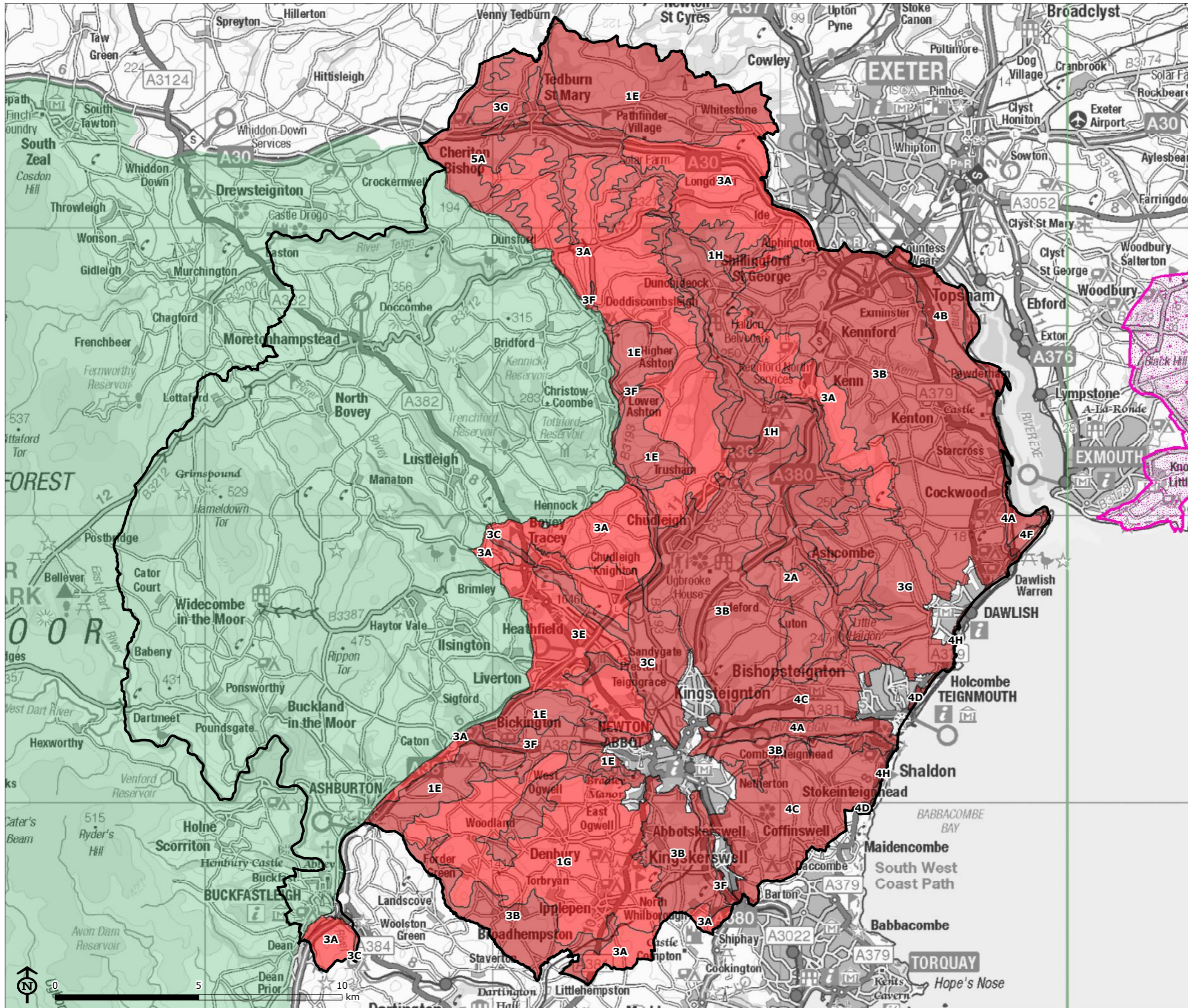
## Teignbridge Landscape Sensitivity Assessment to Wind Energy

**Figure 4.3: Landscape Sensitivity for Wind Energy Development (Medium 51-75m)**

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

Map Scale @ A3: 1:130,000





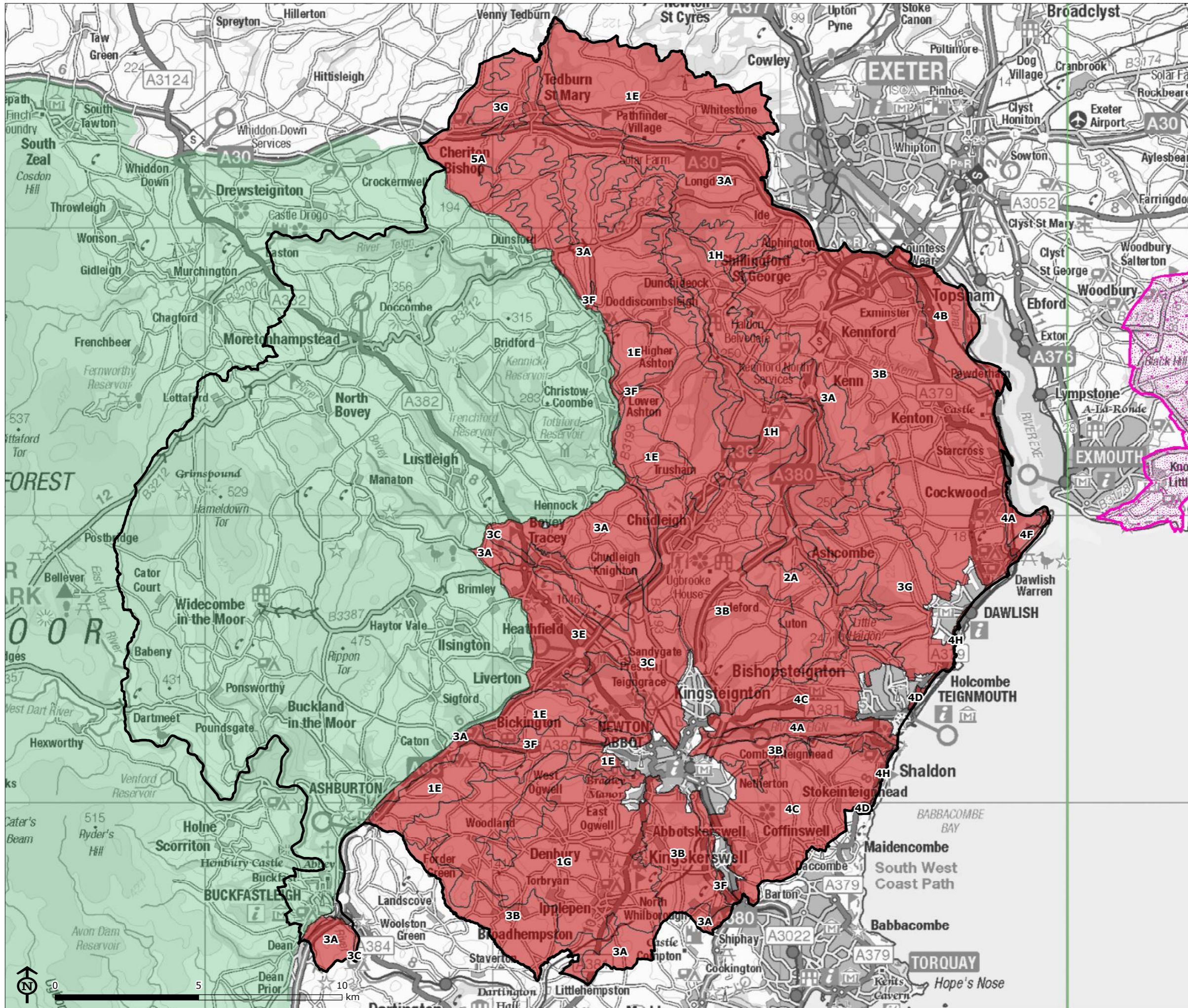
## Teignbridge Landscape Sensitivity Assessment to Wind Energy

**Figure 4.4: Landscape Sensitivity for Wind Energy Development (Large 76-110m)**

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





Map Scale @ A3: 1:130,000





**Teignbridge Landscape Sensitivity Assessment to Wind Energy**

**Figure 4.5: Landscape Sensitivity for Wind Energy Development (Very Large 111-150m)**

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

Map Scale @ A3: 1:130,000



# Appendix 1

## Devon Character Area Summaries

This appendix contains summary descriptions for each Devon Character Area with land in Teignbridge District.

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



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

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

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

## Appendix 2

### Detailed LCT Assessments

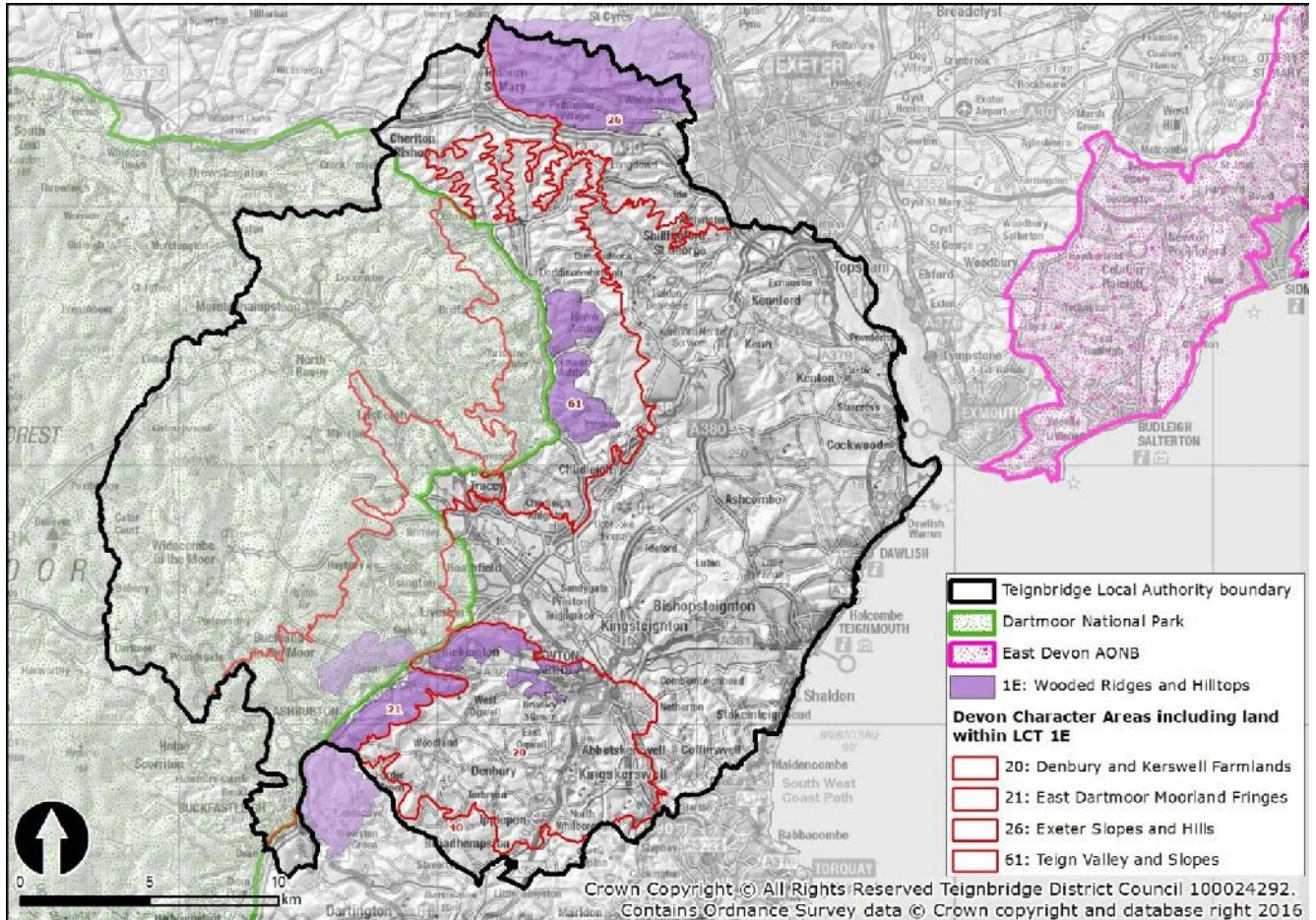
This Appendix contains the Landscape Sensitivity Assessments and Guidance tailored to each of the 17 Landscape Character Types (LCTs) found within Teignbridge District. Each document includes the following:

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

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

# LCT 1E: Wooded Ridges and Hilltops

## LCT Location Map



## Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 21: East Dartmoor Moorland Fringes

DCA 26: Exeter Slopes and Hills

DCA 61: Teign Valley and Slopes

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

## Key Landscape Characteristics occurring across Devon<sup>15</sup>

- 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.

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<sup>15</sup> <sup>15</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 1.2em;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>			M-H
	<p>This LCT consists of dramatically undulating land with small ridges and small distinctive rounded hills. The land is carved by small scale river valleys with slopes which are frequently very steep and undulating. Elevation ranges widely, between 25 metres and 248 metres.</p>		
<b>Land cover pattern and presence of human scale features</b>			M-H
	<p>The LCT has a land cover pattern of small to medium irregular pasture fields, though hilltop fields may be under arable cultivation. Many fields are based on medieval enclosures. Further diversity is provided by spring line mires, species rich hedgebanks and tree rows, small areas of mixed woodland and patches of ancient woodland. Bracken in hedges affords a more upland feel to the vegetation in some areas. There are large coniferous and mixed woodlands in the north around Whitestone and Oldridge. There are small disused quarries and mines to the east side of the Teign valley and between Bickington and Buckfastleigh. The landscape's frequent tree and woodland cover conveys a human scale to the landscape.</p>		
<b>Tracks / transport pattern</b>			M-H
	<p>Access is provided by narrow, enclosed and winding lanes with frequent farm tracks and public footpaths. Roads are often steep as a result of the underlying topography. There are no major roads.</p>		
<b>Skylines</b>			M-H
	<p>Open or wooded elevated skylines without human development are characteristic of this LCT, and the higher ridges and hills such as Telegraph Hill often rise prominently above the surrounding landscapes. The radio mast at Waddle Down is a locally distinctive landmark on this skyline.</p>		
<b>Perceptual qualities</b>			M-H
	<p>A highly rural area, displaying a strong sense of remoteness and tranquillity, with long views over Teignbridge and to Dartmoor from higher ground giving a strong sense of place. Areas of dense woodland create enclosure also afford the LCT a naturalistic character. These qualities can be reduced close to the urban centres of Exeter and Newton Abbot by lighting and traffic noise. Some horse paddocks are found in the area around Newton Abbot giving an urban fringe aspect to the landscape.</p>		
<b>Historic landscape character</b>		M	
	<p>The Devon HLC indicates that the LCT comprises a mixture of medieval (35%) and modern enclosures (32%), with areas of post-medieval strip fields (12%) and coniferous/other woodland (13%). Areas of larger and more regular modern enclosures are likely to have lower sensitivity to wind energy development than medieval fields.</p> <p>The landscape provides a setting to some Conservation Areas, including Trusham. Abandoned quarries and limekilns indicating the industrial past of the LCT are common features.</p>		
<b>Scenic and special qualities</b>			M-H
	<p>None of the LCT falls within a nationally protected landscape, although in places it is directly adjacent to Dartmoor National Park. Much of the LCT is locally designated as an Area of Great Landscape Value.</p> <p>The Devon LCA description also notes the landscape's important sparse settlement pattern, strongly wooded character and narrow lanes with hedgerows and trees which result in a landscape of high quality with little modern intrusion.</p> <p>From the elevated vantage points on ridges to the north close to Exeter, there are some panoramic views across Teignbridge District and over to Dartmoor National Park. These views include distinctive features such as Denbury Down (LCT 1G), Rippon Tor and Saddle Tor (Dartmoor National Park). There are also good views between the adjacent ridges of the LCT. From lower elevations there are limited views out as a result of the steep slopes and dense woodland cover.</p>		
<b>Discussion on landscape sensitivity</b>	<p>Although the LCT includes some gently rolling areas with a large scale modern field pattern and existing man-made vertical features such as masts on the skyline which may reduce sensitivity, levels of sensitivity are increased by the strong visual relationship with Dartmoor National Park, the elevated and rounded hills with undeveloped, wooded skylines, the landscape's rural and remote character and locally</p>		

	valued scenic qualities.	
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>	<b>M</b>
	<b>Small (26-50m)</b>	<b>M-H</b>
	<b>Medium (51-75m)</b>	<b>H</b>
	<b>Large (76-110m)</b>	<b>H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	The landscape's small to medium irregular field pattern, elevated skylines and dramatically undulating landform mean that this LCT will be highly sensitive to any turbines in the 'medium' or above categories. The broader landforms with a landscape pattern of modern enclosures away from Dartmoor National Park may be less sensitive to 'small' turbines.	
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the landscape's rural and remote character, strong visual relationship with Dartmoor National Park and undeveloped skylines, this LCT could accommodate clusters of up to 5 turbines ('small' category). It would be highly sensitive to medium, large and very large clusters of turbines.	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 1E Wooded Ridges and Hilltops LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The dramatically undulating landform, carved by small scale valleys.</li> <li>• The predominantly small-scale, irregular field pattern which is often medieval in origin.</li> <li>• The narrow, enclosed and winding lanes, typical of the Devon countryside.</li> <li>• The undeveloped and elevated skylines, with prominent features such as Telegraph Hill.</li> <li>• Strong rural character, with high levels of tranquillity and remoteness.</li> <li>• The locally valued scenic qualities of the landscape, designated as an Area of Great Landscape Value.</li> <li>• The relationship of the LCT with Dartmoor National Park, with high levels of intervisibility and a shared landscape character where the LCT meets the National Park border.</li> </ul>		



## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
<p>Council records at the time this study was produced (July 2015) show that there are two permitted or operational wind turbines in this LCT; one at Cleave Cottage and one at Five Acre Nursery. Both are within the 'very small' height category.</p>
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines, a moderate-high sensitivity to 'small' turbines (up to 50m to blade tip) and a high sensitivity to turbines greater than 'medium' in scale (from 50 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 50m to tip, or any developments comprising more than five wind turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.</li><li>• The strong rural character of the landscape with locally important levels of peace and tranquillity is retained.</li><li>• Wind turbines do not detract from views to and from Dartmoor National Park (particularly the distinctive views of Rippon Tor and Saddle Tor), as well as the special qualities of the protected landscape (including its sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.</li><li>• The characteristic winding rural roads with high Devon hedges are not adversely affected by the delivery of turbines.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district, such as Telegraph Hill.</li><li>• Ensure wind turbines do not detract from views to and from features within the wider Teignbridge District, including Denbury Downs.</li><li>• 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.</li><li>• Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered, also in line with the LCA's landscape strategy.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

### **Additional Guidance Specific to Particular Landscape Character Areas**

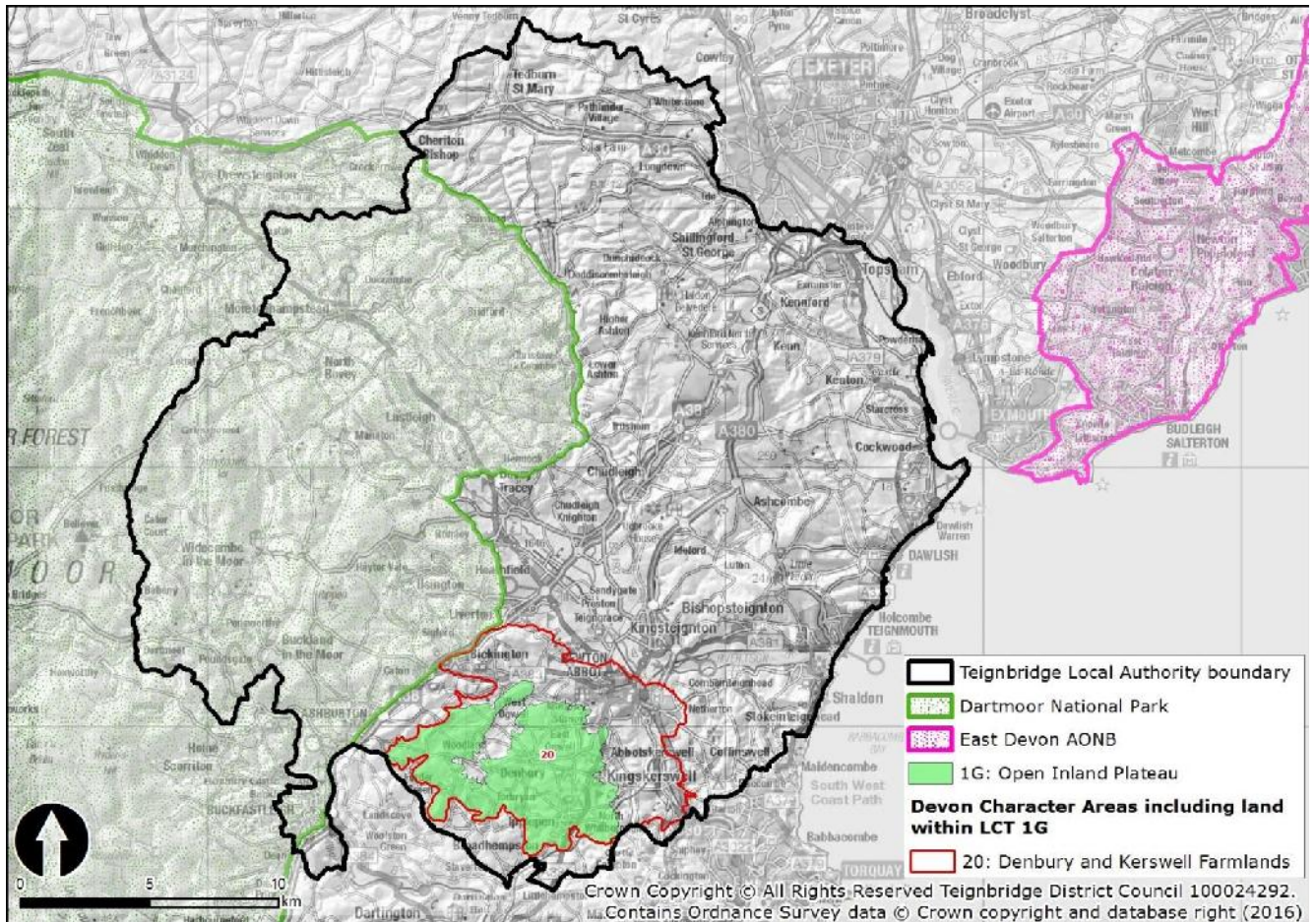
This LCT falls within four different Devon Character Areas; DCA 26: Exeter Slopes and Hills, DCA 61: Teign Valley and Slopes, DCA 21: East Dartmoor Moorland Fringes and DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>16</sup>.

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<sup>16</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 1G: Open Inland Plateau

## LCT Location Map



## Devon Character Areas

### DCA 20: Denbury and Kerswell Farmlands

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

## Key Landscape Characteristics occurring across Devon<sup>17</sup>

- 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.

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<sup>17</sup> <sup>17</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity				Higher sensitivity
<b>Landform and scale</b>	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.				
<b>Land cover pattern and presence of human scale features</b>	M				
	Primarily pastoral farmland with some areas of more intensive arable farming arranged in a sub-regular field pattern with variable small-scale woodland cover and estate farmland, plus other minor land uses including equestrian enterprises and former quarries. Areas of broadleaved woodland, conifer plantation, patches of common land, occasional old orchards and small parks add to landscape variety. High hedgerows with hedgerow trees and power lines provide additional human scale features.				
<b>Tracks / transport pattern</b>	M				
	The LCT is served by a dense network of narrow, sinuous Devon lanes. The A381 main road corridor crosses north-south through the landscape.				
<b>Skylines</b>	M-H				
	The open and treed skylines are free of built development or structures. The wooded mound of Denbury Down forms a distinctive feature on the skyline rising above the wider landscape. Plantation woodland on the slopes of Beacon Hill, Knowle Hill and Torcorn Hill creates distinctive wooded skylines which are intervisible with others in the district. Denbury Hillfort and other ancient tumuli mark some skylines.				
<b>Perceptual qualities</b>	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.				
<b>Historic landscape character</b>	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.				
<b>Scenic and special qualities</b>	M				
	None of this LCA is contained within a nationally or locally designated landscape, although the Devon LCA description notes the landscape's important distinctive hills, undulating patchwork of fields and hedgerows, frequent woodland, archaeological and historical features and vernacular settlements which create a landscape of high scenic quality.  From higher ground there are strong levels of intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor.				
<b>Discussion on landscape sensitivity</b>	Although the LCT includes areas of large-scale modern fields and locally broken levels of tranquillity associated with the A381 and fringes of Newton Abbot, its undeveloped, distinctive skylines, significant areas of historic medieval farmland, valued naturalistic habitats, presence of important archaeological sites and intervisibility with Dartmoor National Park all heighten sensitivity.				
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>				L-M
	<b>Small (26-50m)</b>				M
	<b>Medium (51-75m)</b>				M
	<b>Large (76-110m)</b>				M-H
	<b>Very large (111-150m)</b>				H

	The strongly undulating, often intricate landform with distinctive undeveloped skylines, significant areas of small-scale medieval farmland, narrow lanes, presence of valued naturalistic habitats and archaeological features and intervisibility with important ridgelines within Dartmoor National Park mean that the LCT would be highly sensitive to 'very large' turbines. Away from the larger scale, more open landforms of modern fields the landscape is also highly sensitive to 'large' wind turbines.
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The scale and complexity of the landform and land cover pattern means that this LCT is likely to be highly sensitive to any clusters greater than 'small' in size.
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>	
<p>A summary list of the key sensitive features and characteristics for 1G Open Inland Plateau in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The intricate, strongly undulating landform with distinctive, rounded hill summits and prominent wooded ridgelines.</li> <li>• Varied landcover patterns including valued areas of ancient woodland, medieval farmland, commons and orchards. Torbryan Caves and River Lemon Valley Woods SSSIs are nationally important wildlife sites.</li> <li>• Undeveloped, elevated skylines characterised by trees, some marked by archaeological features such as Denbury Hillfort.</li> <li>• Strong rural and scenic qualities with locally important levels of tranquillity.</li> <li>• Intervisibility with Dartmoor National Park, including the distinctive skyline features of Rippon Tor and Saddle Tor.</li> </ul>	

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines of up to 25m to blade tip, a moderate sensitivity to 'small' and 'medium' turbines (26-75m), a moderate-high sensitivity to 'large' turbines (76-110m) and a high sensitivity to any turbines greater than 110m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines, and that sensitivity increases in areas of intricate landform (e.g. valleys). In summary, the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Development avoids the most prominent, wooded and undeveloped skylines – including the distinctive landmarks of Denbury Down, Beacon Hill, Knowle Hill and Torcorn Hill.</li><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.</li><li>• The landscape's strongly rural character, with locally valued scenic and tranquil qualities, is retained.</li><li>• Valued naturalistic habitats are conserved – including areas of ancient woodland, unimproved grasslands and SSSI land at Torbryan Caves and River Lemon Valley Woods.</li><li>• The location of turbines does not affect the appreciation of historic monuments on skylines, including Denbury Down Hillfort.</li><li>• Wind turbines do not detract from views to Dartmoor National Park (including the distinctive skyline features of Rippon and Saddle Tors), or affect the special qualities of the protected landscape (including its sense of remoteness and wildness, timelessness and tranquillity).</li><li>• 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.</li><li>• Opportunities to conserve and enhance hedgerows, woodland and historic features should be considered – also in line with the strategy for the LCA.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small'/'small' scale turbines associated with buildings (e.g. single on-farm turbines), and 'medium'/'large' scale wind energy developments in larger scale areas (i.e. larger turbines located in small groups of 5 or less turbines). A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of number, siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p>

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

**Additional Guidance Specific to Particular Landscape Character Areas**

This LCT falls entirely within DCA 20: Denbury and Kerswell Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>18</sup>.

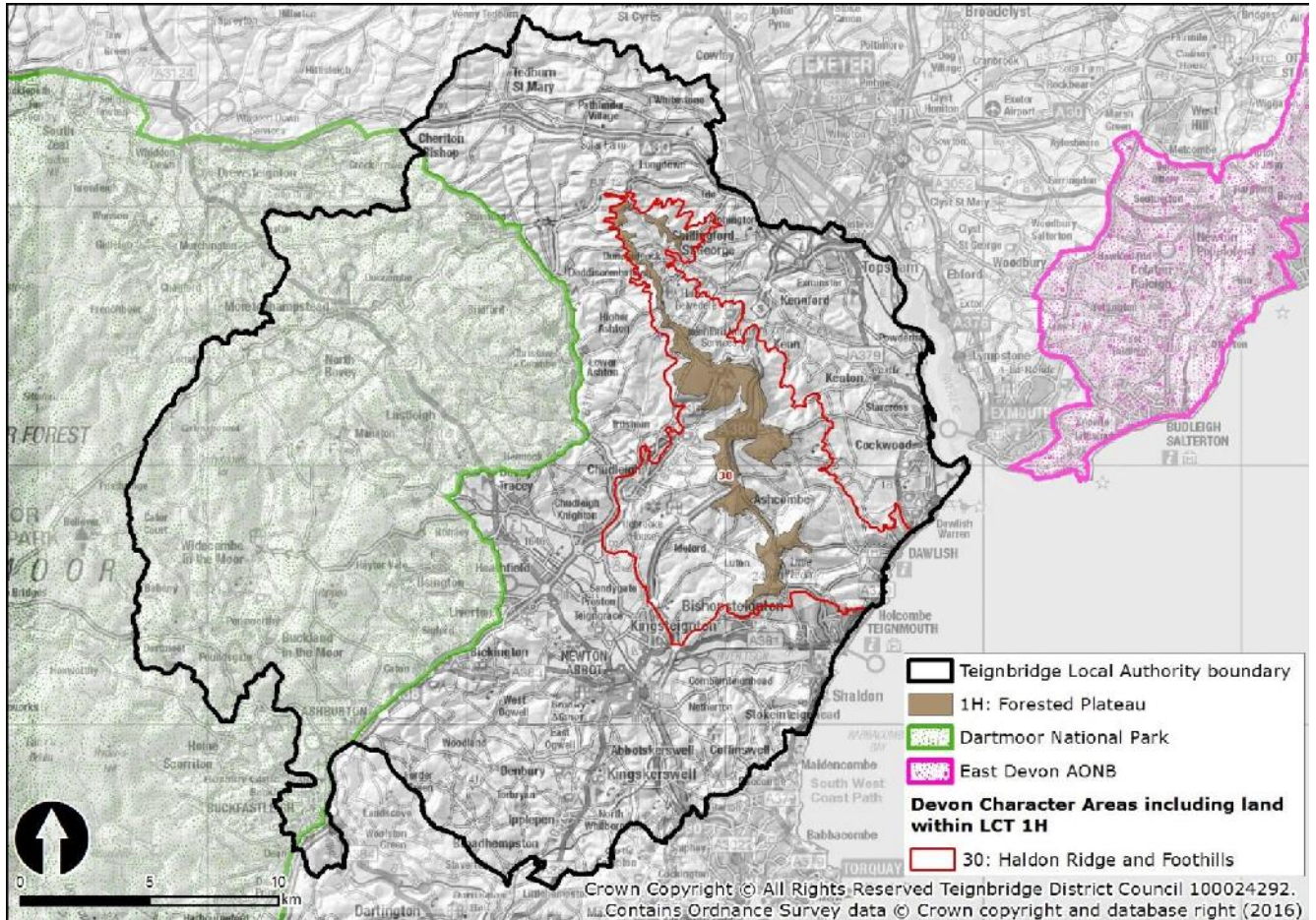
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<sup>18</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)



# LCT 1H: Forested Plateau

## LCT Location Map



## Devon Character Areas

### DCA 30: Haldon Ridge and Foothills

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

## Key Landscape Characteristics occurring across Devon<sup>19</sup>

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

### **Additional characteristics occurring in Teignbridge:**

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

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<sup>19</sup> <sup>19</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 1.2em;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>		M	
	A gently rolling, elevated and narrow plateau found along the top of the Haldon Ridge with deeply incised combs cut into the plateau and finger like ridges extending outwards. The height of the land reaches a maximum of 247m AOD at Teignmouth Golf Club.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	<p>The primary land cover is dense woodland comprised of both coniferous plantation and mixed woodland with locally dominant relic heathland and rough grassland habitat on the ridge. Some large arable fields are found on the ridge top, whilst Exeter Racecourse is situated amongst the woodland adjacent to the A38.</p> <p>This is a sparsely settled landscape with isolated houses and farms which provide human scale features within the landscape. Modern leisure and recreational development including picnic sites are dispersed across the area.</p>		
<b>Tracks / transport pattern</b>		M	
	The plateau is crossed by the major road corridors of the A38 and the A380. Smaller, relatively open and straight lanes are found on the plateau and along ridges with associated car parks and trails. These can become steep in places.		
<b>Skylines</b>			M-H
	The Haldon Ridge forms a prominent wooded ridgeline which is visible from across much of Teignmouth District. The castle of Lawrence Castle/Haldon Belvedere (a Grade II* listed building) on the skyline forms a distinctive feature in some views from nearby LCTs.		
<b>Perceptual qualities</b>			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.		
<b>Historic landscape character</b>			M-H
	<p>The Devon HLC indicates that the LCT is mostly comprised of coniferous/other woodland (70%) and rough ground (11%). Areas of coniferous woodland indicate a lower sensitivity to wind energy development.</p> <p>Prehistoric sites including cairns and hillforts are present, reflecting earlier, unenclosed landscapes. The historic landmark of Lawrence Castle/Haldon Belvedere (Grade II* listed) and other historic features relating to estates are found within the LCT. Castle Dyke and Cotley Castle are designated as Scheduled Monuments.</p>		
<b>Scenic and special qualities</b>			M-H
	<p>Most of the LCT is locally designated as an Area of Great Landscape Value.</p> <p>The Devon Character Area description also notes the landscape's important contrast of enclosed woodland with dramatic long range views, sense of tranquillity and remoteness, and the dominant, distinctive landform which gives a high scenic quality and strong sense of place.</p> <p>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.</p>		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes some areas which are impacted by existing human development, modern field pattern and a large-scale plateau landform, the sensitivity of the landscape to wind turbine development is increased by the overarching naturalistic qualities of the landscape, with high levels of tranquillity and remoteness, human scale provided by dense tree cover, nationally important heritage features and visual prominence of the ridge.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		<b>M</b>
	<b>Small (26-50m)</b>		<b>M-H</b>
	<b>Medium (51-75m)</b>		<b>H</b>

	<b>Large (76-110m)</b>	<b>H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	Due to the distinctiveness and visual prominence of the Haldon Ridge, naturalistic and tranquil qualities, trees forming frequent human-scale features and mostly undeveloped character this LCT would be highly sensitive to any turbines greater than those within the 'small' height band.	
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The extensive tracts of naturalistic woodland cover and areas of heathland and rough grassland mean that this LCT would be highly sensit	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 1H Forested Plateau LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The elevated nature of the narrow plateau, rising up above the surrounding landscapes.</li> <li>• Prominent wooded skylines which are highly visible from the surrounding landscape.</li> <li>• Frequent human scale features including trees and isolated farms and houses.</li> <li>• Important naturalistic habitats including relic heathland, rough grassland and mixed woodland, with much of the LCT designed as a SSSI/Important Bird Area.</li> <li>• The strong naturalistic qualities of the landscape, with high levels of remoteness and tranquillity.</li> <li>• High levels of intervisibility with Dartmoor National Park.</li> <li>• Heritage features including hillforts designated as Scheduled Monuments and the prominent form of the Grade II* listed Haldon Belvedere castle.</li> <li>• The landscape's valued scenic qualities, with most of the LCT local designated as an Area of Great Landscape Value.</li> </ul>		

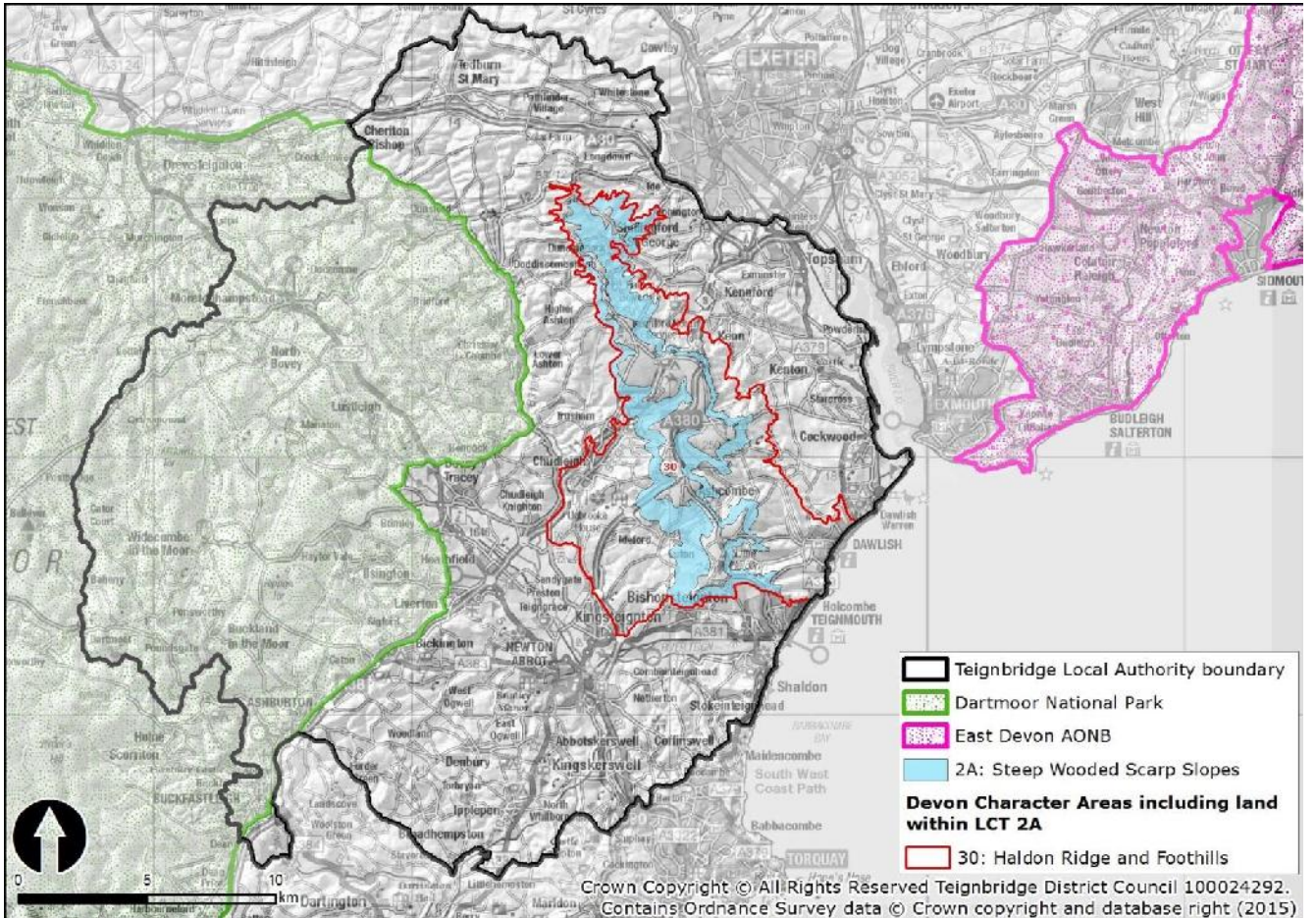
## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are permitted or operational wind turbines within this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines of up to 25m to tip, a moderate-high sensitivity to 'small' turbines (up to 50m to blade tip) and a high sensitivity to turbines greater than 'medium' in scale (from 50 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 50m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Elevated, open locations which are highly visible from within the LCT and across the wider district are avoided.</li><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features including trees and isolated farms and houses.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district.</li><li>• The naturalistic character of the landscape with locally important levels of peace and tranquillity is retained.</li><li>• 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.</li><li>• Wind turbines do not prevent the appreciation and understanding of distinctive skyline/ landmark features including Haldon Belvedere Castle and Iron Age hill forts including Cotley Castle.</li><li>• Wind turbines do not detract from key views to and from Dartmoor National Park or the special qualities (including the sense of remoteness and wildness, timelessness and tranquillity) of the designated landscape.</li><li>• 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).</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
<p>This LCT falls entirely within DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>20</sup>.</p>

<sup>20</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 2A: Steep Wooded Scarp Slopes

## LCT Location Map



## Devon Character Areas

### DCA 30: Haldon Ridge and Foothills

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

## Key Landscape Characteristics occurring across Devon<sup>21</sup>

- 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.

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<sup>21</sup> <sup>21</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
<b>Landform and scale</b>			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.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	Small-scale irregular field pattern with semi improved or unimproved pasture fields bounded by well treed banks, areas of estate farms and mixed woodlands, which add a human scale to the landscape. Heathland and associated areas of common land particularly to the south around Little Haldon. Many patches of semi-natural habitats are found, including spring mires and scrub. The area is lightly settled, with occasional isolated stone farmsteads.		
<b>Tracks / transport pattern</b>		M	
	A network of minor narrow winding lanes cross the ridge, often with tree lined banks, and the A38 and A380 also pass through this LCT. There are numerous tracks and footpaths providing access to the woodland.		
<b>Skylines</b>			M-H
	Skylines are mainly undeveloped (there is a single wind turbine located in the south west of the LCT) and are often prominent, forming important backdrops to views as a result of their elevation and steep gradient. In places the coniferous woodland continuing down from Haldon Ridge (e.g. Haldon Forest and Tower Plantation in LCT 1H) form wooded skylines.		
<b>Perceptual qualities</b>			M-H
	The dense woodland and sparse settlement give the LCT a strong sense of tranquillity and remoteness with dark night skies. These are disturbed locally by the A38 and A380. Away from development and infrastructure there is also a naturalistic character due to high levels of semi-natural habitat and woodland cover.		
<b>Historic landscape character</b>			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 wind 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*).		
<b>Scenic and special qualities</b>			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.		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes some areas with a gently rolling, larger scale topography which are likely to have a reduced sensitivity to wind energy development, sensitivity is increased due to the LCT's locally recognised landscape value, historic field pattern, varied naturalistic land cover patterns, prominent skylines and limited existing development which result in this landscape being highly sensitive to the development of any wind turbines.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		H
	<b>Small (26-50m)</b>		H
	<b>Medium (51-75m)</b>		H
	<b>Large (76-110m)</b>		H
	<b>Very large (111-150m)</b>		H
	This LCT is likely to be highly sensitive to all scales of wind turbine due to the steep, highly visible slopes, prominent skylines, valued semi-natural habitats and locally		



	important levels of tranquillity.
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	This LCT would be highly sensitive to any scale of wind energy development.
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>	
<p>A summary list of the key sensitive features and characteristics for 2A Steep Wooded Scarp Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The steep, highly visible slopes which rise above and form a backdrop to the adjacent landscapes.</li> <li>• The landscape's prominent, mostly undeveloped skylines often marked by woodland.</li> <li>• The strong sense of tranquillity and remoteness with associated dark night skies.</li> <li>• Valued semi-natural habitats including remnant heathland and mixed woodland, with parts of the Haldon Forest designated as a SSSI and Important Bird Area.</li> <li>• The historically important medieval field pattern and estate parklands including Luscombe Castle and Mamhead Park.</li> <li>• The valued scenic character of the landscape, with the whole of the area locally designated as an Area of Great Landscape Value.</li> <li>• The long views over adjacent valleys and intervisibility with Dartmoor National Park in clear conditions.</li> </ul>	

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there is one wind turbine located in this LCT at Higher Rixdale Farm which falls into the 'small' height category.
<b>Guidance for Development</b>
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
N/A



## Key Landscape Characteristics occurring across Devon<sup>22</sup>

- 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.

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<sup>22</sup> <sup>22</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 0.8em; margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 1.2em; margin-right: 5px;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>		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.		
<b>Land cover pattern and presence of human scale features</b>		M	
	Pattern of small to medium pastoral fields with irregular and very wide hedge boundaries. Numerous hedgerow trees, especially along minor roads provide frequent human scale features. Some arable cultivation is present on lower slopes, with deciduous woodland and copses located on the upper slopes and hilltops, especially to the north. Other land cover includes historic estate woodlands and parklands, small quarries (Trusham Quarry) and occasional mills in the Teign Valley.		
<b>Tracks / transport pattern</b>		M	
	Main roads cross this LCT including the A30, A38, A381 and several busy B-roads. These branch off into a network of more rural and very winding narrow lanes. Further access is provided along public footpaths and forestry tracks.		
<b>Skylines</b>			M-H
	Skylines vary across the LCT, most remain undeveloped and rural. Rounded hills with wooded tops form common features which punctuate the skylines. From higher elevations distant skylines of Rippon Tor and Saddle Tor within Dartmoor National Park can be seen from within the LCT.		
<b>Perceptual qualities</b>		M	
	This is an intimate and intricate landscape which frequently feels remote and tranquil. It is predominantly rural, with scattered hamlets, farmsteads and a few villages. Tranquillity can be reduced locally close to major trunk roads and towns, particularly west of Exeter, adjacent to the A38 at Ashburton and where electricity overhead lines and pylons are present in valleys.		
<b>Historic landscape character</b>			M-H
	The Devon HLC indicates that modern enclosures (with a lower sensitivity to wind energy development) comprise 32% of the LCT, whilst more sensitive medieval enclosures make up 26%. It also includes areas of coniferous/other woodland (17%), post-medieval strip-enclosures (12%) and park/garden (7%).		
	Historic estate woodlands and parklands are located in the LCT, including the Registered Parks and Gardens of Oxtou House and Mamhead Park (Grade II*). Historic stone bridges, small disused quarries and occasional mills are also important characteristic features.  The LCT also provides a setting to several Conservation Areas; Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton.		
<b>Scenic and special qualities</b>			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 extend into Dartmoor National Park and sit along its eastern boundary, contributing 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 National Park in the west.		
<b>Discussion on landscape sensitivity</b>	The LCT includes areas of modern field enclosure, electricity pylons and several main roads which are likely to indicate a lower sensitivity to wind energy development. However, the LCTs varied topography with distinctive rounded hills, often undeveloped wooded skylines, the historic field enclosures, estate woodland and parkland, and its highly rural and tranquil character all increase sensitivity.		

<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>	<b>L-M</b>
	<b>Small (26-50m)</b>	<b>M</b>
	<b>Medium (51-75m)</b>	<b>M-H</b>
	<b>Large (76-110m)</b>	<b>M-H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	The landscape's small to medium field pattern, frequency of human-scale features, historic estates and intervisibility with Dartmoor National Park mean that it would be highly sensitive to 'very large' wind turbines. Many locations away from main roads and electricity pylons would also be of moderate to high sensitivity to 'medium' and 'large' wind turbines.	
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Although parts of the landscape include areas of modern enclosure with modern developments (main roads and electricity infrastructure), the LCTs location adjacent to Dartmoor with good intervisibility, the presence of smaller-scale medieval enclosure along with varied topography mean it would be highly sensitive to any turbine clusters greater than 'small' in scale. Many parts of the landscape would only be able to accommodate single turbines due to its complex and often very steep topography.	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 3A Upper Farmed and Wooded Valley Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The distinctive round hills and undulating upper valley slopes, carved by steep sided stream valleys creating a varied landscape scale and topography.</li> <li>• The small to medium scale field pattern (related to medieval enclosure), intimate character and frequent human scale features including numerous hedgerow trees.</li> <li>• Areas of ancient woodland and historic parklands which are valued features of the landscape.</li> <li>• Minor road network of very winding narrow lanes that could be affected by delivery of large turbines.</li> <li>• Undeveloped and often wooded ridgelines and distinctive rounded hills, with the distant skylines of Rippon Tor and Saddle Tor (within Dartmoor National Park) visible from within the LCT.</li> <li>• The intimate and intricate rural landscape with high levels of tranquillity.</li> <li>• The locally valued scenic qualities of the landscape (represented by designation as an Area of Great Landscape Value).</li> <li>• The valued historic features, including Conservation Areas at Ashburton, Buckfastleigh, Doddiscombsleigh, Kenn, Ide and Higher Ashton and the Registered Parks and Gardens at Oxtou House and Mamhead Park.</li> <li>• The relationship of the LCT with Dartmoor National Park, with high levels of intervisibility and a shared landscape character where the LCT meets the National Park boundary.</li> <li>• Long distance views from upper slopes to and from the Exe Estuary and areas of Undeveloped Coast.</li> </ul>		

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low to moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' turbines (up to 50m to blade tip), a moderate to high sensitivity to 'medium' and 'large turbines' (between 51 – 110m to blade tip) and a high sensitivity to 'large' turbines (over 10m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters greater than 'small' (more than 5 turbines). This indicates that the landscape will be particularly sensitive to turbines higher than 51m and unlikely to accommodate turbines over 110m to blade tip, or any development comprising more than five wind turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.</li><li>• The strong rural character of the landscape with locally important levels of tranquillity is retained.</li><li>• Valued historic features and landscapes are retained, including places designated as Conservation Areas and Registered Parks and Gardens.</li><li>• Wind turbines do not detract from views to and from Dartmoor National Park (particularly the distinctive views of Rippon Tor and Saddle Tor), as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided for larger turbines.</li><li>• The characteristic winding rural roads with high Devon hedges are not adversely affected by the delivery of turbines.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines and hilltops to the wider district, such as Whiteway Wood and Kiddens Plantation.</li><li>• Wind energy development does not dilute the undeveloped perceptual qualities associated with the Exe Estuary and areas defined as Undeveloped Coast.</li><li>• 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.</li><li>• Opportunities to conserve and enhance hedgerows and broadleaved woodland should be considered, also in line with the LCA's landscape strategy.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and</p>

reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

**Additional Guidance Specific to Particular Landscape Character Areas**

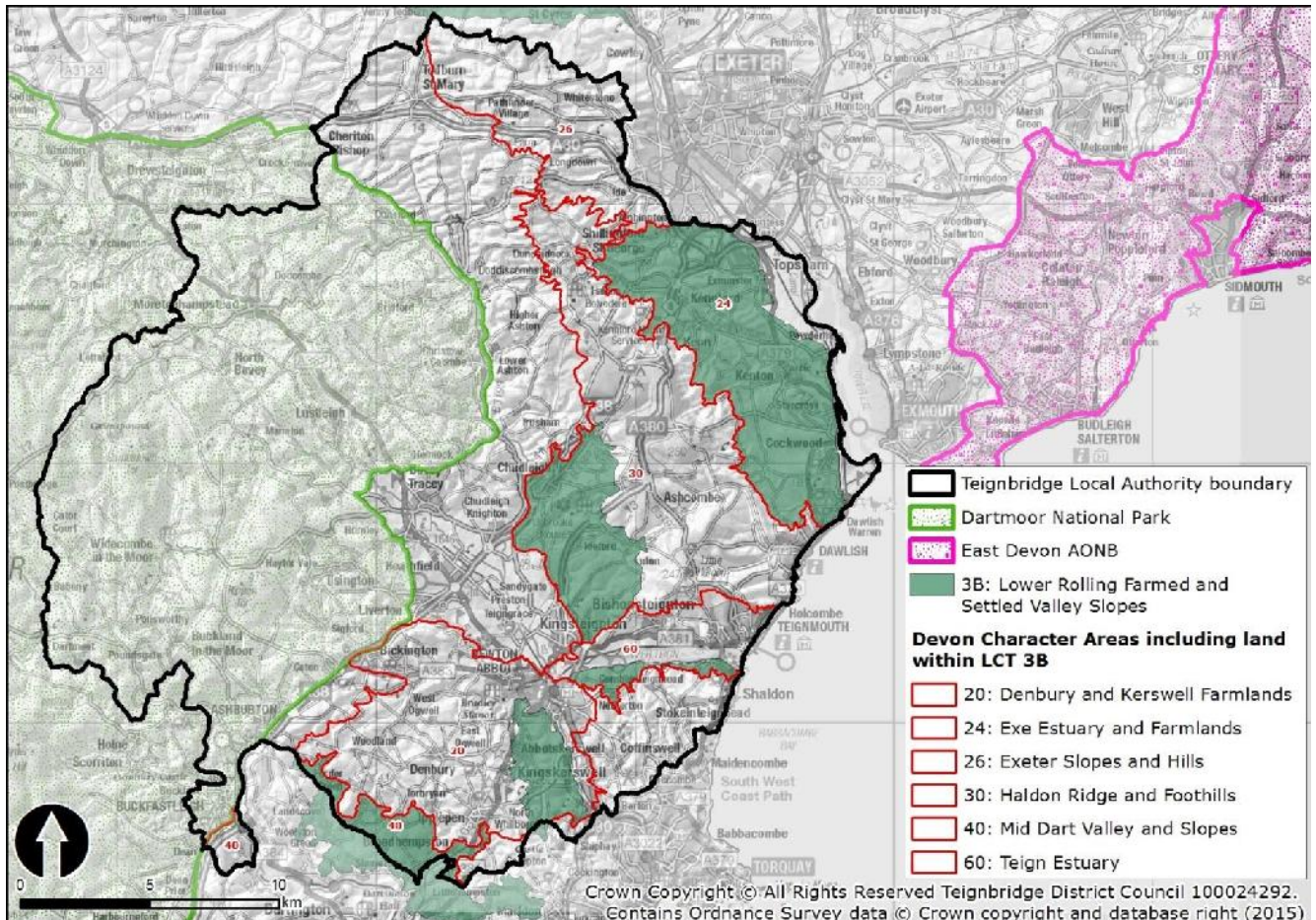
This LCT falls within six different Devon Character Areas: DCA 21: East Dartmoor Moorland Fringes, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, DCA 61: Teign Valley and Slopes and DCA 62: Torbay Hinterland. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>23</sup>.

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<sup>23</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 3B: Lower Rolling Farmed and Settled Valley Slopes

## LCT Location Map



## Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 24: Exe Estuary and Farmland

DCA 26: Exeter Slopes and Hills

DCA 30: Haldon Ridge and Foothills

DCA 40: Mid Dart Valley and Slopes

DCA 60: Teign Estuary

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



## Key Landscape Characteristics occurring across Devon<sup>24</sup>

- 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.

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<sup>24</sup> <sup>24</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="margin-right: 5px;">■ ■ ■ ■ ■</span> <span style="font-size: 20px;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>		M	
	<p>This LCT is medium to large-scale consisting of gently rolling valley slopes occupying the broad transitional zones above the Exe, lower and upper Teign, and Aller valley floors – but distinguished from the upper slopes by its lower elevation. Occasionally, sharp changes in landform create steep hills (Exwell Hill – 65m and Blair Hill - 109m) and incised tributary valleys. Elevation ranges widely, from five metres to 158 metres AOD.</p>		
<b>Land cover pattern and presence of human scale features</b>		M	
	<p>Variable sized pastoral fields with wide, low boundaries and irregular pattern with an often wooded appearance. More mixed farmland is found on Exe slopes. Frequent hedgerow trees, copses and riparian vegetation provide human-scale features. Areas of historic parkland contribute to landscape variety.</p>		
<b>Tracks / transport pattern</b>		M	
	<p>The LCT is often bound or crossed by main roads including A379, A38, A380, and lower stretch of the M5. Branching off the main roads are winding, often sunken narrow lanes flanked by very tall earth banks. In addition, the main railway line between Totnes and Newton Abbot crosses the landscape south of Abbotskerwell.</p>		
<b>Skylines</b>			M-H
	<p>This LCT has some prominent skylines due to the hilly and sometimes elevated nature of the landscape. Skylines are mostly undeveloped and often wooded. Isolated infrastructure on skylines includes two telecommunication masts at Humber Lane Reservoir and occasional overhead electricity lines. The landscape has good intervisibility with neighbouring LCTs’ skylines including distant views of Lawrance Castle.</p>		
<b>Perceptual qualities</b>		M	
	<p>Woodland and secluded valleys provide a strong sense of enclosure, intimacy and tranquillity which are enhanced further in estate parklands, e.g. at Lindridge Park. Tranquillity is eroded next to main transport routes, towns and around areas of industrial activity such as quarrying. The landscape is well settled with farms, villages and small market towns such as Exminster and Chudleigh. Other development includes limestone quarries at Chudleigh, sand quarries and landfill sites to the north of Kingsteignton which further reduce levels of tranquillity locally.</p>		
<b>Historic landscape character</b>			M-H
	<p>The Devon HLC indicates that the LCT comprises predominately of modern enclosure (39%), which are likely to indicate lower levels of sensitivity to turbine development. Significant areas of medieval (17%) and post-medieval strip enclosures (16%), parks and gardens (10%) and conifer/other woodland would be of higher sensitivity.</p> <p>This LCT has a high number of valued and designated historic features and landscapes including Powderham Castle and Ugbrooke Park both Grade II* registered parks and gardens, Kingskerwell Manor House and Castle Dyke camp are scheduled monuments and Abbotskerswell and Kenn Conservation Areas.</p>		
<b>Scenic and special qualities</b>			M-H
	<p>Large parts in the north of the LCT are locally designated as Areas of Great Landscape Value for the area’s strong and distinctive character. The LCT also provides a direct setting to the unspoilt stretches of the coastline along the Exe and Teign estuaries and at Dawlish Warren which are designated as Undeveloped Coast.</p> <p>The Devon Character Area description also notes the landscape’s rich pattern of fields and hedgerows, designed parklands and woodlands, historic features and limestone outcrops which combine with the landform to provide a strong sense of place and high scenic quality.</p> <p>At lower elevations along the coast views are confined locally to near views across the estuaries. However, from higher ground there are occasionally dramatic views across the farmed valleys and estuaries.</p>		
<b>Discussion on landscape sensitivity</b>	<p>Although the LCT includes areas of modern enclosure, gently rolling landform, existing built structures on skylines and several main roads, its diverse land cover, frequent human-scale features, numerous valued historic landscapes and features and relatively high levels of tranquillity and scenic quality all increase sensitivity to wind energy</p>		

	development.	
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>	<b>L-M</b>
	<b>Small (26-50m)</b>	<b>M</b>
	<b>Medium (51-75m)</b>	<b>M-H</b>
	<b>Large (76-110m)</b>	<b>H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	This LCT has low-moderate sensitivity to turbines in the 'very small' category, and a moderate sensitivity to 'small' turbines. Areas adjacent to main road corridors, near quarries and away from steeply incised valleys would be less sensitive to turbines of a 'medium' height. The landscape would be highly sensitive to 'large' and 'very large' turbines due to its landform scale, intervisibility with adjacent landscapes including the estuaries, and the LCT's valued historic landscapes.	
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the medium to large-scale, gently rolling landform and varied land cover patterns of this LCT; this landscape could accommodate clusters of up to 5 turbines. Medium, large and very large clusters of wind turbines are unlikely to be able to be accommodated within this LCT due to its scale and landcover complexity, presence of designated landscapes, small-scale historic field enclosures and high levels of tranquillity.	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 3B Lower Rolling Farmed and Settled Valley Slopes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The occasional steep hills and incised tributary valleys, providing landform complexity and areas of intricate scale.</li> <li>• The landscape's secluded and intimate character with areas of smaller scale field patterns (including areas of medieval enclosure).</li> <li>• Areas of woodland and historic landscapes such as at Kerswell Down Hill and Whilborough Common.</li> <li>• The network of rural, winding sunken lanes which could be affected by delivery of larger turbines.</li> <li>• Prominent undeveloped skylines which are characteristically wooded.</li> <li>• The landscape's secluded and intimate character with relatively high levels of tranquillity, which provide a setting to areas of Undeveloped Coast e.g. Dawlish Warren (LCT 4F) and the Exe Estuary (LCT 4A) that could be affected by introduction of turbines.</li> <li>• The historic importance of the landscape, with areas of estate parkland, castles, prehistoric enclosures and camps including Powderham Castle and Castle Dyke camp.</li> <li>• Locally recognised scenic qualities (recognised through designation as Areas of Great Landscape Value) and dramatic views from higher ground across the farmed valleys and estuaries.</li> </ul>		

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
<p>Council records at the time this study was produced (July 2015) show that there is one permitted/operational wind turbine in this LCT at Sunny Holme, Dawlish Warren. This turbine is in the 'very small' category.</p>
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' turbines (up to 50m to blade tip), moderate-high sensitivity to 'medium' turbines (up to 75m to tip) and a high sensitivity to turbines greater than 'large' in scale (from 76 to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to turbine clusters larger than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 51m and unlikely to be able to accommodate turbines over 76m to tip, or any developments comprising more than a five turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the landscape's secluded and intimate character or small scale (for example in areas of medieval enclosure). The scale of development should respond to local context.</li><li>• Developments of multiple or larger turbines should avoid steep slopes and incised valleys.</li><li>• The strong rural, tranquil and historic character of the landscape is retained.</li><li>• Protect views out of the LCT towards Lawrence Castle in neighbouring LCT.</li><li>• Valued naturalistic habitats are retained – including woodland on Kerswell Down Hill and Whilborough Common and parkland.</li><li>• The characteristic sunken lanes, and winding rural roads are not adversely affected by the delivery of turbines.</li><li>• The location of turbines does not impact on the heritage value of the Grade II* Listed Powderham Castle and Ugbrooke Park or Kingskerwell Manor House and Castle Dyke camp Scheduled Monuments.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped, wooded ridgelines to the wider district, Torridge and Dartmoor.</li><li>• Turbines avoid the areas of highest tranquillity, such as the areas locally designated as Areas of Great Landscape Value and Undeveloped Coast (which also provides a setting to valued features in adjacent LCTs e.g. Dawlish Warren).</li><li>• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including protecting the distinctive character of the landscape, with areas of woodland, long views from the hills protected and enhanced, and parkland estates traditionally managed and strengthened to build resilience to the effects of climate change.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and</p>

reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

**Additional Guidance Specific to Particular Landscape Character Areas**

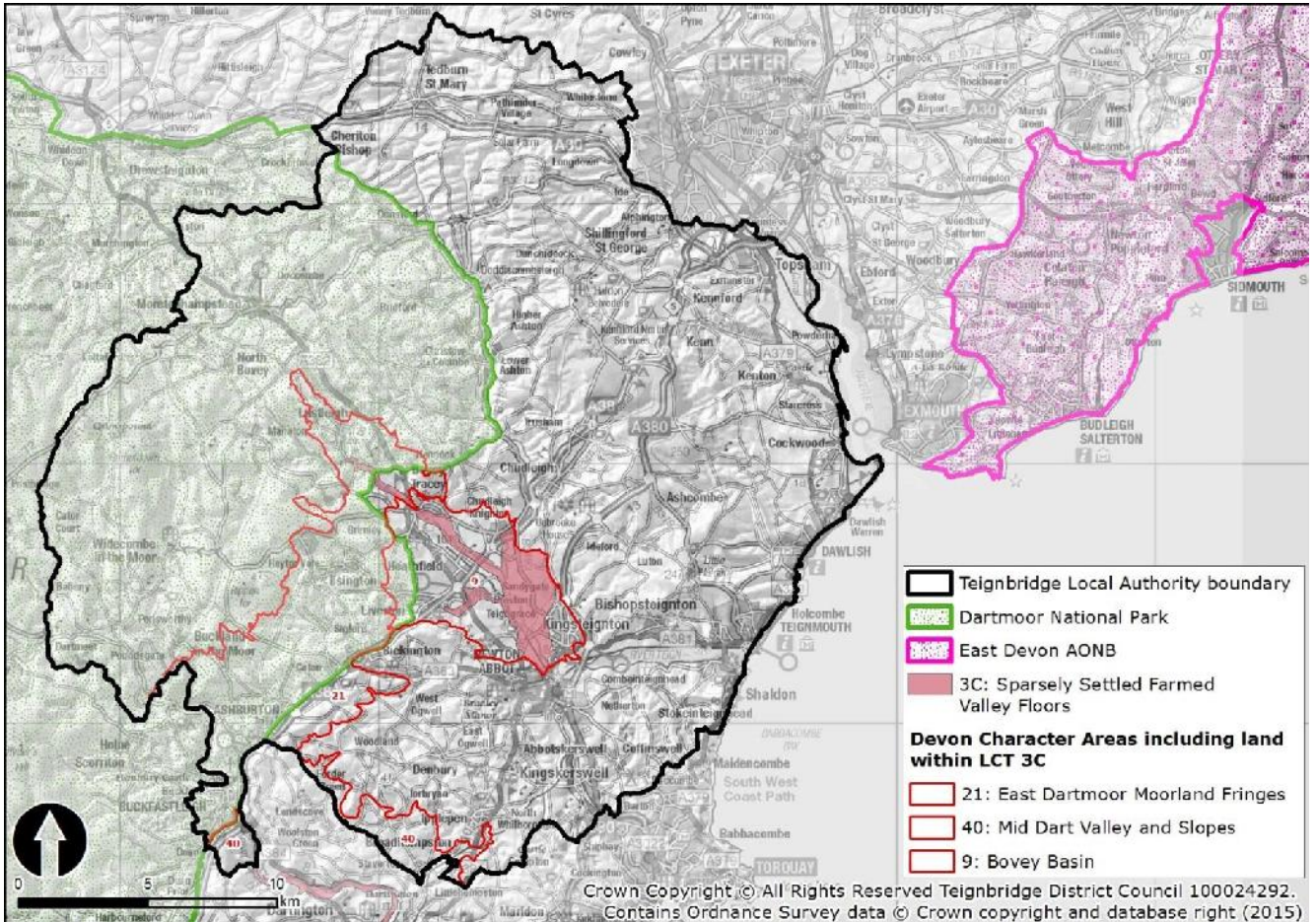
This LCT falls within DCA 20: Denbury and Kerswell Farmlands, DCA 24: Exe Estuary and Farmland, DCA 26: Exeter Slopes and Hills, DCA 30: Haldon Ridge and Foothills, DCA 40: Mid Dart Valley and Slopes, and DCA 60: Teign Estuary. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>25</sup>.

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<sup>25</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 3C: Sparsely Settled Farmed Valley Floors

## LCT Location Map



## Devon Character Areas

DCA 9: Bovey Basin

DCA 21: East Devon Dartmoor Fringes

DCA 40: Mid Dart Valley and Slopes

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

## Key Landscape Characteristics occurring across Devon<sup>26</sup>

- 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.

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<sup>26</sup> <sup>26</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
<b>Landform and scale</b>			M-H
	Open, flat alluvial floodplain landscape within the Bovey and Teign river and estuary system. Low lying, reaching no more than 25 meters AOD. The river system is more constrained and small scale in the Bovey Valley to the north-west.		
<b>Land cover pattern and presence of human scale features</b>		M	
	The land is defined by the extensive clay extraction industry in Bovey Basin. Elsewhere there is pastoral land use with wet meadows and some arable cultivation within variable field sizes. The area has a distinct riparian vegetated floodplain edge. Other land cover includes part of a historic designed landscape at Stover Park, ponds and naturally regenerated woodland in disused clay pits, and some infrequent urban fringe uses. Much of the LCT is unenclosed as a result of its industrial use, and is sparsely settled with occasional farms and hamlets. A human scale is provided by trees/woodland cover and buildings.		
<b>Tracks / transport pattern</b>			M-H
	The main road of the A38 briefly crosses this LCT, otherwise the area generally has a sparse network of narrow winding lanes with several footpaths including the Templer Way. Ancient stone bridges and small stone faced quays are local features. A disused mineral railway and canal with recreational routes are also present.		
<b>Skylines</b>		L-M	
	The LCT's open skylines are generally low lying and not prominent. In the south, skylines are often punctuated by large, industrial buildings relating to the area's quarrying activity.		
<b>Perceptual qualities</b>			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.		
<b>Historic landscape character</b>		M	
	The Devon HLC indicates that the LCT comprises 28% quarrying/mining, 21% post-medieval enclosures and 18% modern enclosures – all indicating a lower sensitivity to wind energy development. 10% of the LCT is defined as conifers/other woodland – indicating a moderate sensitivity to wind turbines – lower where conifers dominate. Smaller areas of rough ground (5%), water meadows (3%) and medieval enclosures (3%) would be of higher sensitivity.  Other undesignated historic features associated with mineral extraction, the Grade II Stover Park, the Stover Canal and mineral railway, historic river bridges and farmsteads make a particular contribution to this landscape's historic sense of place. -		
<b>Scenic and special qualities</b>		M	
	A small part of the upper Bovey Valley within this LCT is locally designated as part of a wider Area of Great Landscape Value.  The Devon Character Area descriptions note the locally important scenic qualities of the riverside landscapes, where sense of tranquillity may be strong. The strong integrity provided by the rugged upland of Dartmoor National Park to the west and the wooded Haldon Ridge to the east is also cited as a special quality. Additional special qualities cited include the designed landscape of Stover Park, heathlands, woodlands and wetlands.		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes areas of industrial activity and development associated with clay extraction in the south, the presence of valued naturalistic habitats, pockets of sparsely settled landscape, important levels of relative tranquillity, and the landscape's close proximity (and intervisibility with) Dartmoor National Park all heighten sensitivity.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		L
	<b>Small (26-50m)</b>		L-M
	<b>Medium (51-75m)</b>		M-H
	<b>Large (76-110m)</b>		H
	<b>Very large (111-150m)</b>		H



	The small scale valley landscape, presence of frequent human scale features including trees, areas of valued naturalistic land cover and position overlooked by Dartmoor National Park to the south means that the LCT is highly sensitive to 'large' and 'very large' turbines. Locations within the smaller scale, sparsely settled Bovey Valley would also be highly sensitive to 'medium' scale wind turbines.
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The landscape's varied land cover patterns and tracts of naturalistic habitats mean that it would be highly sensitive to the development of any turbine clusters greater than 'medium' in scale. The narrower stretch of the Bovey valley to the north-west is only likely to be able to accommodate single turbine developments.
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>	
<p>A summary list of the key sensitive features and characteristics for 3C Sparsely Settled Farmed Valley Floors LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• Pockets of small-scale historic medieval enclosures and frequent human-scale features including trees and woodland.</li> <li>• Valued areas of semi-natural habitat, such as water meadows, riparian wetlands and woodland blocks, including South Acre Claypits SSSI and Jetty Marsh LNR.</li> <li>• Locally important area of high landscape value, designated as part of the wider Area of Great Landscape Value.</li> <li>• Intervisibility with Dartmoor National Park, which overlooks and lies adjacent to the LCT to the west.</li> <li>• 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.</li> <li>• Valued levels of tranquillity, particularly away from the A38, areas of industrial activity and the nearby settlements of Newton Abbott and Bovey Tracey.</li> </ul>	

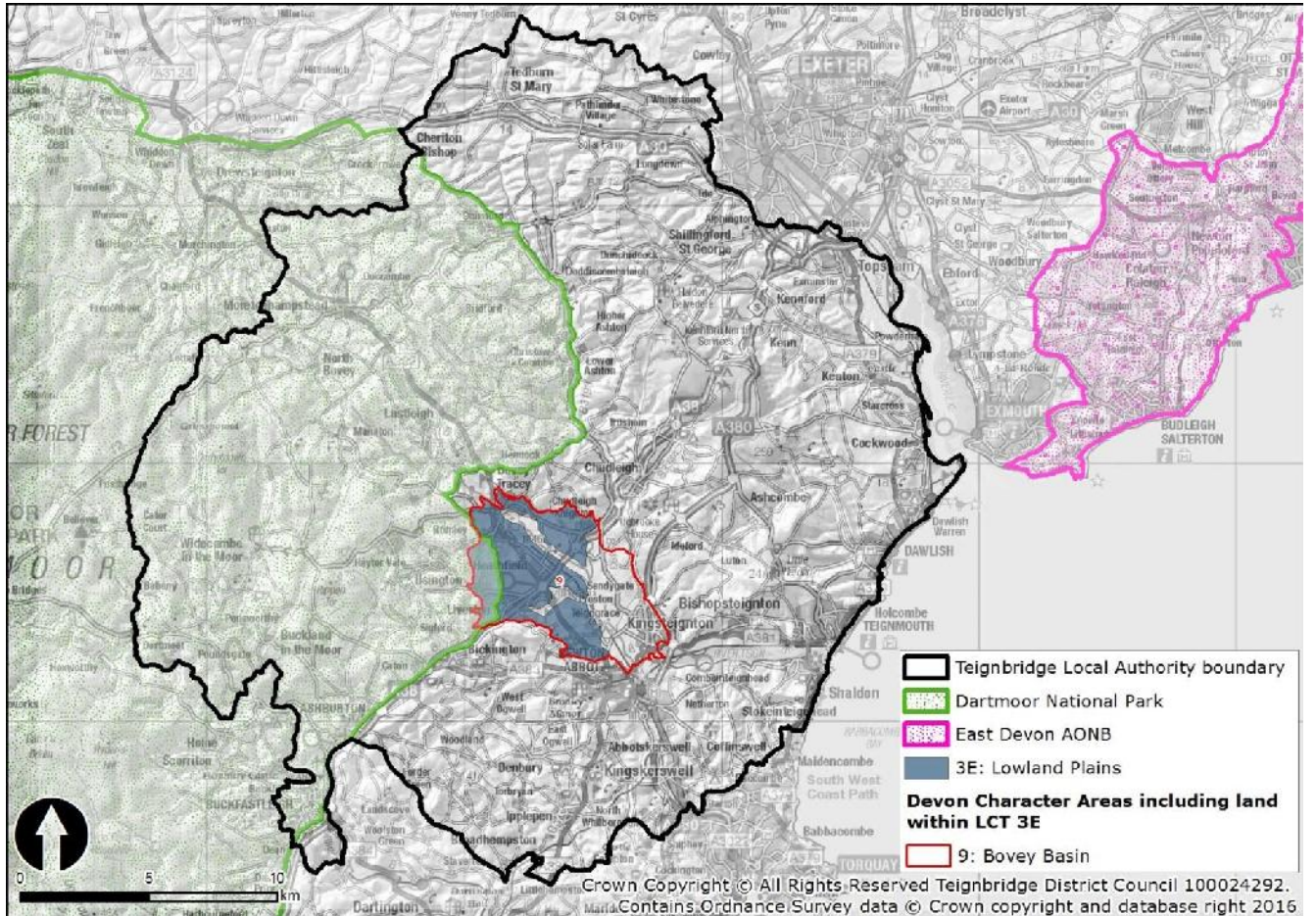
## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low sensitivity to 'very small' turbines of up to 25m to blade tip, a low-moderate sensitivity to 'small' turbines (26-50m), a moderate-high sensitivity to 'medium' turbines (51-75m ) and a high sensitivity to any turbines greater than 75m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 50m and unlikely to be able to accommodate turbines over 75m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>The Bovey Valley would be highly sensitive to all but single turbines of up to 50m to blade tip. Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.</li><li>• The pockets of relative tranquillity and naturalistic character away from development, industrial activity and the main A38, are protected.</li><li>• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings such as South Acre Claypits SSSI.</li><li>• The location of turbines does not impact on the heritage value of the Grade II Listed Stover Park estate and other features relation to the landscape's industrial heritage.</li><li>• Wind turbines do not detract from views to and from Dartmoor National Park, as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.</li><li>• 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.</li><li>• 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.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' and 'small' scale turbines associated with buildings (e.g. single on-farm turbines or those associated with industrial/business parks), and larger models. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
<p>This LCT falls within DCA 9: Bovey Basin, DCA 21: East Devon Dartmoor Fringes and DCA 40: Mid Dart Valley and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website<sup>27</sup>.</p>

<sup>27</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 3E: Lowland Plains

## LCT Location Map



## Devon Character Areas

### DCA 9: Bovey Basin

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

## Key Landscape Characteristics occurring across Devon<sup>28</sup>

- 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.

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<sup>28</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 0.8em; margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 1.2em; margin-right: 5px;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>	L-M		
	Medium to large-scale gently undulating lowland landscape, with a level to gently sloping landform associated with tributaries and springs draining into the River Teign to the east. Generally low lying with a maximum height of 60m AOD.		
<b>Land cover pattern and presence of human scale features</b>		M	
	A settled landscape with dense, nucleated housing developments and industrial estates surrounded by farmland, woodland and industrial land uses. Small-medium regular and irregular fields comprise mixed farmland often in arable cultivation but with areas of pastoral use. Texture and variety is provided by small broadleaved woodland blocks, mixed plantations such as that at Great Plantation and hedgerow/roadside trees. Other land uses include valued remnant heathlands and ponds associated with disused clay pits, as well as historic parkland with associated recreational uses. A human scale is conveyed by development and frequent tree cover.		
<b>Tracks / transport pattern</b>		M	
	The LCT is crossed by major road routes including the A38 and A382, as well as extensive coverage by more minor roads. It is also crossed by a railway line associated with the large industrial estate in the centre of the LCT. The Templer Way trail is also found in this LCT.		
<b>Skylines</b>	L-M		
	Skylines are generally not elevated or prominent due to the landscape's low-lying nature, and are defined by a mixture of trees and the large geometric forms of industrial buildings within business parks. Pylon lines also cross the landscape and form vertical features on the skyline.		
<b>Perceptual qualities</b>	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.		
<b>Historic landscape character</b>	L-M		
	The Devon HLC indicates that the LCT comprises nearly a quarter (24%) classed as conifers/other woodland, indicating a moderate sensitivity to wind turbines – lower where conifers dominate. 13% of the landscape respectively is post-medieval and modern enclosures – also of lower sensitivity, along with areas of modern settlement (10%) and industrial land/ quarrying (15%). Areas of medieval enclosure (10%) and rough ground (6%) would be of higher sensitivity to wind energy development.  The Grade II Registered Park and Garden of Stover Park is located in the centre of LCT and has a designed estate parkland character, dating from the 18 <sup>th</sup> century.		
<b>Scenic and special qualities</b>		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).		
<b>Discussion on landscape sensitivity</b>	The LCT's developed character, industrial land uses and low-lying nature (without prominent skylines) could indicate lower levels of sensitivity to wind energy. However, sensitivity is increased due to the presence of valued heathland, wetland and woodland habitats, remnant estate parkland, pockets of relative tranquillity and frequent human-scale features. Its position directly adjacent to Dartmoor National Park – with strong intervisibility – also heightens sensitivity. .		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		L-M
	<b>Small (26-50m)</b>		M
	<b>Medium (51-75m)</b>		M

	<b>Large (76-110m)</b>	<b>M-H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	The landscape's small-medium field pattern, frequency of human-scale features, areas of valued wetland and heathland and location immediately adjacent to Dartmoor National Park mean that it would be highly sensitive to 'very large' wind turbines. Many locations away from industrial developments would also be of high sensitivity to 'large' wind turbines. Areas of current or past industrial land uses or development, dominated by coniferous plantations or within large fields would be less sensitive to 'medium' or 'large' turbines.	
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Although parts of the landscape include areas of larger scale fields and plantations, and pockets of open, large-scale landform, the presence of smaller-scale medieval enclosures and significant areas of development mean it would be highly sensitive to any turbine clusters greater than 'medium' in scale.	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 3E Lowland Plains LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• Areas of small-scale historic medieval enclosures and frequent human-scale features including trees, woodland and built development.</li> <li>• 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.</li> <li>• 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.</li> <li>• Intervisibility with Dartmoor National Park, which lies immediately adjacent to the west.</li> <li>• Historic designed parkland at Stover Park, a Grade II registered park and garden.</li> <li>• Pockets of relative tranquillity away from development, including around Great Plantation.</li> </ul>		

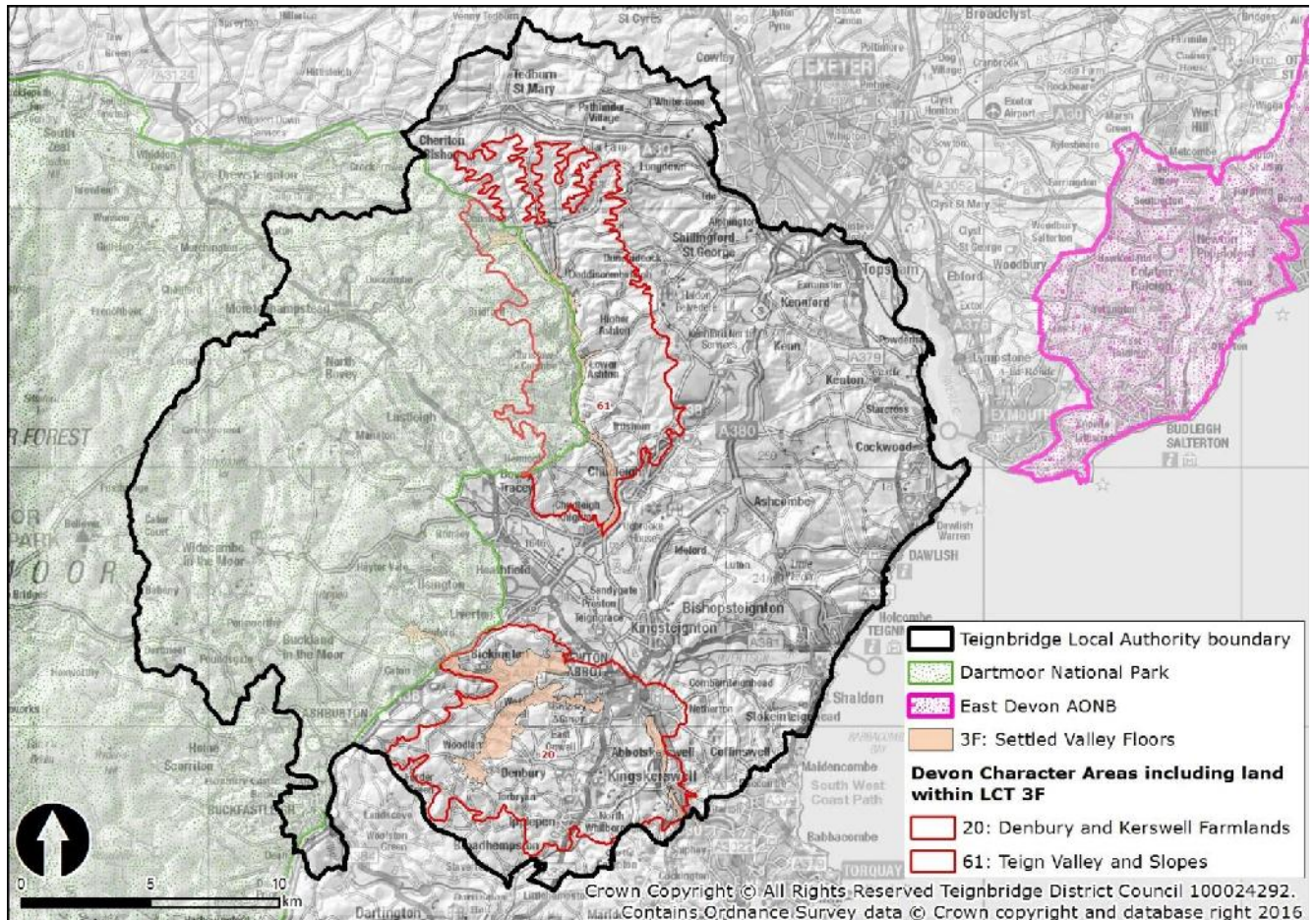
## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
<p>Council records at the time this study was produced (July 2015) show that there is one permitted wind turbine development at Twelve Oaks Farm which falls into the 'very small' category.</p>
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines, a moderate sensitivity to 'small' and 'medium' turbines (up to 75m to blade tip), a moderate-high sensitivity to 'large' turbines (76-110m to tip) and a high sensitivity to 'very large' turbines over 110m in height. The assessment also notes that the LCT would be highly sensitive to 'large' or 'very large' clusters of turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 10 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features.</li><li>• The pockets of relative tranquillity and naturalistic character away from development, including Bovey Heath and Great Plantation, are protected.</li><li>• Valued naturalistic habitats are retained – including lowland heathland and wetlands – including those associated with former clay workings.</li><li>• The location of turbines does not impact on the heritage value of the Grade II Listed Stover Park estate.</li><li>• Wind turbines do not detract from views to and from Dartmoor National Park, as well as the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park should be avoided.</li><li>• 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.</li><li>• 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.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' and 'small' scale turbines associated with buildings (e.g. single on-farm turbines or those associated with industrial/business parks), and larger models. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
<p>This LCT falls entirely within DCA 9: Bovey Basin. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>29</sup>.</p>

<sup>29</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 3F: Settled Valley Floors

## LCT Location Map



## Devon Character Areas

DCA 20: Denbury and Kerswell Farmlands

DCA 61: Teign Valley and Slopes

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



## Key Landscape Characteristics occurring across Devon<sup>30</sup>

- 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.

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<sup>30</sup> <sup>30</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 2em; margin-right: 5px;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>			M-H
	Small-scale, narrow landscape consisting of lower slopes and river valley floors of the Teign, Lemon and smaller tributaries, with gently undulating topography which is often tightly contained by steeper slopes of neighbouring landscapes (LCT 1E). Elevation reaches a maximum of 105 metres AOD.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	This LCT is predominately pasture farmland with occasional wet meadows next to the watercourses and larger scale arable fields on more elevated ground. Blocks of woodland, hedgerow trees and frequent riparian vegetation provide human-scale features. Overhead electricity lines and pylons are common in valleys especially along the A383 road corridor, west of Newton Abbot.		
<b>Tracks / transport pattern</b>		M	
	Main roads cross and provide access along most of the valleys, including the A38, A383 and new bypass at Kingskerswell. Elsewhere, the LCT is served by narrow, rural winding lanes where historic bridges are local features. In addition, the main railway line between Totnes and Newton Abbot runs along the Aller Brook valley.		
<b>Skylines</b>		L-M	
	Skylines within this LCT are not prominent due to the low lying valley landform. Electricity pylons frequently appear on the skylines in much of this LCT, especially at Wrigwell and along the A383 road corridor.		
<b>Perceptual qualities</b>			M-H
	Rural, tranquil and naturalistic away from main roads, railway and power lines, owing to high levels of woodland cover at Metley Moor and semi-natural habitats found along the watercourses. Extensive modern development, located along the east side of the Aller Valley at Newton Abbot, reduces tranquillity within the LCT along with quarrying activities.		
<b>Historic landscape character</b>		M	
	The Devon HLC indicates that the LCT predominantly comprises a mixture of modern enclosure (40%) and post-medieval enclosures 14%, which are likely to indicate lower levels of sensitivity to wind turbines. However, considerable areas of Medieval enclosures (19%) and watermeadow (7%) would be of higher sensitivity. Smaller areas of ancient woodland would be highly sensitive to the development of turbines.  The LCT also provides a setting to the Conservation Area of Lower Ashton.		
<b>Scenic and special qualities</b>			M-H
	In the north, the LCT runs along the Teign valley forming Dartmoor National Park's eastern boundary. This section is also an Area of Great Landscape Value. A further narrow section at Bickington also lies adjacent to the National Park.  The Devon LCA description notes the landscape's steep wooded gorge of the Lemon, extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows which are strong characteristics and offer a high level of scenic quality.  Views from within the valleys are often contained by high hedgebanks, hedgerow trees and woodland. Main roads, railway and power lines tend to visually dominate this narrow intimate landscape especially along the Aller Brook. There is strong intervisibility with neighbouring LCT 1E, with views of its prominent slopes and conical hills.		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes areas of modern development, main transport corridors and operational quarries which could indicate a lower sensitivity to wind energy, the narrow and overlooked nature of the river valleys, wooded slopes, areas of historic field enclosure, rural and tranquil character increases levels of sensitivity. The Teign valley would be highly sensitive to any wind energy development due to its close proximity to Dartmoor National Park and locally important scenic qualities reflected in designation as an Area of Great Landscape Value.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		M
	<b>Small (26-50m)</b>		M-H
	<b>Medium (51-75m)</b>		M-H

	<b>Large (76-110m)</b>	<b>H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	The LCT's narrow river valleys, undulating landform, varied land cover and high levels of tranquillity mean that it would be highly sensitive to any wind turbines larger than 'medium' in scale. Locations within the Teign valley and at Bickington would have higher levels of sensitivity due to their proximity to Dartmoor National Park.	
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The narrow and small-scale character of this LCT, its visual relationship with neighbouring LCTs and proximity to Dartmoor National Park mean this LCT would be highly sensitive to any clusters of wind turbines.	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for 3F Settled Valley Floors LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• Small-scale and narrow character of the valley floors, which are often tightly contained by steeper slopes of neighbouring LCTs (1E).</li> <li>• The human-scale of the landscape as a result of presence of riparian vegetation, frequent trees, historic bridges and nearby development.</li> <li>• Areas of wet meadow and watermeadows, watercourses, woodland (including ancient woodland), hedgerow trees and riparian vegetation which are valued habitats typical of the valleys.</li> <li>• Narrow winding lanes with historic bridges that could be affected by delivery of larger turbines.</li> <li>• Predominately rural character with high levels of tranquillity away from the transport and pylon lines.</li> <li>• Areas of historic enclosure where time depth and tranquillity tends to be greater.</li> <li>• The locally valued scenic qualities and sense of time depth owing to the presence of extensive woodlands, vernacular buildings, historic features and pattern of fields and hedgerows.</li> <li>• The Conservation Area of Lower Ashton and its setting.</li> <li>• The rural appearance of the valleys in views from neighbouring LCTs, and strong intervisibility with the adjacent Dartmoor National Park.</li> </ul>		

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' turbines (up to 25m to blade tip) and moderate-high sensitivity to 'small' and 'medium' turbines (up to 75m to blade tip). The LCT has a high sensitivity to turbines greater than 'medium' in scale (over 75m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines higher than 25m and unlikely to be able to accommodate turbines over 75m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the small scale of the landscape and its human scale landscape features.</li><li>• The strong rural and historic character of the landscape with locally important levels of tranquillity is retained.</li><li>• Valued naturalistic habitats are retained – including watermeadows, riparian vegetation and ancient woodland.</li><li>• Wind turbines do not detract from the special qualities of the Area of Great Landscape Value or adjacent Dartmoor National Park (including the sense of remoteness and wildness, timelessness and tranquillity). Sites immediately adjacent to the National Park are avoided.</li><li>• The characteristic sunken lanes, stone bridges and winding rural roads are not adversely affected by the delivery of turbines.</li><li>• The location of turbines does not impact on the heritage value or setting of the Lower Ashton Conservation Area.</li><li>• Wind turbines do not interfere with views of the undeveloped, wooded ridgelines and conical hills of neighbouring LCT 1E, and that the rural appearance of the valleys in views from neighbouring LCTs and Dartmoor National Park is maintained.</li><li>• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the LCT, including protecting the distinctive character of the landscape, with areas of historic enclosure, watermeadows and ancient woodland, long views to neighbouring hills.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with buildings (e.g. single on-farm turbines), and larger models within the 'small' category. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
This LCT falls within DCA 20: Denbury and Kerswell Farmlands and DCA 61: Teign Valley and

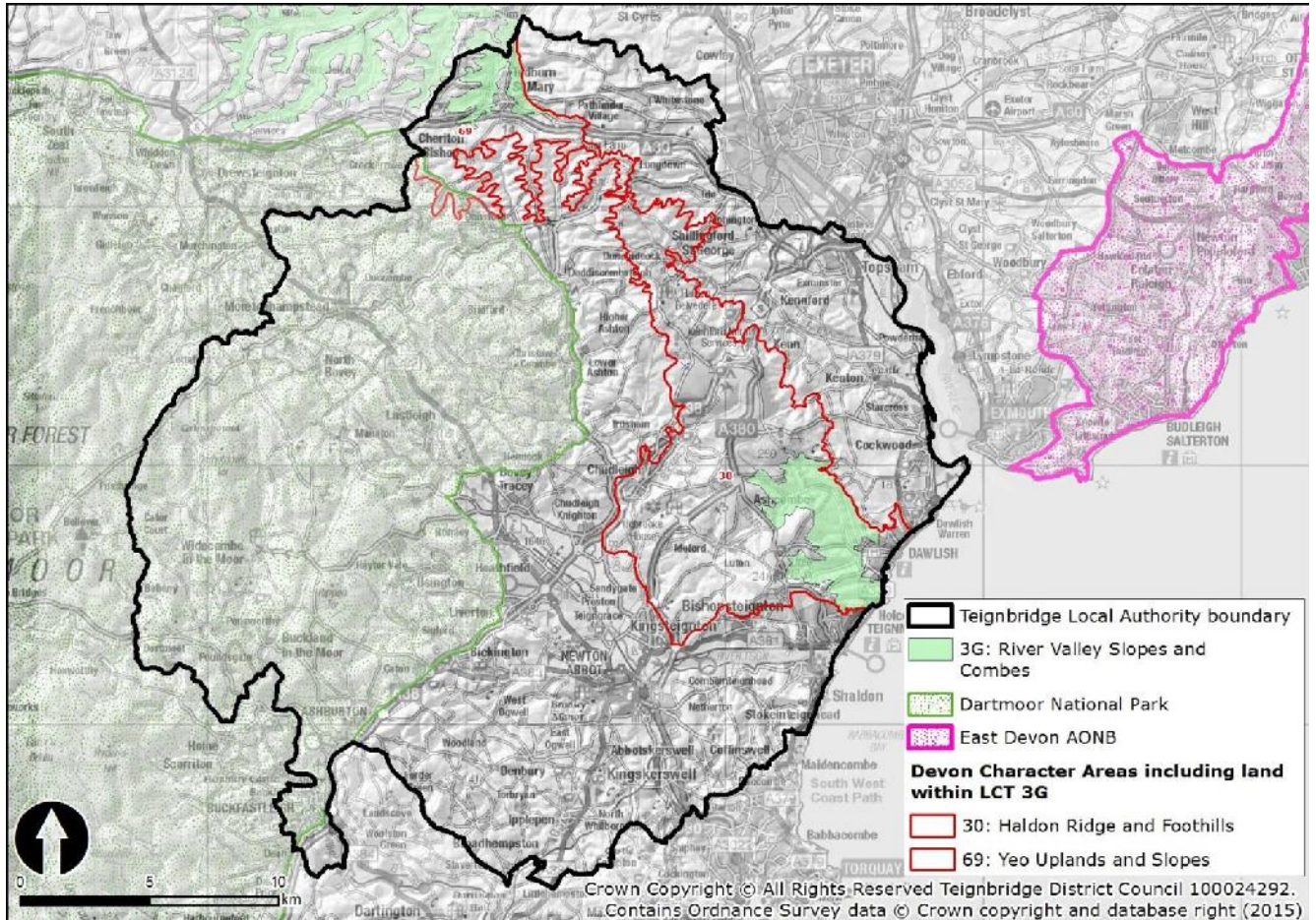
Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>31</sup>.

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<sup>31</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 3G: River Valley Slopes and Combes

## LCT Location Map



## Devon Character Areas

DCA 30: Haldon Ridge and Foothills

DCA 69: Yeo Uplands and Slopes

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

## Key Landscape Characteristics occurring across Devon<sup>32</sup>

- 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.

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

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	<div style="display: flex; align-items: center; justify-content: center;"> <span style="margin-right: 5px;">■ ■ ■ ■ ■ ■ ■</span> <span style="font-size: 1.2em;">▶</span> </div>	Higher sensitivity
<b>Landform and scale</b>			M-H
	This LCT comprises small to medium-scale valley floors, steeply undulating slopes and hills along the valleys of Dawlish Water and its narrower tributary valleys. Elevation ranges from 30 to 140 metres AOD.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	<p>The dominant land use is pasture, arranged into regular and irregular fields (some of medieval origin), with localised market gardening. Medium to large fields under intensive farming are found on lower slopes. Texture is provided by the landscape's hedge boundaries, with further variety presented by hedgerow trees and broadleaved woodland cover with scrub on lower slopes. Ancient woodland habitat is found in Luscombe Woods.</p> <p>The farmland is interspersed by a scattering of hamlets and farmsteads; ancient stone bridges are distinctive local features. These combined with the landscape's hedges and trees provide a human scale to the landscape.</p>		
<b>Tracks / transport pattern</b>			M-H
	The LCT is crossed by a sparse network of sunken, winding rural lanes enclosed by high hedges with few footpaths. The main A379 and the South West Coast Path cross through the south east of the LCT.		
<b>Skylines</b>			H
	Skylines are undeveloped and free of human influence, mostly defined by coniferous plantation or hedgerow trees, with some open skylines. The skylines of the more elevated slopes are prominent from the surrounding landscapes.		
<b>Perceptual qualities</b>			M-H
	A lightly settled, agricultural landscape with a traditional rural feel and historic estate influence of the designed landscapes of Luscombe Castle and Stonelands House. Overall, the LCT evokes a strong sense of tranquillity which is locally reduced close to the A379 road corridor, railway line and on the edges of the towns of Dawlish and Teignmouth.		
<b>Historic landscape character</b>			M-H
	<p>The Devon HLC indicates that the LCT comprises medieval (40%) and modern (27%) field enclosures, along with woodland (8%), parks and gardens (9%) and watermeadow (2%). This indicates that a large proportion of the landscape is covered by sensitive historic landscape types.</p> <p>Historic estate parkland with areas of mature woodland is associated with Luscombe Castle (Grade I Registered Park and Garden) and Stonelands House (Grade II Registered Park and Garden).</p>		
<b>Scenic and special qualities</b>			M-H
	<p>Much of the LCT is locally designated as either an Area of Great Landscape Value or Undeveloped Coast.</p> <p>The Devon LCA description also notes the landscape's important combination of steep ridges and valley systems, patchwork of fields and hedgerows and designed landscapes create a landscape of high scenic quality which forms an important setting to the town of Dawlish. The coastal views and backdrop of the Haldon Ridge define a strong sense of place.</p>		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes areas of larger scale intensively farmed fields and main road access the sensitivity of the landscape to wind energy development is increased by its frequent human-scale features, undeveloped and elevated wooded skylines, locally valued scenic qualities (including areas of Undeveloped Coast), traditional rural feel and its role as a rural backdrop and setting to Dawlish and Teignmouth.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		M-H
	<b>Small (26-50m)</b>		H
	<b>Medium (51-75m)</b>		H
	<b>Large (76-110m)</b>		H
	<b>Very large (111-150m)</b>		H



	The high visual prominence of the landscape with undeveloped skylines, frequent human scale features, small scale historic landscape patterns and locally important scenic qualities mean, that this landscape is likely to be highly sensitive to all turbines larger than the 'very small' category.
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	The narrow and intricate character of this LCT, its high visual prominence and low levels of modern development mean that it would be highly sensitive to any clusters of wind turbines.
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>	
<p>A summary list of the key sensitive features and characteristics for 3G River Valley Slopes and Combes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The steep and undulating slopes, with small-medium scale valleys.</li> <li>• Frequent human scale features, including trees, hamlets and ancient stone bridges.</li> <li>• Ancient woodland habitat found in Luscombe Woods.</li> <li>• The historically important medieval field pattern, found in areas including Milton Hill.</li> <li>• The characteristic winding and sunken rural lanes and narrow roads</li> <li>• The prominent slopes with undeveloped open and wooded skylines.</li> <li>• The highly rural and tranquil qualities of the landscape with little human development.</li> <li>• The historic estate parkland associated with the Grade I Registered Park and Garden of Luscombe Castle and the Grade II listed Stonelands House.</li> <li>• The scenic qualities of the landscape which are locally designated as an Area of Great Landscape Value/Undeveloped Coast.</li> <li>• The setting the landscape provides to the settlements of Teignmouth and Dawlish.</li> <li>• The coastal views and backdrop of the Haldon Ridge to the landscape which create a strong sense of place.</li> </ul>	

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a moderate-high sensitivity to 'very small' turbines (up to 25m to blade tip) and a high sensitivity to turbines greater than 'small' in scale (from 26m to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be particularly sensitive to turbines less than 25m and unlikely to be able to accommodate turbines over 25m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Avoid siting turbines on the steep slopes and prominent ridges of the LCT.</li><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features such as trees, hamlets and stone bridges.</li><li>• Valued naturalistic habitats are conserved, including areas of ancient woodland at Luscombe Woods.</li><li>• The characteristic narrow lanes and winding rural roads are not adversely affected by the delivery of turbines.</li><li>• Avoid siting turbines on the prominent, undeveloped skylines.</li><li>• The strong rural and historic character of the landscape with locally important levels of peace and tranquillity is retained.</li><li>• The location of turbines does not impact on the setting or heritage value of the Grade I Listed Luscombe Castle estate and Grade II listed estate of Stonelands House.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped ridgelines to Dawlish and Teignmouth.</li><li>• Avoid siting wind turbines in the areas which are locally valued for their scenic qualities including Areas of Great Landscape Value and Undeveloped Coast.</li><li>• Wind turbines do not detract from important coastal views and views of the Haldon Ridge.</li><li>• 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..</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>Multiple developments of single turbines should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

### **Additional Guidance Specific to Particular Landscape Character Areas**

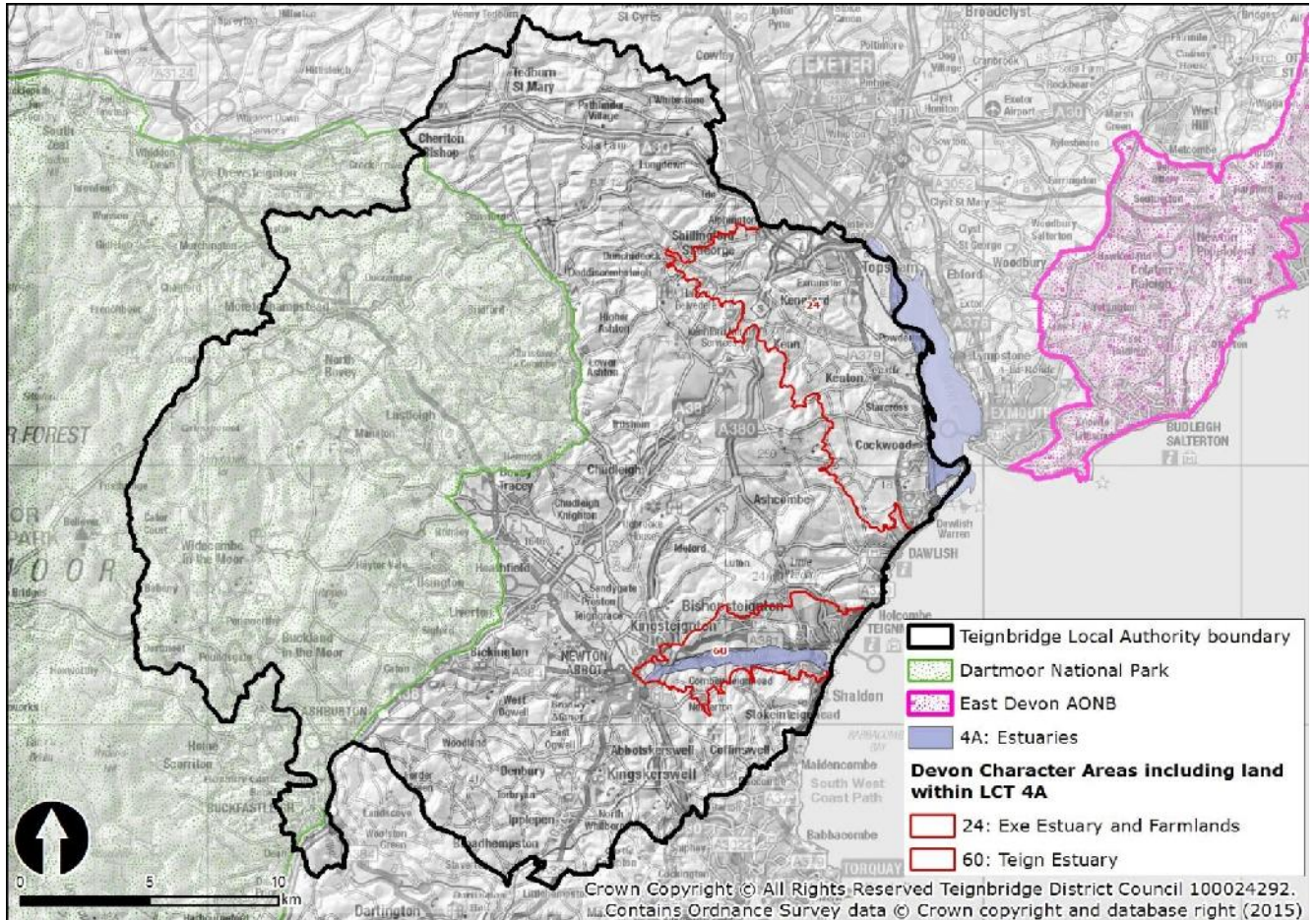
This LCT falls within DCA 69: Yeo Uplands and Slopes and DCA 30: Haldon Ridge and Foothills. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Areas, as set out in the description on the DCC website<sup>33</sup>.

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<sup>33</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 4A: Estuaries

## LCT Location Map



## Devon Character Areas

DCA 24: Exe Estuary and Farmlands

DCA 60: Teign Estuary

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

## Key Landscape Characteristics occurring across Devon<sup>34</sup>

- 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.

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

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
<b>Landform and scale</b>	L			
	Extensive estuaries of the Exe/Teign which are generally wide and flat. The LCT also contains the flat expanses of sand and mud along the sides of the river channels, which are periodically covered by water at high tide.			
<b>Land cover pattern and presence of human scale features</b>		M		
	Winding river channel of open water, with mudflats, sandbanks and marshes covered with shallow salt water at high tide. Distinctive red cliffs are features along the shore. The landscape is unsettled, although there are human scale features in the form of jetties, landing stages, boats and piers along the shore. There are also several villages located along the shoreline adjacent to the LCT.			
<b>Tracks / transport pattern</b>			H	
	Low accessibility generally throughout the LCT, without roads or tracks. Major road crossings are found on Shaldon Bridge (A379), and embankments (A381). The northern bank of the Teign and the lower west bank of the Exe are contained by the mainline railway embankment.			
<b>Skylines</b>		L-M		
	Open and expansive skylines, void of development but generally low-lying and therefore not visually prominent. Boat masts form distinctive vertical features in many views. The estuary is overlooked by settlement at Exeter and Teignbridge.			
<b>Perceptual qualities</b>			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.			
<b>Historic landscape character</b>			M-H	
	The Devon HLC indicates that the majority of the LCT is mud and sand (58%), sand (32%) and marsh (4%). These HLTs have a high sensitivity to wind energy development as a result of potential change to the coherence of these historic landscape types. The Teign Estuary contributes to the setting of Conservation Areas at Teignmouth and Shaldon.			
<b>Scenic and special qualities</b>			M-H	
	Much of the area along the Exe estuary is locally designated as an Area of Great Landscape Value. The Devon Character Area description also notes the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. There is strong intervisibility with adjoining landscapes and the estuaries form a visual focus for views.			
<b>Discussion on landscape sensitivity</b>	Although the LCT is expansive and low-lying without prominent skylines, sensitivity to wind development is increased by the tranquil and undeveloped character of the estuaries, large tracts of important wetland habitats, and its role in key views to and from the district and providing a rural setting to nearby settlement.			
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>			H
	<b>Small (26-50m)</b>			H
	<b>Medium (51-75m)</b>			H
	<b>Large (76-110m)</b>			H
	<b>Very large (111-150m)</b>			H
	Because of the LCT's high levels of landscape sensitivity, particularly its overarching naturalistic and tranquil characteristics and value as a setting to settlements, the estuaries would be sensitive to the development of any wind turbines.			

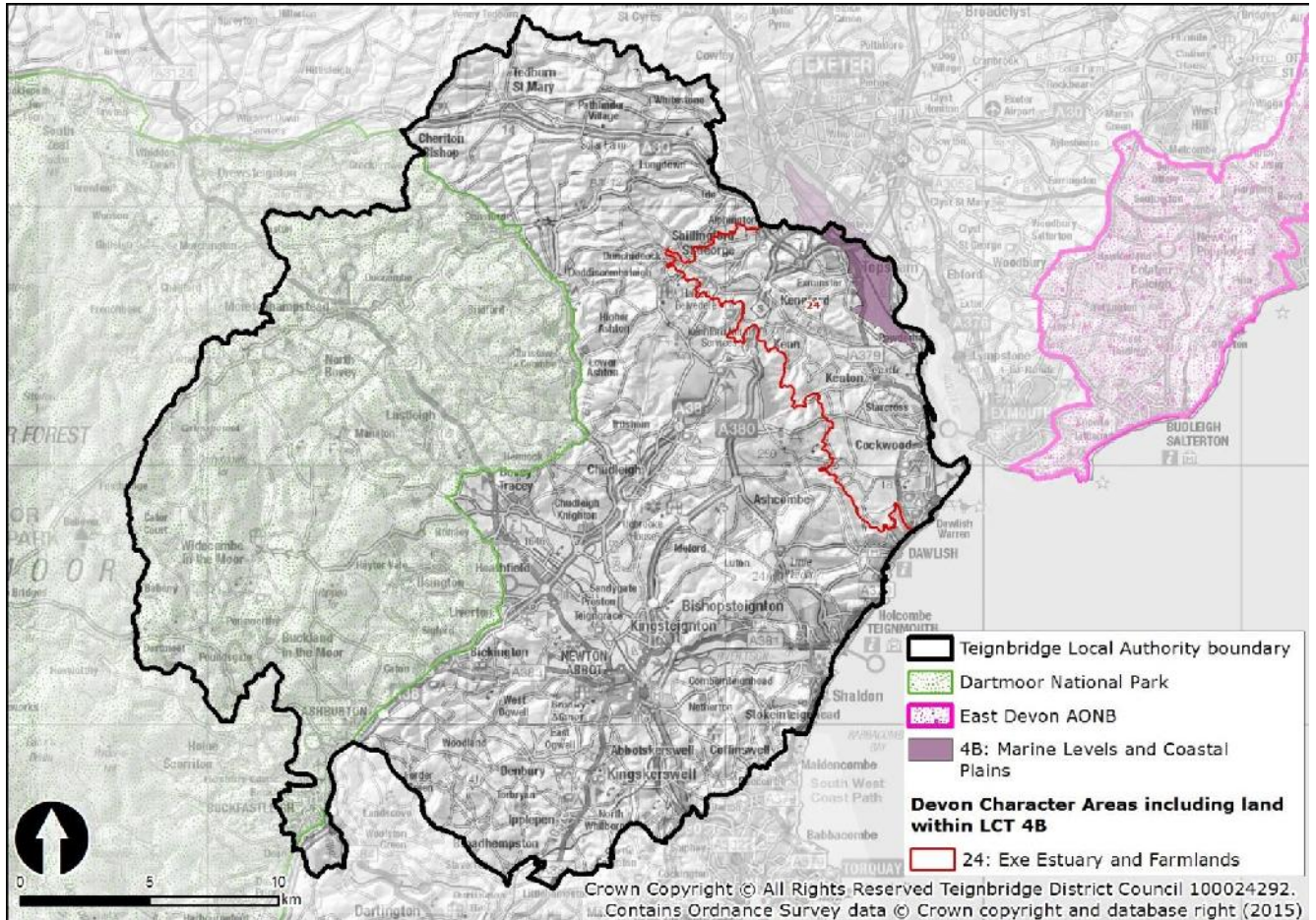
<b>Commentary on different cluster sizes</b>  Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Because of the LCT's high levels of landscape sensitivity (as above), the estuary would be sensitive to the development of all scales of wind turbine development.
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>	
<p>A summary list of the key sensitive features and characteristics for 4A Estuaries LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• Jetties, landing stages, boats and piers which add a human scale to the landscape.</li> <li>• The open and expansive undeveloped skylines.</li> <li>• The strong sense of relative remoteness and tranquillity associated with the estuaries.</li> <li>• Internationally valued semi-natural wetland and estuarine habitats, including mudflats, sandbanks and saltmarshes, some of which are designated as a Special Protected Area, SSSI and Ramsar Site.</li> <li>• The distinctive setting the estuaries provide to nearby settlements, including the Conservation Areas at Teignmouth and Shaldon.</li> <li>• The landscape's valued scenic qualities, with some areas locally designated as an Area of Great Landscape Value/Undeveloped Coast.</li> </ul>	

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
<p>Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.</p>
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
<p>N/A</p>

# LCT 4B: Marine Levels and Coastal Plains

## LCT Location Map



## Devon Character Areas

### DCA 24: Exe Estuary and Farmlands

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



## Key Landscape Characteristics<sup>35</sup>

- 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.

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<sup>35</sup> <sup>35</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
<b>Landform and scale</b>	L		
	Flat, floodplain land along the west side of the Exe estuary and its smaller adjoining tributaries. The LCT includes extensive areas of marshland and the landscape is expansive due to its flat and open topography.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	A mixture of estuarine habitats including coastal grasslands, reedbeds and marshes with sparse tree cover. Permanent and seasonal open water is found in ditches, streams and pools, particularly in Exminster Marshes Nature Reserve. Agricultural land cover consists of wet grassland utilised for pasture.  The landscape is generally unsettled, although it is surrounded by urban development to the north which provides a human scale to the LCT.		
<b>Tracks / transport pattern</b>		L-M	
	Small lanes and tracks, mainline railway and major roads (including M5 and A379) cross on embankments/bridges. The Exe Valley Way runs along the shore of the Exe.		
<b>Skylines</b>		M	
	Skylines are expansive and generally open, but are also low and mostly not prominent. Occasional hedgerow and roadside trees and small-scale pylons form features on the skyline which stand out against the flat landscape.		
<b>Perceptual qualities</b>			M-H
	The close proximity of main roads, settlements and industrial development reduces tranquillity locally, however on the whole this is a tranquil landscape with strong sensory characteristics including the colour and texture of vegetation, movement and sounds of birds and reflections on open water.		
<b>Historic landscape character</b>			M-H
	The Devon HLC indicates that the LCT is mostly comprised of post-medieval strip enclosures (45%) and medieval field enclosures (37%). These are likely to increase sensitivity to wind energy development. There are also areas of modern enclosure (16%) which are likely to have reduced sensitivity to wind energy development.  Part of the Grade II* Registered Park and Garden of Powderham Castle Estate is found in the south of the LCT.		
<b>Scenic and special qualities</b>			M-H
	The south of the LCT is locally designated as an Area of Great Landscape Value and Undeveloped Coast.  The Devon Character Area description also notes the landscape's important patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features which create a landscape of high scenic quality which forms an important part of the setting to Exeter and the Exe Estuary. The scenic quality is eroded to some extent by the presence of major roads, including the M5 motorway crossing the estuary and scattered unsympathetic development close to Exeter.		
<b>Discussion on landscape sensitivity</b>	Although the LCT is generally large-scale, flat and not visually prominent, its sensitivity to wind energy development is increased by the mostly undeveloped and tranquil landscape character, historic medieval field pattern, semi-natural wetland vegetation and contribution to the wider setting of the Exe Estuary.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		<b>M-H</b>
	<b>Small (26-50m)</b>		<b>H</b>
	<b>Medium (51-75m)</b>		<b>H</b>
	<b>Large (76-110m)</b>		<b>H</b>
	<b>Very large (111-150m)</b>		<b>H</b>
	Although this is a fairly large scale landscape without prominent slopes or skylines, the undeveloped and tranquil character and contribution to the setting of the Exe mean that it would be highly sensitive to wind turbines greater than those in the 'very small' category.		

<p><b>Commentary on different cluster sizes</b></p> <p>Single turbine  Small (&lt;5 turbines)  Medium (6-10)  Large (11-25)  Very large (&gt;25)</p>	<p>The presence of small-scale medieval field systems and important wetland habitats, along with areas of a highly tranquil nature mean that this LCT would be sensitive to any clusters of wind turbines.</p>
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**SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS**

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

- Valued naturalistic habitats including wetlands, reedbeds and marsh which are designed as an SPA, SSSI, Important Bird Area and RSPB Reserve.
- Open and expansive skylines, which are for the most part devoid of modern development.
- The historically important remnant medieval field pattern and estate parkland found at the Grade II\* Registered Park and Garden of the Powderham Castle Estate.
- Peaceful and tranquil landscape which is mostly devoid of human development.
- The naturalistic setting the landscape provides to the city of Exeter and the Exe Estuary.
- The valued scenic quality of the landscape, with much of the LCT locally designated as an Area of Great Landscape Value and Undeveloped Coast.

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has moderate-high sensitivity to 'very small' turbines and a high sensitivity to turbines greater than 'small' in scale (over 25m to blade tip). The assessment also notes that the LCT would be highly sensitive to any turbine clusters. This indicates that the landscape will be unlikely to be able to accommodate turbines over 25m to tip, or any developments comprising more than a single turbine, without introducing a change to landscape character. The area close to the M5 motorway and near locations where there are existing vertical features such as pylons would be less sensitive to wind energy development.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not degrade or detract from the expansive, uninterrupted views across this landscape to and from the Exe Estuary.</li><li>• The strong rural and mostly undeveloped character of the landscape with locally important levels of peace and tranquillity is retained.</li><li>• Valued naturalistic habitats are conserved – including estuarine habitats such as coastal grassland, reedbeds and marshes within the Exminster Marshes Nature Reserve and the Exe Estuary.</li><li>• Wind energy development does not affect the setting the landscape provides to Exeter and the Exe Estuary.</li><li>• The location of turbines does not impact on the heritage value or setting of the Grade II* Registered Park and Garden of Powderham Castle.</li><li>• The siting of turbines does not detract from the valued scenic qualities of the landscape, especially in areas which are locally designated as an Area of Great Landscape Value/Undeveloped Coast.</li><li>• Opportunities are sought to enhance the landscape in association with any development, and in accordance with the landscape strategy for the Teignbridge LCA, including conserving extensive views across the landscape to the estuary, coast and higher ground and conserving, enhancing and restoring the landscape pattern of fields, woodlands, hedgerows and narrow lanes.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>Multiple developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.</p> <p>The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.</p>

### **Additional Guidance Specific to Particular Landscape Character Areas**

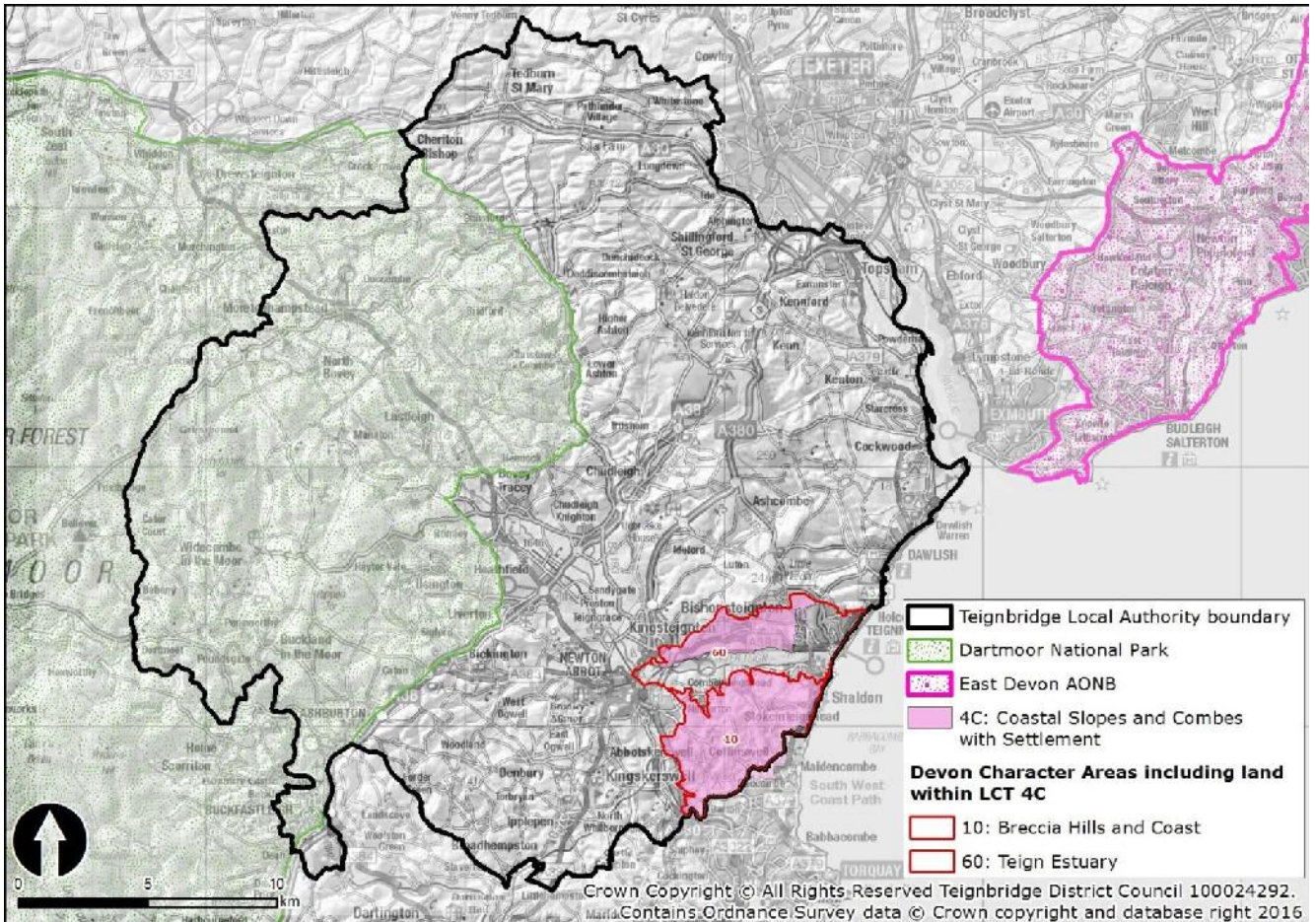
This LCT falls entirely within DCA 24: Exe Estuary and Farmlands. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>36</sup>.

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<sup>36</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 4C: Coastal Slopes and Combes with Settlement

## LCT Location Map



## Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

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

## Key Landscape Characteristics occurring across Devon<sup>37</sup>

- 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.

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<sup>37</sup> <sup>37</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■■■■■▶	Higher sensitivity
<b>Landform and scale</b>			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.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	Farmland consists of small-scale irregular pasture fields, some medieval in origin, with wide hedgebanks. There are also areas of wet pasture, horse paddocks and orchards contributing to landscape variety. The slopes are often densely vegetated with trees and predominantly broadleaved woodland. The frequent tree cover and presence of farm buildings and settlement also provides a human scale to the landscape.		
<b>Tracks / transport pattern</b>		M	
	An intricate network of narrow winding lanes enclosed by tall hedgebanks. The area has many public rights of way. The main road of the A379 is located to the east, following the coast. The A380, A381 and main railway line are located close the Teign estuary.		
<b>Skylines</b>			M-H
	The LCT is characterised by its undeveloped, elevated skylines – some being open and featureless, whilst others are defined by trees. These form a rural backdrop to the Teign Estuary as well as views from nearby settlements including Teignmouth, Bishopsteignton, Newton Abbott and Torbay. The elevated skylines are also intervisible with the uplands of Dartmoor National Park to the west.		
<b>Perceptual qualities</b>		M	
	Confined and sheltered traditional rural landscape within valleys with coastal influences to the east. The landscape has a strong sense of tranquillity despite its close proximity to main towns. This is disturbed locally by the presence of the major roads and mainline railway line. Small historic settlements within the valleys and scattered farms contribute to sense of place. The large village of Bishopsteignton and some modern development to the north of the Teign estuary – on the fringes of Teignmouth – reduce the overriding rural qualities of the LCT in this area.		
<b>Historic landscape character</b>			M-H
	The Devon HLC indicates that the LCT comprises 41% medieval enclosures – of higher sensitivity to wind turbine developments – and 35% modern enclosures – generally of lower sensitivity. The landscape also includes smaller areas of post-medieval strip enclosures (8%) and park/garden/orchard (4%) – also of higher sensitivity.  Historic villages with many vernacular buildings are scattered throughout the LCT, some are designated as Conservation Areas including Coffinwell, Stokeinteignhead and Bishopsteignton.		
<b>Scenic and special qualities</b>			M-H
	Much of the LCT is locally designated as either Undeveloped Coast or as an Area of Great Landscape Value.  The Devon Character Area descriptions also note the landscape's important landform of undulating deep valleys and high ridges, dramatic estuary and coastal views and scenery and patchwork of fields, hedgerows and woodlands providing a landscape of high scenic quality with a strong sense of place.  Distinctive views of the sea and/or Teign estuary are granted from ridges and higher slopes, although these are often restricted by the steep valley topography.		
<b>Discussion on landscape sensitivity</b>	Although the LCT includes some larger scale fields and areas of modern development and main roads, the landscape's distinctive undulating topography, undeveloped elevated skylines intervisible with Dartmoor National Park, frequent human scale features, relative sense of tranquillity and locally important scenic qualities all heighten sensitivity to wind energy development.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		M
	<b>Small (26-50m)</b>		M
	<b>Medium (51-75m)</b>		M-H
	<b>Large (76-110m)</b>		H



	<b>Very large (111-150m)</b>	<b>H</b>
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	<p>The small scale, complex topography, frequent human scale features and high visual prominence of the LCT mean that it would be highly sensitive to 'large' or 'very large' wind turbines. The more intricate and steep-sided valleys, dominated by medieval fields and frequent trees/woodland, would be highly sensitive to any turbines greater than 'small' in height. The undeveloped coastal edge would be highly sensitive to any wind energy developments.</p> <p>The dramatic landform with prominent, undeveloped skylines, small-scale landscape patterns and presence of valued naturalistic habitats mean that this LCT would be highly sensitive to any clusters of wind turbines greater than 'small' in scale. Many parts of the landscape would only be able to accommodate single turbines due to its complex and often very steep topography.</p>	
<b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b>		
<p>A summary list of the key sensitive features and characteristics for the 4C Coastal Slopes and Combes with Settlement LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• Its complex, often intricate landform with prominent, undeveloped skylines forming a backdrop to views from the Teign Estuary, coast and nearby settlements.</li> <li>• Frequent human scale features, particularly trees and woodland.</li> <li>• Small scale landscape patterns, including historically important medieval enclosures.</li> <li>• Naturalistic land cover, including a strong network of Devon hedges linking to areas of woodland, farmland and orchards.</li> <li>• Narrow and winding Devon lanes contributing to strongly rural and locally valued scenic qualities recognised by AGLV and Undeveloped Coast designations.</li> <li>• Intervisibility with the uplands of Dartmoor National Park to the west.</li> </ul>		

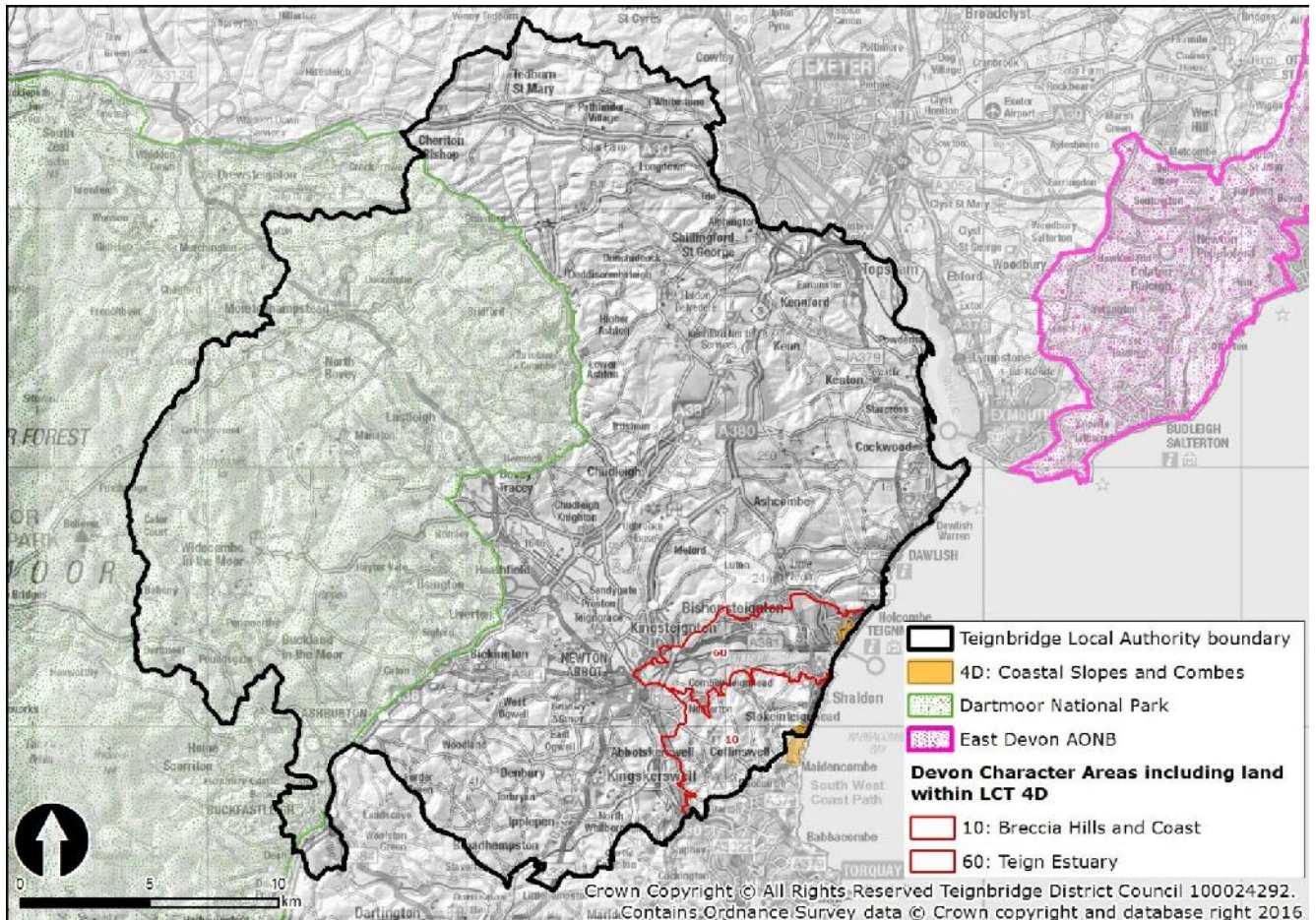
## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted wind energy developments in this LCT.
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a moderate sensitivity to 'very small' and 'small' turbines of up to 50m to blade tip, a moderate-high sensitivity to 'medium' turbines (51-75m), and a high sensitivity to 'large' or 'very large' turbines of over 75m to blade tip. It also notes that the LCT would be highly sensitive to groups of more than five turbines, and that the more intricate valley landforms would be highly sensitive to all but single 'small' or 'very small' turbines of up to 50m. The undeveloped coastal edge would be highly sensitive to any wind energy developments.</p> <p>In summary, all of the landscape will be particularly sensitive to turbines higher than 75m and unlikely to be able to accommodate turbines over 110m to blade tip, or any developments comprising more than 5 turbines, without introducing a change to landscape character.</p> <p>Within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Development avoids the most prominent, undeveloped skylines frequently marked by trees –which form a backdrop to the coast, Teign Estuary and nearby settlements.</li><li>• Wind energy development does not overwhelm the human scale of the landscape (particularly within the small-scale valleys and areas of medieval enclosure) and its frequent landscape features.</li><li>• The landscape's strongly rural character, with locally valued scenic and tranquil qualities within the AGLV and Undeveloped Coast designations, is retained.</li><li>• The historic qualities of the landscape – including traditional, vernacular settlements, are respected.</li><li>• Wind turbines do not detract from views to Dartmoor National Park, or affect the special qualities of the protected landscape (including the sense of remoteness and wildness, timelessness and tranquillity).</li><li>• 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.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should also be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
<p>The northern part of this LCT falls within DCA 60: Teign Estuary, whilst the southern part lies within DCA 10: Breccia Hills and Coast. Wherever possible, future development should be in line with the overall landscape strategies of the Devon Character Areas, as set out in the descriptions on the DCC website<sup>38</sup>.</p>

<sup>38</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

# LCT 4D: Coastal Slopes and Combes

## LCT Location Map



## Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 60: Teign Estuary

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

## Key Landscape Characteristics occurring across Devon<sup>39</sup>

- 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.

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<sup>39</sup> <sup>39</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ■ ▶	Higher sensitivity
<b>Landform and scale</b>			H
	A coastal landscape with steep slopes cut by narrow coombes leading down to the shore and the sea. The topography rises steeply to 159m AOD in the south of the LCT.		
<b>Land cover pattern and presence of human scale features</b>			M-H
	Small areas of pasture and scrub in an irregular small scale field pattern, marked by low hedgebanks. The area is heavily wooded with mature mixed woodland, particularly around Commons Plantation, with the trees offering a human scale to the landscape. Parkland and areas of public open space are found on the edge of Teignmouth. Semi-natural coastal habitats at Labrador Bay consist of coastal cliffs, woodland, scrub and semi-natural grassland which provide naturalistic land cover. The LCT is sparsely settled (particularly in contrast to the surrounding area).		
<b>Tracks / transport pattern</b>		M	
	Limited road network with limited vehicular access to coast, although the main road of the A379 crosses the upper slopes to the west. There are coastal rights of way with steep paths down to beaches. The South West Coast Path runs through the LCT.		
<b>Skylines</b>		M	
	The upper slopes of the combes form undeveloped and mostly wooded skylines, which are particularly prominent in views inland from the sea. Mature trees in Mules Park form a backdrop to housing developments at Teignbridge. The LCT forms a key part of the seascape setting of Babbacombe Bay.		
<b>Perceptual qualities</b>		M	
	Exposed and influenced by the coast. There is a contrast between the open and exhilarating feel on the elevated top slopes, grading to intimate and enclosed in lower valleys. Nearby urban development and major roads can detract from these perceptual qualities locally.		
<b>Historic landscape character</b>			M-H
	The Devon HLC indicates that the LCT is mostly comprised of medieval enclosures (37%) and post medieval strip enclosures (32%) supplemented by woodland (8%), modern enclosure (8%) and bare rock (8%). Medieval enclosures and post medieval strip enclosures are likely to have greater sensitivity to wind energy development.		
<b>Scenic and special qualities</b>			M-H
	The area is locally designated as an area of Undeveloped Coast. The Devon Character Area descriptions note the landscape's important natural landform and open, expansive cross-estuary views which provide a very strong sense of place. Extensive views are gained along combes and reach out to sea.		
<b>Discussion on landscape sensitivity</b>	This LCT is likely to be highly sensitive to all scales of wind energy development due to the steep aspect of the land which makes it highly visible from the sea, the undeveloped landscape character, valued semi-natural habitats, dense woodland cover and the small-scale medieval field pattern.		
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>		H
	<b>Small (26-50m)</b>		H
	<b>Medium (51-75m)</b>		H
	<b>Large (76-110m)</b>		H
	<b>Very large (111-150m)</b>		H
	Due to the LCT's high levels of landscape sensitivity, particularly its proximity to the open, undeveloped coast, the frequent woodland cover providing a human scale and naturalistic character, and steep prominent aspect of the slopes, this LCT would be sensitive to the development of any wind turbines.		
<b>Commentary on different cluster sizes</b>	The very sensitive nature of the LCT, particularly its intricate and steep combe landforms, means that it would be sensitive to any clusters of wind turbines.		
Single turbine Small (<5 turbines) Medium (6-10)			

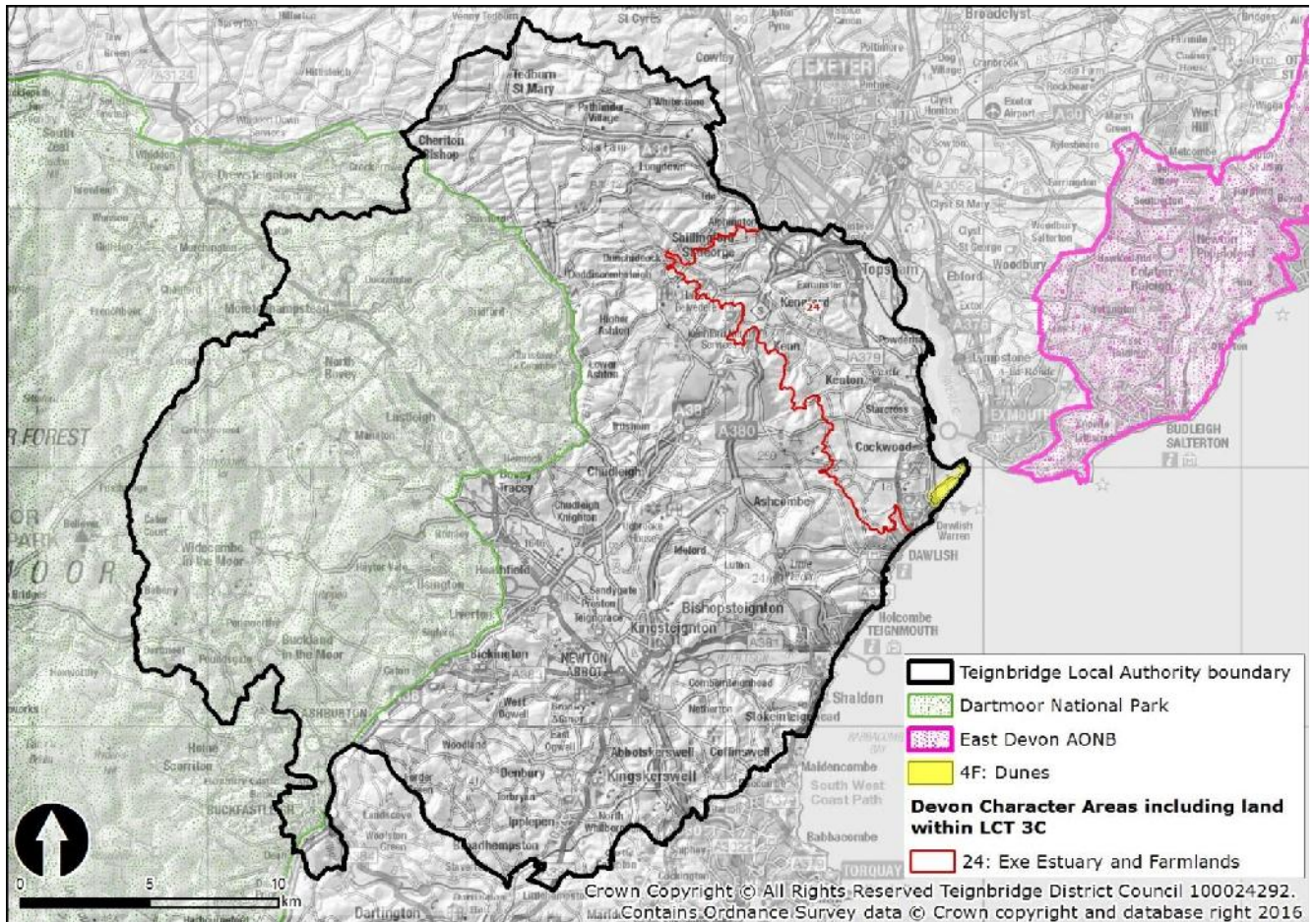
Large (11-25) Very large (>25)	
SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS	
<p>A summary list of the key sensitive features and characteristics for 4D Coastal Slopes and Combes LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The steep slopes with narrow combes leading to the coast.</li> <li>• The mature woodland at Commons Plantation, which offers a human scale to the landscape.</li> <li>• The undeveloped open and wooded skylines, which are particularly prominent from the sea.</li> <li>• The exposed and 'wild' perceptual qualities adjacent to the sea, which are highly influenced by marine conditions.</li> <li>• The expansive and open views out to sea, and the role the landscape has in views from the sea.</li> <li>• The historic small scale, irregular remnant medieval field pattern.</li> <li>• The valued semi-natural habitats of coastal cliffs and grassland, woodland and scrub at Labrador Bay, which form part of an RSPB reserve.</li> <li>• The undeveloped and naturalistic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast.</li> </ul>	

## Guidance for wind energy development

Permitted schemes within the LCT
Council records at the time this study was produced (July 2015) show that there are currently no operational or consented wind energy developments within this LCT.
Guidance for Development
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and therefore is unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
Additional Guidance Specific to Particular Landscape Character Areas
N/A

# LCT 4F: Dunes

## LCT Location Map



## Devon Character Areas

### DCA 24: Exe Estuary and Farmlands

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

## Key Landscape Characteristics occurring across Devon<sup>40</sup>

- 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.

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



## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
<b>Landform and scale</b>			H	
	Small, relic sand dune system at Dawlish Warren which is located at the mouth of the Exe estuary. The irregular topography of the dunes forms a distinctive feature along this area of coast. The land is low lying, generally not reaching more than five metres AOD.			
<b>Land cover pattern and presence of human scale features</b>			M-H	
	Variable landcover, with a mix of naturalistic habitats including sand dune systems, coastal grassland and saltmarsh with stunted trees scattered throughout. Much of the LCT is contained within Warren Golf Course and the landscape is unsettled.  A visitor centre and tourism-related developments bring a human scale to the landscape in localised areas.			
<b>Tracks / transport pattern</b>			H	
	The landscape is devoid of roads but with numerous tracks and footpaths providing access to the beach and golf course. The mainline railway crosses adjacent to the western edge of the area, as does the South West Coast Path.			
<b>Skylines</b>			M-H	
	The LCT predominantly has undeveloped coastal skylines with areas which are open and/or wooded. Some modern development is located on the golf course but is relatively small scale and hidden by topography/vegetation.			
<b>Perceptual qualities</b>			M-H	
	Tranquil and remote in parts, varying between intimate and open/exposed. The extensive usage of the landscape for golfing and informal recreation can create a busy landscape. There is a lack of development within the LCT, although the proximity of the village of Dawlish Warren and extensive leisure developments reduces tranquillity and remoteness locally.			
<b>Historic landscape character</b>		M		
	The Devon HLC indicates that the LCT comprises recreational space (72%), dunes (19%) and sand (9%). The areas classified as dunes and sand would be of higher sensitivity to wind turbine development.			
<b>Scenic and special qualities</b>			M-H	
	The LCT is locally designated as an area of Undeveloped Coast.  The Devon LCA description notes the landscape's important estuarine and coastal views which give a strong sense of place and an important part of the setting to Dawlish Warren.  It also notes the area's nationally valued semi-natural habitats and great importance as a recreational resource, with the golf course and beaches becoming busy with tourists in the summer months.			
<b>Discussion on landscape sensitivity</b>	Although the LCT includes large scale open areas and a significant golf course, the nationally valued semi-natural habitats (which are designated as SPA/Ramsar/SSSI), and role as a undeveloped coastal backdrop to the Exe Estuary and the coast mean that the landscape would be highly sensitive to the development of wind turbines.			
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>			H
	<b>Small (26-50m)</b>			H
	<b>Medium (51-75m)</b>			H
	<b>Large (76-110m)</b>			H
	<b>Very large (111-150m)</b>			H
	This LCT would be highly sensitive to the development of any wind turbines as a result of its valued semi-natural land cover, prominent coastal location and mostly undeveloped skylines.			
<b>Commentary on different cluster sizes</b>	This LCT would be highly sensitive to any scale of wind energy development (as detailed above).			

### SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS

A summary list of the key sensitive features and characteristics for 4F Dunes LCT in relation to wind energy development is included below:

- The small scale and distinctive form of the sand dunes.
- The internationally important semi-natural habitats of Dawlish Warren, including sand dune habitats, designated as an SAC, SPA, SSSI, Important Bird Area and National Nature Reserve.
- The undeveloped and open coastal skylines.
- The role of the LCT as part of the wider seascape setting to the Exe Estuary and the backdrop it provides to views from the sea and the village of Dawlish Warren.
- The undeveloped and tranquil character of the sand dunes (also locally designated as Undeveloped Coast) with important estuarine and coastal views.

## Guidance for wind energy development

### Permitted schemes within the LCT

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

### Guidance for Development

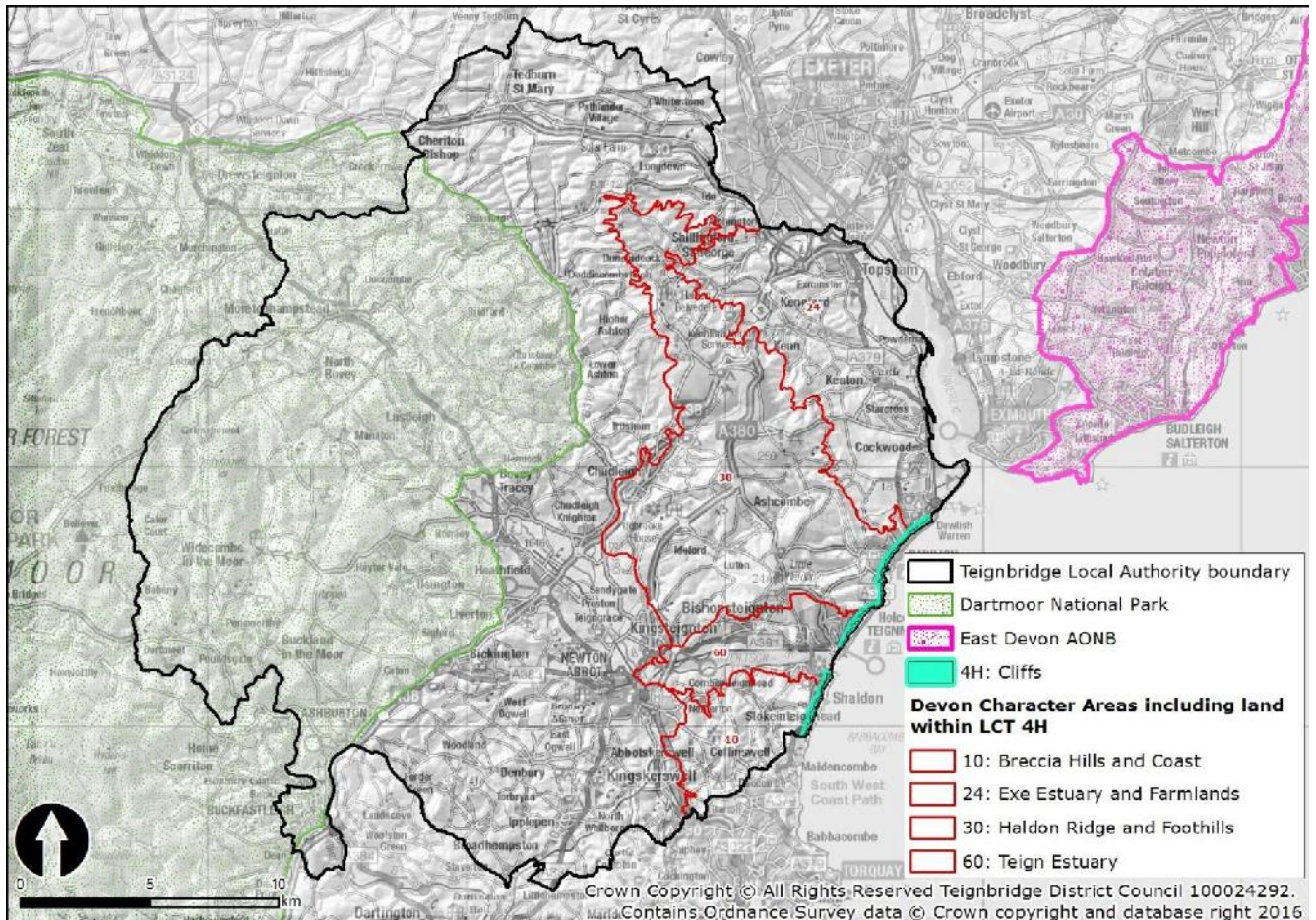
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and is therefore unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.

### Additional Guidance Specific to Particular Landscape Character Areas

N/A

# LCT 4H: Cliffs

## LCT Location Map



## Devon Character Areas

DCA 10: Breccia Hills and Coast

DCA 24: Exe Estuary and Farmlands

DCA 30: Haldon Ridge and Foothills

DCA 60: Teign Estuary

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

## Key Landscape Characteristics occurring across Devon<sup>41</sup>

- 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.

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<sup>41</sup> <sup>41</sup> Taken from the Teignbridge District Landscape Character Assessment (2009), downloaded from: <http://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map>

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity	
<b>Landform and scale</b>			H	
	Narrow strips of land along the coast, forming steeply sloping rugged cliffs which are near vertical in places. Distinctive red sandstone geology with headlands, rocky outcrops, coves and stacks.			
<b>Land cover pattern and presence of human scale features</b>			H	
	Landcover comprises narrow beaches, small stony coves and rocky foreshores at the foot of cliffs. Extensively vegetated with scrub, woodland or coastal grassland/pasture on less steep slopes. The trees also offer a human scale to the landscape. The landscape is unsettled.			
<b>Tracks / transport pattern</b>			H	
	Accessible only along cliff top via the South West Coast Path or in some places along beach. Mainline railway running along base of cliffs from Teignmouth to Dawlish Warren with tunnels at Holcombe/Dawlish creates a dramatic route for travellers.			
<b>Skylines</b>			H	
	Extensively open and undeveloped coastal skylines. Where development is present, it is set back behind the cliffs in neighbouring LCTs, appearing small in scale with few tall structures.			
<b>Perceptual qualities</b>			M-H	
	Away from residential and leisure development in neighbouring LCTs, the landscape is highly exposed and mostly 'wild' with a dominant marine influence. Trains passing along the main railway line which runs along the coast at Dawlish can detract from tranquillity.			
<b>Historic landscape character</b>			M-H	
	The Devon HLC indicates that the LCT is mostly comprised of rock (62%) and sand (23%), both of which increase the sensitivity of the LCT to wind turbines. The LCT also provides a key part of the setting to Conservation Areas at Dawlish and Holcombe.			
<b>Scenic and special qualities</b>			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.			
<b>Discussion on landscape sensitivity</b>	The cliffs' high visual prominence and dramatic landform features, important maritime and coastal habitats, overall absence of modern development, distinctive red colour, lack of road access, strong sense of tranquillity and remoteness and high scenic quality (as recognised through local landscape designations) mean this LCT is highly sensitive to any wind energy development.			
<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>			H
	<b>Small (26-50m)</b>			H
	<b>Medium (51-75m)</b>			H
	<b>Large (76-110m)</b>			H
	<b>Very large (111-150m)</b>			H
	Due to the high levels of landscape sensitivity as a result of the LCT's overarching naturalistic characteristics, iconic coastal features and absence of existing development, this LCT would be highly sensitive to the development of any wind turbines.			

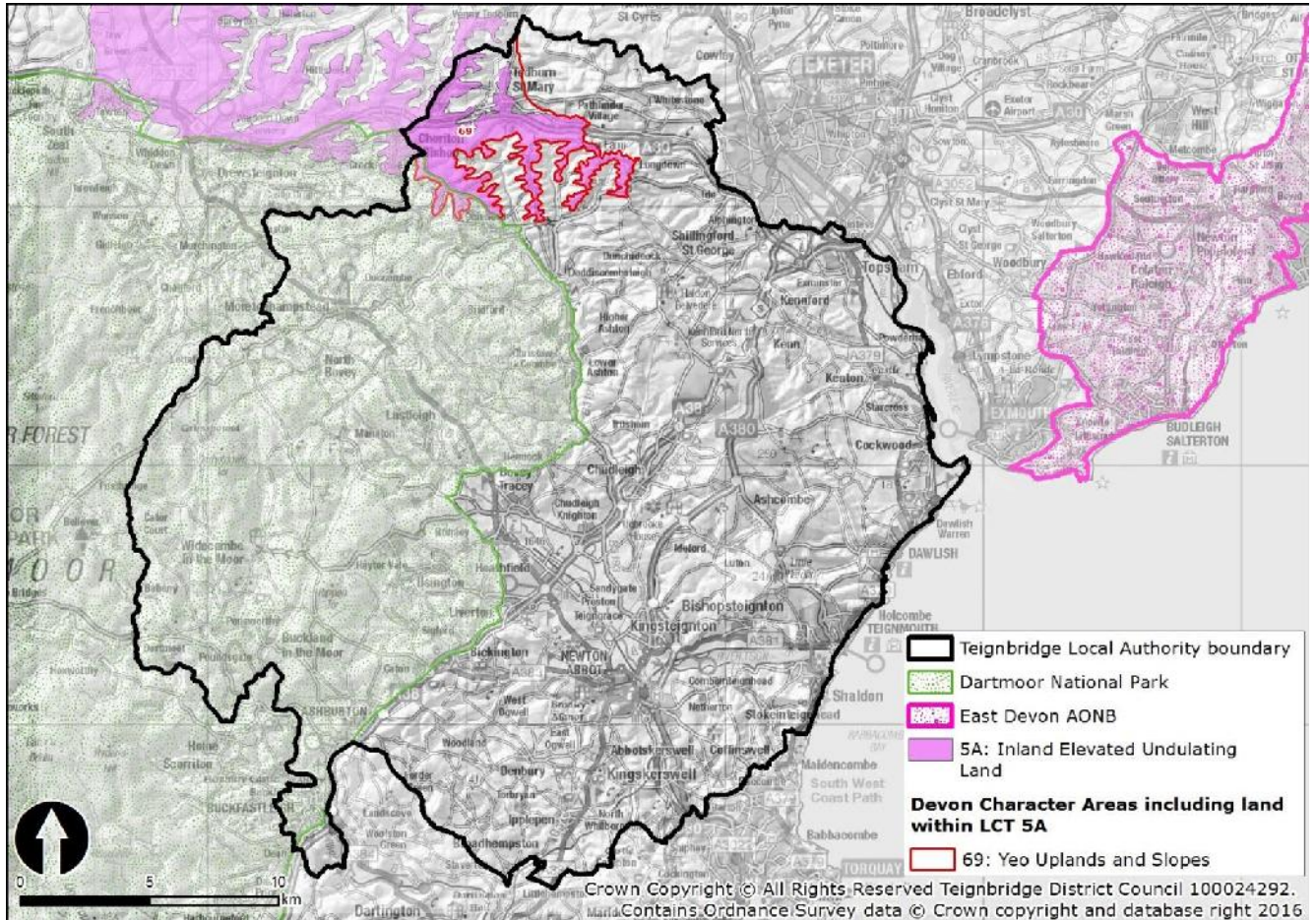
<p><b>Commentary on different cluster sizes</b></p> <p>Single turbine  Small (&lt;5 turbines)  Medium (6-10)  Large (11-25)  Very large (&gt;25)</p>	<p>This LCT would be highly sensitive to any scale of wind energy development.</p>
<p><b>SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS</b></p>	
<p>A summary list of the key sensitive features and characteristics for 4H Cliffs LCT in relation to wind energy development is included below:</p> <ul style="list-style-type: none"> <li>• The highly visible and distinctive steep red cliffs and coastal features, visible from long distances along the coast and out to sea.</li> <li>• The valued naturalistic coastal habitats of the landscape, which include woodland, scrub and coastal grassland in addition to the cliffs.</li> <li>• Open, exposed and elevated skylines, without modern development.</li> <li>• The exposed and 'wild' perceptual qualities of the landscape, highly influenced by marine conditions.</li> <li>• The setting the cliffs provide to Conservation Areas at Dawlish and Holcombe.</li> <li>• The scenic qualities of the landscape, with much of the LCT locally designated as Undeveloped Coast and an Area of Great Landscape Value.</li> </ul>	

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
Council records at the time this study was produced (July 2015) show that there are no permitted or operational wind energy developments in this LCT.
<b>Guidance for Development</b>
The landscape sensitivity assessment indicates that this LCT is highly sensitive to all sizes and scales of wind turbine development, and is therefore unlikely to be able to accommodate any turbines without introducing a significant change to landscape character.
<b>Additional Guidance Specific to Particular Landscape Character Areas</b>
N/A

# LCT 5A: Inland Elevated Undulating Land

## LCT Location Map



## Devon Character Areas

### DCA 69: Yeo Uplands and Slopes

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



## Key Landscape Characteristics occurring across Devon<sup>42</sup>

- 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.

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

## Landscape Sensitivity Assessment for Wind Energy Development

Criteria	Lower sensitivity	■ ■ ■ ■ ■ ▶	Higher sensitivity
<b>Landform and scale</b>			M-H
	Small to medium scale gently rolling hills and ridgelines, with steep slopes on the edges of adjacent valleys which carve the landform (LCTs 3A and 3G). Around Tedburn St Mary the slopes are shallower. The land is elevated, rising above 200 metres in several places.		
<b>Land cover pattern and presence of human scale features</b>		M	
	Land cover consists of mainly pastoral cultivation in a sub-regular pattern with some areas of arable cultivation. Small to medium sized fields with a strong pattern of remnant medieval enclosures are framed and divided by high hedgebanks. Small streams and hedgebanks provide linear features and convey a human scale to the landscape. Small to medium scale discrete mixed and broadleaved woodlands and copses are found on the ridge tops.		
<b>Tracks / transport pattern</b>		M	
	The LCT contains a network of sinuous minor roads which traverse along the ridges, with the major east-west road corridor of the A30 running along the line of lower ground between finger valleys.		
<b>Skylines</b>			M-H
	This LCT includes prominent undeveloped open and occasionally wooded skylines as a result of its elevated nature. The LCT is highly visible from the surrounding landscape including from Dartmoor National Park, where the ridges are prominent in views from the protected landscape.		
<b>Perceptual qualities</b>		M	
	<p>There is a moorland edge character to the south-west which is perceived as a continuation of Dartmoor National Park. Tranquillity is reduced locally along major road corridors. Elsewhere the landscape retains a strongly traditional rural character typical of the Devon countryside.</p> <p>There is a sparse settlement pattern of long established small stone villages and isolated houses. Clusters of modern residential and leisure development associated with the main road corridors contrast with the predominantly sparse, older settlement pattern which predominates. Traffic noise and lighting from the A30 road corridor reduce tranquillity locally.</p>		
<b>Historic landscape character</b>		M	
	<p>The Devon HLC indicates that much of this LCT is formed of modern enclosures (46%) which are generally of a lower sensitivity to wind energy development. However there are some areas based on strip fields (13%), medieval enclosures (17%), Barton fields (7%) and areas of other woodland (10%) which have a higher sensitivity to wind energy development.</p> <p>The LCT contains historic estates and parkland including the Grade I listed building of Great Fulford House in Great Fulford Park, a Conservation Area at Holcombe Burnell Barton and a Scheduled Monument at Higher Bury Camp.</p>		
<b>Scenic and special qualities</b>			M-H
	<p>The LCT abuts Dartmoor National Park to the south, and is wholly contained within an Area of Great Landscape Value.</p> <p>The Devon LCA description also notes the LCT's high landscape quality by virtue of its elevated, tranquil, largely unspoilt nature. The spaciousness and remoteness of this upland landscape provides a very strong and unique sense of place.</p> <p>Extensive, long distance views to high ground can be glimpsed through hedge breaks towards the Haldon Ridge in the south and Dartmoor in the south west. Good views are afforded across the lower lying landscapes of 3G to the north and 3A to the south.</p>		
<b>Discussion on landscape sensitivity</b>	The LCT includes broad ridge tops and major trunk roads which are likely to reduce sensitivity to wind energy development locally. However, the elevated, narrow ridges in the south of the LCT, the high scenic and tranquil quality and highly visible nature of the landscape (including intervisibility with Dartmoor National Park) all increase sensitivity to wind energy development.		

<b>Sensitivity to different turbine heights</b>	<b>Very Small (15-25m)</b>	<b>L-M</b>
	<b>Small (26-50m)</b>	<b>M</b>
	<b>Medium (51-75m)</b>	<b>M-H</b>
	<b>Large (76-110m)</b>	<b>H</b>
	<b>Very large (111-150m)</b>	<b>H</b>
	This LCT has low-moderate sensitivity to turbines in the 'very small' category, and a moderate sensitivity to 'small' turbines. Areas around coniferous plantation, away from the ridges and near existing development would be less sensitive to turbines of a 'medium' height. It is unlikely to be able to accommodate turbines in the 'large' and 'very large' categories due to its visual prominence, intervisibility with Dartmoor National Park and high scenic qualities.	
<b>Commentary on different cluster sizes</b> Single turbine Small (<5 turbines) Medium (6-10) Large (11-25) Very large (>25)	Due to the small-medium scale landform and land cover patterns and highly tranquil nature of the LCT, this landscape could accommodate clusters of up to 5 turbines. Medium, large and very large clusters of wind turbine are unlikely to be able to be accommodated within this LCT.	

#### **SUMMARY OF KEY SENSITIVE FEATURES/CHARACTERISTICS**

A summary list of the key sensitive features and characteristics for 5A Inland Elevated Undulating Land LCT in relation to wind energy development is included below:

- The narrow, finger ridges in the south of the LCT, which have good intervisibility with Dartmoor National Park and the Haldon Ridge (LCT 1H).
- The small scale field pattern including fields of medieval origin.
- Frequent human scale features including hedgebanks and copses, with scattered rural settlements throughout the landscape.
- Elevated, undeveloped skylines which are highly visible and prominent from the surrounding landscapes.
- The landscape's traditional rural character with high levels of tranquillity.
- The historic importance of the landscape, with areas of estate parkland and prehistoric camps, including Great Fulford House and the Higher Bury Camp Scheduled Monument.
- Long distance panoramic views across adjacent landscapes from the elevated areas of the landscape.
- Intervisibility with Dartmoor National Park, which lies adjacent to the LCT to the south.

## Guidance for wind energy development

<b>Permitted schemes within the LCT</b>
<p>Council records at the time this study was produced (July 2015) show that there are two permitted/operation wind energy developments within this LCT; one at Halstow Farm and one at Oak Farm. Both are in the 'very small' height category.</p>
<b>Guidance for Development</b>
<p>The landscape sensitivity assessment indicates that this LCT has a low-moderate sensitivity to 'very small' turbines of up to 25m to blade tip, a moderate sensitivity to 'small' turbines (up to 50m), a moderate-high sensitivity to 'medium' turbines (up to 75m) and a high sensitivity to turbines greater than 'large' in scale (from 75m to over 110m to tip). The assessment also notes that the LCT would be highly sensitive to clusters of more than five turbines. This indicates that the landscape will be particularly sensitive to turbines higher than 50m and unlikely to be able to accommodate turbines over 75m to tip, or any developments comprising more than five turbines, without introducing a change to landscape character.</p> <p>In addition, within this LCT particular care will need to be taken to ensure:</p> <ul style="list-style-type: none"><li>• Wind energy development does not overwhelm the human scale of the landscape and its frequent landscape features including hedgebanks and small woodlands.</li><li>• The strong rural character of the landscape away from the main roads and settlements, with locally important levels of peace and tranquillity, is retained.</li><li>• Valued naturalistic habitats are protected including broadleaved oak and beech copses.</li><li>• The characteristic sunken lanes, ancient trackways and winding rural roads and their associated hedgerows are not adversely affected by the delivery of turbines.</li><li>• Avoid siting wind turbines on the narrow, finger like ridges in the south of the LCT.</li><li>• Avoid siting wind turbines where there will be detrimental impact on the heritage features within the landscape, including Great Fulford Park and the Scheduled Monument at Higher Bury Camp.</li><li>• Wind turbines do not detract from the elevated backdrop provided by the LCT's undeveloped ridgelines to the wider district and Dartmoor National Park.</li><li>• Wind turbines do not detract from key views to and from Dartmoor National Park or the special qualities of the designated landscape (including its remoteness and wildness, timelessness and tranquillity).</li><li>• Locations adjacent to the National Park should be avoided.</li><li>• Avoid siting wind turbines on top of the undeveloped ridgelines which are frequently marked by distinctive woodlands and copses and form prominent skylines from adjacent landscapes.</li><li>• 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.</li><li>• Opportunities to conserve and enhance hedgerows and broadleaved woodlands should also be considered.</li></ul> <p>When siting and designing wind energy developments in this LCT, the generic guidance within Chapter 2 of the Devon Landscape Policy Group's Advice Note No. 2: <i>Accommodating Wind and Solar PV Developments in Devon's Landscape</i> should be followed, particularly when considering the cumulative impacts of multiple schemes.</p>
<b>Guidance for Multiple Developments</b>
<p>A clear visual hierarchy should be maintained between 'very small' scale turbines associated with</p>

buildings (e.g. single on-farm turbines), and larger models within the 'small' and 'medium' categories. A proliferation of varying heights and styles of turbine should be avoided. Within these distinct size categories of turbine, developments should be of a similar scale and design (in terms of siting, layout, style of turbine and relationship to key characteristics) to maintain a simple image and reinforce links between landscape characteristics and design response within the LCT.

The overall aim should be ensure that wind energy developments do not have a significant cumulative impact on the LCT resulting in an overall change of landscape character.

#### **Additional Guidance Specific to Particular Landscape Character Areas**

This LCT falls entirely within DCA 69: Yeo Uplands and Slopes. Wherever possible, future development should be in line with the overall landscape strategy of the Devon Character Area, as set out in the description on the DCC website<sup>43</sup>.

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<sup>43</sup> [http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/landscapecharacter.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm)

## Appendix 3: User Guide

This brief User Guide is designed for both developers and decision-makers to help them consider landscape character and sensitivity issues in wind energy development proposals. It is arranged under three key stages, setting out a series of questions as prompts to help determine the likely landscape impacts of a wind energy development. References to where information in the SPD and Devon Landscape Policy Group (DLPG) Advice Note 2<sup>44</sup> can assist in answering these questions are included. Following this process is designed to help shape proposals and assist in planning decisions.

### Stage 1 – Landscape sensitivity

- Which Landscape Character Type (LCT) is the proposed development in? *Please refer to Figure 2.1.*
- How high – in meters- are the proposed turbine(s) to blade tip? *Please refer to the size bandings set out in Table 4.1 of this SPD.*
- Is the site typical of the wider LCT? *Please refer to the key characteristics provided at the beginning of each LCT assessment in Appendix 2.*
- What is the sensitivity rating for the LCT for the size banding of wind energy development being proposed? *See Table 4.1 or the relevant LCT assessment(s) in Appendix 2.*
- Do any of the 'Sensitive Features/Characteristics' set out for the relevant LCT, in Appendix 2, apply to the proposed development site?

### Stage 2 – Detailed siting and design considerations

- Is the height/cluster size of the proposed wind energy development in line with the 'Guidance for Development' provided for the LCT, including the 'Additional guidance specific to particular Landscape Character Areas'? If not how does it differ? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Does the proposal accord with the generic guidance for wind energy development contained in the Devon Landscape Policy Group (DLPG) Advice Note 2 (Chapter 2)? If not, what aspects of the proposed development conflict with which parts of the guidance?
- Does the siting and design of the scheme accord with the 'Guidance for Development' for the relevant LCT? If not, what aspects of the proposed development conflict with which parts of the guidance? *Refer to the relevant LCT assessment(s) in Appendix 2.*
- Have opportunities been taken to mitigate significant adverse effects and opportunities for landscape enhancement been included as part of the proposal? *Refer to Chapter 2 (page 24) of the DLPG Advice Note 2.*

### Stage 3 – Cumulative impact

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

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<sup>44</sup> 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>