



**Cranbrook**

**Landscape and Visual Appraisal  
Consultation draft**

**by**

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**for**

**East Devon District Council**

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# **1 INTRODUCTION**

## **1.1 Instructions**

1.1.1 Hankinson Duckett Associates has been appointed by East Devon District Council to undertake a landscape and visual appraisal of a proposed settlement extension to the new town of Cranbrook, Exeter (*Plan HDA 1*), part of 'East Devon's West End' as referred to in the Local Plan. This report assesses the likely effects of development within different land parcels surrounding the existing settlement in order to provide a commentary and evidence base to support the evolving masterplan. Four different land parcels have been considered. These are:

- Land to the west of Cranbrook and east of Station Road, referred to as the Western Parcel.
- Land to the east of Cranbrook, between Southbrook Lane (to the west) and Higher Cobden Farm (to the east), referred to as the Eastern Parcel.
- Land to the south of London Road and north of Treasbeare Farm, referred to as the Southern Parcel.
- Land to the south-east of Cranbrook, to the north-east of Rockbeare, south of London Road and north of Rewe Lane, referred to as the South-eastern Parcel

1.1.2 The entire Western Parcel and the majority of the Eastern Parcel lie within the Cranbrook Expansion Areas set out within the Local Plan. The remaining Parcels are alternative areas of land considered as part of a wider area of search. The findings of this report will inform the emerging Cranbrook DPD.

## **1.2 Methodology**

1.2.1 National landscape guidance uses landscape character as a basis for policy. Natural England has established the current methodology for the character-based approach to landscape assessment (Ref 1). This provides a foundation, with adaptation, for use in project-specific landscape assessment. It describes the application of landscape character assessment at different scales: the national/regional scale, local authority scale and local scale. The third edition of the 'Guidelines for Landscape and Visual Impact Assessment' (2013, Ref 2) set out landscape assessment methodology, which provides a foundation, with adaptation, for use in project-specific landscape assessment.

1.2.2 The approach to this landscape and visual appraisal is based upon the latest guidance, and upon HDA's extensive practical experience of assessment work. HDA's Methodology for Landscape and Visual Impact Assessment is set out within Appendix 1 of this report. The site survey was undertaken in January 2017, and included survey and assessment of the wider area.

## **2 LANDSCAPE PLANNING POLICY CONTEXT**

### **2.1 Introduction**

2.1.1 The landscape and visual appraisal has regard to the requirements of the development planning process. The planning framework assists in the identification of the issues related to landscape, particularly in relation to landscape designation and policy objectives.

### **2.2 National Planning Policy Framework**

2.2.1 The National Planning Policy Framework (*Ref 3*) sets out government planning policy. Relevant sections of this document are set out below.

2.2.2 Section 11 of the NPPF relates to 'Conserving and enhancing the natural environment'. The means by which this can be achieved are set out within paragraph 109 and include: *'The planning system should contribute to and enhance the natural and local environment by:*

- *Protecting and enhancing valued landscapes, geological conservation interest and soils;*
- *Recognising the wider benefits of ecosystem services;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;.....'*

2.2.3 Chapter 7 of the NPPF – Requiring good design, states that:

*'Planning policies and decisions should aim to ensure that developments:*

- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *are visually attractive as a result of good architecture and appropriate landscaping.'*

These are the key points relevant to the proposed development.

2.2.4 NPPF Para 61 states that: *"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should*

*address the connections between people and places and the integration of new development into the natural, built and historic environment”.*

2.2.5 Section 12 concerns ‘*Conserving and enhancing the historic environment*’, which is relevant to this application, due to the Listed Buildings located within the study area (*Plan HDA 4*).

### **2.3 National Planning Practice Guidance (NPPG)**

2.3.1 The NPPG launched as a web-based resource on 6<sup>th</sup> March 2014 (Ref 4). The guidance supports and informs the framework and sets out further specific planning guidance. NPPG categories relevant to this development include: Conserving and Enhancing the Historic Environment, Design and Natural Environment. Both the Design and Natural Environment categories advocate a character based approach to the design and implementation of new development.

### **2.4 Local Policy**

2.4.1 The site lies within the remit of East Devon District Council and current local policy is contained within East Devon Local Plan 2013 to 2031 (Ref 5). The Local Plan is formed of two parts. Part 1 addresses the strategies for development across the district. Part 2 includes the development management policies for the district.

2.4.2 Strategies 1 – 8 are general spatial strategies, which will shape development across the district and include the Council’s objectives regarding Sustainable Development (Strategy 3), the environment (Strategy 5), development within the Countryside (Strategy 7) and development in Green Wedges (Strategy 8), which are all relevant to new development at Cranbrook.

2.4.3 Cranbrook is part of a larger strategic development, referred to as ‘East Devon’s West End’, which includes a large area of employment land, Exeter Airport, proposals for a multimodal freight terminal and further residential development ‘*to complement the role of the City of Exeter and serve and provide for the rest of East Devon.*’ Strategy 9 sets out the types of development put forward as part of the West End development. Strategy 10 sets out the expectations for Green Infrastructure across the whole West End:

#### **‘Strategy 10 - Green Infrastructure in East Devon’s West End**

*We will ensure that the Green Infrastructure Strategy for East Devon’s West End dovetails with comparable work being undertaken in Exeter to provide a green framework within which strategic development occurs. All development proposals of the West End will individually and collectively contribute to the implementation and long-term*

*management of green infrastructure initiatives through appropriate contributions and/or on site provision, and Green Infrastructure initiatives should feature in all developments.'*

2.4.4 Part of the Green Infrastructure strategy for the West End set out within Strategy 10 of the Local Plan is the allocation of land for Clyst Valley Regional Park, a 'landscape' scale strategic project. Development is restricted within the regional park '*unless it will clearly achieve valley park specific objectives for people and wildlife*'.

2.4.5 Strategies 12 – 18 then specifically address each proposed strategic development within the West End. Development at Cranbrook is set out within Strategy 12, which states that:

***'Strategy 12 - Development at Cranbrook***

*Land at Cranbrook shown on the proposals Map is allocated for development and will be developed as a modern market town. Mixed use development, to provide housing (including affordable housing) social and community facilities, recreation and education facilities and jobs will occur on a phased basis. The town will be built to distinctive high quality design standards incorporating the best in environmentally friendly technology. Open spaces and facilities will be readily accessible to all residents with convenient and attractive pedestrian and cycle links to local destinations and access to high quality public transport services.*

***Working with our partners we will promote Cranbrook, up to 2031 to accommodate:***

**1. New Homes** - *Around 6,300 new homes on allocated land - which will be required to be of the highest standards in terms of energy and resource efficiency, quality of design and access to services and facilities. At peak build rates 500 new homes a year could be built at Cranbrook.*

**2. Gypsy and Traveller Provision** - *provision will be made for new gypsy and traveller sites to accommodate up to 30 pitches on land allocated for Cranbrook development. Provision will be required concurrently with (though in the early years of) the 'bricks and mortar' housing development of the allocated land.*

**3. Jobs** - *provision of up to 18.4 hectares of employment land shall be made throughout the town to provide a range of business spaces suitable for the needs of businesses as they develop and grow and to accommodate a range of employment opportunities for residents of Cranbrook and surrounding areas. Serviced or otherwise available land should be available for occupation by employment uses on a phased based that is directly proportionate to house building:*

- 4.5 hectares at/before 2,500 homes are occupied;*
- 9 hectares at/before 5,000 homes are occupied;*
- 13.5 hectares at/before 7,500 homes are occupied;*
- The remainder after 7,500 homes.*

*Monitoring of take up of employment land and jobs provided will allow for future policy adjustment. Nearby West End employment sites will also provide jobs for Cranbrook residents and some will travel to other locations for work purposes including Exeter City.*

**4. Town Centre** - *The town centre of Cranbrook will provide a focal point for retail, business and leisure activities and will be designed to create a vibrant day and night-time economy and this will be complemented by a series of smaller neighbourhood centres.*

**5. Social and Community and Education Facilities** - *Cranbrook will accommodate a full range of social, leisure, health, community and education facilities (including new schools) to meet the needs of all age groups that will live at the new town.*

**6. Infrastructure** - *The existing district heating system will provide for the combined heat and power needs of the town. The Council will produce an Infrastructure Delivery Plan that will set out key requirements recognising the need for improved transport links and road improvements as Cranbrook grows as well as improved education provision, high speed broadband and other services and facilities to ensure sustainable development is delivered at Cranbrook...*

*...The Cranbrook Plan area also identifies land for the further expansion/intensification of Cranbrook to accommodate a further 1,550 houses and associated jobs, social, community and education facilities and infrastructure outside the designated Neighbourhood Plan Areas of Rockbeare, Broadclyst and Clyst Honiton.'*

2.4.6 This strategic policy has set the brief for the development of the masterplan, assessed as part of this appraisal and sets out the level of development to be accommodated within the Cranbrook Plan Area. The purpose of this Landscape and Visual Appraisal is to identify the most suitable land within the Cranbrook Plan Area for this scale of development, in landscape terms.

2.4.7 Strategies 43 – 49, within chapter 18, address the natural, built and historic environment, including landscape conservation and enhancement (Strategy 46) and the historic environment (Strategy 49). Strategy 46 states that:

***'Strategy 46 - Landscape Conservation and Enhancement and AONBs***

*Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty.*

*Development will only be permitted where it:*

- 1. conserves and enhances the landscape character of the area;*
- 2. does not undermine landscape quality; and*
- 3. is appropriate to the economic, social and well being of the area.'*



2.4.8 Within Part 2 of the local plan, development management policies relevant to this report and influential to the development of the masterplan for Cranbrook, are set out below:

***'D1 - Design and Local Distinctiveness***

*Proposals will only be permitted where they:*

- 1. Respect the key characteristics and special qualities of the area in which the development is proposed...*
- 3. Do not adversely affect:*
  - a) The distinctive historic or architectural character of the area.*
  - b) The urban form, in terms of significant street patterns, groups of buildings and open spaces.*
  - c) Important landscape characteristics, prominent topographical features and important ecological features.*
  - d) Trees worthy of retention.*
  - e) The amenity of occupiers of adjoining residential properties.*
  - f) The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats.*
- 4. Have due regard for important aspects of detail and quality and should incorporate:*
  - f) Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces...*
- 6. Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.'*

***'D2 - Landscape Requirements***

*Landscape schemes should meet all of the following criteria:*

- 1. Existing landscape features should be recorded in a detailed site survey, in accordance with the principles of BS 5837:2012 'Trees in Relation to Construction' (or current version)*
- 2. Existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for suitable replacement should be made elsewhere on the site. This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be improved and where possible new areas of nature conservation value should be created.*
- 3. Measures to ensure safe and convenient public access for all should be incorporated.*
- 4. Measures to ensure routine maintenance and long-term management should be included.*

5. Provision for the planting of trees, hedgerows, including the replacement of those of amenity value which have to be removed for safety or other reasons, shrub planting and other soft landscaping.

6. The layout and design of roads, parking, footpaths and boundary treatments should make a positive contribution to the street scene and the integration of the development with its surroundings and setting.'

**'D3 - Trees and Development Sites**

Permission will only be granted for development, where appropriate tree retention and/or planting is proposed in conjunction with the proposed nearby construction. The council will seek to ensure, subject to detailed design considerations, that there is no net loss in the quality of trees or hedgerows resulting from an approved development. The development should deliver a harmonious and sustainable relationship between structures and trees. The recommendations of British Standard 5837:2012 (or the current revision) will be taken fully into account in addressing development proposals.'

**'EN5 - Wildlife Habitats and Features**

Wherever possible sites supporting important wildlife habitats or features not otherwise protected by policies will be protected from development proposals which would result in the loss of or damage to their nature conservation value, particularly where these form a link between or buffer to designated wildlife sites. Where potential arises positive opportunities for habitat creation will be encouraged through the development process.'

**'EN9 - Development Affecting a Designated Heritage Asset**

The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site.
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

2.4.9 Parts 2, 4a-e, 5 and 7 of this policy are relevant for the masterplanning of the site, but are not specifically linked to landscape and visual matters.

### **3 SITE CONTEXT**

#### **3.1 Location (*Plan HDA 1*)**

- 3.1.1 Cranbrook Plan Area is located to the north-east of Exeter, approximately 2km to the east of the M5, which runs north-south and contains Exeter to the east. The West of England Railway Line forms the northern extent of the Plan Area, with the exception of the Lodge Trading Estate. Exeter Airport lies to the south-west of the Plan Area, beyond which is the A 30 Honiton Road, which runs to the south of the Plan Area. The Plan Area includes the Proposed Intermodal Interchange and Sky Park, to the south-west, to the north of the airport.
- 3.1.2 Cranbrook station is located within the Phase 1 development area of the new Town. Phase 1 is located between the railway line (to the north) and London Road (to the south). The western part of Phase 1 is built and occupied. The development extends to Bluehayes Lane in the west. The construction of the remainder of the Phase 1 development is nearing completion and now extends to Southbrook Lane. The village of Broadclyst lies approximately 1km to the north-west of Phase 1 and Whimple lies approximately 1km to the north-east. The small village of Rockbeare lies directly to the south of the central part of Phase 1, beyond the London Road.
- 3.1.3 This appraisal assesses the development suitability of four different parcels of land within the Cranbrook Plan Area. The names of the parcels reflects their relationship to the Phase 1 development at Cranbrook.
- 3.1.4 The western parcel lies to the west of Phase 1 and to the east of Station Road. The northern boundary is formed of the Lodge Trading Estate and railway line. The parcel extends south to the London Road. This parcel comprises one of the expansion areas for Cranbrook identified within the Local Plan.
- 3.1.5 The eastern parcel lies between Phase 1 at Southbrook Lane and the lane to the east of Higher Cobden Farm. The parcel is bound to the north by the railway line and to the south by London Road. This parcel comprises the second identified expansion area.
- 3.1.6 The southern parcel lies to the south-west of Phase 1, to the south of London Road and encompasses the farmland associated with Treasbeare Farm. The farm buildings form the southern-most extent of the parcel. The northern boundary of the parcel is formed by the London Road. The remaining boundaries are field boundaries. The eastern boundary aligns with the parish boundary of Rockbeare, approximately 500m east of Treasbeare Farm. The village lies approximately 650m beyond the parish boundary to the east. The western boundary is defined by the edge of the Skypark.

3.1.7 The south-eastern parcel lies to the south of London Road, south-east of Phase 1 and approximately 350m north-east of Rockbeare. The parcel lies to the north of The Grange and north of Rewe Lane. The parcel extends east to the eastern extent of the Plan Area.

### **3.2 Geology**

3.2.1 The geology of the local area is predominantly Sedimentary Bedrock of Permian Rocks, including Mudstone, Sandstone and Siltstone (British Geological Survey Ref 6) and contains superficial deposits of Alluvium (Clay, Silt and Sand). Local soils vary across the Plan Area. The majority of soils are '*slightly acid loamy and clayey soils with impeded drainage*' (Soilscapes – Ref 7). The soil type to the west of the site is more freely draining and sandy, but remains slightly acidic. An area that overlaps Phase 1 and the eastern and south-eastern parcels contains '*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*'.

### **3.3 Landform and Drainage (Plan HDA 2)**

3.3.1 Cranbrook Plan Area is located within an undulating landscape to the east of Exeter. To the west and north-west of the site is the low lying valley landscape of the River Clyst. The central and western part of the Plan Area, along with the village of Broadclyst are located within this low lying landscape ranging from approximately 15 – 30m AOD. The land rises again to the west of the valley, with high ground to the north-east of Exeter at Stoke Hill (high point at 160m AOD), Beacon Hill (120m AOD) and Huxham (high point at 86m AOD).

3.3.2 To the north-west of the Plan Area are two hills which overlook the valley landscape to the south and are associated with Ashclyst Forest (high point at 120m AOD) and Killerton House (high point at 125m AOD). Further hills lie to the north beyond the study area.

3.3.3 The land to the east of the study area forms part of a ridge, which runs north-south through West Hill and broadly following the line of the B3180. The ridge is approximately 130 – 150m AOD. Smaller, localised ridges run to the west of the ridge. One of these localised ridges runs to the north of the Plan Area at a height of approximately 50m AOD. Another runs to the south of the Plan Area, to the north of Rockbeare, with a high point of approximately 70m AOD. To the east of the ridge the ground falls to the valley associated with the River Otter, before rising again to the east at East-Hill Strips, which lie within the Area of Outstanding Natural Beauty (AONB), approximately 6km to the east of the Plan Area and beyond the study area.

3.3.4 Smaller hills are located within and adjacent the Plan Area. A series of low hills lie between Whimble and the Plan Area, ranging in height from approximately 55 – 75m

AOD. A further isolated hill is associated with Treasbeare Farm, to the south-west of the Plan Area.

3.3.5 The local topography varies within each land parcel associated with the Plan Area. The western parcel is relatively flat, with a shallow north-west facing slope. The north-western corner is the lowest point of the site at approximately 15m AOD, rising to approximately 25m AOD in the south-eastern corner of the site. The eastern parcel has a stream crossing from the south-eastern corner, to the north-western corner. The stream sits within a low-lying landscape, which extends to the southern boundary of the parcel. Ditches drain the land to either side of the stream. To the north-east of the parcel the land rises, forming one of the series of hills located between Cranbrook Phase 1 and Whimble. The hill located within the parcel has a high point of approximately 60m AOD.

3.3.6 The southern parcel also contains a local hill with a high point of 50m AOD, located to the north-east of Treasbeare farm. A small, localised ridge of high ground, runs north from the hill. From the high ground, the land falls away sharply to the north, east and south and more gently to the west. A small stream runs along the eastern boundary, between 20 and 25m AOD. Low-lying land is also located to the west of the parcel at approximately 20m AOD. The parcel also contains several small ponds.

3.3.7 The south-eastern parcel is located on a gentle north-west facing slope, to the north of a local ridge. The parcel has a high point of approximately 60m AOD, to the south-east of the parcel and a low point of approximately 40m AOD, to the north at the junction with Gribble Lane. The parcel contains a number of ditches and small ponds.

### **3.4 Local Land Use and Vegetation (Plan HDA 3)**

3.4.1 The city of Exeter lies to the west of the study area and extends east up to the M5 motorway. Exeter International Airport lies to the east of Exeter and south-west of the Plan Area. A large portion of Cranbrook Phase 1 is complete and forms a significant new settlement within the centre of the study area. Other existing settlement includes the villages of Broadclyst (north-west of Cranbrook), Rockbeare (south), and Whimble (north-east). Significant new residential and employment areas are proposed between the Plan Area (to the east) and Exeter (to the west). This area will see a substantial change in character as the proposals are developed.

3.4.2 Solar parks are a recent addition to the local landscape. A large area of land, between Broadclyst and Whimble (to the north of the Plan Area) is covered in solar panels. A further solar park lies to the east of the study area, to the north of the A30.

3.4.3 There are five areas of parkland within the study area, the most notable of which is the Registered Parkland at Rockbeare Manor. Another large parkland is located to the east of the study area at Strete Raleigh. Two smaller areas of parkland are located within the Plan Area, one west of Bluehayes Lane, within the western parcel and one to the west of the Church at Rockbeare. A final area of parkland is located to the north of 'The Grange', within the south-eastern parcel. This field consists of a field in pasture with scattered mature trees, however the trees within the field correspond with historic field boundaries, and may be the result of hedgerow trees being retained, rather than a designed planting.

3.4.4 The remaining land within the study area is predominantly small to medium sized fields in pasture, bound by an intact hedgerow network. The land to the south of London Road and north of the A30 is larger in scale and generally under arable cultivation. Occasional arable fields are also found to the east and north of the study area. Orchards are a common land use around the village of Whimble, but are less frequently occurring in the remainder of the study area. Woodlands are infrequent around the Plan Area and where they do occur; they are in discrete geometric blocks. More extensive areas of woodland are found to the north-west of the study area, including Ashclyst forest. Woodland is also more frequently occurring on the high ground to the east of the study area.

### **3.5 Designations (Plan HDA 4)**

3.5.1 The East Devon Area of Outstanding Natural Beauty (AONB) lies to the south and east of the study area, with the nearest point approximately 3km to the south-east of the south-eastern parcel, at Higher Metcombe (see plan HDA 1). The eastern edge of the AONB lies approximately 8km to the east of the eastern and south-eastern parcels, beyond Ottery St Mary. The distance between the AONB and the Cranbrook Plan Area, in combination with the changing topography between the two, means that further development at Cranbrook is unlikely to significantly affect the character and appearance of the AONB, or damage its setting. There are no other landscape or nature conservation designation within or adjacent to the Cranbrook Plan Area.

3.5.2 There are a large number of heritage assets within the study area. Both Whimble and Broadclyst have Conservation Area designations. Whimble Conservation Area lies within the centre of the village, whereas Broadclyst Conservation Area lies to the north-west of the village. Both villages are physically separated from Cranbrook Plan Area and additional dwellings lie within the village envelopes, between the respective Conservation Area and Cranbrook Plan Area, blocking any intervisibility between the proposed development parcels and the Conservation Areas.

3.5.3 There are two parks on the Register of Parks and Gardens within the Study Area. Both are associated with listed buildings. Killerton Park is a Grade II\* listed Parkland

associated with the Grade II\* Killerton House. The Park lies approximately 5km to the north-west of the western parcel within Cranbrook Plan Area. The Killerton Setting Study (Ref 8) identifies views to and from the Park as one of the four Primary significances of Killerton Park. The visual relationship between the Park and Cranbrook Plan Area will be considered as part of this appraisal.

3.5.4 The parkland surrounding the Grade I listed Rockbeare Manor, is located on low-lying ground approximately 600m to the south of the south-eastern parcel. The Park is Grade II listed on the Register of Parks and Gardens. The northern boundary to the park is lined by tree-belts, which block views into the site from the road to the immediate north. The Park is designed to block views to the north and allow vistas to the west and south-west from the Manor. Long views are filtered by tree planting within the Park.

3.5.5 The study area contains numerous listed buildings. These are generally either associated with the nearby villages of Rockbeare, Whimble and Broadclyst, or are isolated dwellings or farmsteads scattered throughout the rural landscape (see plan HDA 4). The listed buildings with the closest associations to the four potential development parcels are:

- Treasbeare Farmhouse – within the southern parcel.
- Hillside Cottage – on the London Road, to the north-west of the southern Parcel.
- Listed buildings within Rockbeare, including Rockbeare Court, the Church of the Blessed Virgin Mary and Furze Cottage.
- Little Cobden Farmhouse, to the east of the eastern parcel
- Barnshayes Farmhouse, to the north-east of the eastern parcel, to the north of the railway line.
- The Old Rectory, Ford Farm and Carradale Farmhouse – located to the south of the south-eastern parcel. All three dwellings are enclosed to the north by tree belts or farm buildings.

3.5.6 Land to the north of Rockbeare and to the south-west of Whimble is designated as 'Green Wedge'. The designation addresses coalescence between settlements and is set out in Strategy 8 of the Local Plan, which states that:

*'...development will not be permitted if it would add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to or encourage settlement coalescence.'*

3.5.7 There are a number of public rights of way (PROW) located to the north-east and north-west of the site, however none are located within any of the proposed development parcels. The nearest right of way to the four parcels is the footpath to the north-west of Rockbeare, which has long views to the south-west, which include elements of the

southern parcel. The rights of way located on the hills to the west and south-west of Whimple are close to the eastern parcel.

3.5.8 Other constraints to development within the development parcels include:

- Noise from the airport – this restricts the developable area to the south and west of the southern parcel.
- Flooding – development within the eastern parcel is restricted by the flood zone associated with the stream that runs through the site. The restriction of development in this location creates opportunities to improve biodiversity along stream corridors as part of the development proposals.
- The relationship between the development parcels and the Clyst Valley Regional Park – generally located to the north of Cranbrook, but includes the waterways within the Cranbrook Plan Area, in addition to the land which lies between Rockbeare and the southern parcel. There are opportunities to improve connections to the park and expanding the park by creating open space adjacent to the park boundary.

These constraints place limitations on development and potential opportunities, which may alter the potential landscape and visual effects of development within the Cranbrook Plan Area.

## **4 LANDSCAPE BASELINE**

### **4.1 Landscape Character**

#### **National Scale**

4.1.1 The site sits within National Character Area Profile 148: Devon Redlands (Ref 9).

Relevant key characteristics of this area are listed below:

- *'Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes, rising in height towards the fringes of the NCA. Steep-sided but flat-bottomed river valleys cut through the hills, opening onto wide flood plains which are important for wintering wildfowl nearer the coast.*
- *Red soils derived from the Permo-Triassic sandstone and red-tinged cob buildings give the name to this NCA.*
- *Mixed farming predominates, but as the land rises in the transitional areas towards Dartmoor and Exmoor pasture becomes widespread. Fields tend to be small and irregular with dense hedgerows on top of earthbanks in the transitional areas, while there is a larger, more open field pattern elsewhere.*
- *A high frequency of designed landscapes.*
- *Cob, red sandstone and thatch buildings are distinctive of the area.*
- *The area is also nationally important for relict prehistoric landscapes and features.*



- *Significant urban development around the estuaries and along the coast. The motorway and trunk road network linking Devon and Cornwall with the rest of the country cuts through the landscape, exposing the red sandstone. It converges around Exeter, a historic city and now a key regional centre.*
- *The Haldon Ridge, a coniferous plantation with remnant heath, forms a landscape setting for Exeter and the settlements around the Exe.'*

#### **District Scale (Plan HDA 5)**

4.1.2 In 2008 the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District produced the Landscape Character Assessment & Management Guidelines (Ref 10). The character areas and descriptions set out within this document were then integrated into the 2015 Devon Landscape Character Assessment (Ref 11). The 2015 numbering and assessment text has been used within this report. The Cranbrook Plan Area lies within character area Clyst Lowland Farmlands. Key characteristics relevant to this character area are listed below:

- *'Lowland, undulating farmed landscape underlain by mudstones, siltstones and sandstones.*
- *Landscape crossed by streams and meandering watercourses which feed into the more distinct valleys of the Clyst (a tributary to the Exe) and the Tale (a tributary to the Otter).*
- *Generally well treed appearance due to significant numbers of hedgerow trees although few woodlands with exception of Killerton Estate (part of Ashclyst Forest).*
- *Notable small orchards often on the outskirts of villages.*
- *Mixture of small to medium scale fields often with curving boundaries reflecting medieval origin.*
- *Mixed farming including arable and some pasture along watercourses where there is seasonal flooding, as well as areas of horsiculture and hobby farming.*
- *Nature conservation interest provided by unimproved neutral grassland and marshy grassland, particularly fringing streams and plantation/ semi-natural and ancient woodland in the north-west.*
- *Historic parkland in the north-west of this area with notable areas of parkland and veteran trees.*
- *Dispersed pattern of small villages (particularly along the watercourses many with 'Clyst' place names), dispersed farmsteads and town of Honiton.*
- *Strong local vernacular of cob and thatch.*
- *Overarching perceptions of tranquillity and quintessential English lowland farmland when away from infrastructure and communication corridors and a sense of isolation in parts.*

- *Views to surrounding ridges of higher land.'*

4.1.3 Cranbrook Plan Area shares many of the key characteristics of the regional Character Assessment and fewer of the characteristics noted in the national Character Assessments. The key difference of the Plan Area with the regional character assessment is the intensification of development within the immediate surroundings, including: the new houses built as Phase 1 of Cranbrook, the new business uses at Sky Park and the allocation of much of the land to the west of Cranbrook for residential or employment uses. This intensification, combined with the presence of large infrastructure including Exeter Airport, the M5 and the adjacent railway line, has a marked effect on the rurality and tranquillity of the area. This influence reduces to the east.

4.1.4 Special qualities and features noted for the Clyst Lowland Farmlands, that are relevant to the Cranbrook Plan Area include:

- *'Well managed, generally low hedgerows enabling views to distinctive wooded skyline hills around Budlake and to the south (Pebble Bed Heaths), which help provide orientation and sense of place.*
- *Sense of tranquillity enhanced by natural qualities of the meandering streams and rivers.*
- *Other nature conservation interest mainly limited to patches of unimproved neutral grassland and marshy grassland or fen, traditional orchards, stream margins and areas of parkland containing veteran trees.*
- *Concentration of historic parklands... including Sprydon Park (National Trust), Killerton Park and House (National Trust) and Rockbeare Manor with one of the largest populations of veteran trees in Devon.*
- *Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings and Conservation Areas at Sowton, Whimble and Ottery St Mary.'*

4.1.5 Any development within the Cranbrook Plan area should have regard for these special qualities and features and should seek to retain them where possible. This notion is reinforced by the overall strategy set out for the character area, which includes enhancement of stream corridors, protection of views to wooded hills, which skyline to the north and east, restoration of woodland, protection of veteran trees within parkland, restoration and management of hedgerows and traditional orchards (see Appendix 2 for further details).

4.1.6 The Clyst Lowland Farmlands character area is large, with key features that occur across the whole area. Many of the key characteristics relate to features and patterns of development, which would be unaffected by any development within the Cranbrook Plan

Area. Elements of change with the potential to adversely affect the character area include:

- adverse effects on the stream corridors;
- new development cutting off views of the wooded hills which form the skyline in many places;
- adverse effects on parkland within the area;
- removal of hedgerows and
- replacement of agricultural land with housing.

The Clyst Lowland Farmlands character area has been judged to have a **Medium** sensitivity to changes within the four potential development parcels.

4.1.7 The Clyst Lowland Farmlands character area has been subdivided within the LCA into the following landscape types:

- 3E Lowland Plains – contains the Cranbrook Plan Area and all four potential development parcels. Key characteristics include:
  - *‘Level to gently sloping or rolling plain*
  - *Mixed farmland with other land uses, possibly extractive industry or commercial development.*
  - *Orchards sometimes common*
  - *Settlement pattern varies according to location, from sparsely to densely settled, with a mixed pattern of villages and hamlets*
  - *Regular or irregular medium to large scale field pattern*
  - *Local dominance of stone as building material, but great variety of materials and styles throughout*
  - *Variable woodland pattern, sometimes with small discrete woodlands, large plantations, hilltop beech clumps or linear amenity planting.*
  - *Roadside hedges. Hedgerow trees may be sparse or dominant*
  - *Variable highway network from sparse to major roads*
  - *Long views variable in quality, sometimes marred by pylons and communication masts*
  - *Surprising feeling of remoteness in some parts.’*

The East Devon District LCA (Ref 10) includes management guidelines for each of the character types. Relevant management guidelines for character type 3E (4D within this report) Lowland Plains includes:

- Conservation and enhancement of boundary hedges by appropriate maintenance, gapping up of hedgerows with suitable native species and by planting additional oaks as hedgerow trees.
- Maintaining and restoring traditional orchards.
- Within proposed developments – include areas of woodland and tree copses, use red brick in boundary wall treatments, respect the local building vernacular and improve opportunities for recreation, including connectivity to existing rights of way.

Further development within the Cranbrook Plan Area has the potential to change large areas of Landscape Type 3E Lowland Plains. The character area is rural and in good condition, but is heavily influenced by adjacent development (existing and proposed). Features found within the Plan Area are repeated elsewhere within the character type. Landscape Type 3E Lowland Plains has been judged to have a **Medium** sensitivity to changes within the four potential development parcels.

- 3C Sparsely Settled farmed valley floors - contains part of the land within Cranbrook Phase 1, along with land to the immediate west of the western parcel.

Key characteristics of this type include:

- *'Open flat landform, often with distinct vegetated floodplain edge confined by valley sides*
- *Watercourses screened by riparian vegetation often with low flood-banks*
- *Hedges, not banks, generally on the boundary with rising land.*
- *Pastoral land use, with wet meadows and some arable, with variable field sizes*
- *Saltmarsh and reedbeds sometimes occur locally especially near the sea*
- *Sparsely settled*
- *Stone sometimes used for walls, bridges and quays.*
- *Network of narrow winding lanes, sometimes with major roads along boundaries*
- *Open internally, with views out screened by boundary vegetation*
- *Variable field pattern, with some areas apparently unenclosed*
- *Frequently tranquil although main transport routes may occur, reducing tranquillity*
- *River views'*

Key features within this character type are unlikely to be affected by changes within Cranbrook Plan Area. The character type is contained and inward looking, with a

focus on the landscape within it, rather than adjacent character types. The sensitivity of 3C Sparsely Settled farmed valley floors character type to development within the 4 potential development areas is judged to be **Low**.

- 3B Lower rolling farmed and settled valley slopes – located to the west of Cranbrook Plan Area. Key characteristics of this type include:
  - *'Gently rolling lower valley slopes*
  - *Pastoral farmland, with a wooded appearance*
  - *Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern.*
  - *Many hedgerow trees, copses and streamside tree rows*
  - *Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.*
  - *Presence of leisure-related development often associated with coast*
  - *Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.*
  - *Streams and ditches*
  - *Some parts tranquil and intimate all year round, except near main transport routes.*
  - *Enclosed and sheltered landscape and wider views often restricted by vegetation'*

Key features within this character type are unlikely to be affected by changes within Cranbrook Plan Area. The character type is contained and inward looking, and is separated from the Cranbrook Plan Area by character type 3C Sparsely Settled farmed valley floors. The sensitivity of 3B Lower rolling farmed and settled valley slopes character type to development within the 4 potential development areas is judged to be **Low**.

4.1.8 Character area Pebble Bed Heaths and Farmland is located on the high ground to the far east of the study area. Landscape types 3B Lower rolling farmed and settled valley slopes and 1C Pebbled heaths are located within the study area and within this character area. Additional development around Cranbrook has the potential to affect the character of adjacent landscapes. Distinctive characteristics of the area, which have the potential to be affected by development within the Cranbrook Plan Area includes the area's sense of tranquillity and remoteness and the long views out from the area over East Devon. The remaining characteristics of the area would not be affected by development within the Cranbrook Plan Area. The Character area Pebble Bed Heaths and Farmland has been assessed as having a **Low** landscape sensitivity towards potential development

within the Cranbrook Plan Area, due to the distance between the Plan Area and the high ground within the character area, and the limit to which development within the Plan Area would affect the key characteristics of this character area.

4.1.9 A full breakdown of character areas Clyst Lowland Farmlands and Pebble Bed Heaths, along with character type's 3E Lowland Plains, 3C Sparsely Settled farmed valley floors, 3B Lower rolling farmed and settled Valley Slopes and 1C Pebbled heaths are included within Appendix 2.

## 4.2 Settlement character and setting

4.2.1 The study area contains four settlements, which may be affected by further development at Cranbrook. These are the rural villages of Rockbeare, Whimble and Broadclyst, in addition to the existing settlement at Cranbrook. Phase 1 of Cranbrook is located on low-lying land between the railway (to the north) and the London Road (to the south). The immediate setting comprises establishing parkland and existing farmland. The low ridge to the north of the settlement is a containing feature and forms the northern landscape setting to the new town. The southern setting to the town is formed of the rural landscape to the south of London Road. The settlement is contained to the west by vegetation lining Bluehayes Lane. The land to the east is under construction and is in a transitional state. Phase 1 of Cranbrook has been judged to have a **Low** landscape sensitivity to additional development within the Cranbrook Plan Area.

4.2.2 Rockbeare is located on low-lying land to the south of Cranbrook. The village is nucleated and outward looking and has a strong relationship with the landscape that surrounds it to the east, south and west. A shallow escarpment encloses the village to the north and north-east. A further hill lies to the west, within the southern parcel, which forms the skyline to west-facing views from the village. The ridgetop of the escarpment and hilltop to the west form the rural setting to Rockbeare and provide visual separation between the village and Cranbrook. The proximity of Rockbeare to Cranbrook and the rural setting of the village results in a **High** sensitivity to change within the immediate setting to the village (including the slopes of the surrounding hills). The hills enclosing the village to the north and west contain the visual envelope of the village. Rockbeare has a **Low** landscape sensitivity to additional development beyond these hills.

4.2.3 Whimble lies to the north-east of Cranbrook. The village is a nucleated settlement, located on low-lying ground, with the railway crossing through the centre of the village. To the east and south-east of the village, the ground rises steeply to the high ridgeline to the east of the study area. A series of hillocks lies to the west and south-west of the village, which form an important part of the setting to the village. The hill within the eastern parcel is part of this series of hillocks. The village also has a strong association

with traditional orchards, which are a common landscape feature, particularly to the north-west and south-east of the village. The landscape to the south-west is much more open in character, with a larger field pattern and arable land use. The hill within the eastern parcel forms part of the setting to Whimple. The village has a **High** landscape sensitivity to any potential development on this hill. The hillocks surrounding the village (including the one within the eastern parcel) physically contain the village to the south-west. Whimple has a **Low** landscape sensitivity to development within the remainder of the four potential development parcels.

4.2.4 Broadclyst lies to the north-west of Cranbrook, on a low hill within the Clyst Valley. There are long views out from the western edge of the village towards the high ground to the north and west. The land to the east and south of the village is generally flat and enclosed by hedgerows and tree lines, with occasional small blocks of woodland. The landscape is small scale and the trees and hedgerows provide a high level of containment, which restricts the relationship between the village and the wider rural landscape. The physical and visual separation between the village and the Plan Area result in a **Low** landscape sensitivity to potential development within the Plan Area.

### **4.3 Site Character and features**

4.3.1 For the purposes of this assessment, the character of each parcel will be defined, the extent to which the parcel conforms to the wider character area will be noted and key landscape features within the parcel will be described. Plans HDA 6 – HDA 9 contain a site survey of each parcel, including information from tree and ecology surveys submitted with the 2015 application to provide a better understanding of key features. Features to retain and protect are identified on each plan, along with primary and secondary habitat corridors. Primary corridors are strategic corridors that cross a parcel and often contain high quality features and/ or ecological interest.

4.3.2 Judgements on features are based on site assessment work and previous studies undertaken within the area. These judgements are broad brush and more detailed assessment work should be carried out prior to any potential development.

#### Western parcel

4.3.3 Within the Plan Area, the western parcel consists of mixed farmland, comprising medium sized predominantly arable fields, with an area of parkland to the east. The parcel is bound to the east by existing settlement at Cranbrook, to the south by properties lining London Road, to the west by properties lining Station Road and to the north by the railway line. Key characteristics of the parcel includes:

- Landform is generally flat, with a more pronounced slope to the north-west in the south-eastern corner of the parcel.

- The parcel is surrounded on three sides by settlement and by the railway line and industrial estate to the north. There is noise influence from the railway.
- Field boundaries are formed of intact hedgerows with occasional hedgerow trees. The central east-west hedgerow contains numerous hedgerow trees. The edges of the parcel are well treed.
- The parcel contains an area of parkland, associated with Blue Hayes House, to the east.
- The generally flat topography and strong boundary features provide a sense of containment. Glimpses of the surrounding hills can still be seen on the skyline in winter.

#### 4.3.4 Key landscape features within the parcel include:

- High quality and veteran trees within the parkland – **High** sensitivity to change.
- Intact hedgerows in good condition. Hedgerow assessments within the 2015 application have identified many of the hedgerows as ‘important’ under the hedgerow regulations. The hedgerows are high quality, however they are a common feature within the wider landscape and the quality is consistent over a large area. These features have been judged to have a **Medium** sensitivity to potential development.
- Mature hedgerow trees, particularly within the central east-west corridor and at the edges of the parcel – **Medium / High** sensitivity to change (dependant on the number and individual quality of the trees).
- The agricultural fields within the parcel have a lower contribution to biodiversity. The agricultural land quality of the parcel was identified within the 2015 application as being Grade 2, with some areas of Grade 3 land. These fields have been judged to have a **Medium / Low** sensitivity to potential development.

4.3.5 The parcel contains a number of the key characteristics of the wider character area and type, however the surrounding settlement and infrastructure reduces the rurality of the parcel and the tranquillity experienced within the parcel. The containment of the parcel and close association with existing settlement and new development proposed to the west, means that the parcel has some capacity to accept development without significant harm to the wider rural landscape. The overall landscape sensitivity to potential development within the parcel is judged to be **Low**, providing that **High** sensitivity features (parkland trees and key east-west green corridor) can be retained as part of the development.

#### Eastern Parcel

4.3.6 The eastern parcel comprises small scale fields in pasture with trees lining the stream that passes through the area. The north-eastern part of the parcel is formed of one large arable field. There is a clear distinction in character between the north-eastern part of the



parcel and the remainder of the parcel. The parcel is bound to the west by the emerging settlement at Cranbrook, to the south by London Road, to the east by a rural lane and to the north by the railway line. Key characteristics of the main part of the parcel include:

- The parcel is crossed by streams, fed by adjacent ditches. The stream corridors are integral to the character of the wider area.
- A well treed landscape. Trees are associated with watercourses and hedgerows. There are no areas of woodland within the parcel.
- Small scale irregular fields in pasture, many with curved field boundaries of medieval origin. A more regular field pattern is found to the south of the parcel.
- The only settlement within the parcel comprises isolated farmhouses and the dwellings associated with Southbrook. The western edge of the parcel abuts the Phase 1 development at Cranbrook.
- There is a contained and intimate character provided by the small scale field pattern and associated tree structure combined with the relatively flat topography.
- The parcel is generally tranquil, however there are noise influences from London Road to the south and the railway to the north, which provide localised disturbance.

4.3.7 In contrast the field to the north-east comprises a large arable field, located on a hill, which is a marked difference in topography, scale and land use to the remainder of the parcel. The north-eastern field is open and exposed, with no internal vegetation and long views to the surrounding hills and over the lower-lying landscape to the south-east.

4.3.8 Key landscape features within the parcel include:

- Stream corridors and associated trees and riparian vegetation – **High** sensitivity to change.
- Intact hedgerows in good condition. Hedgerow assessments within the 2015 application have identified many of the hedgerows as ‘important’ under the hedgerow regulations. The hedgerows are high quality, however they are a common feature within the wider landscape and the quality is consistent over a large area. These features have been judged to have a **Medium** sensitivity to potential development.
- Category A and veteran trees within the stream corridor and along hedgerows – **High** sensitivity. Category B mature trees are also difficult to replace and sensitive to change. There are high numbers of both within the parcel.
- Small scale historic field pattern to the north of the stream, with irregular field boundaries has a **High** sensitivity to change. The regular fields to the south have less time depth and are less sensitive to change.

4.3.9 The parcel is typical of the character area and contains many of the special qualities and landscape features set out within the county and district LCA. The stream corridors and small medieval fields in the centre and east of the parcel have a **High** sensitivity to potential development. The more regular fields to the south and west of the site have been assessed as having **Medium** sensitivity to development. This sensitivity is closely linked to sensitive features, identified on plan HDA 8 (the stream corridors, primary corridors and category A trees) which should be retained. The north-eastern field has a strong relationship with the wider landscape, but contains few landscape features. This field has been assessed as having **Medium** landscape sensitivity to development.

#### Southern parcel

4.3.10 The southern parcel is dominated by medium to large sized fields in a mixture of arable and pastoral use. Fields in pasture are generally associated with the steeper sloping fields to the east of the parcel. The parcel is located on a local ridgeline, with a high point to the north-east of Treasbeare Farm. The ridge runs north from the high point, before sloping away on all sides. The parcel is bound to the north by London Road, to the south by Exeter Airport and to the west by Skypark. The eastern slopes of the parcel form part of the wider setting to Rockbeare. Key characteristics of the parcel include:

- A gently undulating topography with a localised high point to the south-east of the parcel, adjacent to Treasbeare Farm, with a ridge running north from the high point, before sloping away on all sides.
- Mixed agriculture within medium – large, regular fields. These are predominantly arable with some fields in pasture, often located on steeper ground within the parcel. Fields are bound by intact hedgerows, however hedgerow loss has occurred locally as part of agricultural intensification. The dashed lines on plan HDA 7 identify historic hedgerows, which have been lost.
- Tree cover is limited to hedgerow trees and two small copses to the east of the site. An avenue of trees lines the access road to Treasbeare Farmhouse.
- The break in slope defined by the local ridge to the north-east of Treasbeare Farm demarcates a change in the perceptual aspects of the parcel. To the west of the ridge, the ground slopes towards Exeter Airport to the south, new development at Skypark to the west and Cranbrook to the north, all of which combine to give an urban and developed setting to the parcel. The noise from the airport also adversely affects the tranquillity of this part of the site. In contrast, the high ground reduces the noise experienced to the east and the outlook is wholly rural, with a high scenic quality. Within the parcel, the only settlement is Treasbeare Farm and cottages.

- This is a large scale landscape, which feels open and exposed, particularly on high ground. From the local ridge, long views are possible over the surrounding lowland landscapes to distant hills.

#### 4.3.11 Key landscape features within the parcel include:

- Intact hedgerows in good condition. Hedgerow assessments within the 2015 application have identified many of the hedgerows as 'important' under the hedgerow regulations. The hedgerows are high quality, however they are a common feature within the wider landscape and the quality is consistent over a large area. These features have been judged to have a **Medium** sensitivity to potential development.
- Category A trees and veteran located along hedgerows – **High** sensitivity. Category B mature trees are also difficult to replace and sensitive to change.
- The tree avenue leading to Treasbeare Farm – **High** sensitivity.
- The agricultural fields within the parcel have a lower contribution to biodiversity. The agricultural land quality of the parcel was identified within the 2015 application as being Grade 3, with some areas of Grade 2 land to the south and south-west. These fields have been judged to have a **Medium / Low** sensitivity to potential development.

4.3.12 The parcel contains many of the key characteristics of the character area, but contains fewer of the special landscape features than the other three parcels. The settlement and infrastructure to the west of the parcel reduces the rurality of the western part of the parcel. The noise from the airport to the south-east has a detrimental effect on the tranquillity experienced within the parcel. The land to the west of the local ridge within the parcel has some capacity to accept development without significant harm to the wider rural landscape. The overall landscape sensitivity to potential development within the western part of the parcel is judged to be **Low**, providing that **High** sensitivity features can be retained as part of the development. The land to the east of the local ridge within the parcel is more rural in character and has much stronger links to the wider landscape. The eastern part of the parcel has been assessed as having **Medium** sensitivity to development.

#### South-eastern parcel

4.3.13 The south-eastern parcel is split into several different land uses. The eastern fields are predominantly in arable production and contain two rectilinear copses of woodland. The central area has been identified as parkland within the district GI strategy. This parkland has an intact avenue, mature specimen trees and intact boundary tree belts, however the internal tree pattern is reminiscent of the historic field pattern and has fewer associations with a designed landscape. The western area comprises medium scale fields in pasture.

The parcel is bound to the north by London Road, to the south-east by Rewe Lane and to the east, west and south, west by mature tree belts. Gribble Lane runs north-south through the centre of the parcel. Key characteristics of the parcel include:

- The parcel is located on a plateau of higher ground, gently sloping to the north-west, facing Cranbrook Phase 1 and the southern edge of the eastern parcel. There is little settlement within the parcel.
- The parcel contains a number of small ponds.
- Consists of medium to large regular fields and a mix of arable production and fields in pasture, with an area of parkland to the west of Gribble Lane.
- Contains small blocks of mature woodland and mature tree belts at some field boundaries. The area of parkland contains mature oak trees.
- Field boundaries comprise intact hedgerows, often with frequent hedgerow trees.
- Noise from London Road to the north affects the tranquillity of the northern part of the site.

Key landscape features within the parcel include:

- Intact hedgerows in good condition. The hedgerows are high quality, however they are a common feature within the wider landscape and the quality is consistent over a large area. These features have been judged to have a **Medium** sensitivity to potential development.
- High quality and possible veteran oak trees within the parkland – **High** sensitivity.
- Mature tree belts and woodland blocks – **High** sensitivity.
- Ponds should be surveyed by an ecologist to make an assessment of biodiversity. The ponds are small and may be possible to re-create elsewhere within the parcel – **Medium** sensitivity.
- The agricultural fields within the parcel have a lower contribution to biodiversity. The agricultural land quality of the parcel is identified on the Magic website ([www.magic.gov.uk](http://www.magic.gov.uk)) as being Grade 3. The fields have been judged to have a **Low** sensitivity to potential development.

4.3.14 The parcel is rural in character and contains a number of the key characteristics of the wider character area and type. The woodland blocks and tree belts contain parts of the parcel from the wider rural landscape, meaning that the parcel has some capacity to accept development without significant harm to the wider rural landscape. The overall landscape sensitivity to potential development within the parcel is judged to be **Medium**, providing that **High** sensitivity features (including the woodland copses, high quality parkland trees and tree belts) can be retained as part of the development.

## **5 VISUAL BASELINE**

### **5.1 Methodology**

5.1.1 The visual baseline serves to establish the type of Visual Receptor (VR) that may be affected by the proposed development, the extent and character of existing views, the contribution that the site makes to each view/local visual amenity and the susceptibility to change in views. This in part correlates with the degree to which the site is visible from a particular viewpoint location.

5.1.2 Key visual receptors identified for the proposed extension to Cranbrook include:

- local residents;
- residents and visitors to local heritage assets;
- people using the local footpath network;
- motorists on the local road network;
- train passengers;
- people visiting and working at Exeter Airport; and
- employees at Sky Park (and adjacent businesses).

5.1.3 The type of activity that a person – or visual receptor (VR) is engaged in affects susceptibility, as does the extent of the view of the site and the extent to which that view can accept change of a particular type and scale without unacceptable adverse effects on its character and extent. The expectation of the viewer (e.g. whether or not the type of development is consistent with the content of the baseline view) will be considered. The value attached to views will also be considered i.e. whether the visual receptor/s being assessed are within a designated landscape, the site forms the setting to a heritage asset or there are particular tourism activities associated with the viewpoint location. The proposed housing development is located in an area that has a degree of urban influence and is subject to increasing levels of change.

5.1.4 The evaluation of sensitivity, in relation to visual receptors is considered to be a product of susceptibility to change and the value attributed to the view by the visual receptor. It is represented as an expression of comparative sensitivity, based on a five-point scale: Very Low, Low, Medium, High and Very High. For each of the key visual receptors identified above, a judgement has been made on their sensitivity to a large housing development adjacent to the existing settlement of Cranbrook. These judgements are explained below.

### **5.2 Visual sensitivity**

#### Local residents

5.2.1 Views from properties represent private viewpoints and their visual amenity is a consideration within this report. Residents are considered to be susceptible to changes

within their view, particularly from rooms within the property that are used during daylight hours (primary living space). For the purposes of this assessment, it is assumed (unless otherwise known) that the primary living space is located on the ground floor of residential properties. Local residents include existing residents at Cranbrook, residents of adjacent villages Rockbeare, Whimble and Broadclyst and residents of isolated rural properties or farmsteads. Cranbrook is already a large settlement and development is ongoing. Additional development would currently only affect Cranbrook residents on the western and southern edges of the existing development. Remaining residents would experience minimal / no change to the view as a result of the proposed development. The majority of existing views from Cranbrook would already contain views of new housing development. While the susceptibility to changes within the view are generally high, the value attached to existing views from Cranbrook is generally Low or Very Low. The sensitivity of residents at Cranbrook has therefore been assessed as **Medium**.

5.2.2 Other residents that have been assessed as having a **Medium** sensitivity to the type of development proposed include:

- residents who already experience views of housing or other development from their dwellings (e.g. residents on Station Road). The proposals would be consistent with existing views experience.
- Residents of properties that are distant to the site and have a limited intervisibility with the site. In these cases, the site is unlikely to be the focus to the view and therefore the susceptibility to changes within the view from these properties will be lower.

5.2.3 Rockbeare and Whimble are rural villages within the visual envelope of the site. Both villages have a historic core and a rural setting. The value to the views out of these villages is generally medium / high and the susceptibility of residents to the type of change proposed is also high. The sensitivity of these receptors has therefore been assessed as **High**. This is also the case for residents of isolated rural properties or farmsteads with views of the site.

#### People using the local footpath network

5.2.4 The local footpath network is generally restricted to local footpaths surrounding the villages of Rockbeare, Whimble and Broadclyst. There are no long distance routes within the study area. Footpaths are therefore likely to be used most by local residents, rather than visitors to the area. The exceptions are on the high ground to the north associated with Ashclyst Forest and footpaths and common land on the high ground to the south-east of the site, within the AONB.

5.2.5 Local footpaths adjacent to Rockbeare, Whimble and Broadclyst have been assessed as having a high value, walkers have a high susceptibility to change and the overall sensitivity of the footpath users will be **High**. Footpath users on distant paths (e.g. on Mosshayne Lane) have a lower susceptibility to the type of change proposed and have been assessed as having a **Medium** overall sensitivity. The track over the hill to the east of Higher Cobden Farm is overgrown and under-used and the experience of the user is of enclosure and ruderal vegetation. People using this path experience a lower value landscape and have therefore been judged to have a **Medium** sensitivity to change.

5.2.6 Visitors and residents using the footpaths on high ground to the north (Ashclyst Forest) and to the east and south-east (within the AONB) are experiencing landscapes with a very high landscape value, however the distance of the receptors from the proposed development areas means that the site is unlikely to be the focus to views from these locations. The susceptibility to changes within the view will be lower than that experienced by walkers adjacent to the proposed development area. The overall sensitivity to the type of development proposed within the site has been judged to be **High**.

#### Motorists on the local road network

5.2.7 The road network around Cranbrook falls into two distinct categories. The main roads (including the M5, A30 and London Road) are busy, often fast moving and are either enclosed or have an outlook already affected by development. Motorists on these roads are unlikely to be focussed on the view and views will be transient in nature. Motorists using these busy main routes have been assessed as having a **Low** visual sensitivity to the type of development proposed.

5.2.8 In contrast, many of the roads surrounding Cranbrook are rural country lanes, often single track and predominantly enclosed to either side by hedgebanks and hedgerows. The value to the view is likely to be higher than on the main roads and motorists are more likely to be aware of their rural surroundings, despite the general enclosure of views from the lanes. Motorists travelling on these country lanes have been assessed as having a **Medium** sensitivity to changes within the view as a result of the proposed development.

#### Train passengers

5.2.9 The train line to the north of Cranbrook is enclosed by tree belts and, in some cases by embankments. Passengers have transient and filtered views of the proposed development parcels, seen within the existing context of Cranbrook. Rail users have been assessed as having a **Low** sensitivity to changes within the view.

Local businesses / commercial

5.2.10 People at work are likely to be focussed on their work, rather than the views surrounding their place of employment. Views out of the Sky Park and adjacent businesses are short range and influenced by the other office buildings / warehouses within the immediate surroundings. People at Exeter Airport are likely to be focussed on the arrival and departure of planes and not on the surrounding landscape. These receptors have been assessed as having a **Low** sensitivity to the type of changes proposed.

**5.3 Existing visibility of the proposed development parcels**

5.3.1 A visual appraisal of the existing visibility of the site was undertaken from public roads, footpaths and from reverse views taken from within the site. Views from properties could not be assessed from the houses themselves; in most cases, the likely extent of the view could be adequately estimated from adjacent roads or paths. Views from some properties were identified using a reverse view, i.e. an assessment of the extent to which a property was visible in views from within the site looking outwards.

5.3.2 The visual appraisal is based on a grading of degrees of visibility. There is, in any visual appraisal, a continuity of degrees of visibility from not visible to fully open in the view. To indicate the degree of visibility of the site from selected locations, that continuum has been divided into 4 categories, as follows:

- **None:** no view (no part of the site or proposed development is discernible);
- **Glimpse:** only a minor area of the site or proposed development is discernible and/or the view is transient or at such a distance that it is difficult to perceive in the wider view, or sequence of views;
- **Partial:** the site or proposed development forms a relatively small proportion of a wider view. There are open views of part of the site or proposed development such that it is easily visible as part of the wider view;
- **Open:** there are open views of the site or proposed development such that it forms a substantial part (is a dominant element) of the overall view and affects its overall character and visual amenity; or the site or proposed development is the dominant feature of the view, to which other elements become subordinate and where the site/proposed development significantly affects or changes the character of the view.

5.3.3 The visual appraisal was carried out during the winter months which illustrates a 'worst case scenario' for visibility. Views of the site are likely to decrease in summer months when vegetation is in leaf.



- 5.3.4 The extent of visibility from key visual receptors surrounding Cranbrook is set out within the table in Appendix 3. The table considers the location of the receptor group, the sensitivity of the receptors, based on the criteria discussed above and a description of the views of each of the four parcels from each of the receptor locations.
- 5.3.5 Generally the site is well contained by landform, and vegetation (see plan HDA11), with views restricted to properties and roads immediately adjacent to one of the proposed development parcels. Clear views of the site from public rights of way are also limited. The tree belt and bunding lining the A30 screens views of the site from the land to the south of the road. To the north of the Plan Area is a local ridge, which screens many views of the Plan Area from the north. Development within the city of Exeter screens views of the Plan Area from the west and a north-south ridgeline contains the Plan Area to the east.
- 5.3.6 There are a number of visual receptor groups located on high ground surrounding the Plan Area, which have long distance panoramic views over the lower lying landscape that includes the Plan Area. These include: the northern edge of Exeter to the west, Killerton House to the north-west, Ashclyst Forest to the north and the high ridgeline within the AONB to the south-east. The existing settlement at Cranbrook is visible in some of these views, however it is a small and distant element within the view and not the main focus of the view. The proposed development parcels are seen as distant glimpses – or are not visible from these viewpoint locations.
- 5.3.3 The western parcel is well contained with views restricted to visual receptors immediately adjacent to the eastern and western boundaries. The parcel is visible in some distant views, but these tend to be glimpses where parts of the parcel are visible in the distance and seen in the context of existing housing.
- 5.3.4 The eastern parcel is also generally well contained. Many of the views of the parcel are restricted to the hill to the north-east of the parcel. This feature screens many views of the southern and western part of the parcel from visual receptors to the north and east. Where views are possible they are of an attractive rural landscape. The hill is quite a striking feature within local views, due to its absence of vegetation and uniform land use.
- 5.3.5 The southern parcel is the most visually sensitive as it consists of an area of high ground surrounded by a lower lying landscape to the north, south and west. Sensitive visual receptors are located to the east and south-east, where views of the high ground on the eastern and southern slopes of the southern parcel form the skyline to the view. This parcel is also visible from locations to the west, however these views also contain

existing development and infrastructure, which lower the susceptibility of the viewer to further change within the view.

- 5.3.6 The south- eastern parcel is visible from some close range visual receptors, but is screened from many long distance views. The eastern part of the parcel (to the east of the two blocks of woodland) is more visible in longer range views from the north and east, than the western part of the parcel, which is contained by the woodland blocks and tree belts at field boundaries.

## 6 BASELINE SUMMARY

- 6.1. The outcome of this baseline report is to establish the relative capacity of each of the four parcels and identify constraints and opportunities for a potential expansion of Cranbrook. These are discussed individually for each parcel below.

### The western parcel

- 6.2 This parcel is contained to the east and west by existing settlement, to the south by London Road and to the north by Lodge Trading Estate and the Railway line. The character of the parcel has been assessed as having a **Low** landscape sensitivity, with the notable exception of some high quality features, including veteran trees. The parcel has a number of urban influences and is seen in the context of existing housing from distant viewpoints. Providing that high quality features are retained and protected, the parcel would be suitable for a housing extension to Cranbrook. The extension would be well defined and would not cause a substantial alteration to the baseline condition.

### The eastern parcel

- 6.3 The parcel contains landscape elements that are highly sensitive to change and would be difficult to replicate. These include the stream corridor and associated trees and vegetation, which lie within floodplain and have high ecological and aesthetic value. It also includes the small scale fields of medieval origin (see plan HDA7), which have important links to the past, as well as containing high quality boundary features. Development within the stream corridor or within the small-scale field landscape, particularly to the north of the stream, has the potential to result in a high level of feature loss. The local hill to the north-east of the parcel has fewer constraints in terms of individual features, however it is visually prominent within local views and forms part of the wider setting to the village of Whimple. The rectilinear fields to the south and west of the site have the highest development potential as they relate well to existing settlement (including the proposed development within Phase 1 of Cranbrook) and are influenced by the comparatively busy London Road to the south.

#### The southern parcel

- 6.4 This parcel has the highest visual sensitivity of the four parcels, due to its elevation in comparison to the surrounding lowland landscape. A local ridge runs north-south through the parcel, which has a marked effect on the character of the parcel. The land to the west of the ridge is orientated towards existing development at Cranbrook, the evolving business complex at Sky Park and Exeter Airport. These existing and ongoing developments reduce the rurality and tranquillity of this part of the parcel, which has resulted in a **Low** landscape sensitivity to change. In contrast, the eastern part of the site faces out over a rural landscape with few detractors. The local ridge screens the development to the west. This part of the site has a strong relationship with the wider landscape and forms part of the wider setting to Rockbeare. Views of the western parcel of the site are seen in the context of existing development and, as a result, changes within this part of the parcel would be less noticeable than changes within the eastern part of the parcel, which is currently substantially rural.

#### The south-eastern parcel

- 6.5 The south-eastern parcel has a strong relationship with London Road and the existing settlement pattern, particularly to the west of the parcel. The parcel is well contained within the landscape (particularly to the west) and development to the west of the woodland blocks could occur within the parcel without harming the character of the rural landscape to the south and west. The woodland blocks and tree belts within the parcel could be built upon to provide a strong structure and edge to a potential development. Any potential development would need to be mindful of the high quality landscape features within the parcel, which would need to be retained and protected. The southern edge to the parcel would need to be enhanced with additional planting to maintain the physical and visual separation between Cranbrook and Rockbeare.

## **7 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

### **7.1 Description of the proposals**

- 7.1.1 The proposed development is defined and described by the 'Masterplan for the expansion of Cranbrook' document produced by Savills on behalf of East Devon District Council (Ref 12), hereafter referred to as the 'masterplan'. The document contains the design considerations, principles and an overarching masterplan for the proposed development.
- 7.1.2 The proposed masterplan, spread across the four parcels, would accommodate around 4000 homes, two primary schools, two new neighbourhood centres, employment, a traveller site and associated infrastructure, open space and SANG provision. Neighbourhood centres would be located to the east and west of the Phase 1

development, on London Road, forming active gateways to the town. Housing densities would be highest around the neighbourhood centres and along primary movement routes. Strong links would be created between Cranbrook, the station and existing and proposed employment areas. New and improved pedestrian and cycle links would be created and extended to service the town and link to the wider rural landscape.

## **7.2 Landscape Mitigation**

7.2.1 Mitigation proposals are designed to respond to the constraints of the site and mitigate the landscape and visual impacts that arise from the proposed development. The mitigation measures considered fall into two categories: primary and secondary mitigation.

- Primary mitigation - the iterative process of masterplanning, which has been informed by the baseline section of this report.
- Secondary mitigation - additions or changes to the landscape proposals as a direct response to residual effects on receptors and the results and comments obtained through consultation.

7.2.2 For the purposes of this assessment the secondary mitigation refers to the landscape proposals shown within the Landscape strategy plan (HDA 11), designed to respond to the constraints of the site and mitigate the landscape and visual impacts that arise from the proposed development.

7.2.2 The baseline assessment and site visits have been used within an iterative process to identify the potentially sensitive landscape and visual aspects of the site. Landscape and visual issues and constraints identified within the baseline include:

- The sensitivity of rural villages and their setting (including Rockbeare, Whimble and Broadclyst), to the proposed development.
- The visual sensitivity of the high ground within the southern and eastern parcels and protection of existing views of the surrounding wooded hills.
- Protection of the stream corridor within the eastern parcel.
- Protection of existing parkland.
- Heritage assets including listed buildings and the registered park at Rockbeare Manor, in addition to the medieval field pattern of some of the land within the eastern and southern parcel.
- Existing high quality landscape features within each parcel, which should be retained where possible. This includes high quality and veteran trees, hedgerows, woodland blocks and the stream corridor within the eastern parcel.
- Protection of rural sunken lanes from increased traffic pressure.

7.2.3 The primary mitigation (masterplanning) for the site has taken these constraints into consideration by:

- Identifying the landscape setting to Rockbeare, Whimple and Broadclyst and omitting development from sensitive areas.
- Maintaining the separation between the villages and development at Cranbrook.
- Retaining the visually sensitive high ground within the eastern and southern parcels as open space / potential SANG.
- Retention and protection of the stream corridor as a landscape feature.
- Retention of the high quality parkland within the western parcel and retaining over 50% of the parkland within the south-eastern parcel, including all significant parkland trees.
- Retention of key landscape features, including woodland blocks, high quality trees and important hedgerow corridors.
- Avoiding rural lanes within the proposed movement network for the site.
- Allowing areas of strategic open space, to provide mitigation planting, which would minimise residual landscape and visual effects.

These considerations are illustrated within the Masterplan for the expansion of Cranbrook, which forms the basis for the landscape and visual assessment of the proposals.

7.2.3 In order for landscape mitigation to be successful it should be consistent with existing landscape character. As noted in the landscape baseline, characteristic features of the local landscape include:

- Hedgerows;
- Woodland blocks and tree belts (particularly within the southern parcels);
- Traditional orchards; and
- Parkland.

7.2.4 The proposed landscape strategy for each of the four parcels is discussed below. Within each parcel, high quality landscape features have been proposed for retention, however there will be considerable loss of agricultural land and the loss of several hedgerows as a result of the proposed development. This loss is almost inevitable within any green field development of this size within the landscape surrounding Cranbrook. Within each proposed development area, it is envisaged that street trees and ornamental hedgerow and shrub planting would be introduced to the street scene in addition to pockets of open space, which would enhance the character of the streets and provide seasonal colour and interest.

#### Western Parcel (Blue Hayes)

- 7.2.5 The proposed development would consist of a housing development of between 800-950 homes, with higher densities focussed on the main movement routes through the parcel. The existing parkland to the south of Blue Hayes House would be retained. A new primary school is proposed within the centre of the site and new movement routes would provide connections through the development to Sky Park in the south-west, Cranbrook Station, to the north and to the existing country park at Cranbrook phase 1. An area of open space has been proposed to the west of the parcel, which would contain an area of formal play, a SuDS attenuation feature and allotments. Provision for a traveller site has been made to the south-west of the parcel.
- 7.2.6 The key landscape features identified within the western parcel are the parkland, with its category A and veteran trees and two primary corridors, which include hedgerows and hedgerow trees, that provide green corridors north-south and east-west across the site. The parcel has a low visual sensitivity. The parkland would be retained and protected throughout the course of the development and would form an important open space for new residents. There is the potential to introduce areas of meadow and bulb planting within the parkland to increase species diversity and seasonal interest. New pathway links could be created and seating could be provided to allow residents to enjoy the mature landscape.
- 7.2.7 The primary corridors would be retained within open space associated with the street scene and would provide an attractive structure as a basis for pedestrian routes. The hedgerows identified for retention would be protected through the course of the development and any gaps would be infilled with appropriate native hedgerow plants. Ongoing maintenance of the hedgerows would be required to maintain the quality of the hedgerow and to allow for natural surveillance of pedestrians using the green corridors. Swales could be introduced as linear features along the corridors, which have the potential to support new habitat and allow for an integrated SuDS strategy. One of the existing fields would be retained as open space. This would include a formal play space, SuDS basin and allotments. There is the potential for new landscape features to be introduced within this space. Sensory planting could be introduced adjacent to the more formal play area.

#### Eastern Parcel (Cobdens)

- 7.2.8 The masterplan proposes a housing development with approximately 1350 – 1500 homes, with higher density development focussed on London Road. The development would contain a neighbourhood centre on London Road, a primary school within the centre of the site, allotments to the east of Lower Cobden Farm and a proposed traveller site to the south-west of the parcel, just off London Road. The masterplan also allows for

a second railway station for the town, infrastructure including SuDS, public open space and potential SANGS. New pedestrian and cycle routes have been proposed, which would connect the parcel to other development parcels, Whimble and the wider rural landscape. The sensitive brook corridor has been retained within open space and the visually sensitive high ground to the north-east of the site lies within an area of potential SANG. Approximately 50% of the parcel has been proposed for development, with the remainder proposed as open space or SANG, in order to address the landscape sensitivity of the parcel.

7.2.9 The hill within the eastern parcel forms a critical part of the setting to Whimble and the separation between Cranbrook and Whimble. This feature is proposed for retention as open space or SANG, which would protect the setting and separation to Whimble. The retention of the large arable field (that contains the hill) as open space, provides the opportunity to introduce new characteristic landscape features, including hedgerows, trees and traditional orchards. It would also allow the public to experience the attractive and long ranging views from the hilltop.

7.2.10 The other major landscape feature within the parcel is the stream corridor and associated trees and vegetation, which is also proposed for retention as part of the masterplan and would be enhanced through additional planting and improved management. The introduction of SuDS basins and swales would create complementary wetland habitats to the stream corridor. The combination of the stream corridor and open space to the north-east allows for the introduction of new pedestrian and cycle connections across the parcel, with the opportunity to link to the wider landscape. Where possible existing features have been retained, particularly high value trees and primary corridors with high quality hedgerows. Where hedgerows are being retained, these would be gapped up with appropriate native planting if required. Ongoing maintenance of the hedgerows would be required to maintain the quality of the hedgerow and to allow for natural surveillance of pedestrians using the green corridors within the proposed development area. Hedgerows within the potential SANG would be managed at existing heights to maintain existing character and new hedgerows would be managed to blend in with existing features.

7.2.11 Part of the parcel consists of small irregular fields, with a field pattern that has been traced back to medieval times. Over half of these fields would be retained within open space or SANG and the remainder would have the field boundaries conserved, but would contain development and SuDS.

#### Southern Parcel (Treasbeare)

7.2.12 This parcel is highly constrained by noise to the west and visual sensitivity to the east. In response to these sensitivities, just over one third of the parcel has been proposed for

development, with approximately one third comprising open space and potential SANGS and the remainder retained in agricultural use. The masterplan proposes a housing development of approximately 800 – 950 homes, with higher density development focussed on London Road and the north-western part of the parcel. Employment land uses are proposed to the south-west, along with allotments. A sports hub with formal pitch provision is located within the centre of the parcel and the eastern part of the parcel (to the east of the local ridge), would become informal open space and potential SANG. The southern part of the parcel would either be retained in its existing agricultural land use or could be incorporated into the SANG provision.

- 7.2.13 Within the southern parcel, the proposed development would be contained to the west of the local ridgeline. The edge to development is currently demarcated by a hedgerow, which would be subject to additional tree planting, to further screen the proposals from views to the east. This strategy would maintain the setting to Rockbeare and the sense of separation currently enjoyed between Rockbeare and Cranbrook. The land to the east of the proposed development would become open space or SANG and constitutes a rural landscape with long and attractive views out to the east, which could be enjoyed by the public. New characteristic landscape features could be introduced, including hedgerow trees, species rich grassland, parkland / wood pasture and woodland copses, which would increase biodiversity within the parcel and would provide additional screening to the proposed development. Key features and primary corridors within the proposed development area have been proposed for retention.

#### South-eastern Parcel (Grange)

- 7.2.14 The proposed development would consist of a housing development of between 700-800 homes, with higher densities focussed at the proposed neighbourhood centre, located on London Road. New pedestrian and cycle routes have been proposed, which would connect the parcel to the eastern parcel, Rockbeare and the rural landscape to the north-east. Allotments have been proposed to the north-east of the parcel and a significant belt of woodland planting has been proposed to the south of the development, which would contain the proposed development and assimilate it into the mature landscape framework that the parcel sits within.
- 7.2.15 The proposed development within the parcel is set back from an existing tree line, to the north of the south-facing slopes that form part of the setting to Rockbeare. Additional woodland planting is proposed, which would screen the proposals from view and visually extend the existing woodland, located to the west of the parcel. This strategy would maintain the physical and visual separation between Rockbeare and Cranbrook and would protect the wider setting to Rockbeare. The proposed woodland planting would extend across the southern extent of the parcel, connecting to another block of existing



woodland to the east of the parcel. This would create new habitat, link areas of existing habitat and would assimilate the development into the wider landscape structure. The additional planting would also ensure that the setting to Rockbears Manor is protected.

- 7.2.16 Part of the parcel involves the development of an area of parkland / wood pasture (not listed on the register of Parks and Gardens). Approximately half of the parkland would be incorporated within the development, however the mature parkland trees would be retained within open space. This would give a mature landscape structure to the proposed development. There are opportunities to create new areas of parkland / wood pasture elsewhere within the parcel and wider masterplan area. Other high quality existing features including mature trees, existing woodland blocks and identified primary corridors would be retained and protected through the course of the development.

## **8 LANDSCAPE APPRAISAL OF THE PROPOSED DEVELOPMENT**

### **8.1 Introduction**

- 8.1.1 The potential effects of the proposed masterplan are assessed below, at year 0, when the potential effects are at their greatest and at year 10, following the establishment of the mitigation strategy.

- 8.1.2 The magnitude of change is a judgement on the size or scale of effect and is combined with the landscape or visual sensitivity to give a judgement on the significance of effects resulting in the proposed masterplan being built out. Appendix 4 provides a summary table of Landscape effects.

### **8.2 Landscape effects at completion (Year 0)**

#### District character

- 8.2.1 Local topography contains the proposed development parcels, limiting the potential effects on landscape character to the land within and immediately adjacent to the site. The site is located within Character Type 3E Lowland Plains, within the Clyst Lowland Farmland Character Area, both of which have been judged to have a **Medium** sensitivity to change.

- 8.2.2 The proposals constitute a large housing development, located on a greenfield site, which would result in a permanent change in character. The masterplan has taken into account the key features and characteristics noted within the character assessment, including views to wooded hills, the stream corridor and the retention of parkland. These characteristics would be largely unaffected by the proposals and some features, including the stream corridor and the parkland at Bluehayes in the western parcel, would see localised improvements. In addition, the proposals would be seen in conjunction with

the existing settlement of Cranbrook and new business development planned to the west, which already affect the character of the local area. The proposals would be consistent with the new planned development within the local area. The significance of effect for Character Type 3E Lowland Plains, within the Clyst Lowland Farmland Character Area, has been assessed as **Moderate** in the short term.

- 8.2.3 Character types 3C (Sparsely settled famed valley floors) and 3B (Lower rolling farmed and settled valley slopes) also fall within the Clyst Lowland Farmland Character Area and are located to the north and west of the site respectively. Land within the Sparsely settled famed valley floors (3C), is highly contained and has a limited physical or visual relationship with the proposed development illustrated on the masterplan. There would be no direct effects on this character type as a result of the proposed development, however there may be some reduction in tranquillity experienced within the character type. The significance of effect at construction for Character type 3C has been assessed as **Negligible**.
- 8.2.4 Character type 3B (Lower rolling farmed and settled valley slopes) has also been assessed as experiencing a **Negligible** significance of effect at construction. The character type would experience no direct effects as a result of the proposed development, although it is expected that there would be some limited effects on views and tranquillity.
- 8.2.5 The Pebblebed Heaths Character Area is located on rising ground to the south-east of the site. The Character Area is physically separated from the proposed development parcels and development within the site would not result in any adverse effects on the key characteristics of the Character Area. High levels of containment within the landscape as a result of hedgerow boundaries and trees, mean that there is limited intervisibility with the proposed development parcels. The significance of effect at has been assessed as **Negligible**.
- 8.2.6 The proposed development has been located on lower lying land within the development parcels and as a result is well contained by landform and vegetation, particularly to the south and east, minimising the adverse effects on the wider rural landscape. The character of the landscape to the north and west is already affected by the existing settlement of Cranbrook and by existing development at the Sky Park and Airport to the west. The changes brought about as a result of the proposed development would extend the existing development in these areas and would not constitute a large change in character. It is anticipated that the proposed landscape strategy would reinforce the existing green infrastructure and further reduce the proposed effects of the proposed

development. There would be no significant adverse effects on the landscape surrounding the proposed site in the short or long term.

#### Settlement

8.2.7 The baseline section of this report has identified four settlements, whose landscape setting may be affected by proposed development. These include: the existing settlement at Cranbrook and the rural villages of Rockbeare, Whimple and Broadclyst. Broadclyst lies to the north-west of the site and is both physically and visually separated from the proposed development areas. The significance of effect would be **Negligible**.

8.2.8 The proposed development would become an extension to Cranbrook Phase 1 and the new settlement would benefit from the changes to the settlement pattern and the additional facilities. The sensitivity of Cranbrook Phase 1 to the proposals has been judge to be Low and the significance of effect has been assessed as **Minor**.

8.2.9 Both Rockbeare and Whimple are rural villages, located to the south and north-east of the site respectively. Both villages have a distinct landscape setting and consequently the sensitivity of both settlements, to the type of change proposed, has been judged as **High**. In response to the high degree of sensitivity the proposed masterplan has evolved to avoid development within the setting to the villages.

8.2.10 The hill within the eastern parcel, Cobdens, forms part of the wider setting to Whimple. This high ground would be retained within open space / SANG, which would both maintain the existing setting to Whimple and maintain separation between the settlements. The magnitude of change to the setting of Whimple has been assessed as **Very Low** and the resulting significance of effect as **Minor** at construction.

8.2.11 The immediate setting to Rockbeare is provided by the rising ground to the north and west of the village. Development within the southern parcel, Treasbeare, would be located to the west of the break in slope and development at Grange (the south-eastern parcel) would be located to the north of the high ground such that the rural character of the village would be maintained. The magnitude of change as a result of the proposals at construction would be **Low** and the significance of effect would be **Moderate** at construction.

#### Western Parcel (Blue Hayes)

8.2.12 The majority of the land would change from agricultural fields, to a housing development with associated facilities and open space. The parcel is contained by existing settlement, so effects would be localised in extent. Key features, including the parkland and associated high quality trees, would be retained within areas of open space. There would

be some hedgerow loss and the agricultural fields within the site would also be lost to the development. The overall significance of effect on the character of the parcel has been assessed as **Moderate**. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Western Parcel - Character	Low	High - the majority of the parcel would change from an agricultural land use and rural character to a housing development	Moderate
Western Parcel - features			
Parkland	High	Very Low	Minor
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate
Mature hedgerow trees	Medium / High	Low - Majority retained	Minor
Agricultural fields	Medium /Low	High - the majority of the feature would be lost	Moderate

Eastern Parcel (Cobdens)

8.2.13 Approximately 50% of the parcel would be retained as open space or potential SANG, including the stream corridor and north-eastern field. The stream corridor would be retained and protected through the course of the development. The character of the corridor would be retained, however the construction of the proposed housing adjacent to the stream corridor would have short term impacts on the tranquillity and setting to the corridor. The north-eastern field would be retained as open space and would have no direct effects as a result of the development. The historic fields of medieval origin would be affected by the development in part. Over half of the fields would be retained in their current form and the field boundaries of the remaining fields would be retained, although the land use within these fields would change from agriculture to built development and SuDS. The change in use is reflected in the **Medium** magnitude of change assessed for the character of the historic fields. There would be a **High** magnitude of change in character within the southern fields within the parcel, which would be lost to the development. The vast majority of the high quality mature trees would be retained within the proposals identified on the masterplan, although there would be some hedgerow loss, particularly within the proposed development. Identified primary corridors are proposed for retention. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Eastern Parcel - character			
Stream corridor	High	Low - Stream corridor retained within open space. Indirect effects from adjacent development and construction activities	Moderate
Medieval fields	High	Medium - Parts of medieval fields would be developed, but majority retained and field pattern would be retained.	Moderate
Regular fields to the south	Medium	High - the majority of the area would change from an agricultural land use and rural character to a housing development	Substantial
North-eastern field	Medium	Very Low - retained as open space	Negligible
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Eastern Parcel - features			
Stream corridor	High	Low - Two road crossings implemented. Vast majority of feature retained. Indirect effects from adjacent development	Moderate
Hedgerows	Medium	Medium - Some hedgerow removal within development area. Majority retained	Moderate
Category A and Veteran trees	High	Low - all veteran trees retained. Vast majority of high quality trees retained.	Moderate
Mature trees	Medium / High	Low - vast majority of high quality trees retained.	Minor
Agricultural fields	Medium / Low	Medium - Approximately half the feature would be lost. The remainder would be converted to open space / SANG.	Moderate

Southern Parcel (Treasbeare)

8.2.14 A large portion (approximately two thirds) of the parcel is not proposed for development within the masterplan, due to noise constraints and the sensitive setting to Rockbeare to the east of the local ridge. None of the land to the east of the local ridge is proposed for development. Housing and business uses are concentrated to the north-west of the parcel. The majority of existing features would be retained and protected through the course of the development, although there would be some hedgerow loss. A number of the agricultural fields would see a change in land use and character. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Southern Parcel - character			

Land to the west of the local ridge	Low	Medium - approximately half would be developed. One field would be converted to sports pitches. The remainder would be retained in its existing agricultural use.	Minor
Land to east of local ridge	Medium	Very Low - two fields would be converted to sports pitches. A further three would be used as open space / SANG. The remainder would be retained in agricultural use.	Negligible
Southern Parcel - features			
High quality mature trees and avenue leading to Treasbeare Farm	High	Low - avenue retained. Vast majority of high quality trees retained.	Moderate
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate
Agricultural fields	Medium / Low	Medium - Approximately one third the feature would be lost. 6 fields would be converted to open space / SANG and the remainder would be retained in agricultural use.	Minor

#### South-eastern Parcel (Grange)

8.2.15 The majority of the land would change from agricultural fields, to a housing development with associated facilities and open space. The parcel is contained by existing settlement to the north and tree belts and woodland to the south, so effects would be localised in extent. Key features, including the woodland blocks and associated high quality trees, would be retained and protected. Approximately half of the parkland within the parcel would be developed, however the majority of the parkland trees would be retained within areas of open space. There would be some hedgerow loss and the agricultural fields within the site would also be lost to the development. The overall significance of effect on the character of the parcel has been assessed as **Substantial**. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
South-eastern parcel - Character	Medium	High - the majority of the parcel would change from an agricultural land use and rural character to a housing development	Substantial
South-eastern Parcel - features			
Parkland	High	Medium - Approximately 50% of the parkland would be developed, however the majority of the mature trees would be retained within open space.	Moderate

High quality mature trees, tree belts and woodland blocks	High	Low - All woodland blocks and the vast majority of high quality trees would be retained	Moderate
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate
Ponds	Medium	Medium - 1 small pond would be removed as part of the proposals.	Moderate
Agricultural fields	Low	High - the majority of the feature would be lost	Minor

### 8.3 Residual effects (10 years post completion)

8.3.1 10 years post completion the landscape within the site would have matured, softening the areas of built form and integrating the site into the wider rural landscape. The landscape scheme within the site would be attractive to residents and visitors alike.

#### District character

8.3.2 As the landscape within the site matures, the new character of Cranbrook would become established and more clearly defined. Areas of open space would see the introduction of new and characteristic landscape features including hedgerows, woodland blocks, parkland or wood pasture and areas of traditional orchard. Green corridors would be maintained across the site and would provide attractive areas for new residents and visitors alike. The proposed SANG would see biodiversity improvements and the introduction of new walking routes for local people to enjoy. The magnitude of effect within Character Type 3E Lowland Plains, and the Clyst Lowland Farmland Character Area, would reduce from **Medium** to **Low**, resulting in **Minor** residual effects, which would not be significant. The long-term effects on the landscape character of neighbouring Character Types and Areas would remain **Negligible**.

#### Settlement

8.3.3 The proposals would remain clearly separated from the village of Broadclyst and the residual effects of the proposals on the setting to the village would remain **Negligible**. With regard to Cranbrook, the proposed development and associated landscape strategy would be established along with the consolidation of the settlement pattern of Cranbrook. New elements of local character would be created, along with stronger integration into the landscape structure of the wider landscape. The proposed open space and SANG would create a soft edge and distinctive setting to the town. The magnitude of effect would reduce to **Low** and the residual effects on the setting to Cranbrook Phase 1 would be **Negligible**.

8.3.4 The hill within the eastern parcel, Cobdens, forms part of the wider setting to Whimple. This high ground is retained within the proposed open space / SANG, which would be subject to landscape improvements in the form of new locally characteristic landscape

features and improved recreational access. The additional landscape infrastructure would improve the landscape setting to Whimple. The residual magnitude of change to the setting of Whimple has been assessed as **Low beneficial** and the long term the significance of effect would be **Moderate beneficial**.

8.3.5 With regard to Rockbeare the proposed development has been located beyond the rising ground to the north and west, which provides the immediate setting to the village. The additional woodland to the south of the south-eastern parcel would have established, screening views of the development from the north-east of Rockbeare. The open space proposed along the eastern edge of Treasbeare (southern parcel) would form an attractive outlook from Rockbeare and would provide an enhanced setting to the village. Some of the existing views of Cranbrook to the west of the village would also be screened. The long-term magnitude of change as a result of the proposals would be **Very Low beneficial** and residual effects would be **Minor beneficial**.

Western Parcel (Blue Hayes)

8.3.6 10 years post completion, the character of the new housing development would have established. The parkland would be in public use and new features including SuDS basin wetland areas, would have been created. Street trees and garden planting would have matured, which would add to the character of the street scene. New pedestrian and cycle connections would have been created between the station and the employment areas to the south-west. The overall significance of effect on the character of the parcel would reduce from **Moderate** to **Minor**. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Western Parcel - Character	Low	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Minor
Western Parcel - features			
Parkland	High	Very Low (beneficial)	Minor (beneficial)
Hedgerows	Medium	Medium - retained hedgerows would be gapped up, as required and subject to improved management.	Moderate
Mature hedgerow trees	Medium / High	Very Low	Minor
Agricultural fields	Medium /Low	Medium	Moderate

Eastern Parcel (Cobdens)



8.3.7 The open space and potential SANG to the north-east of the parcel provides the opportunity for significant landscape improvements in the form of new characteristic landscape features. This could include new hedgerows, traditional orchards and / or woodland blocks, which would improve the north-eastern setting to Cranbrook. The retention of high ground within public open space would provide opportunities for improved recreational access and would allow local people and visitors to appreciate long views over the surrounding landscape that are currently unavailable to the public. The stream corridor within the parcel (Cobdens) would be improved through appropriate new planting, improved management and the introduction of SuDS features with complimentary wetland habitats. The character of the new housing development would have established and street trees and garden planting would have matured, which would add to the character of the street scene within the southern part of the parcel. The residual effects of the proposals would either have reduced, or resulted in beneficial effects in the long term. The overall residual effects on the landscape character of the parcel would be **Neutral**, as the predicted effects become balanced between adverse and beneficial. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Eastern Parcel - character			
Stream corridor	High	Low (beneficial) - Character of corridor would have improved. New complementary wetland features would be provided in the form of SuDS	Moderate (beneficial)
Medieval fields	High	Low - Historic field pattern maintained.	Moderate
Regular fields to the south	Medium	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Moderate
North-eastern field	Medium	Medium (beneficial) - scope for significant improvement as part of landscape strategy and SANG provision. Potential to reintroduce characteristic features.	Moderate (beneficial)
Eastern Parcel - features			
Stream corridor	High	Very Low (beneficial) - Character of corridor would have improved. New complementary wetland features would be provided in the form of SuDS	Minor (beneficial)
Hedgerows	Medium	Low - retained hedgerows would be gapped up and subject to improved management. Opportunity to	Minor

		introduce additional hedgerows within north-eastern field	
Category A and Veteran trees	High	Very Low - new tree planting would be introduced within open space to mitigate any lost by the proposed development.	Minor
Mature trees	Medium / High	Very Low - new tree planting would be introduced within open space to mitigate any lost to the proposed development.	Negligible
Agricultural fields	Medium / Low	Medium - the open space has the potential to be retained or revert to agricultural use if required	Minor

#### Southern Parcel (Treasbeare)

8.3.8 10 years after completion, the character of the new housing development would have established. The public open space and potential SANG would be in public use and new features including SuDS basin wetland areas, would have been created. The proposed pitches and open space would provide improved recreational facilities for local residents. Street trees and garden planting would have matured, which would add to the character of the street scene. Within the open space and potential SANG, to the east of the parcel, there is the opportunity for significant landscape improvements in the form of new characteristic landscape features and improved recreational access. This could include new hedgerows, tree belts and woodland blocks, which would improve the landscape to the south and east of the parcel. The retention of high ground within public open space adjacent to the proposed pitches would allow locals and visitors to appreciate long views over the surrounding landscape to the east, which are currently unavailable to the public. The overall residual effects on the landscape character of the parcel would be **Moderate beneficial**. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
Southern Parcel - character			
Land to the west of the local ridge	Low	Low - Character of new settlement would be defined.	Negligible
Land to east of local ridge	Medium	Medium (beneficial) - New characteristic features would be introduced into areas of open space	Moderate (beneficial)
Southern Parcel - features			
High quality mature trees and avenue leading to Treasbeare Farm	High	Low (beneficial) - new tree and woodland planting would be introduced within development and open space to mitigate any lost by the	Moderate (beneficial)

		proposed development.	
Hedgerows	Medium	Low - retained hedgerows would be gapped up where appropriate and subject to improved management. Opportunity to create a new hedgerow to the south of the proposed pitches.	Minor
Agricultural fields	Medium / Low	Low - the open space has the potential to be retained in its existing use or revert to agricultural use if required	Minor

#### South-eastern Parcel (Grange)

8.3.9 The significant additional woodland planting would have matured, linking areas of existing habitat and assimilating the proposed development into the wider rural landscape. Street trees and garden planting would have matured, which would add to the character of the street scene within the proposed development and would build upon the mature landscape structure that the development sits within. Significant new landscape features would have been created, improving woodland cover and wetland habitats. The overall significance of effect on the character of the parcel would reduce from **Substantial to Moderate**. The below table summarises the predicted changes and effects of the proposals on the character of the parcel and key features.

Landscape receptor	Sensitivity	Magnitude of change	Significance of effect
South-eastern parcel - Character	Medium	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Moderate
South-eastern Parcel - features			
Parkland	High	Low - The retained trees would be subject to improved management and new areas of designed parkland would be establishing in other areas of the site.	Moderate
High quality mature trees, tree belts and woodland blocks	High	Low (beneficial) - new tree belts are proposed which would connect existing woodland	Moderate (beneficial)
Hedgerows	Medium	Low - retained hedgerows would be gapped up and subject to improved management.	Minor
Ponds	Medium	Low (beneficial) - the proposed SuDS features would mitigate the loss of the pond and have the potential to provide additional wetland habitat.	Minor (beneficial)
Agricultural fields	Low	Medium	Negligible

## **9 VISUAL APPRAISAL OF THE PROPOSED DEVELOPMENT**

*(Plans HDA 9)*

### **9.1 Introduction**

9.1.1 This section considers the proposed development for the site in order to identify its likely effects on completion and once established after 10 years.

9.1.2 For the purposes of this assessment, some assumptions have been made about the growth rates of the proposed planting. Proposed hedges and scrub have been assumed to have a minimum of 300mm growth per year, which would give a minimum height of 2.5 to 3m over the 10 year period. A select standard tree, with a specified girth of 10-12cm has an average height between 3-3.5m, a slow growing tree would have approximately 300mm of growth per year. After 10 years of growth, we have assumed that the trees would have reached a minimum height of 6-6.5m. Actual growth rates will depend on environmental conditions and tree species. It is likely that the proposed trees would have grown higher than have been assumed for this assessment.

9.1.3 Appendix 5 provides a commentary on changes to views at completion and 10 years post completion (residual effects), of the visual receptors identifies within Appendix 3. The resulting magnitude of change is discussed, and an overall significance of effect is provided. The results of the table will be summarised within the following text.

### **9.2 Visual Appraisal at Completion (Year 0)**

9.2.1 Through the iterative process of masterplanning, the design has sought to minimise the visual impacts of the proposed development. Proposed housing has been located within areas of each parcel that are well contained and where possible, is well related to existing built development. The visual sensitivity of the high ground to the north-east of the eastern parcel and to the south and east of the southern parcel has been tested with a series of wireframe montages, to ascertain which areas could be developed without significant visual impacts. The submitted masterplan is a product of this analysis and the proposed layout seeks to avoid development in areas that would be highly visible within an otherwise rural landscape.

9.2.2 Views of the proposed development are generally constrained to receptor groups within or immediately adjacent to the proposed development parcels, with limited visibility from the wider rural landscape. It is assumed that visual receptors that have no intervisibility with the proposed development at construction would not experience any adverse effects on their views. This includes:

- Visitors and residents of Rockbeare Manor
- Residents of Broadclyst
- Walkers on footpaths around Ashclyst Forest

- Walkers on footpaths adjacent to Broadclyst
- Walkers on the track over the hill to the east of Higher Cobden Farm
- Motorists on the A30
- Motorists on the M5

9.2.2 **Local residents:** The properties that would be most affected by the proposed development at construction are either within or immediately adjacent to the proposed development parcels. These include Lower and Middle Cobden farms, which are located immediately adjacent to the proposed development within the eastern parcel. The views from these properties would change dramatically from these dwellings, giving rise to **Substantial** predicted visual impacts at construction as the buildings are integrated into the proposed development. Views to the north of the properties would not be affected. Higher Cobden farm, within the eastern parcel has also been assessed as having **Substantial** visual effects at construction.

9.2.3 Rural dwellings on Rewe Lane (particularly Crosspark) and the Grange, to the south of the south-eastern parcel, would have rural views of agricultural land replaced with views of the proposed development at construction. Visual effects on residents have been assessed as **Substantial** for the property Crosspark, which would have open views of the proposals, and **Moderate** visual effects for the Grange and remaining properties on Rewe Lane, due to the lower levels of intervisibility with the proposed development.

9.2.3 Little Cobden farm, located to the east of the eastern parcel, has lower levels of intervisibility with the proposals and has been assessed as having **Moderate** adverse effects at construction. Other properties assessed as having **Moderate** effects at construction include:

- Treasbeare Farm and Cottage;
- Properties on Station Road; and
- Properties on London Road.

These properties would all have some intervisibility with the site, however the baseline views of these properties are already influenced by settlement, busy roads and / the airport and adjacent business land uses. The change to the baseline views would be lower than that experienced by rural properties, where the proposals are a new introduction into an undeveloped landscape.

9.2.4 Residents of Cranbrook were judged to have a low sensitivity to the expansion of Cranbrook as a result of this masterplan. The majority of existing residents would not have views of the proposed development; however a small number of existing dwellings would have open views of the proposals. The overall significance of effect for these residents has been judged as **Minor** at construction.

- 9.2.5 The vast majority of remaining properties have only distant glimpses of the proposed development or no views of the proposed housing. The isolated farms to the north and west of the site would have distant views of the site, filtered by intervening vegetation. The retention of the high ground to the north-east of the eastern parcel and east of the southern parcel, screens the majority of the development from view from properties associated with Whimble and Rockbeare. The predicted effects on these properties at construction has been assessed as **Minor** or **Negligible**.
- 9.2.6 Killerton House listed building and Registered Park and Garden, is located approximately 5km to the north-west of the site. While there are long ranging views from this property and parkland, the proposed development would be difficult to perceive. Visual effects are predicted to be **Minor** adverse at construction. Rockbeare Manor and associated parkland is contained by a strong tree belt to the north and would have no intervisibility with the proposed development.
- 9.2.7 **People using the local footpath network:** There are no existing public rights of way within any of the proposed development parcels. There is one public footpath between the St Mary with St Andrews Church at Rockbeare and London Road, which would have glimpsed views of the proposed housing within the southern parcel, seen in the context of the existing housing at Cranbrook. The change in the view would be difficult to perceive.
- 9.2.8 From the public footpaths surrounding Whimble, the hill within the eastern site (retained as open space / SANG), screens the vast majority of the proposed development, with only distant glimpses of proposed houses to the west, adjacent to the existing settlement of Cranbrook.
- 9.2.9 Footpaths located on high ground to the east and west of the site, have only distant glimpses of the proposals, seen in the context of existing settlement. This includes views from Mosshayne Lane to the west of the site and views from the common land at Manor Farm (within the AONB). The significance of effect on views from local public rights of way have all been assessed as **Minor** or lower.
- 9.2.10 **Motorists on the local road network:** The highest levels of change would be experienced by motorists on London Road, which runs through the proposed development. London road is a busy road, with open views of existing dwellings to the north and visibility to the south largely restricted by existing hedgerows, with a line of housing to the south of the road, between Parsons Lane and Roackbeare. The proposals would introduce new settlement to the south of London Road and two new gateways into

the town would be created, one to the east and one to the west. Within the gateways, the street scene would be modified at the neighbourhood centres, to create points of access into the proposed development site. London Road would become incorporated into the town structure of Cranbrook. The departure in the character of the views from the baseline situation would not be considerable and the significance of effect has been assessed as **Moderate** at construction.

9.2.11 Motorists using both Gribble Lane and the lane leading from London Road to Whimble have also been assessed as having **Moderate** adverse effects on views at construction. Both roads are currently rural in character and the introduction of housing to views would change the perception of the lanes. Parsons Lane is also rural and has views of the proposals as the lane passes through the proposed development, however these views already contain the settlement of Cranbrook. The significance of effect on views from Parsons Lane has been assessed as **Minor**.

9.2.10 There would be open and partial views of the proposed development from Station Road. This road is already suburban in character and the changes would be consistent with the baseline situation. The visual effects experienced by motorists on Station Road have been assessed as **Minor**.

9.2.11 Rural roads including Rewe Lane, Sliver Lane and the road to the north of Rockbeare Manor are enclosed by hedgerows and trees. Many of the lanes are single carriageway and motorists using these lanes are likely to be focussed on the road. Only occasional glimpses of the proposals would be visible and the visual effects on these motorists has been assessed as **Minor** adverse or lower at construction.

9.2.12 **Train passengers:** There would be intermittent partial and glimpsed views of the proposed development, through gaps in the trees lining the railway line. Hedgerows and trees contain views to the land immediately adjacent to the line. The proposed dwellings would be seen in the context of existing housing at Cranbrook. The magnitude of change has been assessed as **Low** and the resulting significance of effect as **Negligible**.

9.2.13 **Local businesses / commercial:** While there will be views of the proposed development from local commercial and business buildings (including the Sky Park, and Exeter Airport) at completion, the sensitivity of views by these receptor groups has been judged to be **Low**. The magnitude of change from these viewpoint locations has been assessed as **Medium** (Adjacent businesses) or **Low** (remaining commercial buildings and airport), resulting in **Minor** and **Negligible** predicted visual effects.

### 9.3 Residual visual effects (Year 10)

- 9.3.1 Ten years after completion the proposed mitigation planting would have would have established, further screening views of the site from local visual receptor groups and softening views of the proposed development from adjacent pavements and residencies and from long distance viewpoints. The mature landscape within the proposed development would help to integrate the site into the wider network of hedgerows trees and woodland. Views of the proposed development would be restricted to a small number of receptors located within the immediate vicinity of the site.
- 9.3.2 **Local residents:** Lower and Middle Cobden farms would have been integrated into the proposed development, with hedgerows and hedgerow trees filtering views to the south along a newly established street scene. Views to the north of the properties would remain rural in character. The magnitude of change would reduce and the residual effects would be **Moderate**. The additional mitigation planting within proposed open space and potential SANG would filter and soften views from Higher Cobden, reducing residual effects to **Moderate**.
- 9.3.3 The proposed tree belts and woodland to the south of the south-eastern parcel would screen views from dwellings on Rewe Lane and the Grange. The significance of effect would reduce to **Moderate** and **Minor** respectively. While the visibility of the proposals would dramatically reduce, views would be foreshortened and any long views out from property Crosspark would be lost.
- 9.3.4 The proposed open space and SANG to the east of the southern parcel and north-east of the eastern parcel have the potential to improve the outlook from the villages of Rockbeare and Whimble, by introducing characteristic new planting which would help to screen existing views of Cranbrook, as well as screening the proposed development. Both villages have been assessed as having **Minor** beneficial residual visual effects.
- 9.3.5 The proposed mitigation planting within areas of open space, proposed SANG and within the streets of the development would further screen and soften views of the development. All remaining residents tested within this assessment would have **Minor** residual visual effects or lower.
- 9.3.6 **People using the local footpath network:** The proposed planting within the open space and SANG to the east of the southern parcel and north-east of the eastern parcel have the potential to improve the outlook from both the public footpath between the St Mary with St Andrews Church at Rockbeare and London Road, and from the footpaths surrounding Whimble. New planting of characteristic landscape features which would assist in screening existing views of Cranbrook, as well as screening the proposed



development. Residual visual effects from these footpaths have been assessed as **Minor** beneficial.

9.3.7 Walkers on footpaths located on high ground to the east and west of the site, would continue to have only distant glimpses of the proposals, viewed in the context of existing settlement and further softened by the establishing tree planting within the site. The proposed development would be assimilated into the wider landscape. Residual visual effects from remaining local rights of way have been assessed as **Minor** or **Negligible**.

9.3.8 **Motorists on the local road network:** 10 years following completion, the new character of London Road would be fixed and a new and improved street scene would have established at the two neighbourhood centres. Views from the motorists using the road would be less rural in character, but would be attractive and more pedestrian friendly. The visual effects would reduce to **Minor**. The mitigation planting at the edges of the proposed development would have established, screening views from Gribble Lane and the lane leading from London Road to Whimple. Both roads would revert to their baseline rural character and residual effects have been judged as **Minor**.

9.3.9 The proposed mitigation planting to the east of the development within the southern parcel would reduce views of both the proposed development and of the existing development at Cranbrook, resulting in **Minor** beneficial visual effects experienced by motorists using Parsons Lane.

9.3.10 The proposed mitigation and street planting proposed within the landscape strategy would further reduce and soften views from the remaining road network, with residual visual effects assessed as **Minor** or lower.

9.3.11 **Train passengers:** Views of the proposed development from the train line would be further softened by additional tree and scrub planting on the northern boundary. The residual significance of effect would remain **Negligible**.

9.3.12 **Local businesses / commercial:** The proposed mitigation and street planting proposed within the landscape strategy would further reduce and soften views from local commercial and business buildings with **Minor** and **Negligible** residual visual effects.

## 10 CONCLUSIONS

### 10.1 Response to the baseline

10.1.1 The baseline section of this assessment considered the constraints of the site in relation to the site's landscape setting, local designations and the direct effects of the proposed development parcels. The baseline concluded that the western parcel generally had a

low landscape and visual sensitivity, providing that key features including the parkland and primary green corridors were retained.

10.1.2 The eastern parcel has variations in sensitivity across the parcel, with the stream corridor being the most sensitive landscape feature within that parcel. The land to the south of the stream had a low visual sensitivity but a higher landscape sensitivity, whereas the land to the north-east of the stream has a lower landscape sensitivity, but a high visual sensitivity given it's contribution to the setting of Whimple. The north-eastern field also had the opportunity for significant landscape improvements. Development has been focussed to the south of the stream corridor, to protect the setting to Whimple and to create a settlement pattern that is well connected to and is consistent with the phase 1 development at Cranbrook.

10.1.3 The southern parcel was assessed as having a high visual sensitivity to the east of the local ridge and a lower visual sensitivity to the west of the ridge. The parcel has the lowest landscape sensitivity of the 4 parcels assessed. In landscape and visual terms this would result in an area to the west of the local ridge that has capacity for development, however significant noise constraints limit the extent of development within this area.

10.1.4 The south-eastern parcel has been assessed as having a medium landscape and visual sensitivity to development, with opportunities to mitigate the potential impacts of development. Development within this parcel would create the opportunity to create a eastern gateway into Cranbrook and would balance the settlement pattern of the town to both sides of London Road.

## **10.2 Response to local planning policy**

10.2.1 The masterplan and landscape strategy has evolved to:

- Adhere to strategy 12, which sets out the expectations for development at Cranbrook.
- Minimise potential adverse effects on local landscape character and features (strategy 46 and policies D1 – D3);
- Maintain the individual identity of local villages and avoid coalescence between settlement (strategy 8);
- Avoid development within the identified Clyst Valley Regional Park. The proposed locations for open space and SANG would complement district level Green Infrastructure by connecting new GI networks to the regional park (strategy 10);
- Provide significant areas of open space and potential SANG, within which new characteristic landscape features could be introduced in order to: mitigate for any feature loss, enhance the character of the area, maintain and improve the local

Green Infrastructure network and to create new habitats (strategies 10 and 46 and policies D1-D3 and EN5);

- Protect known habitats and allow scope for wildlife enhancement (policy EN5);
- Avoid harm to the significance or setting of designated heritage assets (policy EN9) and other heritage features, including undesignated parkland and medieval field patterns; and
- Mitigate for any predicted adverse landscape or visual effects of the proposed development.

### **10.3 Predicted Landscape effects**

10.3.1 The proposed development would continue the phased development of Cranbrook new town, located on four greenfield sites, which would result in a permanent change in character to the local landscape. The masterplan has responded to the constraints and opportunities identified in the character assessment, including views to wooded hills, the stream corridor and the retention of parkland. These characteristics would be largely unaffected by the proposals and some features, including the stream corridor within the eastern parcel (Cobdens) and the parkland at Bluehayes in the western parcel, would see localised improvements.

10.3.2 At construction there are predicted significant adverse landscape effects on two of the parcels, the eastern parcel and the south-eastern parcel, due to the predicted effects on High sensitivity features including medieval field and parkland and large effects on the character of the parcels as they change from rural agricultural land to built development. The western and southern parcels have been assessed as a low landscape sensitivity within the areas proposed for development. Areas of land and features assessed as having a High sensitivity would be retained. Consequently effects within the western and southern parcels are not predicted to be significant.

10.3.3 Following the establishment of the landscape mitigation strategy, approximately ten years after completion, the new form and character of Cranbrook would be established and well defined. Areas of open space and SANG would see the introduction of new and characteristic landscape features. The effects on Character Type 3E Lowland Plains, and the Clyst Lowland Farmland Character Area would reduce to Minor adverse. The proposals would also reduce the predicted effects within the proposed development parcels. Residual effects for the four parcels would be:

- Western parcel – Minor adverse
- Eastern Parcel – Neutral
- Southern parcel – Moderate beneficial
- South-eastern parcel – Minor adverse

The residual effects on landscape character across the whole site would not be significant and largely neutral in effect.

10.3.4 The proposed masterplan would protect the individual identities of the local villages. The proposed open space and potential SANG to the north-east of the eastern parcel and east of the southern parcel would result in benefits to the landscape setting to the villages Rockbeare and Whimble.

#### 10.4 Predicted visual effects

10.4.1 At construction there are predicted significant adverse visual effects for four residencies (Lower, Middle and Higher Cobden farms and property Crosspark), located within or directly adjacent to the proposed development parcels. When considering the number of residents that have the potential for the outlook from their properties to be adversely affected by the significant expansion of Cranbrook, the identified effects are extremely limited.

10.4.2 Ten years after completion the proposed mitigation planting would have established, further screening views of the site from local visual receptor groups and softening views of the proposed development from adjacent footpaths and residencies and from long distance viewpoints. The mature landscape within the proposed development would help to integrate the site into the wider network of hedgerows, trees and woodland. There would be no significant residual visual effects.

10.4.3 There would be **Moderate** adverse residual visual effects from Lower and Middle Cobden farms, which would be integrated into the proposed development. The outlook from these buildings would not be unpleasant and the rural views to the north of the buildings would be maintained, however the rural landscape setting to the south of the buildings would be lost. There would also be residual **Moderate** adverse effects on residents of Higher Cobden, The Grange and Crosspark. These effects are not deemed to be significant. Remaining residual visual effects of local visual receptor groups would be **Minor** or **Negligible**. The outlook for residents and users of the public rights of way to the west of Rockbeare and south-west of Whimble is predicted to improve as a result of the proposed landscape strategy. These improvements would benefit a far greater number of people than would be significantly adversely affected by the proposed development.

#### 10.5 Conclusions

10.5.1 Given the overall size of the proposed development, its location within a predominantly rural landscape and the close proximity of rural villages including Rockbeare and Whimble, the proposed masterplan (Ref 12) delivers a scheme that responds to identified

constraints and opportunities and minimises the potential landscape and visual effects on people living, working and visiting the local area. The assessment has identified that:

- There would be very limited predicted landscape effects on the surrounding countryside.
- The village setting and separation to both Rockbeare and Whimble would be maintained and enhanced. The setting to the village of Broadclyst would be unaffected by the proposals.
- A soft and distinctive landscaped edge to Cranbrook would be created, which would embed the town in the wider landscape.
- The proposed landscape would provide new recreational facilities, open space and SANG, which would create new local Green Infrastructure and would link in to the Clyst Valley Regional Park.
- Views of the proposals would be limited to roads and properties either within or immediately adjacent to the proposed development. Views of the proposed development from public footpaths would be extremely limited and would generally benefit from the proposals.



## REFERENCES

- 1 - Natural England (October 2014), '*An Approach to Landscape Character Assessment*'
- 2 - The Landscape Institute with the Institute of Environmental Management and Assessment, (2013), "*Guidelines for Landscape and Visual Impact Assessment*" (third edition)
- 3 - Department for Communities and Local Government (March 2012), '*National Planning Policy Framework*'
- 4 - Department for Communities and Local Government (March 2014) '*National Planning Practice Guidance*'
- 5 - East Devon District Council (January 2016), '*East Devon Local Plan 2013 – 2031*'
- 6 - British Geological Survey, '*Geology of Britain viewer*', see below for website:  
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- 7 - Cranfield University, '*Soilscapes*', see below for website:  
<http://www.landis.org.uk/soilscapes/>
- 8 - LUC (April 2013), '*Killerton Setting Study*'.
- 9 - Natural England (March 2013), '*National Character Area Profile 148: Devon Redlands*'.
- 10 - East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Council (2008), '*Landscape Character Assessment & Management Guidelines*'.
- 11 - Devon County Council (2015), '*Devon's Landscape Character Assessment*'.
- 12 - Savills on behalf of East Devon District Council (October 2017), '*Masterplan for the expansion of Cranbrook*'.



## HDA Document Control and Quality Assurance Record

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Approved for issue	Brian Duckett	Director

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## **APPENDIX 1**

### **HDA LVIA Methodology.**

## HDA LVIA METHODOLOGY

### 1.1 Guidance

1.1.1 The proposed development is subject to the Town and Country Planning (Environmental Impact Assessment) (England) Regulations (2011, amended 2015), which implement EC Directive 2011/92/EU. The structure of this assessment accords with Schedule 4 of the Regulations (Ref 1).

1.1.2 The methodology used in preparing this Landscape and Visual Impact Assessment has been developed by HDA from guidance given in the following documents:

- The Landscape Institute with the Institute of Environmental Management and Assessment, (2013), "Guidelines for Landscape and Visual Impact Assessment" (third edition); (GLVIA)
- Natural England (October 2014), "An Approach to Landscape Character Assessment"; and
- Countryside Agency (now Natural England) and Scottish Natural Heritage (by Carys Swanwick and Land Use Consultants), (April 2002), "Landscape Character Assessment – Guidance for England and Scotland".

1.1.3 The assessment of likely impacts is considered in two separate but inter-linked parts defined within GLVIA (para 2.21 – Ref 2) as follows:

*'Assessment of landscape effects: assessing effects on landscape as a resource in its own right;*

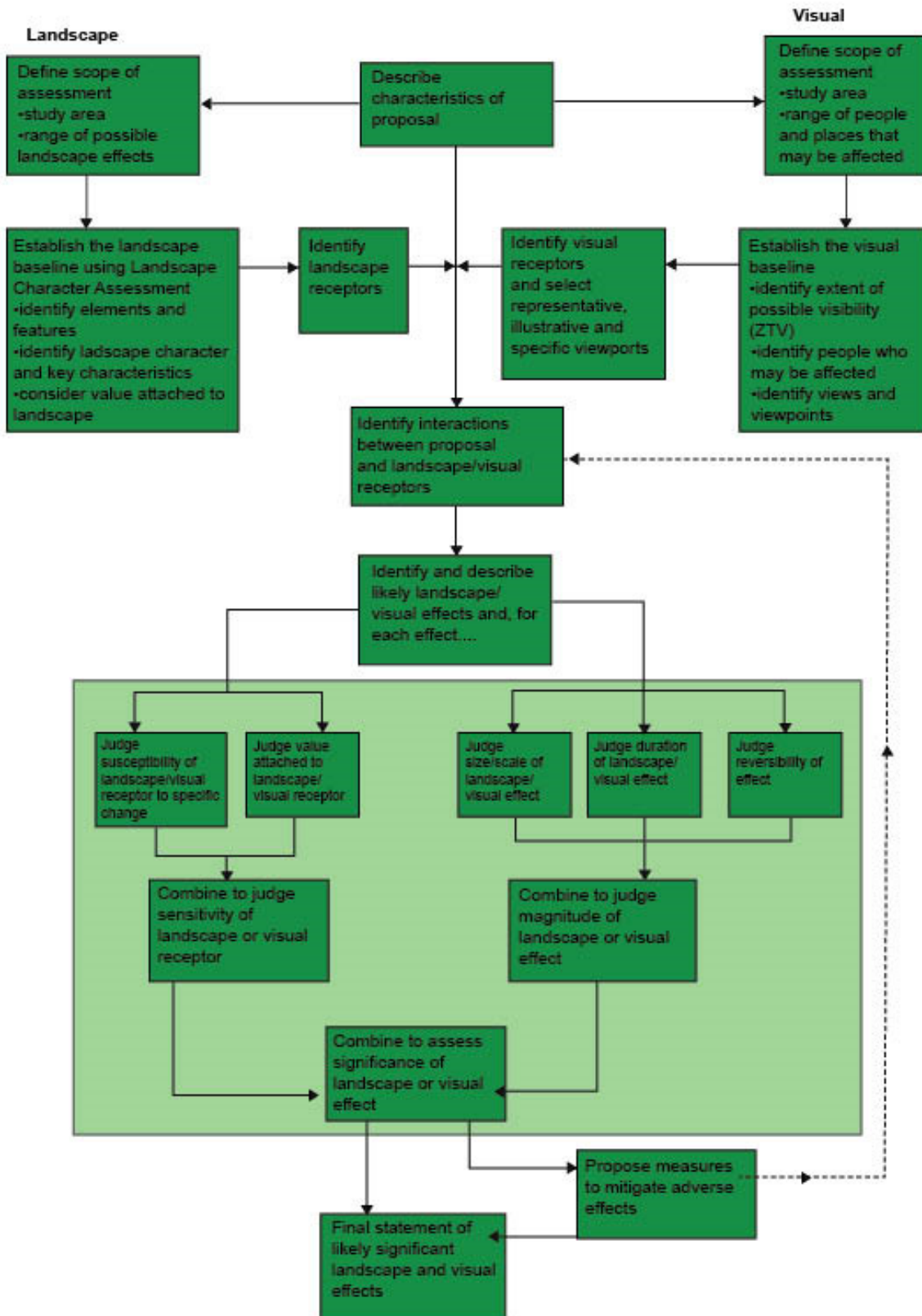
*'Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.'*

### 1.2 Process

1.2.1 The iterative process undertaken through the course of a Landscape and Visual Impact Assessment is illustrated in Figure 1.

1.2.2 The level of detail included within a report will be proportionate to the anticipated extent of potential impacts caused by the proposed development and is also likely to vary between a full LVIA chapter and a more concise Landscape and Visual Appraisal (LVA). Within an EIA compliant LVIA, the assessment section of the report (shown as a pale green box in Figure 1), would provide details of the relative judgement on sensitivity, magnitude of change and would provide an assessment on the significance of effects of the development on various features, character areas and views. A Landscape and Visual Appraisal (LVA) of a small development is likely to cover the key effects but not include any detailed references to judgements on significance.

Figure 1: Steps in assessing landscape and visual effects.



Referenced from figures 5.1 and 6.1 in GLVIA (Ref.2)

### **1.3 Desk study**

1.3.1 A desk-study is undertaken to establish the physical components of the local landscape and to identify the boundaries of the study area. The following data sources were consulted:

- Ordnance Survey (OS) maps – to identify local features relating to topography, field pattern/shape/size, drainage pattern, woodland cover, existing settlement pattern, rights of way network, transport corridors and any important extant historic features.
- Vertical aerial photography – used to supplement the OS information.

1.3.2 This data informs the field survey by providing a basis for mapping landscape features and to indicate the likely visibility of the proposed development.

1.3.3 Topographical analysis is used to identify the extent of potential visibility of the site and the proposed development. The zone of theoretical visibility is identified through mapping, together with potential visual receptors (VRs), for verification by field survey. The VRs include locations with public access within the visual envelope; public rights of way, public open space, key vantage points, roads, etc. together with residential properties and workplaces.

1.3.4 Natural England's National Character Area Profiles, together with local landscape character assessment, provide the landscape character context.

1.3.5 The current landscape planning context for the site is provided by the development plan documents.

### **1.4 Field survey**

1.4.1 A field surveys of the site were carried out in January and February 2017, which involved walking the site and travelling extensively through the local area, the extent of the study area being identified in the desk-study, to verify any variations in landscape character and the locations of visual receptors. The field survey also serves to understand the immediate setting of the proposed development, including the local topography, existing land uses and vegetation structure, position and condition of trees, hedgerows and stream courses.

1.4.2 The site visits were undertaken from publically accessible viewpoints around the site such as roads and public rights of way. Intervisibility analysis (projective mapping) was used to verify the zone of theoretical visibility and to evaluate the extent and nature of views from nearby properties (properties were not visited as part of the study). A working photographic record of the visit was also made.

## **1.5 Establishing the baseline**

1.5.1 In order to form a comprehensive assessment of the effects of a proposed development, the existing situation, or baseline condition, must be established. The proposed changes resulting from the proposed development can then be identified and described. As described in section 1.1.3, the assessment considers the landscape and visual effects of the proposals.

1.5.2 GLVIA describes the landscape and visual baseline as follows:

- *‘For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced and the value attached to it.*
- *‘For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience the views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.’ (page 32, para 3.15 – Ref 2)*

## **1.6 Landscape baseline**

1.6.1 For the purposes of assessment, the landscape resource is considered in two ways:

1. Local landscape character variation across the site and Study Area is described and evaluated; and
2. Existing landscape features in and immediately adjacent to the site are identified, quantified and their condition assessed.

1.6.2 The objective of the landscape baseline is first to schedule, describe, and where possible, quantify the landscape resource that potentially could be affected by the proposed development. A judgement is then made as to the Landscape Value of the Study Area.

1.6.3 Landscape value consists of:

- *‘The value of the Landscape Character Types or Areas that may be affected, based on review of any designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value*
- *‘The value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities and combinations of these contributors.’ (GLVIA page 89, para 5.44 – Ref 2)*

1.6.4 Paragraph 109 of the NPPF (Ref 3) gives weight to *‘protecting and enhancing valued landscapes’*, however no definition of landscape value is given. In a judgement by Mr Justice Ouseley in the case of Stroud District Council v Secretary of State for Communities and Local Government (February 2015 - Ref 4), Mr Justice Ouseley supported the inspector’s finding that for a landscape to be valued it would need to *‘show some demonstrable physical attribute, rather than just popularity’*. The assessment of value

should therefore first assess the intrinsic value of the physical attributes demonstrated by the site and then consider the popularity of the landscape as a community asset.

### **Landscape character**

1.6.5 Landscape character areas (areas/types) are identified on plans and published descriptions and trends are summarised in the main text. Where published documents create a hierarchy of landscape areas, this is stated and the scale most appropriate to the assessment is explained. The landscape characteristics within the site are compared to the character of the wider area.

1.6.6 The assessment focuses on the landscape within which the site/proposed development is located. The character of a neighbouring character unit may be strongly influenced by the adjacent area, within which the site is located. This relationship may be dependent on the scale of assessment (size of landscape units), as well as landscape characteristics that affect intervisibility, e.g. topography, vegetation cover.

1.6.7 The degree to which the landscape character area can accommodate change arising from a particular development without detrimental effects on its character, i.e. susceptibility (Ref 2), varies with landscape value. Indicators of landscape value include:

- **Landscape quality (condition):** '*A measure of the physical state of the landscape*'. This includes land use, the intactness of the landscape and the quality and condition of the features within the landscape and the influence of incongruous features or elements;
- **Scenic quality:** The effect that a landscape is likely to have on the senses. For example visual enclosure/openness or the pattern and scale of the landscape, whether there is a distinctive sense of place, striking landform or visual interest in the landscape;
- **Rarity:** '*the presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type*';
- **Representativeness:** whether the landscape or features within it are exemplary for the local area or whether the landscape being considered covers a high proportion of a particular character area;
- **Conservation interests:** recognition of importance through designation, or local consensus. Includes features of wildlife, archaeological, historic and cultural interest;
- **Recreation value:** '*evidence that the landscape is valued for recreational activity where experience of the landscape is important*';
- **Perceptual aspects:** including tranquillity and appropriateness of substitution of the characteristics affected;
- **Associations:** '*with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area*'.

The above list is based on Box 5.1 of GLVIA (Ref 2).

### **Landscape features**

- 1.6.8 Key landscape features that define site character are identified on plans, together with the tables, which provide information relating to their type, condition, value, and quantification (area/length/number). The potential for impact on each landscape feature is assessed using a combination of their relationship to the site/ proposed development (e.g. within, on or adjacent to site boundary and for those outside the site, the distance from the boundary) and sensitivity.
- 1.6.9 The landscape value of site landscape features is evaluated using factors in the following checklist:
- Type of landscape feature (e.g. natural or man-made);
  - Size/extent (e.g. covers a large or small area; individual or part of a group);
  - Condition or quality of landscape feature (intact);
  - Maturity (is feature well established or recent);
  - Contribution feature makes to landscape character (e.g. distinct and recognisable pattern or limited influence);
  - Rarity (rare or widespread in local and/or regional/national context);
  - Recognised importance (e.g. designation either nationally or locally);
  - Ease with which the feature may be substituted or recreated.
- 1.6.10 The susceptibility of landscape features is closely allied to the ease with which that feature may be substituted or recreated.
- 1.6.11 The assessment of landscape features is an integral part of the initial design process and often influences the location of development. The landscape value of features is a contributory factor for the assessment of landscape character, as the assessment of the quality and condition of a landscape is intrinsically linked to its component features.

### **Landscape sensitivity**

- 1.6.12 Landscape sensitivity is defined as:
- 'a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor'* (Page 158 – Ref 2)
- 1.6.13 The susceptibility of the landscape to change is *'the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies'* (Page 89, para 5.40 - Ref 2)
- 1.6.14 The way that landscape responds to or is affected by proposed development is determined in part by the nature of that development. The sensitivity of the landscape will vary depending on the type, form, appearance, extent or scale, duration (temporary or permanent) and phasing of proposed development. Landscape effects are also dependent

upon the *'degree to which the proposals fit with existing character'* (Page 88, para 5.37 – Ref 2), or indeed the potential to design-out potential adverse effects. Outline information about the proposed development such as type and scale helps inform preliminary judgement about the relative susceptibility of the landscape. However, the final judgement on susceptibility may change from the preliminary assessment as the scheme's detail design evolves in parallel with EIA (an iterative process).

## **1.7 Criteria for evaluation of sensitivity of landscape resource**

1.7.1 The evaluation of overall landscape sensitivity to change is considered to be a product of susceptibility to change and the value of the receptor. The evaluation is an expression of comparative sensitivity based on a five-point scale: Very Low, Low, Medium, High and Very High as follows:

### **Very High:**

- An exemplary part of a nationally recognised landscape, e.g. National Parks and Areas of Outstanding Natural Beauty, World Heritage Sites of international importance (if landscape reason for designation);
- Strong landscape structure, characteristic patterns and balanced combination of landform and land-cover;
- Appropriate management with distinctive features worthy of conservation;
- Sense of place (usually tranquil);
- No (or occasional) detracting features;
- Landscape not substitutable.

### **High:**

- Part of a nationally or locally recognised landscape of particularly distinctive character, e.g. on the edge of a nationally designated landscape; part of the setting to an AONB; or a local policy designation;
- Recognisable landscape structure, characteristic patterns and combinations of landform and land-cover are still evident;
- Appropriate management, but potential scope for improvement;
- Some features worthy of conservation;
- Sense of place;
- No or occasional detracting features;
- Very limited substitutability and susceptible to relatively small changes.

### **Medium:**

- Locally recognised, but undesignated, landscape of moderately valued characteristics;
- Distinguishable landscape structure, with some characteristic patterns of landform and land-cover;
- Scope to improve management (e.g. of hedgerows);
- Occasional detracting features;



- Landscape resource reasonably tolerant to change.

**Low:**

- Ordinary undesignated countryside;
- Weak landscape structure, without characteristic patterns of landform or land-cover;
- Limited management which is beginning to show signs of degradation;
- Abundance of detracting features;
- A relatively unimportant landscape, the nature of which is potentially tolerant to substantial change.

**Very Low:**

- Degraded to damaged/polluted or derelict landscape structure;
- Single land use dominates;
- Lack of or poor management/maintenance/intervention which has resulted in degradation;
- Presence of disturbed or derelict land requiring treatment;
- Extensive or dominant detracting features.

**1.8 Visual baseline methodology**

1.8.1 The visual baseline serves to establish the type of Visual Receptor (VR), the extent and character of existing views, the contribution that the site makes to each view/local visual amenity and the susceptibility to change in views (GLVIA para 6.33). This in part correlates with the degree to which the site is visible from a VR (GLVIA para 6.27).

1.8.2 All VR's (Key View Points), were visited as part of the field survey and the extent, character and appearance of their views noted. Where appropriate, the existence of temporary structures or features in the landscape that vary with the seasons and that may therefore affect visibility, such as deciduous vegetation, were noted in order to evaluate the worst case situation in the assessment. The initial appraisal is based on a grading of degrees of visibility, from not visible to fully open in close views. To indicate the degree of visibility of the site from any location, that continuum has been divided into four categories:

- **None:** no view (no part of the site or proposed development is discernible);
- **Glimpse:** only a minor area of the site or proposed development is discernible and/or the view is transient or at such a distance that it is difficult to perceive in the wider view, or sequence of views;
- **Partial:** the site or proposed development forms a relatively small proportion of a wider view. There are open views of part of the site or proposed development such that it is easily visible as part of the wider view;
- **Open:** there are open views of the site or proposed development such that it forms a substantial part (is a dominant element) of the overall view and affects its overall character and visual amenity; or the site or proposed development is the dominant feature of the view, to which other elements become subordinate and where the

site/proposed development significantly affects or changes the character of the view.

1.8.3 The type of activity that a person – or visual receptor (VR) is engaged in affects susceptibility, as does the extent of the view of the site and the extent to which that view can accept change of a particular type and scale without unacceptable adverse effects on its character and extent. The expectation of the viewer (e.g. whether or not the type of development is consistent with the content of the baseline view) is a further consideration.

1.8.4 The value attached to views should also be considered i.e. whether the visual receptor/s being assessed are within a designated landscape, the site forms the setting to a heritage asset or there are particular tourism activities associated with the viewpoint location. The combined sensitivity of views/visual amenity within the zone of visual influence of the site/proposed development, is evaluated using factors in the following checklist:

- *‘the type and relative number of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in;*
- *the location, nature and characteristics of the chosen representative, specific and illustrative viewpoints, with details of the visual receptors likely to be affected by each;*
- *the nature, composition and characteristics of the existing views experienced at these viewpoints, including the direction of view;*
- *the visual characteristics of the existing views, for example the nature and extent of the skyline, aspects of visual scale and proportion, especially with respect to any particular horizontal or vertical emphasis and any key foci;*
- *elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views.’*

(Page 111, para 6.24 – Ref 2)

## 1.9 **Criteria for evaluation of visual sensitivity**

1.9.1 The evaluation of sensitivity, in relation to visual receptors is considered to be a product of susceptibility to change and the value attributed to the view by the visual receptor. It is represented as an expression of comparative sensitivity, based on a five-point scale: Very Low, Low, Medium, High and Very High as follows:

### **Very High:**

- An open view, where the site forms a dominant part of the view, seen from a viewpoint that has a high value (nationally significant), by visual receptors that would be highly susceptible to a change in the view (e.g. walkers/cyclists on rural public rights of way), whose attention or interest is likely to be focused on the landscape. For example a walker on a national trail within an AONB, where the site forms the foreground to the view and is a characteristic part of a scenic and rural landscape.

### **High:**

- A distant open or partial view of the site from a viewpoint that has a high value (nationally significant), seen by visual receptors that would be highly susceptible to a change in the view, whose attention or interest is likely to be focused on the

landscape; for example a walker on a national trail within an AONB, where the site forms a distant part of a wider view and is seen in the context of a foreground which is characteristic and forms part of a scenic and rural landscape;

- An open view of the site from a viewpoint that **either** has a medium scenic value (i.e. is locally appreciated), seen by visual receptors that would be highly susceptible to a change in the view **or** that the viewpoint has a high value (nationally significant) but the visual receptors experiencing the view have a medium susceptibility to change (i.e. a scenic road route, where the view is transient but is still a focus).

**Medium:**

- An open view of the site from a viewpoint that **either** has a low scenic value (i.e. has a number of visual detractors / a degraded landscape character), seen by visual receptors that would have a medium susceptibility to a change in the view **or** that the viewpoint has a medium scenic value (i.e. is locally appreciated) and the visual receptors experiencing the view have a low susceptibility to change (i.e. a major road or an office, where the view is not the focus of people's attention);
- A partial view of the site from a viewpoint with medium value, seen by visual receptors with a medium susceptibility to change;
- A glimpse of the site from a viewpoint that has a high scenic value (nationally significant), seen by a high number of visual receptors and / or visual receptors that would be highly susceptible to a change in the view and whose attention or interest is likely to be focused on the landscape.

**Low:**

- A partial view of the site from a viewpoint that has **either:**
  - a low scenic value, seen by visual receptors that would have a medium susceptibility to a change in the view;
  - a medium scenic value and the visual receptors experiencing the view have a low susceptibility to change; **or**
  - that the viewpoint has a low scenic value and the visual receptors experiencing the view have a low susceptibility to change;
- A glimpse of the site from a viewpoint with medium value, seen by visual receptors with a medium susceptibility to change;
- No view of the site, but that the viewpoint has a high scenic value and would be seen by a high number of visual receptors and/or visual receptors that would be highly susceptible to a change in the view, whose attention or interest is likely to be focused on the landscape.

**Very Low:**

- A glimpse of the site from a viewpoint that has **either:**
  - a low scenic value, seen by visual receptors that would have a medium susceptibility to a change in the view;
  - a medium scenic value and the visual receptors experiencing the view have a low susceptibility to change; **or**
  - that the viewpoint has a low scenic value and the visual receptors experiencing the view have a low susceptibility to change;
- No view from a viewpoint with medium value (or lower), seen by visual receptors with a medium susceptibility to change (or lower).

## **1.12 Summary of landscape/visual baseline**

1.12.1 The baseline survey identifies the landscape resource (landscape features and character) and visual receptors (VRs) likely to be affected by the proposed development, and then evaluates the susceptibility, value and combined sensitivity of each to the likely effects of the proposed development.

## **2 Mitigation**

2.1 Mitigation is defined in the Guidelines as:

*'Measures proposed to prevent/avoid, reduce and where possible remedy (or compensate for) any significant adverse landscape and visual effects...'* (p57, para 4.21 - Ref 2).

2.2 Mitigation proposals are designed to respond to the constraints of the site and mitigate the landscape and visual impacts that arise from the proposed development. The mitigation measures considered fall into two categories: primary and secondary mitigation.

- Primary mitigation – the iterative process of masterplanning
- Secondary mitigation – additions or changes to the landscape proposals as a direct response to the results and comments obtained through public consultation.

## **3 Assessment of landscape effects**

3.1 The landscape impact assessment addresses both direct and indirect impacts of the proposed development. Firstly, the direct effects of the development on the site itself are categorised, through an assessment of the magnitude of change. The magnitude of change is a judgement on the size/scale of effect, including the consistency of the proposed development with the baseline assessment, the extent of the area influenced and the duration and reversibility of the proposed effects. The focus is on the loss or change to identified landscape features within or adjacent to the site, together with the creation of new landscape elements.

3.2 Landscape character: The effects on local landscape character that would result from the proposed development are assessed. The effect on site landscape character directly correlates with the impact on landscape features (extent and duration). The effect on landscape character in the environs of the site is dependent on a range of factors (sensitivity) and overlaps with the visual assessment because the extent to which the proposed development would be visible from the surrounding countryside may influence neighbouring character areas. Effects on landscape character will also be directly influenced by the type of development proposed and whether it is consistent with existing land-use patterns.

3.3 Changes to landscape features and character may be adverse, beneficial or neutral. The erosion of a feature/character equates to an adverse impact, whilst strengthening of

features/characteristics is regarded as beneficial. The substitution of a landscape feature/character area with another that is different but locally appropriate may be assessed as a neutral impact.

3.4 For the purposes of this assessment, 'magnitude of change' on each landscape feature and landscape character area is classified using the categories listed below (Whilst potential effects may be adverse or beneficial, for simplicity, the following definitions use examples of adverse impact, bearing in mind that significant effects on landscape features, in the context of LVIA, usually equate with total or partial loss. Where effects are deemed to be beneficial this will be clearly stated in the assessment text):

**High:**

- Notable change in landscape characteristics over an extensive area;
- The proposals are the dominant feature and there is substantial damage (or major improvement) to key characteristics, features and elements that contribute to landscape, and/or the effects are long term and irreversible;
- Effect on a landscape feature of designated importance that cannot be replaced; total loss of features that would be difficult to replace;
- Loss of existing landscape character and its replacement with characteristics that are atypical of the character area;
- The proposed development is inconsistent with existing land-use patterns.

**Medium:**

- Moderate changes in localised area;
- The proposals form a visible and immediately apparent new feature that results in partial damage to (or addition of) key characteristics, elements and features that contribute to landscape, and/or the effects are medium to long term and largely irreversible;
- Total loss of feature that may be recreated over time; loss of small proportion of a feature that would be difficult to replace (e.g. mature woodland or historic species rich hedgerow);
- A considerable change to landscape character (proposed landscape character appropriate to character area but different from adjoining areas).

**Low:**

- Small change in any components;
- Some measurable change where the proposal constitutes a minor feature in the landscape and results in loss (or addition) of one (or maybe more) key characteristics, and/or the effects are short to medium term or could be irreversible;
- Total loss over sizeable area of a feature that can be recreated relatively easily (e.g. arable farmland); partial loss of feature that may be recreated over time, (e.g. young plantation/hedgerow); very minor loss of feature that would be difficult to recreate (e.g. woodland);
- A noticeable change to landscape character (proposed landscape character similar to existing landscape character of the area).

**Very Low:**

- Virtually imperceptible change of a temporary nature;
- The proposals result in very minor loss (or benefit) to the characteristics, features and elements that contribute to character, and/or effects are likely to be short term or could be reversible;
- Partial loss of feature that can be recreated relatively easily or which would regain its characteristics over time; minor or temporary effect on feature that can accommodate limited removal without noticeable change (e.g. gappy hedgerow);
- A barely perceptible change to landscape character.

3.5 The degree of significance of the landscape effect of the development is a product of sensitivity and magnitude of change.

**4 Assessment of visual effects**

4.1 The degree of significance of visual effects are assessed at two levels:

- i. The significance of the effect on each individual VR;
- ii. The overall significance of the visual effects in the context of the zone of visual influence and the range of VRs as a whole.

4.2 In accord with the visual baseline, the degree of visibility of the proposed development from each VR is assessed based on the same four categories: No view; Glimpse; Partial view, Open view. The view as it would be both during construction and operation of the proposed development is described. A direct comparison of the descriptions of the view following development (or during construction) with that of the existing situation, together with degree of visibility, indicates the extent of the change to the view. The relationship between visual intrusion and extent of change to the view is dependent upon the character of the development in the context of the view and whether they are consistent or contrasting.

4.3 The scale or magnitude of visual change has been made with reference to the following:

- *‘The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.’*

(Page 115, para 6.39 – Ref 2)

4.4 The geographical extent of a visual effect will vary with different viewpoints and is likely to reflect:

- *‘The angle of view in relation to the main activity of the receptor;*

- *The distance of the viewpoint from the proposed development; and*
- *The extent of the area over which changes would be visible.'*

(Page 115, para 6.40 – Ref 2)

4.5 The magnitude of change can be classified as follows:

**High:**

- Total loss of, or major alteration to, key elements of the baseline view, and/or introduction of elements considered to be uncharacteristic of the baseline view. The development would occupy most of the view (open or panoramic view) resulting in significant change in the existing view.
- The proposals would cause a significant deterioration/improvement in the view. (If adverse, the proposals would be a dominant and incongruous feature in the view).

**Medium:**

- Partial loss of, or alteration to, (one or more) key elements of the baseline view, and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic to the baseline view.
- The development may affect a partial view of most of it, or viewers would have a clear view of only a small part of the development. Also refers to distant views in which the site forms a significant proportion of the wider view resulting in a noticeable change in the existing view;
- The proposals would cause a noticeable deterioration/improvement in the view. (If adverse, the proposals would form a visible and recognisable incongruous new element readily noticed by a casual observer. If beneficial, the proposals would form a recognisable improvement that could be noticed by a casual observer.)

**Low:**

- Minor loss of, or alteration to, one or more key elements of the baseline view, and/or introduction of elements that may not be uncharacteristic of the baseline view. Poor or difficult view of the development resulting in a perceptible change in the existing views; and
- The proposals would cause a minor deterioration/improvement in the view. If adverse, the proposals would be a small incongruous element in the view that could be missed by a casual observer. If beneficial, the proposals would form a small improvement to the view that could be missed by a casual observer.

**Very Low:**

- Very minor loss of, or alteration to, one or more key elements of the baseline view, and/or introduction of elements that are not characteristic of the baseline view.
- Poor or difficult view of the development resulting in barely perceptible change of a temporary nature. Approximating to the 'no change' situation, where the proposals overall would not form a noticeable deterioration or improvement in the view.

**5 Landscape and Visual Significance**

5.1 The methodology is first to identify the sensitivity of the landscape features, local landscape character or the viewer and then the scale of change. From these the significance of the effects arising from the proposed development are assessed. At its

simplest; sensitivity x scale of change = significance of effects, but modified by professional judgement.

## 5.2 Significance matrix for landscape and visual effects

		<i>Sensitivity of receptor</i>				
		Very High	High	Medium	Low	Very Low
<i>Magnitude of change</i>	High	Major	Substantial	Substantial or Moderate	Moderate	Minor
	Medium	Substantial	Substantial or Moderate	Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor	Negligible	Negligible
	Very Low	Minor	Minor	Negligible	Negligible	Negligible

**Major effect:** an effect of international/national importance and is important to the decision-making process;

**Substantial effect:** an effect of regional/district significance and could be a key decision-making issue; prominent changes to a sensitive view or substantial change or widespread loss of characteristic features in a sensitive landscape with little capacity for change;

**Moderate effect:** an effect of local significance and not likely to be a key decision-making issue; noticeable change to view in an average, ordinary landscape with some capacity to accommodate development; in combination the cumulative impacts of VR's with a moderate significance could be more significant (district significance) and a key decision-making issue.

**Minor effect:** an effect of very local significance and unlikely to be of importance to the decision-making process; small scale or temporary changes to view or to a low sensitivity landscape with capacity to accommodate development;

**Negligible effect:** not significant to the decision-making process.

5.3 Effects are judged to be 'Significant' if they are assessed as being Substantial effects or higher. The professional judgement of experienced landscape assessors is used throughout the assessment, particularly in those cases where the outcome lies between two levels of assessment, such as Substantial/Moderate and Moderate/Minor. This may result in levels of significance that are greater or lesser than the application of the landscape and visual impact significance matrices, which are not a rigid formula.



## REFERENCES

- Ref 1 - Town and Country Planning; 2011; Statutory Instrument No 1824 - Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Department for Communities and Local Government; 2012; National Planning Policy Framework
- Ref 2 - Landscape Institute and Institute for Environmental Management and Assessment; 2013; Guidelines for Landscape and Visual Impact Assessment (third edition)
- Ref 3 - Department for Communities and Local Government (March 2012), '*National Planning Policy Framework*'
- Ref 4 - Judgement by Mr Justice Ouseley in the case of '*Stroud District Council v Secretary of State for Communities and Local Government*' (February 2015)

## **APPENDIX 2**

### **Character assessment extracts**

## **APPENDIX 2**

### **Local Character Areas and constituent Character Types**

Text had been copied directly from Devon County Council website

(<https://new.devon.gov.uk/planning/planning-policies/landscape/devon-character-areas>) and collated for ease of use

### **Local Character Areas**

#### **Clyst Lowland Farmlands**

This is a low lying, intensively farmed landscape with a uniformity to its undulating topography except in the north where there are a couple of outliers of higher ground. The uniform topography and pattern of hedgerows and hedgerow trees mean that there are few distinguishing features and this coupled with winding rural lanes results in a landscape which can feel quite disorientating. A distinguishing element of the area are 'Clyst' place names which mean 'clear water' and the numerous small streams which drain the area, along with the more prominent Clyst and Tale valleys, are defining characteristics. This is a settled landscape with a dispersed pattern of villages and farmsteads and includes modern communications and infrastructure, namely the A30 corridor, railway lines, pylons and more recently Exeter Airport. It also includes the town of Honiton.

This area comprises low lying farmland between Exeter and Honiton which is drained by a series of small streams feeding into the more pronounced valleys of the Clyst and Tale. The northern fringes of this area are marked by the distinctive hills of Budlake, the M5 corridor and Culm Valley although the change in character to the Culm Valley Lowlands is transitional. To the south the landscape is also transitional but distinguished by more undulating terrain and closer association with the Pebble Bed ridge. To the east the change in landscape is marked by the rising greensand ridges while to the west the boundary is clearly defined by the urban edge of Exeter and the Exe Estuary

#### **Distinctive characteristics**

- Lowland, undulating farmed landscape underlain by mudstones, siltstones and sandstones.
- Landscape crossed by streams and meandering watercourses which feed into the more distinct valleys of the Clyst (a tributary to the Exe) and the Tale (a tributary to the Otter).
- Higher ground to the north at Budlake (harder igneous geology) providing a more distinctive and often wooded skyline.
- Generally well treed appearance due to significant numbers of hedgerow trees although few woodlands with exception of Killerton Estate (part of Ashclyst Forest).
- Notable small orchards often on the outskirts of villages.
- Mixture of small to medium scale fields often with curving boundaries reflecting medieval origin.
- Mixed farming including arable and some pasture along watercourses where there is seasonal flooding, as well as areas of horticulture and hobby farming.
- Nature conservation interest provided by unimproved neutral grassland and marshy grassland, particularly fringing streams and plantation/ semi-natural and ancient woodland in the north-west.
- Historic parkland in the north-west of this area with notable areas of parkland and veteran trees.
- Dispersed pattern of small villages (particularly along the watercourses many with 'Clyst' place names), dispersed farmsteads and town of Honiton.
- Strong local vernacular of cob and thatch.
- Overarching perceptions of tranquillity and quintessential English lowland farmland when away from infrastructure and communication corridors and a sense of isolation in parts.
- Views to surrounding ridges of higher land.

### Special qualities and features

- Well managed, generally low hedgerows enabling views to distinctive wooded skyline hills around Budlake and to the south (Pebble Bed Heaths), which help provide orientation and sense of place.
- Sense of tranquillity enhanced by natural qualities of the meandering streams and rivers.
- Killerton SSSI valued for its igneous geology exposed in small disused quarries.
- Other nature conservation interest mainly limited to patches of unimproved neutral grassland and marshy grassland or fen, traditional orchards, stream margins and areas of parkland containing veteran trees.
- Rich cultural heritage of the area's hilltops, such as Bronze Age barrows, Iron Age hillforts and ancient settlement remains.
- Concentration of historic parklands in the north-west including Sprydon Park (National Trust), Killerton Park and House (National Trust) and Rockbeare Manor with one of the largest populations of veteran trees in Devon.
- Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings and Conservation Areas at Sowton, Whimble and Ottery St Mary.
- Many buildings constructed of local stone e.g. Killerton Chapel.
- Clyst St Mary historically associated with the 1549 Prayer Book Rebellion.
- William Makepeace Thackeray lived at Ottery St Mary; his novel Pendennis was set here.

### Forces for change - Past and current

- Past planting of coniferous shelterbelts and plantations conspicuous on higher ground in north-west.
  - Loss of traditional orchards adjacent to villages.
  - Decline in woodland management including coppicing and a spread of alien species affecting the appearance and biodiversity of the landscape's woodlands (partly reversed in Ashclyst Forest through initiatives such as charcoal making).
  - Hedgerow removal in the drive for agricultural intensification, spurred on by the introduction of the Common Agricultural Policy in the 1970s.
  - Replacement of hedgerows with post-and-wire fencing, affecting the integrity of field patterns.
  - Lack of hedgerow management (laying and coppicing) leading to grown out sections of beech, now susceptible to windthrow and storm damage.
  - Conversion of former areas of pasture to arable, beginning in the late 18th century and intensifying after the Second World War.
  - Pony paddocks on edges of settlements that have a suburbanising influence, as smallholdings are taken out of traditional agricultural management.
  - 20th century expansion of Clyst St Mary with linear growth along roads, including business parks and recreation developments standing out in the landscape along the A3052.
  - Growing demand for facilities such as caravan parks, holiday accommodation and visitor attractions – many as farm diversification enterprises.
  - Recreation pressures and growing traffic levels on rural roads, particularly at holiday time.
  - Development of Exeter Airport affecting tranquillity.
  - Growth of Honiton.
  - Heavy farm traffic leading to vehicular damage to roadside hedges and woodland.
  - Removal of vegetation by Highways Authority leading to a change in character of roads.
  - Peace and tranquillity interrupted by main roads in some valleys – particularly the A30.
  - Pylons in the Clyst Valley that are visually dominant and affect tranquillity and sense of place.
  - Draining and agricultural improvement of former moors and heaths such as Broadclyst Moor (evident on 1st edition OS).
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## Forces for change - Future

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- Uncertain future for the agricultural economy – levels of future agri-environment support and market prices for farmed products unknown.
- Changes in crops and land use as a consequence of change in climate and markets e.g. new markets for bioenergy crops.
- Higher demand for domestic food production potentially leading to an increase in stocking levels (risk of poaching and over-grazing) and intensification of agriculture on more fertile valley pastures (increased risk of diffuse pollution in watercourses).
- More intense periods of drought, as a result of climate change, leading to the drying out of important wetlands including wet meadows and rush pasture.
- Increased autumn and winter precipitation leading to higher water levels and consequent increases in poaching of river banks and flood risk in lower catchments.
- Development pressure within the area and along the main A30 and A3052 corridors, particularly due to the area's attractiveness as a place to live close to Exeter and Honiton.
- Increased demand for wind turbines and communications masts on higher ground as well as for domestic and community-scale solar panels and small wind turbines, with cumulative impact on landscape.
- Growth in and around Exeter including planned development of Cranbrook New Town, transport interchange and industrial park in M5 and Exeter airport area.
- Increased recreational pressure due to associated population increase.
- Increased demand for woodfuel leading to re-intensification of use of Ashclyst Forest and other woodlands.

## Overall strategy

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To protect and enhance the landscape's low-lying wetland character associated with streams and rivers and also the views to wooded skylines on hills within and around the area. Opportunities are sought to restore conifer plantations to broadleaves and heathland habitats on the higher land to the north which forms important skyline features and to sustain population of veteran trees within parklands. Field patterns are reinforced through the restoration and management of characteristic hedges. Distinctive tree-lined streams and wet grassland along watercourses are managed and expanded to help prevent downstream flooding, protect water quality and conserve and enhance wildlife. Traditional orchards are conserved and expanded where feasible. The landscape's settlement pattern and place names continue to have a strong influence, whilst opportunities for sustainable recreation and limited low-carbon development are sensitively accommodated.

## **Guidelines**

### Protect

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- Protect the distinctive, wooded skylines at Budlake.
- Protect the landscape's strong sense of tranquillity and remoteness with clustered villages and hamlets reinforcing a strong historic sense of place.
- Protect and appropriately manage the rich cultural heritage of the area's hilltops through livestock grazing at appropriate levels and recreation management.
- Protect the character and setting of the parkland landscapes, ensuring any new development does not encroach upon the historic landscape or views to it.
- Protect the sparse settlement pattern of clustered hamlets, villages and farmsteads, preventing the linear spread of development along river valleys and roads wherever possible.
- Protect traditional building styles and materials, particularly cob and thatch, utilising the same styles and materials in new development wherever possible (whilst seeking to incorporate sustainable design).
- Protect the landscape's network of quiet lanes enclosed by woodland and species-rich hedgebanks, resisting unsympathetic highways improvements or signage.
- Protect and repair characteristic built features such as stone hump-backed bridges.

## Manage

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- Manage conifer plantations for sustainable timber production, recreation and wildlife, creating new green links to surrounding semi-natural habitats.
- Manage and enhance the valleys' semi-natural woodlands and broadleaved plantations through traditional techniques including coppicing and control access by livestock and deer browsing to promote natural regeneration; explore further opportunities for community utilisation of coppice residues as a low-carbon fuel source.
- Manage the veteran trees – retain old trees free from competing younger tree growth and protect from overgrazing and ploughing; plant new veteran trees.
- Manage the landscape's distinctive hedges to strengthen the strong square field pattern. Reinstate coppicing to mature sections and grown-out trees to ensure the future survival of these characteristic features.
- Within the valleys, manage and extend species-rich meadows and floodplain grasslands through appropriate grazing and traditional land management regimes – both to enhance their wildlife value and functions in flood prevention

## Plan

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- Plan for long-term restoration of the more prominent conifer plantations and shelterbelts to semi-natural habitats including re-creation of heathland and rush pasture, wood pasture (where its role in timber production has ceased) and broadleaved plantation.
- Create, extend and link woodland and wetland habitats to enhance the water storage capacity of the landscape, reducing soil erosion, agricultural run-off and downstream flooding and improving water quality.
- Encourage the natural regeneration of woodland and new planting (using climate-hardy species) to link fragmented sites.
- Minimise soil erosion and reduce diffuse pollution by replanting of former hedgelines (particularly using disease-resistant elm) to minimise soil erosion and reduce diffuse pollution.
- The planting (or selection) of hedgerow trees including oaks to provide vertical elements and future veterans for wildlife.
- Restore and manage areas of relict traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.
- Plan to ensure the sensitive location of new development and particularly new urban extensions of Honiton, avoiding prominent open ridges and slopes.
- Plan for a network of green spaces and green infrastructure links to support the current and future population of Honiton and other settlements in adjoining character areas

## Local Character Areas

### Pebble bed heaths and farmland

The central focus of this area is the prominent wooded ridge of Pebble Beds which has a distinctive pattern of heaths and former commons (including areas of gorse, scattered pines, and notable tree groups) and woodland (both beech and conifer plantation). The ridge with its blocks of largely plantation woodland creates a recognisable skyline feature and focus for surrounding areas including the Exe Estuary, undulating farmland and the Otter valley. The areas of heath and woodland give rise to a wild, colourful and untamed feel and a sense of remoteness despite the area being highly popular for recreation. From more open areas on the ridge there are panoramic views across surrounding farmland and to the coast. In the north the ridge declines in height and the farmland has a semi-urban character affected by urbanising influences and horsiculture. In the lower Otter valley the historic settlement pattern above the valley floor, valley meadows and pastoral character are distinctive, set between the Pebble Bed ridge to the west and the sharply rising slopes of the greensand ridges to the east.

This area comprises a north-south orientated prominent ridge and surrounding undulating farmland which is visually influenced by the ridge. To the north and west the outer edges of this area are transitional as the dominance of the ridge declines and the landform drops in elevation into the Clyst Lowlands. To the south the area is bounded by the Sidmouth and Lyme Bay Coastal Plateau and to the east by the sharply rising edge of the greensand ridges. This character area includes the lower reaches of the Otter valley to the east.

### Distinctive Characteristics

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- Elevated prominent ridge underlain by Bunter Pebble Beds giving rise to sandy soils and loamy brown soils in the surrounding farmland.
  - Small streams that drain the ridge and form gentle undulations and valleys extending into the surrounding farmland, often associated wet heath and valley mires.
  - Well-wooded, particularly the south and west slopes which form a distinctive wooded skyline.
  - Oak/ash semi-natural ancient woodland with hazel/holly understorey and bluebell and wood anemone flowers; some areas replanted with conifer and beech.
  - Tree-lined watercourses and small farm copses and hedgerow oaks that give a well wooded appearance to the wider farmland surrounding the ridge
  - Few enclosures on elevated ridge with variable field sizes and irregular patterns in the surrounding farmland, with boundaries comprising Devon hedgebanks.
  - Some areas where there is evidence of 'open fields' and strip farming.
  - Open heathland areas; surrounded by mainly dairy farming with some fodder crops and orchards on drier slopes near farmsteads and settlements.
  - Patches of gorse, bracken, mire, acid grasslands and remnant heath on upper slopes; ancient woodlands; and areas of species-rich meadow and rush pasture fringing streams.
  - Iron Age hillforts in commanding positions above surrounding landscape.
  - Notable areas of parkland within a wider farmed landscape.
  - Settlement on ridge limited to a few isolated farms; surrounding farmland and Otter valley have a pattern of nucleated villages at river crossing points and dispersed farmsteads.
  - Some larger villages that have spread outside their historic cores (e.g. East Budleigh) or are characterised by suburban housing set in woodland (e.g. West Hill and Broad Oak).
  - Strong local vernacular with regular use of stone with slate roofs.
  - Views out to sea and also across Exe Estuary to the west.
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## Special qualities and features

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- Distinctive, unspoilt, wooded skyline providing local distinctiveness and orientation.
- High scenic quality reflected in designation of southern two-thirds of area as part of East Devon AONB.
- Outstanding views across East Devon to west and east and also south to the coast. Sense of isolation, tranquillity and remoteness, enhanced by natural qualities of the heath, woodland and commons.
- Rarity value as one of Devon's few areas of remaining lowland heath.
- Varied wildlife habitats including SSSI, SAC and SPA designations on heathland habitats valued for endangered species such as Dartford Warbler, Nightjar and invertebrates.
- Other habitats of value including ancient semi-natural and broadleaved woodland. Bicton and Cadhay Historic Parks and Gardens (Grade I and Grade II registered respectively) which include historic wood pasture and parkland and nationally significant population of veteran trees at Bicton.
- Woodbury and Belbury Castles (Iron Age hillforts, SM) and numerous Bronze Age burial mounds (SM) on the ridge.
- Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.
- Valued area for recreation with good access provision and high carrying capacity.
- Woodbury Common associated with Arthur Mee and described in Peach L Du Garde Guide to Unknown Devon.

## **Forces for Change and Their Landscape Implications:**

### Past and current

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- The past planting of coniferous shelterbelts and plantations forming conspicuous features and stark blocks on the ridge, causing loss of former common and ancient woodland.
  - Decline in woodland management including coppicing and spread of alien species affecting the appearance and biodiversity of the landscape's woodlands.
  - Enclosure and reclamation of heath to smallholdings and paddocks resulting in an urban fringe character in the north.
  - Sand and gravel extraction.
  - Development of large houses in extensive ground on the fringes of the ridge giving rise to a suburban character in places.
  - Hedgerow removal in the drive for agricultural intensification, spurred on by the introduction of the Common Agricultural Policy in the 1970s; replacement with post-and-wire fencing, affecting the integrity of field patterns.
  - Lack of hedgerow management (laying and coppicing) leading to hedgerow loss and gappy hedges.
  - Conversion of former areas of meadowland in the Otter valley to arable, beginning in the late 18th century and intensifying after the Second World War.
  - Pony paddocks in farmland surrounding the ridge particularly to the north and on edges of settlements, with suburbanising influence as smallholdings are taken out of traditional agricultural management.
  - Invasion of scrub and woodland on areas of former common and heath affecting ecological value of these areas.
  - Recreation pressures resulting in areas of path erosion, development of golf courses and growing traffic levels on rural roads, particularly at holiday time.
  - Peace and tranquillity interrupted by the A30 in the northern part of the area.
  - Use of heathland for training by the Royal Marines.
  - Past quarrying activity towards the western edge of the Pebble Bed ridge at Blackhill.
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## Future

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- Increase in the area of coniferous plantation and woodland planted to filter water, minimise downstream flooding, store carbon and provide low carbon fuel (through coppice management).
- Potential loss of or change ancient semi-natural woodlands due to spread of Phytophthora, intolerance of water level extremes and more frequent storm events.
- Changes in crops and land use as a consequence of change in climate and markets e.g. new markets for bioenergy crops.
- Higher demand for domestic food production, potentially leading to an increase in stocking levels (risk of poaching and over-grazing) and intensification of agriculture on more fertile valley pastures (increased risk of diffuse pollution in watercourses).
- Longer growing season and faster growth of bracken, gorse and secondary woodland resulting in a decrease in remaining areas of heathland and rush pasture.
- More intense periods of drought, as a result of climate change, leading to the drying out of important wetlands including wet meadows and rush pasture.
- Increased autumn and winter precipitation leading to higher water levels and consequent increases in poaching of stream banks and flood risk in lower catchments.
- Development pressure within the area and along the main A30 corridor, particularly due to its attractiveness of the area as a place to live.
- Increased demand for wind turbines and communications masts on higher ground as well as for domestic and community-scale solar panels and small wind turbines, with cumulative impact on landscape

## Overall strategy

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To protect the landscape's role as a visual focus and distinctive wooded skyline for surrounding landscapes, strengthening its special qualities and features – in particular its lowland heath habitats and distinctive tree groups. Opportunities are sought to restore conifer plantations to broadleaved and heathland habitats. Field patterns are reinforced through the restoration and management of distinctive beech hedgebanks. Distinctive tree clumps on the heath as well as valley-side woodlands are managed; and wetlands are expanded to help prevent downstream flooding and protect water quality. The landscape's time-depth continues to have a strong influence, whilst opportunities for sustainable recreation and limited low-carbon development are sensitively accommodated. The peaceful and historic character of nucleated settlements is enhanced.

## **Guidelines:**

### Protect

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- Protect the distinctive, wooded skylines formed by the Pebble Bed ridge.
- Protect the area's outstanding views across East Devon.
- Protect unenclosed areas on the ridge and limit temporary enclosure to military activity or nature conservation initiatives, ensuring that any enclosure is low key and unobtrusive.
- Protect the landscape's strong sense of tranquillity and remoteness with areas of semi-natural vegetation reinforcing a sense of wildness.
- Protect and appropriately manage the rich cultural heritage of the area, such as Bronze Age barrows, Iron Age hillforts and medieval strip fields, including through livestock grazing at appropriate levels and recreation management.
- Protect the unsettled character of the ridge and sparse settlement pattern of clustered hamlets, villages and farmsteads in surrounding farmland. Prevent the linear spread of development along river valleys and roads to maintain the settlements' characteristic form and peaceful character.
- Protect traditional building styles and materials utilising the same styles and materials in new development wherever possible (whilst seeking to incorporate sustainable design).
- Protect and restore historic features within the valleys, particularly those relating to the rivers such as mills and bridges.

- Protect the landscape's network of quiet lanes enclosed by woodland and species-rich hedgebanks, resisting unsympathetic highways improvements or signage.

## Manage

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- Manage conifer plantations for sustainable timber production, recreation and wildlife, creating new green links to surrounding semi-natural habitats.
- Manage and enhance the valleys' semi-natural woodlands through traditional techniques including coppicing and control access by livestock to promote natural regeneration; explore opportunities for community utilisation of coppice residues as a low-carbon fuel source.
- Use extensive grazing to promote the species diversity of woodland ground flora.
- Manage and ensure the future survival of the distinctive beech hedges; strengthen the field pattern by reinstating coppicing to mature sections and grown-out trees.
- Support farmers in management of heath as an integral part of their farming system. Manage through a continuation of livestock grazing at appropriate levels, along with a programme of scrub removal.
- Within the Otter valley, manage and extend species-rich meadows and floodplain grasslands through appropriate grazing and traditional land management regimes – both to enhance their wildlife value and function as flood prevention

## Plan

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- Plan for long-term restoration of the more prominent conifer plantations and shelterbelts to open habitats (where their role in timber production has ceased) including re-creation of heathland.
- Plan for the restoration of worked out quarries to heathland wherever feasible. Create, extend and link woodland and wetland habitats to enhance the water storage capacity of the landscape, reducing soil erosion, agricultural run-off and downstream flooding and improving water quality.
- Encourage the natural regeneration of woodland and new planting (using climate-hardy species) to link fragmented sites.
- Minimise soil erosion and reduce diffuse pollution by replanting of former hedgelines particularly along slopes to minimise soil erosion and reduce diffuse pollution.
- Restore and manage areas of relict traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.
- Plan for sensitive, low-key signage and interpretation about the biodiversity and interest of heathland habitats

## **Devon Menu of Landscape Character Types**

### **LCT 3E (formerly 4D): Lowland Plains**

- Level to gently sloping or rolling plain
- Mixed farmland with other land uses, possibly extractive industry or commercial development.
- Orchards sometimes common
- Settlement pattern varies according to location, from sparsely to densely settled, with a mixed pattern of villages and hamlets
- Regular or irregular medium to large scale field pattern
- Local dominance of stone as building material, but great variety of materials and styles throughout
- Variable woodland pattern, sometimes with small discrete woodlands, large plantations, hilltop beech clumps or linear amenity planting.
- Roadside hedges. Hedgerow trees may be sparse or dominant
- Variable highway network from sparse to major roads

- Long views variable in quality, sometimes marred by pylons and communication masts
- Surprising feeling of remoteness in some parts

### **LCT 3C (formerly 4A): Sparsely settled farmed valley floors**

- Open flat landform, often with distinct vegetated floodplain edge confined by valley sides
- Watercourses screened by riparian vegetation often with low flood-banks
- Hedges, not banks, generally on the boundary with rising land.
- Pastoral land use, with wet meadows and some arable, with variable field sizes
- Saltmarsh and reedbeds sometimes occur locally especially near the sea
- Sparsely settled
- Stone sometimes used for walls, bridges and quays.
- Network of narrow winding lanes, sometimes with major roads along boundaries
- Open internally, with views out screened by boundary vegetation
- Variable field pattern, with some areas apparently unenclosed
- Frequently tranquil although main transport routes may occur, reducing tranquillity
- River views

### **LCT 3B: Lower rolling farmed and settled valley slopes**

- Gently rolling lower valley slopes
- Pastoral farmland, with a wooded appearance
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern.
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.
- Presence of leisure-related development often associated with coast
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- Streams and ditches
- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation

### **LCT 1C: Pebblebed heaths**

- High, level to gently undulating open plateaux
- Extensive lowland heath, conifer plantations and some beech woods
- Mix of unenclosed heath and conifer plantations
- Mix of major and minor roads
- Mainly unsettled
- Distinctive geology influences vegetation and land use
- Extensive recreational and biodiversity use
- Panoramic views

## **APPENDIX 3**

**Existing visibility of the proposed development parcels.**

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Visual receptor	Relationship to site	Receptor sensitivity	Views of Western Parcel	Views of Eastern parcel	Views of Southern parcel	Views of South-eastern parcel
Local residents						
Existing residents of Cranbrook Reverse views in photographs W3, E2, S2 and S4	Adjacent to western and southern parcels	Medium	There are glimpsed and partial views of the western parcel from the west-facing first floor windows of the westernmost properties within the development. Views from the majority of dwellings are blocked by housing.	Construction is underway for properties within the eastern part of phase 1. At the time of the survey these were not complete and there were only occasional glimpses of the high ground within the eastern parcel, from existing dwellings at Cranbrook.	Properties to the immediate north of London Road have open, partial and occasionally glimpsed views of the southern parcel. Views from the majority of dwellings are blocked by housing.	At the time of the survey there were no views of the south-eastern parcel from Cranbrook.
Treasbeare Farm and cottages Photographs S1 and S4	Within southern parcel	Medium	There are no views of this parcel from either of these properties.	There are no views of this parcel from either of these properties.	There are open views of the southern parcel from Treasbeare Farm and partial views from Treasbeare cottages. Views are of arable field bordered by hedges. Views from the farm are influenced by buildings and noise within Exeter Airport.	There are no views of this parcel from either of these properties.
Farms: Lower, Middle and Higher Cobden and Crockenhayes Photographs E2, E4 and E5	Within eastern parcel	High	There are no views of this parcel from any of these properties.	There are open views of this parcel from Lower and Higher Cobden, partial views from Middle Cobden and glimpsed views from Crockenhayes. Views from Lower and Middle Cobden are of small fields in pasture with hedgerow boundaries and hedgerow trees. Views from Higher Cobden and Crockenhayes are influenced by the local hill, which lies within one large, arable field.	There are no views of this parcel from any of these properties.	Lower, Middle and Higher Cobden have glimpsed views of the high ground within the south-eastern parcel. There are no views of this parcel from Crockenhayes.
Little Cobden	Adjacent to eastern parcel	High	There are no views of this parcel from this property.	There are glimpses of the eastern parcel over intervening hedgerows.	There are no views of this parcel from this property.	There are glimpses of this parcel over intervening hedgerows.

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Properties on Station Road Photographs W1 - 3	Adjacent to western parcel	Medium	There are partial and glimpsed views of the western parcel from these properties. Views are of the hedgerows lining the road, with arable fields beyond and occasional glimpses of the existing settlement of Cranbrook in the background. Views are generally short distance and from first floor rooms of properties. The northernmost properties also have views of Lodge trading estate.	There are no views of this parcel from any of these properties.	The southern-most properties on Station Road have occasional glimpses of the north-western fields of the southern parcel.	There are no views of this parcel from any of these properties.
Properties on London Road Photographs 1-4, SE1 and SE3	Runs east-west between the parcels	Medium	There are partial views of this parcel from the properties to the immediate south of the parcel, on London Road. Views are of medium sized arable fields and are filtered by boundary hedgerows. Visibility decreases with distance from the parcel.	Intervening hedgerows and trees screen the majority of views into this parcel.	There are open, partial and glimpsed views of the southern parcel from properties to the immediate north of the parcel boundary. Visibility of the site varies with boundary treatment. Views are of the northern arable fields within the parcel.	Intervening hedgerows and trees screen the majority of views into this parcel, however there are open and partial views of the western field within the parcel from the properties to the immediate north. Views are of the northern boundary hedge with a field in pasture beyond. Tree belts prevent long distance views.
Properties on Rewe Lane Photographs SE8 and SE9	Adjacent to the south-eastern parcel	High	There are no views of this parcel from any of these properties.	There are glimpsed views of the high ground within the parcel from properties adjacent to Strete Farm, to the south-east of the parcel.	There are no views of this parcel from any of these properties.	There are open and partial views of the south-eastern parcel from the two properties to the immediate north of the parcel boundary. Views are of fields in pasture, sloping away to the north. Visibility decreases with distance from the parcel.
Residents at Rockbeare	Lies between the southern and south-	High	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	Residents on the western edge of Rockbeare have partial and glimpsed views of the rising ground on the	A hedgerow and tree belt on the southern boundary of the parcel screens all views of the parcel from

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Photographs 7 and 8 and reverse views in photographs S2, S3 and SE5	eastern parcels				eastern side of the southern parcel. The western side of the parcel is screened by landform.	the village. Occasional glimpses of the south-western field within the parcel may be seen in winter.
Properties on Silver Lane Photograph 24 and reverse views in photographs S2 and S3	To the south-east of the southern parcel	High	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are partial and glimpsed views of the south-eastern part of this parcel from the properties dotted along Silver Lane. Partial views are generally from first floor windows. The high ground within the parcel forms the backdrop to the view and blocks views of Cranbrook from these locations.	There are no views of this parcel from any of these properties.
Residents at Whimple and properties on Church Road Reverse views in photograph E1	To the north-east and east of the eastern parcel	High	There are no views of this parcel from any of these properties.	There are glimpsed views of the eastern side of the hill within the eastern parcel, from the westernmost properties at Whimple and on Church Road. The hill forms the backdrop to west-facing views.	There are no views of this parcel from any of these properties.	Glimpses of the high ground in the eastern part of the south-eastern parcel are possible from the southern properties on Church Road.
Residents at Broadclyst Photograph 19	To the north-west of the western parcel	Medium	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.
Farms to the north including: The Farm, Gatehayes Farm, Crockenhayes Farm, Churchill Farm, Little Churchill Farm and Trow Farm	To the north of the Eastern Parcel	Medium	There are no views of this parcel from any of these properties.	There are partial and glimpsed views of the northern edge of the parcel and the high ground to the north-east of the parcel. This hill screens views of the south-eastern part of the parcel.	There are no views of this parcel from any of these properties.	Occasional glimpses of the high ground in the eastern part of the south-eastern parcel are possible from some of these farms.

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Reverse views in Photographs E1 and E3						
Properties on high ground to the east including: Cotley Farm, Stoneygate and Woodside Photograph 29	Approximately 2km to the east of the eastern parcel	Medium	There are no views of this parcel from any of these properties.	There are distant glimpses of the parcel, however it is difficult to perceive.	There are distant glimpses of the parcel, however it is difficult to perceive.	There are distant glimpses of the parcel, however it is difficult to perceive.
The Grange	To the south of the south-eastern parcel	High	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are glimpsed views of the land to the immediate north-east of the property, through intervening hedgerows and boundary vegetation.
Properties on high ground to the west including: Mosshayne, West Clyst Farm and dwellings within Exeter. Photograph 30	Over 1km from the western parcel	Medium	There are occasional glimpses of this parcel from east-facing first floor windows. The parcel is part of the mid-ground and is seen in the context of the existing settlement of Cranbrook.	There are no views of this parcel from any of these properties.	There are occasional glimpses of this parcel from east-facing first floor windows. The parcel is part of the mid-ground and is seen in the context of the existing settlement of Cranbrook.	There are no views of this parcel from any of these properties.
Residents and visitors of heritage assets						
Killerton House. Photographs 32 and 33	Listed building approximately 5km to the north-west of the western parcel	High	There are limited distant glimpses of the parcel, however it is difficult to perceive within the wider view. The existing settlement of Cranbrook is not a dominant feature within the view.	There are limited distant glimpses of the parcel, however it is difficult to perceive within the wider view. The existing settlement of Cranbrook is not a dominant feature within the view.	There are limited distant glimpses of the parcel, however it is difficult to perceive within the wider view. The existing settlement of Cranbrook is not a dominant feature within the view.	There are limited distant glimpses of the parcel, however it is difficult to perceive within the wider view. The existing settlement of Cranbrook is not a dominant feature within the view.
Rockbeare Manor. Photographs 10 and 25	Listed building to the south of Rockbeare	High	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.	There are no views of this parcel from any of these properties.
Footpath users						



Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Footpath R1 between Cranbrook and Rockbeare. Photograph 6	Located between the southern and south-eastern parcels	High	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.	There are open, partial and glimpsed views of the rising ground on the eastern side of the southern parcel. The western side of the parcel is screened by landform.	There are no views of this parcel from the footpath.
Footpath W9 to the west of Whimble. Photographs 14 and 15	To the north-east of the eastern parcel	High	There are no views of this parcel from the footpath.	A small section of the footpath has open views of the high ground to the north-east of the eastern parcel. Hedgerow field boundaries and orchard trees, screen the majority of views from this path.	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.
Track over the hill to the east of Higher Cobden Farm Photograph 13	To the east of the eastern parcel	Medium	There are no views of this parcel from the footpath.	The footpath is lined by tall hedgerows, with few views out of the surrounding countryside. At the top of the hill a field gate provides a gap in the vegetation, from which the hill within the eastern parcel can be seen. Remaining views are restricted to occasional glimpses.	There are no views of this parcel from the footpath.	A second field gate is located at the top of the hill, allow views out to the south. There are glimpses of the fields within the south-eastern parcel from this location.
Mosshayne Lane (footpath number BC29)	Approximately 1km to the west of the western parcel	Medium	The lane is lined by hedgerows, which enclose many of the views from the lane. There are occasional distant glimpses of the parcel from elevated east-facing slopes. The parcel is difficult to perceive.	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.
Footpaths on the southern edge of Ashclyst Forest. Photographs 34 and 35	Approximately 2km to the north of the eastern and western parcels	High	The footpaths are located on high ground and have panoramic views to the south. Views of the parcel are screened by landform, trees and hedgerows.	The footpaths are located on high ground and have panoramic views to the south. Views of the parcel are screened by landform, trees and hedgerows.	The footpaths are located on high ground and have panoramic views to the south. Views of the parcel are screened by landform, trees and hedgerows.	The footpaths are located on high ground and have panoramic views to the south. Views of the parcel are screened by landform, trees and hedgerows.
Footpaths on high ground to the east and within the	A minimum of 3km to the southeast of	High	The footpaths and common land are located on high ground and have panoramic	The footpaths and common land are located on high ground and have panoramic	The footpaths and common land are located on high ground and have panoramic	The footpaths and common land are located on high ground and have

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

common land at Manor Farm (within the AONB). Photograph 37	the south-eastern parcel.		views to the west. The parcel is a small and distant part of the wider view and is difficult to perceive.	views to the west. The parcel is a small and distant part of the wider view and is difficult to perceive.	views to the west. The parcel is a small and distant part of the wider view and is difficult to perceive.	panoramic views to the west. The parcel is a small and distant part of the wider view and is difficult to perceive.
Footpaths BC14 and BC31 to the east of Broadclyst. Photograph 19	A minimum of 2km to the north-west of the western parcel	High	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.	There are no views of this parcel from the footpath.
Motorists						
London Road Photographs 1-4, E4, E5, SE6 and SE7	Runs to south of the western and eastern parcels and to the north of the southern and south-eastern parcels	Low	Views of this parcel are screened by hedgerows lining the road and boundary vegetation within the parcel.	There are transient glimpsed views of this parcel through the hedgerow lining the northern edger of the road.	Changes in topography combined with gaps in the vegetation lining the road afford occasional open and frequent partial or glimpsed views of the northernmost arable fields within this parcel. In some sections of the road, the vegetation lining the road screens all views of the parcel.	There are transient glimpsed views of this parcel through the hedgerow lining the northern edger of the road. Occasional gaps in the hedgerow and field gates afford partial views into the parcel. Views are of fields in pasture rising up towards the woodland block within the parcel.
Station Road Photographs W1 - 3	Adjacent to the western boundary of the western parcel	Low	There are glimpsed and partial views of the fields within the parcel. Visibility varies with boundary treatment and the intactness of the hedgerows. Generally hedgerows lining the road funnel views and limit visibility into the site.	There are no views of this parcel from the road.	There are glimpsed views of the parcel from the southern end of the road, at the Junction with London Road. The boundary hedgerow to the north of the parcel screens the majority of the parcel.	There are no views of this parcel from the road.
Parsons Lane Photograph 5	Runs through the southern parcel and continues to Rockbeare, to the east.	Medium	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are open views of the eastern slopes within the parcel from a section of this road, adjacent to Parsons Bridge. The parcel makes up a substantial portion of the view. The hedgerows lining the lane, screen views of the parcel as the road passes through it.	There are no views of this parcel from the road.

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

Rewe Lane Photographs SE8 and SE9	Adjacent to the southern boundary of the south-eastern parcel	Medium	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.	Hedges and hedgebanks line the lane, obscuring views of the parcel from motorists.
Lane to Whimble through the Cobdens Photographs 11 and 12	Adjacent to the eastern boundary of the eastern parcel.	Medium	There are no views of this parcel from the road.	Dense hedgerows line the lane, reducing views of the parcel to winter glimpses and occasional glimpses in summer.	There are no views of this parcel from the road.	There are no views of this parcel from the road.
Silver Lane Photograph 24	Approximately 1km to the west of the southern parcel.	Medium	There are no views of this parcel from the road.	There are no views of this parcel from the road.	Dense hedgerows line the lane, screening the parcel from view. Partial views of the parcel can be seen where field gates afford gaps in the vegetation. The south-eastern slopes of the parcel form the backdrop to the view. Motorists are unlikely to be focussed on these transient views.	There are no views of this parcel from the road.
Gribble Lane Reverse views in photograph SE6	Runs north-south through the south-eastern parcel	Medium	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.	Tree belts lining the road screen views of the parcel.
Unnamed road to the north of Rockbeare Manor Photographs 10 and 25	Approximately 500m to the south of the south-eastern parcel	Medium	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.
Lane on high ground to the north-west of Whimble Photograph 16	Approximately 500m to the north of the eastern parcel	Medium	There are no views of this parcel from the road.	Dense hedgerows line the lane, screening the parcel from view. Glimpsed views of the parcel can be seen where field gates afford gaps in the vegetation. The northern edge of the parcel is visible. Motorists are unlikely to be focussed on these transient views.	There are no views of this parcel from the road.	There are no views of this parcel from the road.

Existing visibility of potential development parcels.  
To be read in conjunction with plan HDA12

A30	Approximately 1km south of the southern parcel	Low	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.
M5	Approximately 1.5km from the western parcel	Low	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.	There are no views of this parcel from the road.
Train passengers						
Railway line to the north of Cranbrook Photographs W4 and E3	To the immediate north of the eastern and western parcels	Low	There are intermittent partial and glimpsed views of the northern part of the parcel, particularly as trains depart from Cranbrook station and through gaps in the trees lining the railway line. Views already contain development at Cranbrook and Lodge trading estate.	There are intermittent partial and glimpsed views of the northern part of the parcel, through gaps in the trees lining the railway line. Hedgerows and trees contain views to the land immediately adjacent to the line.	There are no views of this parcel from passing trains.	There are no views of this parcel from passing trains.
Local businesses / commercial						
Exeter Airport Photographs 22 and 23 and reverse view within Photograph S1	To the immediate south-west of the southern parcel	Low	There are no views of this parcel from Exeter Airport.	There are no views of this parcel from Exeter Airport.	There are partial views of the high south-west facing slopes of the southern parcel from the northern airport buildings have. No views of the parcel would be experienced from the main airport complex.	There are no views of this parcel from Exeter Airport.
Sky Park and other adjacent business / commercial enterprises. Photograph 21 and reverse view within Photograph S4	To the immediate south-west of the western parcel and west of the southern parcel.	Low	There are no views of this parcel from businesses to the south-west of the parcel.	There are no views of the parcel from Sky Park or adjacent businesses.	There are glimpses of the west facing slopes of this parcel. Views are filtered by intervening vegetation and are seen in the context of Exeter Airport and other business / commercial development within and adjacent to the Sky Park.	There are no views of the parcel from Sky Park or adjacent businesses.

**APPENDIX 4**  
**Summary of Landscape effects**

Landscape Receptors	Sensitivity	Construction		Residual effects	
		Magnitude of change	Significance of effect	Magnitude of change	Significance of effect
Clyst Lowland Farmlands - Character Area	Medium	Medium - Large volume of housing introduced on a greenfield site. Key characteristics are largely unaffected. Stream corridors and parkland retained.	Moderate	Low - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Minor
Pebble Bed Heaths and Farmland - Character Area	Low	Low - The proposals are physically and visually separated from the Character area. There would be no adverse effects on key characteristics.	Negligible	Very Low	Negligible
3E Lowland Plains - Character Type	Medium	Medium - Large volume of housing introduced on a greenfield site. Key characteristics are largely unaffected. Stream corridors and parkland retained.	Moderate	Low - Character of new settlement would be defined. New characteristic features would have established. Improved character within areas of open space.	Minor
3C Sparsely settled farmed valley floors - Character Type	Low	Low - no direct effects on character. Potential for some reduction in tranquility.	Negligible	Low	Negligible
3B Lower rolling farmed and settled valley slopes - Character Type	Low	Low - no direct effects on character. Potential for some indirect effects on views and tranquility.	Negligible	Low	Negligible
Cranbrook Phase 1	Low	Medium - The proposals would expand the existing settlement of Cranbrook significantly	Minor	Low - The proposals would consolidate the settlement pattern of Cranbrook and would create new elements of character. The proposed open space and potential SANG would create an improved setting to the settlement.	Negligible
Rockbears - immediate setting	High	Low - The proposed development has been located beyond the rising ground, which provides the immediate setting to Rockbears. The rural character of the village would be maintained.	Moderate	Very Low - Open space is proposed on the edges of the parcels nearest to Rockbears. These would form an attractive outlook from the village and would provide an enhanced setting to the village. The proposals would have no residual effects on the immediate setting to the village. Some of the existing views of Cranbrook would be screened.	Minor (beneficial)
Rockbears - beyond hills enclosing the village	Low	Medium - development would occur within the existing green wedge beyond the hills that form the setting to Rockbears	Minor	Low - The open spaces and structural planting at the edges of the proposed development would create a new setting to Rockbears. The allocation of the SANG within the southern parcel would protect this setting in perpetuity.	Negligible
Whimple - immediate setting	High	Very Low - The proposed development is located beyond the immediate setting to the village and would be physically and visually separated from the village. The hillock that forms part of the setting to Whimple is being retained as open space	Minor	Low beneficial - The open space to the north-east of the eastern parcel provides the opportunity to enhance the setting to Whimple e.g. through the introduction of characteristic features including orchards, woodland copses or hedgerows.	Moderate (beneficial)
Whimple - beyond hillocks to south and east	Low	Very Low - The proposed development is located outside the Green Wedge to the south-west of Whimple and would not affect the setting to the village.	Negligible	Very Low	Negligible
Broadclyst	Low	Very Low - The proposed development is physically and visually separated from Broadclyst and would not affect the setting to the village.	Negligible	Very Low	Negligible
Western Parcel - Character	Low	High - the majority of the parcel would change from an agricultural land use and rural character to a housing development	Moderate	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Minor
Western Parcel - features					

Parkland	High	Very Low	Minor	Very Low (beneficial)	Minor (beneficial)
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate	Low - retained hedgerows would be gapped up and subject to improved management.	Minor
Mature hedgerow trees	Medium / High	Low - Majority retained	Minor	Very Low	Minor
Agricultural fields	Medium /Low	High - the majority of the feature would be lost	Moderate	Medium	Moderate
Eastern Parcel - Character					
Stream corridor	High	Low - Stream corridor retained within open space. Indirect effects from adjacent development and construction activities	Moderate	Low (beneficial) - Character of corridor would have improved. New complementary wetland features would be provided in the form of SuDS	Moderate (beneficial)
Medieval fields	High	Medium - Parts of medieval fields would be developed, but majority retained and field pattern would be retained.	Substantial / Moderate	Low - Historic field pattern maintained.	Moderate
Regular fields to the south	Medium	High - the majority of the area would change from an agricultural land use and rural character to a housing development	Substantial / Moderate	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Moderate
North-eastern field	Medium	Very Low - retained as open space	Negligible	Medium (beneficial) - scope for significant improvement as part of landscape strategy and SANG provision. Potential to reintroduce characteristic features.	Moderate (beneficial)
Eastern Parcel - Features					
Stream corridor	High	Low - Two road crossings implemented. Vast majority of feature retained. Indirect effects from adjacent development	Moderate	Very Low (beneficial) - Character of corridor would have improved. .	Minor (beneficial)
Hedgerows	Medium	Medium - Some hedgerow removal within development area. Majority retained	Moderate	Low - retained hedgerows would be gapped up and subject to improved management. Opportunity to introduce additional hedgerows within north-eastern field	Minor
Category A and Veteran trees	High	Low - all veteran trees retained. Vast majority of high quality trees retained.	Moderate	Very Low - new tree planting would be introduced within open space to mitigate any lost by the proposed development.	Minor
Mature trees	Medium / High	Low - vast majority of high quality trees retained.	Minor	Very Low - new tree planting would be introduced within open space to mitigate any lost to the proposed development.	Negligible
Agricultural fields	Medium /Low	Medium - Approximately half the feature would be lost. The remainder would be converted to open space / SANG.	Moderate	Medium - the open space has the potential to be retained or revert to agricultural use if required	Minor
Southern Parcel - character					
Land to the west of the local ridge	Low	Medium - approximately half would be developed. One field would be converted to sports pitches. The remainder would be retained in its existing agricultural use.	Minor	Low - Character of new settlement would be defined.	Negligible
Land to east of local ridge	Medium	Very Low - two fields would be converted to sports pitches. A further three would be used as open space / SANG. The remainder would be retained in agricultural use.	Negligible	Medium (beneficial) - New characteristic features would be introduced into areas of open space	Moderate (beneficial)
Southern Parcel - Features					

High quality mature trees and avenue leading to Treasbeare Farm	High	Low - avenue retained. Vast majority of high quality trees retained.	Moderate	Low (beneficial) - new tree and woodland planting would be introduced within development and open space to mitigate any lost by the proposed development.	Moderate (beneficial)
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate	Low - retained hedgerows would be gapped up and subject to improved management. Opportunity to create a new hedgerow to the south of the proposed pitches.	Minor
Agricultural fields	Medium / Low	Medium - Approximately one third the feature would be lost. 6 fields would be converted to open space / SANG and the remainder would be retained in agricultural use.	Minor	Low - the open space has the potential to be retained or revert to agricultural use if required	Minor
South-eastern parcel - Character	Medium	High - the majority of the parcel would change from an agricultural land use and rural character to a housing development	Substantial / Moderate	Medium - Character of new settlement would be defined. New features would have established. Improved character within areas of open space.	Moderate
South-eastern parcel - features					
Parkland	High	Medium - Approximately 50% of the parkland would be developed, however the majority of the mature trees would be retained within open space.	Substantial / Moderate	Low - The retained trees would be subject to improved management and new areas of designed parkland would be establishing in other areas of the site.	Moderate
High quality mature trees, tree belts and woodland blocks	High	Low - All woodland blocks and the vast majority of high quality trees would be retained	Moderate	Low (beneficial) - new tree belts are proposed which would connect existing woodland	Moderate (beneficial)
Hedgerows	Medium	Medium - 2 removed and parts of the others. Majority retained	Moderate	Low - retained hedgerows would be gapped up and subject to improved management.	Minor
Ponds	Medium	Medium - 1 small pond would be removed as part of the proposals.	Moderate	Low (beneficial) - the proposed SuDS features would mitigate the loss of the pond and have the potential to provide additional wetland habitat.	Minor (beneficial)
Agricultural fields	Low	High - the majority of the feature would be lost	Minor	Medium	Negligible



## **APPENDIX 5**

### **Summary of visual effects**

Visual Receptors	Sensitivity	Construction			Residual effects		
		Visibility	Magnitude of change	Significance of effect	Visibility	Magnitude of change	Significance of effect
<b>Local residents</b>							
Existing residents of Cranbrook	Medium	Majority of dwellings would have no view of the proposals. Dwellings on the southern edge would have open and partial views of the development to the south of London Road.	Low	Minor	Views are softened by additional planting within the proposed development	Low	Minor
Treasbeare Farm and cottages	Medium	Partial views of the proposals however these views would be consistent with baseline views, which are dominated by existing development	Medium	Moderate	Views are softened by mitigation planting	Low	Minor
Farms: Lower and Middle Cobden	High	Open views of the development to the south. Land to the north would remain rural.	High	Substantial	Farm buildings are integrated into the proposed development	Medium	Moderate
Farms: Higher Cobden	High	Partial views of the proposed housing to the south-west	Medium	Substantial	Views are softened by mitigation planting. The immediate rural setting to the farm would be maintained	Low	Moderate
Farms: Crockenhayes	High	Views of the proposed development are screened by the open space to the north-east of the development parcel.	Very Low	Minor	No views of the proposed development	Very Low	Minor
Little Cobden	High	Glimpses of the development within the south-eastern and eastern parcels, through intervening vegetation.	Low	Moderate	Views would be further screened by mitigation planting	Very Low	Minor
Properties on Station Road	Medium	Partial views of the proposed housing over existing hedgerows. Seen in the context of existing housing and the Lodge Trading estate.	Medium	Moderate	Views are softened by mitigation planting within open space and by new planting within the street scene of the proposed development.	Low	Minor
Properties on London Road	Medium	Views vary with location. Properties opposite the development parcels have open views, many properties would have no view of the proposals. Views are seen in the context of existing housing	Medium	Moderate	In the long term, the proposals would improve the street scene on London Road.	Low	Minor
Properties on Rewe Lane	High	Properties Crosspark and Homefield would have open views of the proposed development. Only Crosspark faces directly over the site. Homefield is orientated east-west. Remaining dwellings on the eastern section of the road would only have glimpsed views due to intervening woodland and trees.	Medium	Substantial for Crosspark and Moderate for remaining properties	Mitigation planting would screen views of the proposals	Low	Moderate
Residents of Rockbeare	High	Winter glimpses of the proposals through existing vegetation. Glimpses to the west are seen in the context of existing dwellings at Cranbrook.	Very Low	Minor	Views would be further screened by mitigation planting	Very Low (beneficial)	Minor (beneficial)
Properties on Silver Lane	High	Occasional winter glimpses of the proposals through existing vegetation.	Very Low	Minor	Views would be further screened by mitigation planting	Very Low	Minor

Residents of Whimble	High	Views of the proposed development are screened by the hill to the north-east of the development parcel, which has been retained as open space / SANG.	Very Low	Minor	Characteristic planting within the open space and SANG could improve the outlook from Whimble	Very Low (beneficial)	Minor (beneficial)
Residents at Broadclyst	Medium	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
Farms to the north including: The Farm, Gatehayes Farm, Crockenhayes Farm, Churchill Farm, Little Churchill Farm and Trow Farm	Medium	Churchill Farm has partial views of the proposed development to the south. Views from remaining properties would be restricted by landform and intervening vegetation. The rural outlooks in the foreground of the views from these properties would be maintained.	Low	Minor	Views would be further screened by mitigation planting	Very Low	Negligible
Properties on high ground to the east including: Cotley Farm, Stoneygate and Woodside	Medium	Distant glimpses of the proposals, seen within the context of existing settlement at Cranbrook	Low	Minor	Views are softened by additional planting within the proposed development	Very Low	Negligible
The Grange	High	There would be partial and glimpsed views of the proposed development.	Medium	Moderate	Mitigation planting would screen views of the proposals. The parkland setting to the Grange would be retained.	Very Low	Minor
Properties on high ground to the west including: Mosshayne, West Clyst Farm and dwellings within Exeter	Medium	Distant glimpses of the proposals, seen within the context of existing settlement at Cranbrook	Low	Minor	Views are softened by additional planting within the proposed development	Very Low	Negligible
<b>Heritage asseets</b>							
Killerton House	High	There would be limited distant glimpses of the proposed development, which would be difficult to perceive within the wider view.	Very Low	Minor	Views are softened by additional planting within the proposed development	Very Low	Minor
Rockbears Manor	High	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
<b>People using the local footpath network</b>							
Footpath R1 between Cranbrook and Rockbears.	High	Glimpsed views of the proposals seen in the context of existing development at Cranbrook. The change to the view would be difficult to perceive. The land to the east of the southern parcel would be maintained as open space.	Very Low	Minor	The proposed mitigation would screen the development and would soften existing views of Cranbrook.	Very Low (beneficial)	Minor (beneficial)
Footpath W9 to the west of Whimble.	High	Distant glimpses of development in western parcel - set amongst existing development of Cranbrook. The hill within the eastern parcel would be retained as open space and would screen views of development within the eastern parcel from this path.	Very Low	Minor	The proposed landscape scheme within the open space / SANG would filter some existing views of Cranbrook and would improve the outlook from this path	Very Low (beneficial)	Minor (beneficial)
Track over the hill to the east of Higher Cobden Farm	Medium	The hill within the eastern parcel would be retained as open space and would screen views of development within the eastern parcel from this path.	None	No effect	No views of the proposed development	None	No residual effects

Mosshayne Lane	Medium	Distant glimpses of the proposals, seen within the context of existing settlement at Cranbrook	Low	Minor	Views are softened by additional planting within the proposed development	Very Low	Negligible
Footpaths on the southern edge of Ashclyst Forest.	High	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
Footpaths on high ground to the east and within the common land at Manor Farm (within the AONB).	High	There would be limited distant glimpses of the proposed development, which would be difficult to perceive within the wider view.	Very Low	Minor	Views are softened by additional planting within the proposed development	Very Low	Minor
Footpaths BC14 and BC31 to the east of Broadclyst.	High	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
<b>Motorists on local roads</b>							
London Road	Low	There would be open and partial views of the proposed development	High	Moderate	The proposals would improve the street scene on London Road.	Medium	Minor
Station Road	Low	There would be open and partial views of the proposed development, seen over existing hedgerows, however development would be seen in the context of existing housing on Station Road.	Medium	Minor	The residual character of the road would remain broadly similar to the baseline views.	Medium	Minor
Parsons Lane	Medium	Partial views of the proposals as the road passes through the development. Once beyond the development, views would reduce to glimpses. Views are seen in the context of the existing settlement of Cranbrook.	Low	Minor	The proposed mitigation would screen the development from the majority of Parsons Lane and would soften existing views of Cranbrook.	Low (beneficial)	Minor (beneficial)
Rewe Lane	Medium	Glimpsed views of the upper floors and roofs of the housing within the south-eastern parcel would be visible over the hedgerows lining the lane.	Low	Minor	Mitigation planting would screen views of the proposals.	Very Low	Negligible
Lane to Whimple through the Cobdens	Medium	Partial views of the proposals as the road runs adjacent to the development. Once beyond the development, views would reduce to glimpses. There would be no views of the proposed housing from the northern stretch of the road.	Medium	Moderate	Views are softened by additional tree and shrub planting at the edge of the development. The majority of the road would be unaffected by the proposed development.	Low	Minor
Silver Lane	Medium	There would be limited glimpses of the rooftops of the proposed development. The majority of views would be screened by roadside hedgerows, rising ground and vegetation within the southern parcel.	Low	Minor	Mitigation planting would screen views of the proposals.	Very Low	Negligible
Gribble Lane	Medium	There would be partial views of the proposed development as the road passes through the development area. Views would be of the upper floor of proposed dwellings over the top of existing roadside hedgerows. Once beyond the high ground to the south of the parcel, views of the development would diminish rapidly	Medium	Moderate	Views are softened by mitigation planting	Low	Minor

Unnamed road to the north of Rockbeare Manor	Medium	There would be limited glimpses of the rooftops of the proposed development visible just above the ridgeline in winter. The majority of views would be screened by roadside hedgerows, rising ground and vegetation within the south-eastern parcel.	Low	Minor	Mitigation planting would screen views of the proposals.	Very Low	Negligible
Lane on high ground to the north-west of Whimble	Medium	Occasional glimpses of the proposed development would be visible through gaps in the roadside hedgerows. These views would be transient in nature	Very Low	Negligible	Views are softened by additional tree planting on the northern edge of the proposed development.	Very Low	Negligible
A30	Low	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
M5	Low	No views of the proposed development	None	No effect	No views of the proposed development	None	No residual effects
<b>Train passengers</b>							
Railway line to the north of Cranbrook	Low	There would be intermittent partial and glimpsed views of the proposed development, through gaps in the trees lining the railway line. Hedgerows and trees contain views to the land immediately adjacent to the line. The proposed dwellings would be seen in the context of existing housing at Cranbrook.	Low	Negligible	Views are softened by mitigation planting to the north of the proposed development area.	Low	Negligible
<b>Local business / commercial</b>							
Exeter Airport	Low	Glimpsed views of the south-western housing, seen within the context of existing settlement at Cranbrook.	Low	Negligible	Views are softened by mitigation planting	Low	Negligible
Sky Park and other adjacent business / commercial enterprises.	Low	Partial views of the south-western housing, seen within the context of existing settlement at Cranbrook, Exeter Airport and other business development.	Medium	Minor	Views are softened by mitigation planting	Medium	Minor