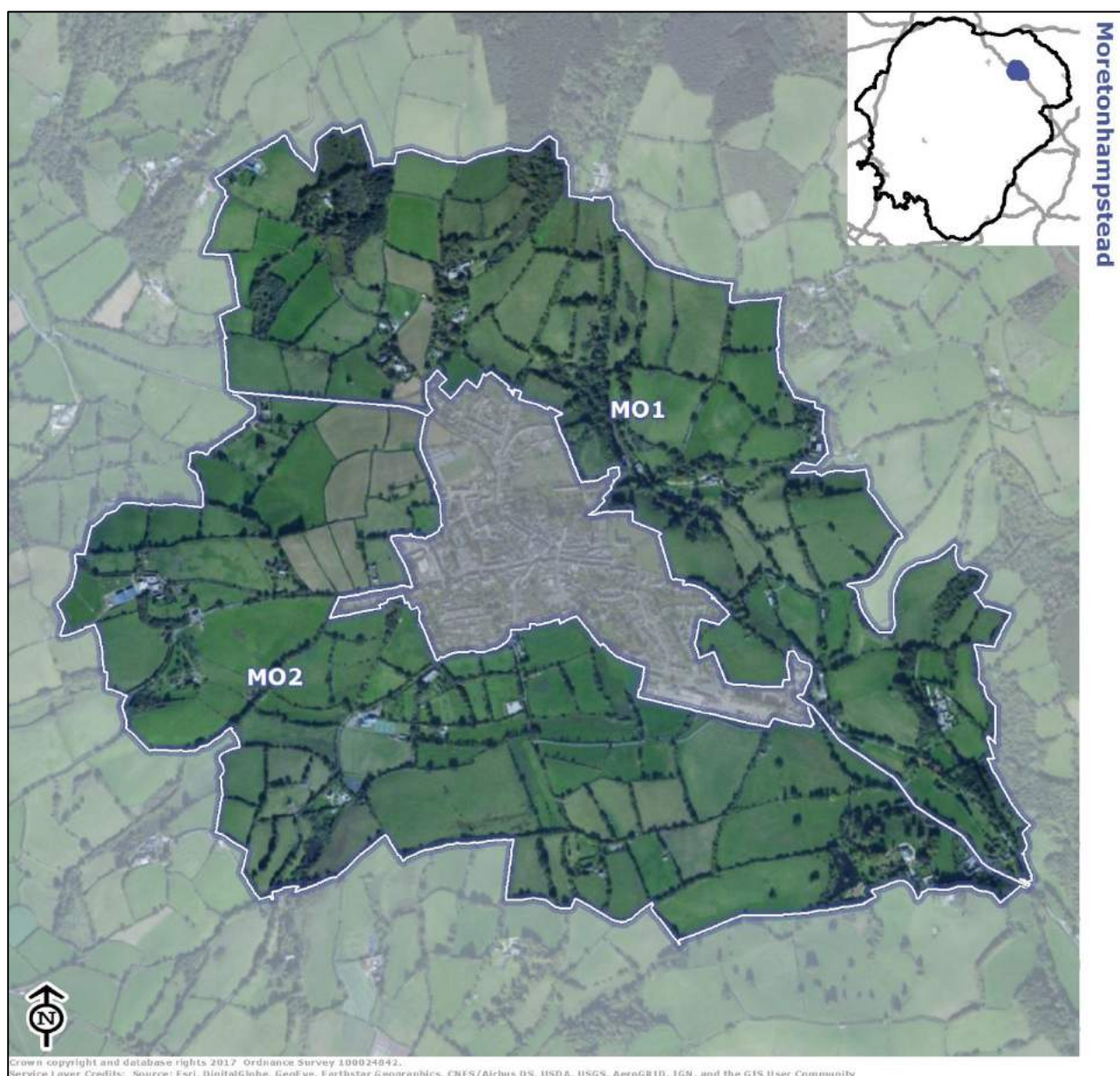


# Moretonhampstead





## Moretonhampstead

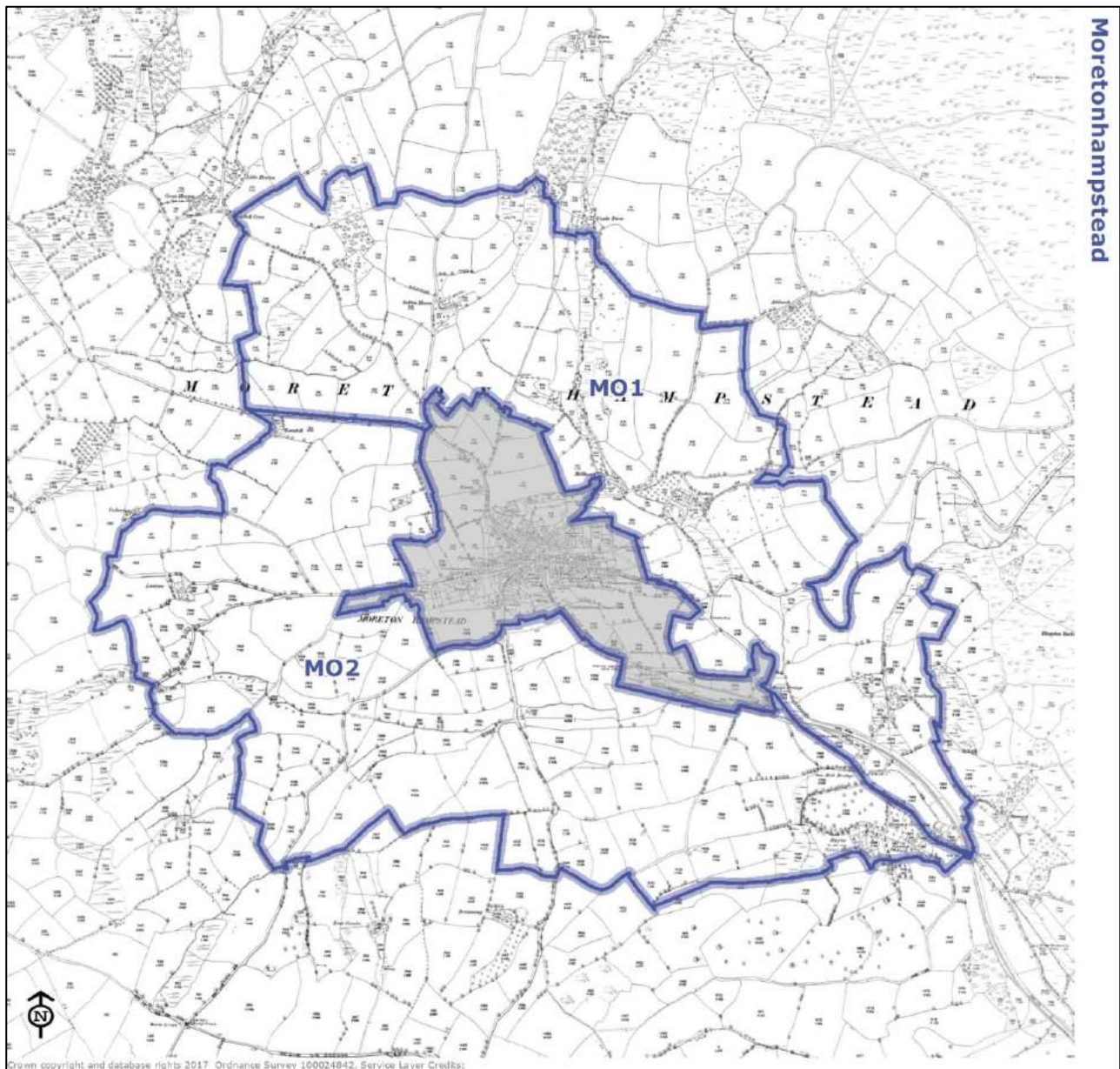


### Location and Description

Moretonhampstead is located in the north-east corner of the Dartmoor National Park, on the route out of Exeter that continues into the heart of the moor. It is also accessed via the A382 which crosses through north-east Dartmoor to link with Okehampton. Moretonhampstead is a small town set within undulating farmland, bounded to the south and west by high moorland and to the north and east by a range of hills that include Mardon Down. Moor-tun or 'the settlement in the moor' dates back to Saxon times but it was the woollen trade – including the rearing of sheep, the processing of wool and the manufacture of cloth – that accounted for its prosperity from the early 14th century until its 18th century decline. The town continued as the market centre for an extensive agricultural hinterland into the 20th century.

Moretonhampstead has a very compact form which is focused on The Square, from which roads radiate out into the surrounding landscape. The parish church dominates the eastern part of the town, forming a prominent local landmark. A series of devastating fires, mostly in the 19th century, mean that historic buildings date mainly from the 18th, 19th and 20th century with a mixed vernacular. The majority are rendered and colour-washed with slate roofs, a good many have their granite walling exposed, including the most notable buildings in the town centre.

## Historic map (Ordnance Survey 1864-1889)



## Representative photographs



Betton Way



Pound Street



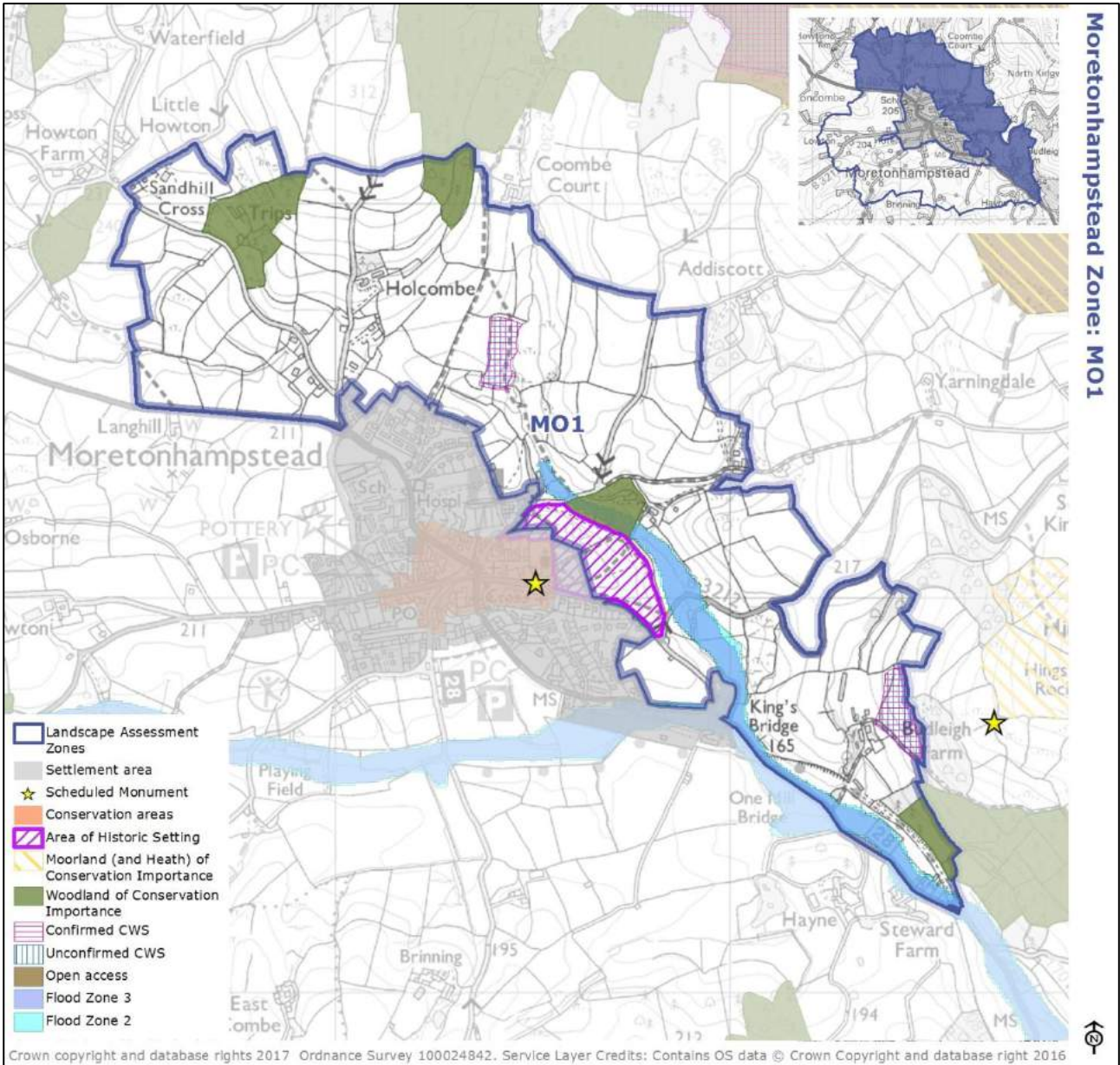
## Valued attributes

### Overall summary of relevant valued attributes, landscape features and qualities for the study area

The following landscape attributes and features would be particularly sensitive to change:

- The rich and intricate landscape full of contrasts between the sheltered narrow stream valleys and rolling lush green hills.
- Intricate pattern of irregular medieval fields and winding lanes enclosed by prominent Devon hedgebanks.
- Pastoral character of small fields contrasting with lowland meadows along fast-running streams.
- Strong sense of place presented along the historic settlement edge to the north east of the town.
- Unifying local vernacular reflected in cottages, farmsteads and stone faced banks.
- Spectacular views south to the high moorland core and to the north to the moorland summits at Mardon Down – providing a dramatic setting to the town.
- The granite church tower – a recognised local landmark.
- The compact form of the town with little linear development on the roads radiating out into the countryside.
- Peaceful, rural character.

# Landscape Assessment Zone: MO1



## Representative photographs



Sentry Field looking west to St Andrew's



Sentry Field view north east to Wray Brook

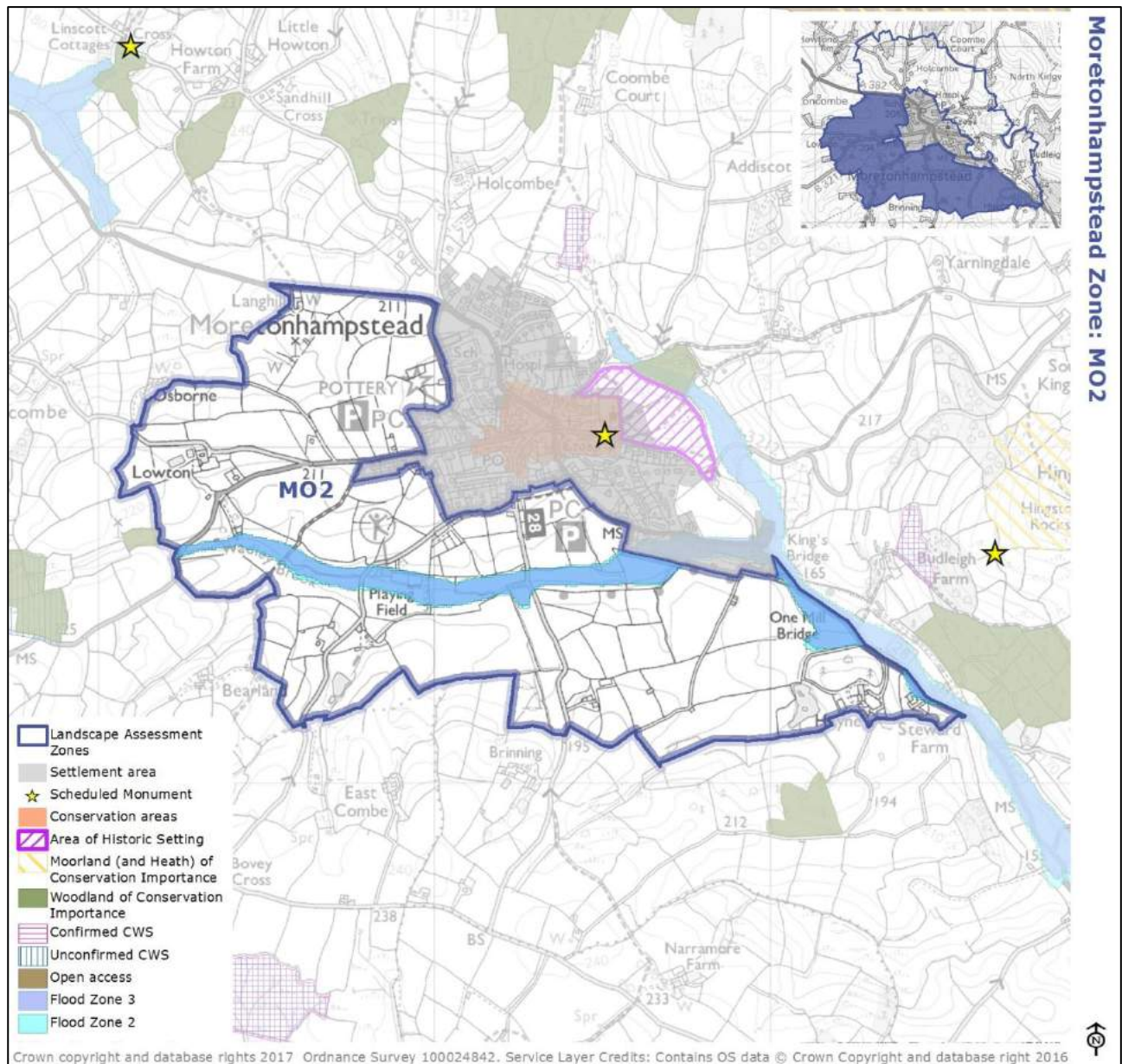
## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>north</b> and <b>east</b> of Moretonhampstead lies within LCT 2D: Moorland Edge Slopes, with a small area on the eastern boundary within 3D: Upland River Valleys. It comprises rounded and undulating hillsides rising steeply above a narrow stream valley (Wray Brook). The landform is overlain by a small-scale pattern of pastoral fields and rough grazing interspersed with broadleaved woodland.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	Rounded and undulating hills rising sharply from the narrow stream valley of Wray Brook, which forms a natural barrier to the town to the west. The landform is overlain by an intricate pattern of small scale pastoral fields and rough grazing bounded by mixed species hedgebanks.
Natural character	There is a frequent occurrence of valued natural features, including areas of deciduous woodland, small copses and strips of woodland which follow the course of the Wray Brook. Species-rich hedgerows with mature hedgerow trees also contribute to naturalistic characteristics. Lowland meadows run along the course of the Wray Brook at Holcombe and Budleigh Farm (both designated as CWS). These are sensitive features that could be vulnerable to loss from development.
Sense of time depth / historic character	<p>The zone comprises small scale fields of medieval origin, the curving form of the hedgebanks suggesting that the land may have been farmed as open strip fields. Fields along the Wray Brook are of mixed origin, laid out in the 18th and 19<sup>th</sup> century, or amalgamated enclosures.</p> <p>The Sentry Field, a historic glebe field (designated as an Area of Historic Setting) provides an important landscape setting to the town and is evidence of the historic relationship between the parish church and its adjacent fields.</p> <p>Beyond the settlement edge, the rural settlement pattern includes isolated historic farmhouses nestled in the rolling hills. The Moretonhampstead and South Devon Railway runs along the southern edge of this zone. The historic time depth of this landscape indicates sensitivity to change.</p>
Visual character	Along the sunken narrow lanes there is a strong sense of enclosure due to the high Devon hedges; however there are some spectacular views from this zone of the surrounding hills and moorland, such as the view from Sentry Field which extends over the hills to the high moorland on Marden Down, and the view from the hillside near Holcombe towards the high moorland in the south. The square-towered parish church in Moretonhampstead is visually prominent in views from the eastern portion of the zone due to its elevated position.
Perceptual and experiential qualities	This is a rich and intricate landscape full of contrasts between the fast-flowing Wray Brook, the rolling lush green hillsides above it and the wider landscape setting of the high moorland to both north and south. The area has a high perceived degree of tranquillity with few human influences.
Settlement pattern and edge character	<p>Moretonhampstead retains its compact historic urban form, with the 20<sup>th</sup> century development on the settlement edge adjacent to this zone largely screened by the local topography and high hedgebanks.</p> <p>Within the zone the landscape is characterised by a dispersed settlement pattern of individual historic farms and houses reached by narrow winding lanes.</p>

Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The complex landform (narrow valley of Wray Brook and steep rounded slopes above it), strong pattern of irregular medieval fields bounded by prominent Devon hedgebanks, natural features (rich hedgerow network and broadleaf woodland and lowland meadows), strong historic character with little modern development (historic field pattern, including the Sentry Field which forms an Area of Historic Setting to the parish church) strong visual relationship with the wider landscape, and peaceful rural character, increase sensitivity to <b>high</b> overall.</p>				



## Landscape Assessment Zone: MO2



## Representative photographs



Bridge over Wadley Brook view north east



Lane below Pound Street view east



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>south</b> and <b>west</b> of Moretonhampstead lies within LCT 2D: Moorland Edge Slopes. Pastoral fields on the gently sloping valley sides below the town descend to wet meadows which line the Wadley Brook on the valley floor. Patches of rough grazing land give the landscape its Dartmoor character.				
Assessment Criterion		Sensitivity description		
Topography and scale		An undulating and intricate landscape cut by the course of the Wadley Brook which flows west-east through the south of the zone.  The landform is overlain by a small to medium sized irregular field pattern.		
Natural character		Remnant traditional orchards and a network of species-rich Devon hedges with mature hedgerow trees. These are valued and sensitive features which could be vulnerable to loss.		
Sense of time depth / historic character		The curving form of the hedgebanks which enclose the small-scale pastoral fields suggest that they are predominantly medieval in origin and may have been farmed originally as open strip fields. These are linked to several historic farmsteads found across the zone, including an example at Hayne found within a small area of parkland. There are some pockets of larger 18 <sup>th</sup> /19 <sup>th</sup> century enclosures throughout. An historic stone bridge crosses the Wadley Brook. The former route of the railway crosses the valley in this zone and is now open as a cycleway. The historic time depth of this landscape indicates sensitivity to change.		
Visual character		Along the sunken narrow lanes there is a strong sense of enclosure due to the high Devon hedges; however there are occasional glimpsed views of the surrounding hills and high moorland. The town has a close visual relationship with the farmed landscape of this zone, and there are views from the southern edge of the settlement over Wadley Brook to the opposite valley sides. Glimpsed views are also afforded from parts of the settlement edge, across the town to the high hills to the north east...		
Perceptual and experiential qualities		This is a highly scenic rural landscape traversed by a network of quiet narrow lanes, with a high perceived degree of tranquillity and few human influences.		
Settlement pattern and edge character		Despite recent expansion, Moretonhampstead retains its compact form, with little linear development radiating out into the countryside of this zone. The landscape is characterised by a dispersed settlement pattern of individual historic farms, with a strong local vernacular of rendered granite.  Modern development outside the historic centre, particularly to the west along Betton Way has resulted in harsh settlement edges in places.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The strong pattern of irregular medieval fields bounded by Devon hedgebanks, natural features (mature hedgerow trees and remnant traditional orchards), strong historic character (historic field pattern and listed farmhouses), visual relationship with the wider surrounding landscape, and peaceful rural character				

indicates high sensitivity to development. However, the flatter landform along the stream valley floor, localised sub-division of field boundaries with post and wire fencing and the presence of modern development on the settlement edge results in **moderate-high** sensitivity overall.



# Princetown





## Princetown



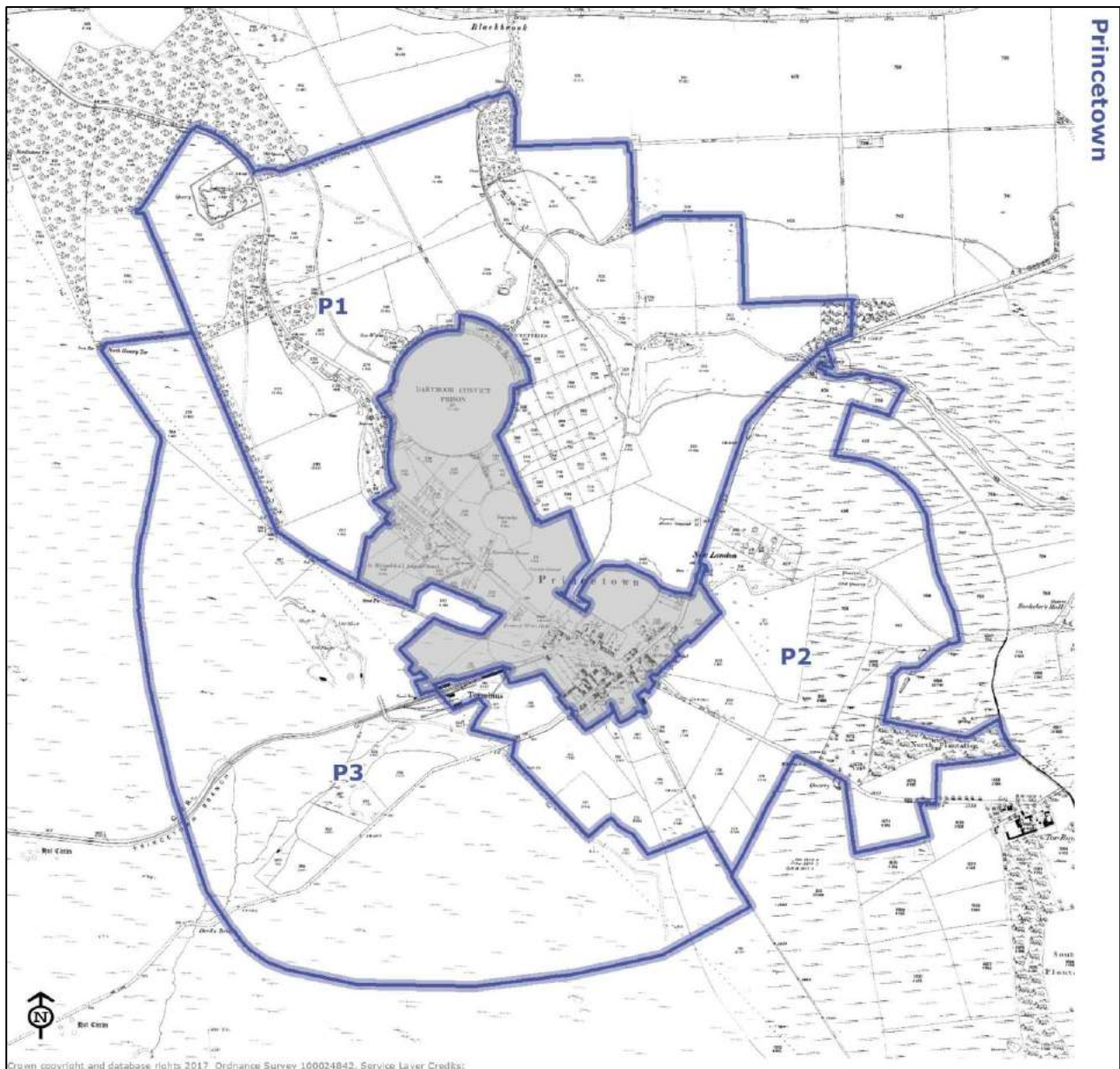
### Location and Description

Princetown is a village located in the centre of Dartmoor and is the highest village in the National Park at 440 metres AOD. A valley has been carved by the Blackbrook River to the north east of Princetown, which is otherwise surrounded by unenclosed high moorland with tors forming skyline features. The B3357 runs through the centre of the village.

The village originated in 1785 when a large area of moorland was leased from the Duchy of Cornwall to be converted to farmland. The settlement is dominated by the imposing granite buildings of Dartmoor Prison (constructed in 1806) and is also home to Dartmoor Brewery. A Conservation Area covers most of the village excepting some limited areas of post-war housing development.



### Historic map (Ordinance Survey 1864-1889)



### Representative photographs of the settlement



## Granite buildings associated with Dartmoor Prison



View into the village from the north (from the B3357)

## Valued attributes

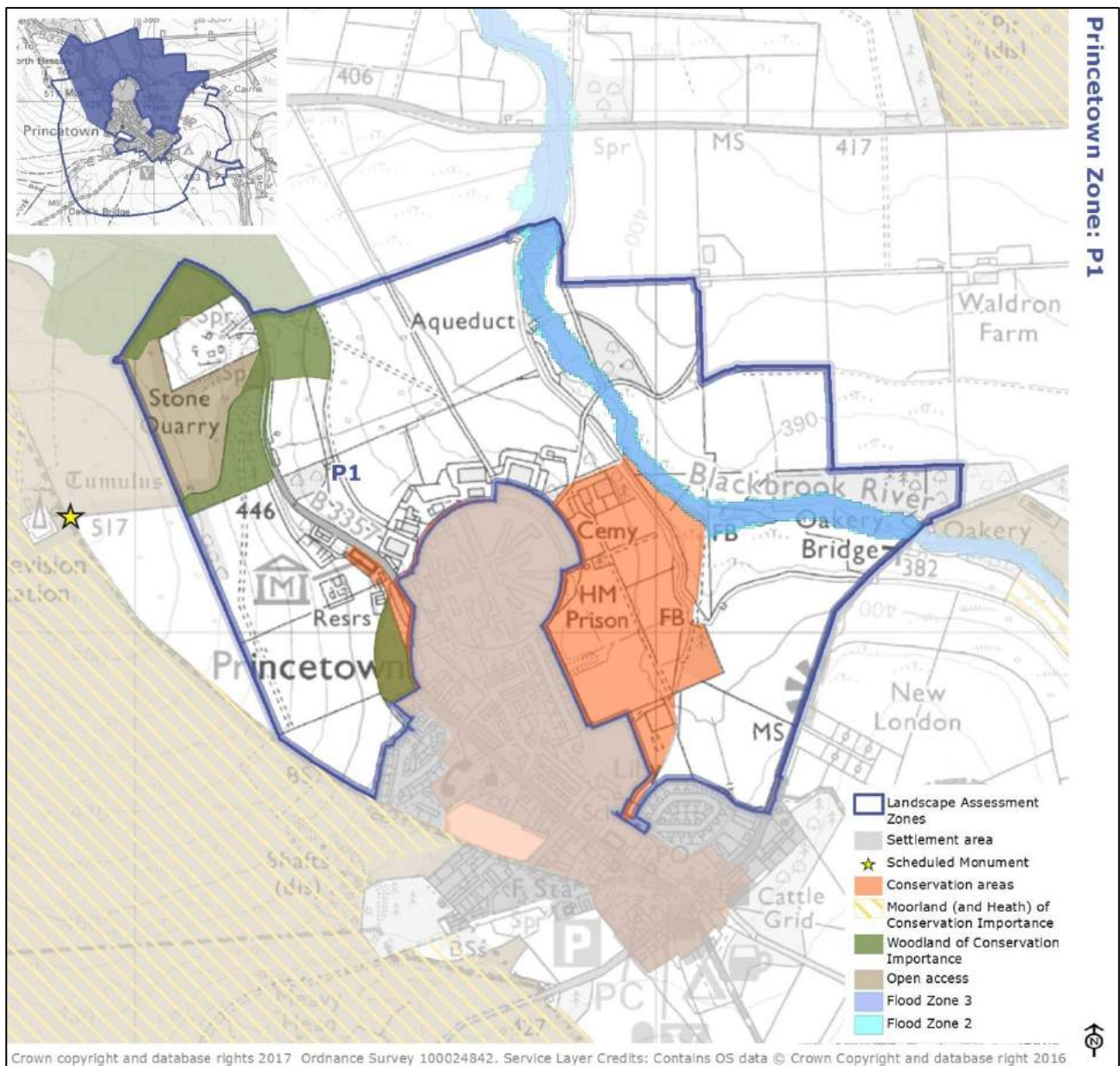
### Overall summary of relevant valued attributes, landscape features and qualities for the study area

The following landscape attributes and features would be particularly sensitive to change:

- The rugged, unenclosed landform of Walkhampton Common.
- Valued semi-natural habitats including wet pasture, streams and moorland, distinctive of the Dartmoor uplands.
- Characteristic granite buildings, particularly those associated with the historic Dartmoor Prison complex.
- Elemental character which is highly influenced by weather conditions due to the elevation and exposure of the landscape.
- The lack of human influence throughout much of the landscape.
- Long views across Princetown to other uplands including distinctive tors on the skyline.
- The heritage features of the landscape, including the historic Oakery Clapper Bridge.



## Landscape Assessment Zone: P1



### Representative photographs



## Devonport Leat



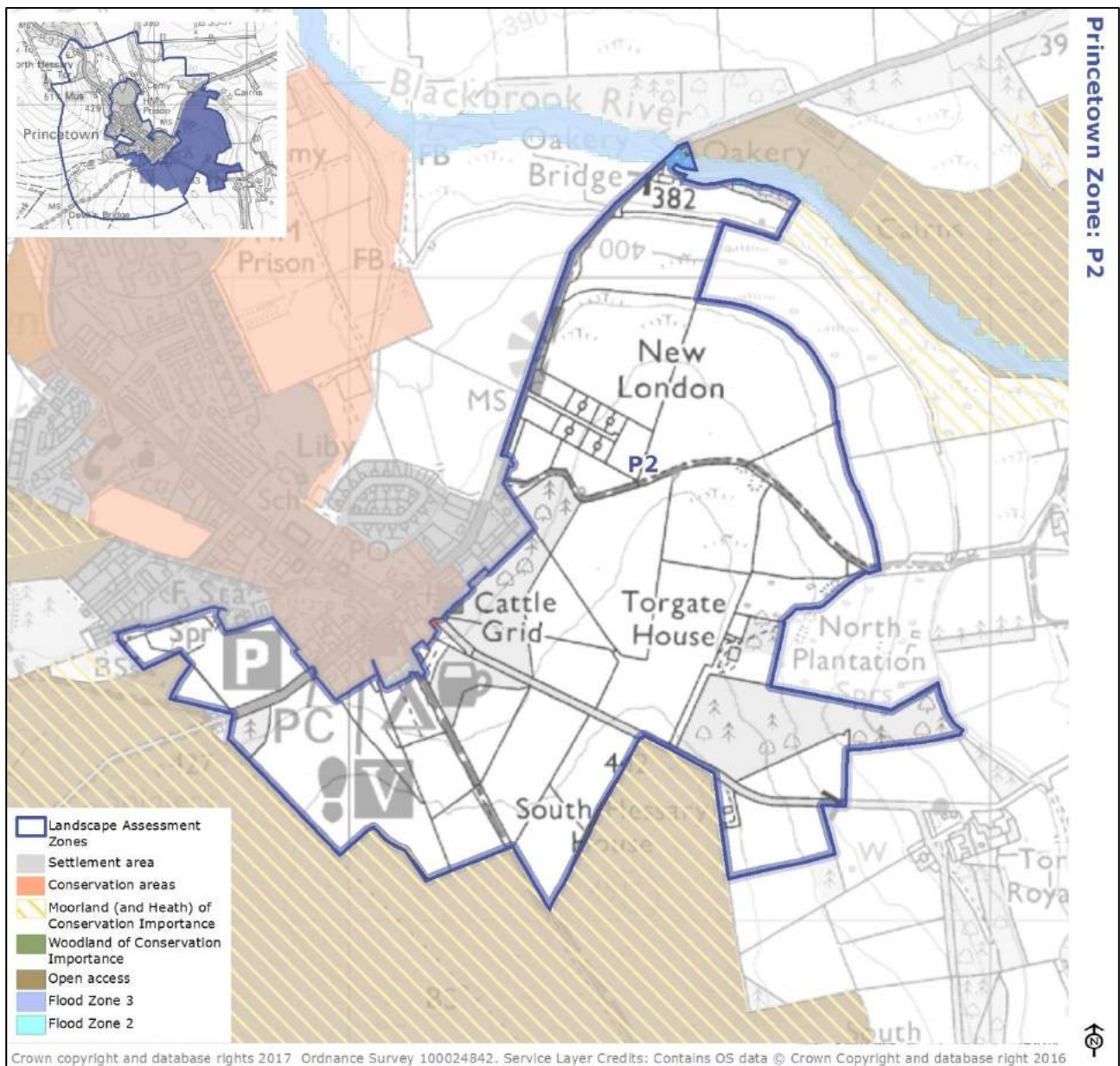
Wet rush pasture and plantation woodland

## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>north</b> of Princetown lies within LCT 1L: Upland Moorland with Tors. This landscape slopes down from the moorland to the west towards the valley of the Blackbrook River in the east. The zone primarily consists of farmland which has a historic and visual association with the Dartmoor Prison complex.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone slopes steeply from higher ground adjacent to Walkhampton Common down towards the Blackbrook River and is overlain by a sensitive small-medium scale field pattern.		
Natural character		Mixed woodland along Tavistock Road (B3357) is identified as Woodland of Conservation Importance. There is also some semi-natural grass moorland habitat located to the east of North Hessary Tor. Tracts of woodland and wetland habitat are found along Blackbrook River. These valued habitats could be vulnerable to loss.		
Sense of time depth / historic character		This zone has a distinctive regular field pattern associated with the prison farmland. It provides an immediate setting to Princetown Conservation Area, including the many listed buildings contained within the Dartmoor Prison complex. Devonport Leat, which supplied Plymouth with water from the moors, crosses through this landscape zone. The HLC indicates that the fields are of post-medieval origin. The planned agricultural landscape associated with Dartmoor prison is a unique feature which is not found elsewhere in the National Park.		
Visual character		There are long views over farmland immediately adjacent to the east including the moorland beyond with distinctive tors on the skyline. The existing settlement is widely overlooked by land to the west of Tavistock Road (B3357) which rises steeply from the road. The prominent visual character is therefore sensitive to change.		
Perceptual and experiential qualities		This is a highly scenic rural landscape, with frequent areas of woodland and wet grassland giving the area a strong naturalistic quality. It has high levels of tranquillity with few human influences, and the views out to the nearby moorland give a sense of remoteness. These qualities are sensitive to change.		
Settlement pattern and edge character		Princetown was originally a hamlet for farm workers, which grew quickly following the construction of the prison at the beginning of the 19 <sup>th</sup> century. The prison complex forms the edge of the settlement in this area and is well integrated into the landscape.  In the southern area of the landscape zone, 20 <sup>th</sup> century residential development at Blackbrook Avenue and Bellever Close create a harder urban edge.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The sloping landform, important natural habitats (Blackbrook River, woodland and wet grassland), historic character (the strong historic association with Dartmoor Prison and the setting provided to the Conservation Area), long views over the landscape to the distinctive upland moorland with tors, and strong rural character with a sense of remoteness, results in a <b>high</b> overall landscape sensitivity. The edges of Princetown to the south of Dartmoor Prison are generally a little less sensitive than the more historic settlement edge due to the harder urban edges at these locations.				



## Landscape Assessment Zone: P2



## Representative photographs



Oakery Clapper Bridge



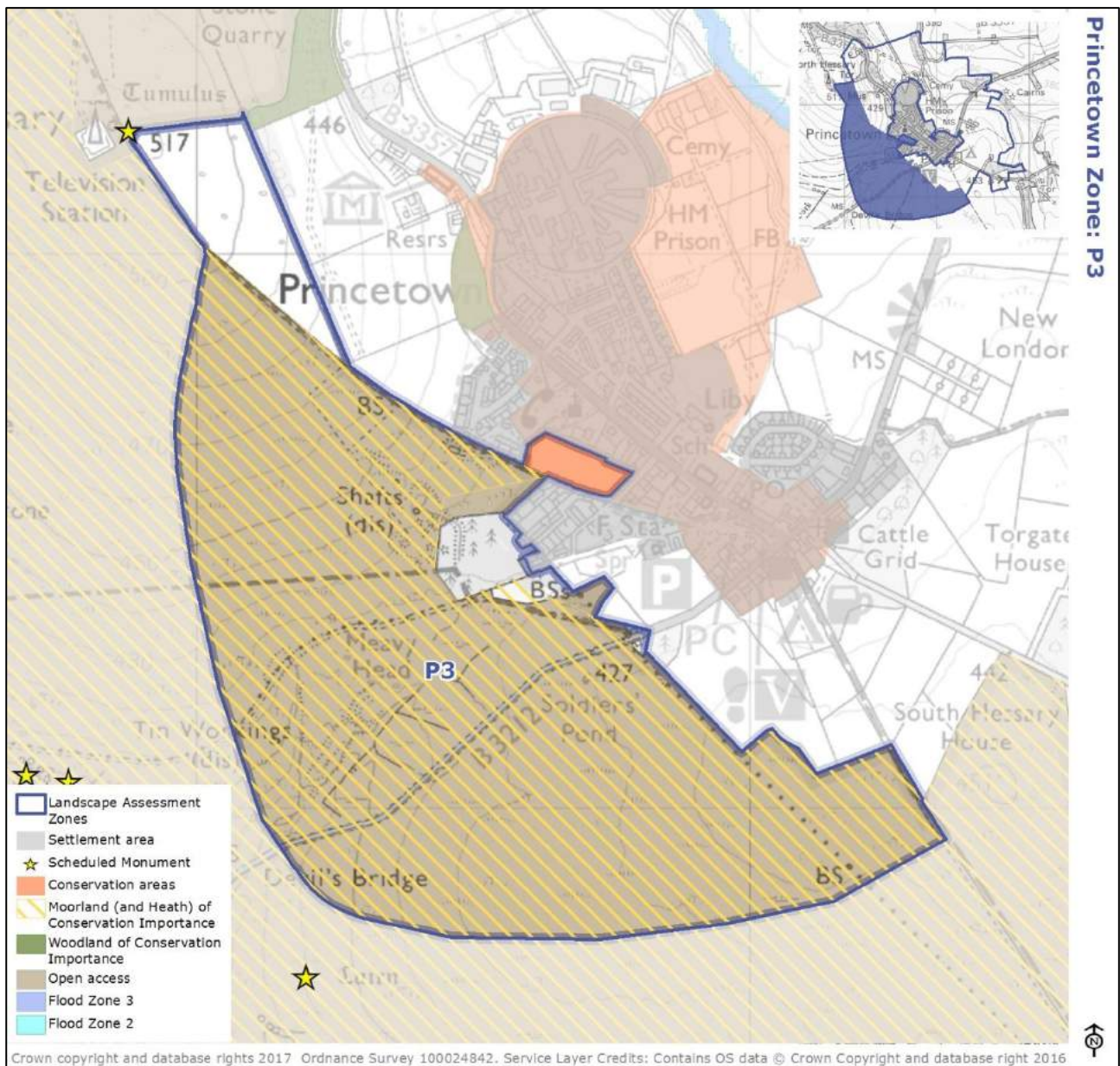
Woodland and rush pasture near New London cottages



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>south east</b> of Princetown lies within LCT 1L: Upland Moorland with Tors. The land slopes from the moorland to the south west to the valley of the Blackbrook River and is characterised by rush pasture farmland enclosed by stone walls and pockets of mixed woodland.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone slopes down from the moorland edge towards the Blackbrook River, although this is less dramatic and steep than the land in the west and north of Princetown. The overlying field pattern is medium in scale, although the low stone walls which separate the fields result in an open, medium-large scale landscape.		
Natural character		Areas of mixed woodland are found to the south of houses along Two Bridges Road and to the south of Torgate House. The landscape zone primarily consists of pasture, with large areas of unimproved grassland habitat. Wetland grassland is found adjacent to the Blackbrook River in the north of the landscape zone.		
Sense of time depth / historic character		<p>The landscape zone forms a direct setting to Princetown Conservation Area. It also contains several structures of heritage value, including the New London cottages (a distinctive group of eight cottages built in the late 19<sup>th</sup> century for tin miners employed at Whiteworks Mine) and the Oakery Clapper Bridge which is a Grade II listed structure. The landscape zone is also crossed by the Devonport Leat (aqueduct) which supplied Plymouth with water in the 18<sup>th</sup> and 19<sup>th</sup> centuries and a historic packhorse trail from Ashburton to Tavistock.</p> <p>The HLC indicates that land cover is primarily post-medieval enclosure with fields enclosed by stone walls and irregular in size and shape which follow the topography. Newtakes from the moorland are located adjacent to the moorland line.</p>		
Visual character		From Two Bridges Road and Tor Royal Lane there are long views across the National Park over the farmland to the surrounding unenclosed moorland with distinctive tors on the skyline. There are also clear views of the existing settlement from these locations.		
Perceptual and experiential qualities		This is a highly scenic rural landscape. It has a high perceived degree of tranquillity with few human influences.		
Settlement pattern and edge character		Princetown was originally a hamlet for farm workers, which grew quickly following the construction of the prison at the beginning of the 19 <sup>th</sup> century. Many of the houses along the southern edge of Princetown form part of the historic edge of the settlement as identified by the Conservation Area. The south-eastern edge of the settlement is well integrated into the landscape and screened by woodland (including the New London Cottages which are outside of the Conservation Area). The edges of the settlement in the west of the landscape zone (adjacent to the fire station and Dartmoor Brewery) are of modern origin and are not as sensitive in this regard.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The sloping landform, important natural habitats (Blackbrook River, woodland and wet grassland), historic character (the historic settlement edge of the Conservation Area and historic clapper bridge), long views over the landscape to the distinctive upland moorland with tors, and strong rural character with a sense of remoteness, results in a rating of <b>high</b> landscape sensitivity overall.				

## Landscape Assessment Zone: P3



## Representative photographs



View west across moorland from Station Cottages car park



Entrance to Princetown from the south west on the B3212

## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>west</b> of Princetown lies within LCT 1K: Unsettled High Upland Moorland and 1L: Upland Moorland with Tors. Much of the landscape zone is unenclosed open access moorland which forms part of Walkhampton Common and is typical of upland Dartmoor.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone has a dramatic landform, rising steeply to the south west up towards Walkhampton Common. The rugged and unenclosed land has a very large scale due to the few features within the landscape excepting a small copse of plantation woodland and a telecoms mast visible on the horizon.		
Natural character		Land cover in the landscape zone primarily consists of grass moorland and heathland on Walkhampton Common which is locally designated as Moorland and Heath of Conservation Importance.		
Sense of time depth / historic character		The HLC indicates that this area is characterised by rough ground on the open moor with small pockets of woodland. Disused mine shafts and tin workings provide evidence of the industrial history of the landscape, whilst part of a pack-horse track from Tavistock to Chagford and the former route of the Princetown railway crosses the moor in this zone. The moorland provides a direct setting to Princetown Conservation Area. All of these factors result in sensitivity to change. The use of the moorland as common land adds to the traditional character of the landscape.		
Visual character		The elevation of the land offers extensive views across Dartmoor National Park and there are high levels of intervisibility with other tors which form distinctive features on the skyline. Due to the sloping topography the zone overlooks the existing settlement, with strong intervisibility between the two areas.		
Perceptual and experiential qualities		Due to the lack of human influence within the landscape it has a remote and exposed character which is high and windswept. In clear conditions the skies are open and prominent, whilst low cloud cover can give a bleak, elemental character to the landscape.		
Settlement pattern and edge character		Princetown was originally a hamlet for farm workers, which grew quickly following the construction of the prison and its associated buildings at the beginning of the 19 <sup>th</sup> century. The settlement edge abuts the open access land of Walkhampton Common. Modern housing along Woodville Avenue is less well integrated into the landscape.  The immediately adjacent moorland of this landscape zone contributes to the unique remote character of the village. Development in zone would therefore detract from this setting.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The steeply sloping landform, the valued semi-natural grass moorland land cover, valued remote perceptual qualities, high levels of intervisibility with the surrounding landscape, and contribution the moorland makes to the setting and character of Princetown, increase sensitivity to <b>high</b> overall. The edge of Princetown along Woodville Avenue is a little less sensitive than the more historic settlement edge to the south due to the lack of woodland screening the houses and modern built influences in this area.				

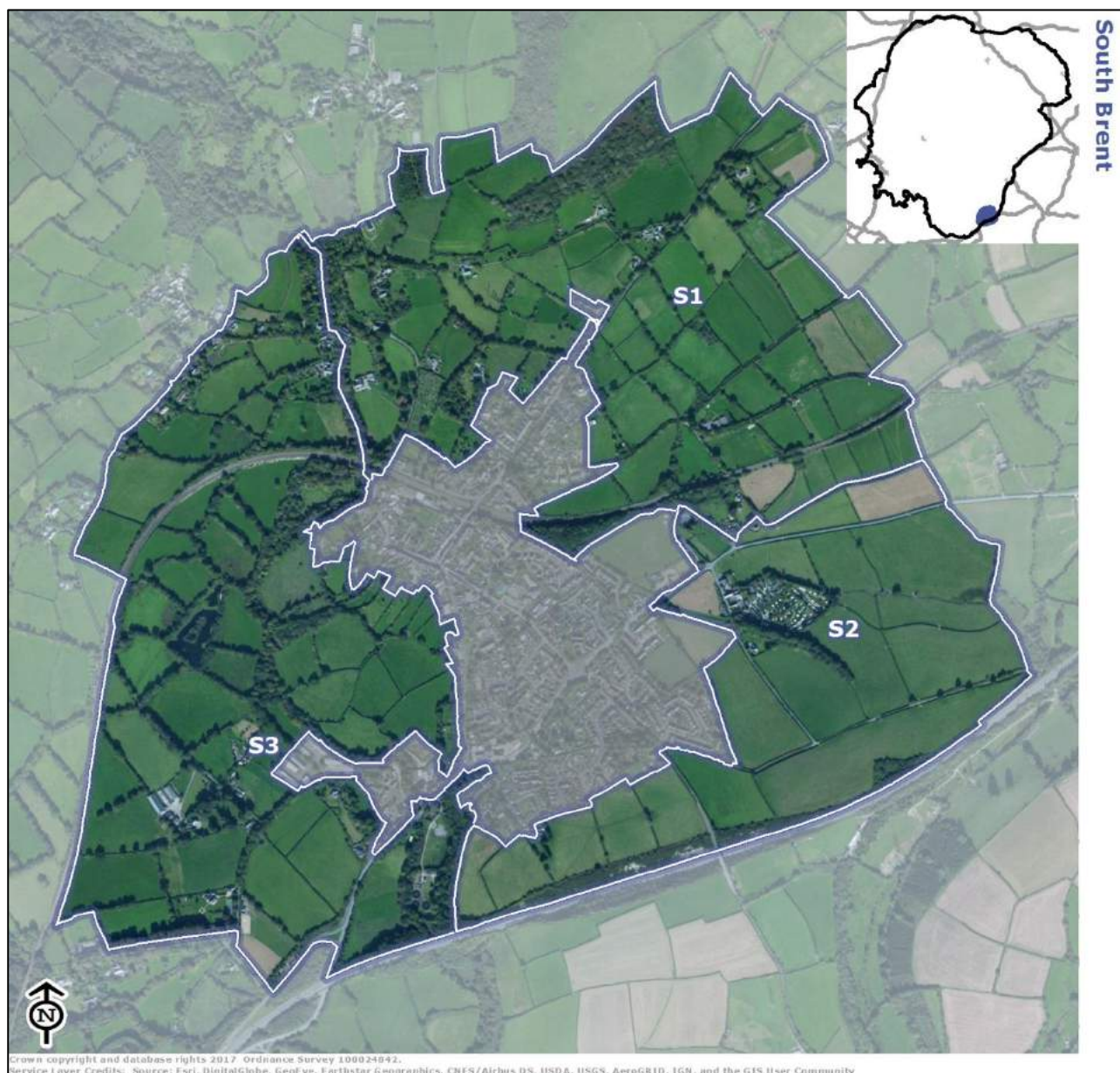


# South Brent





## South Brent

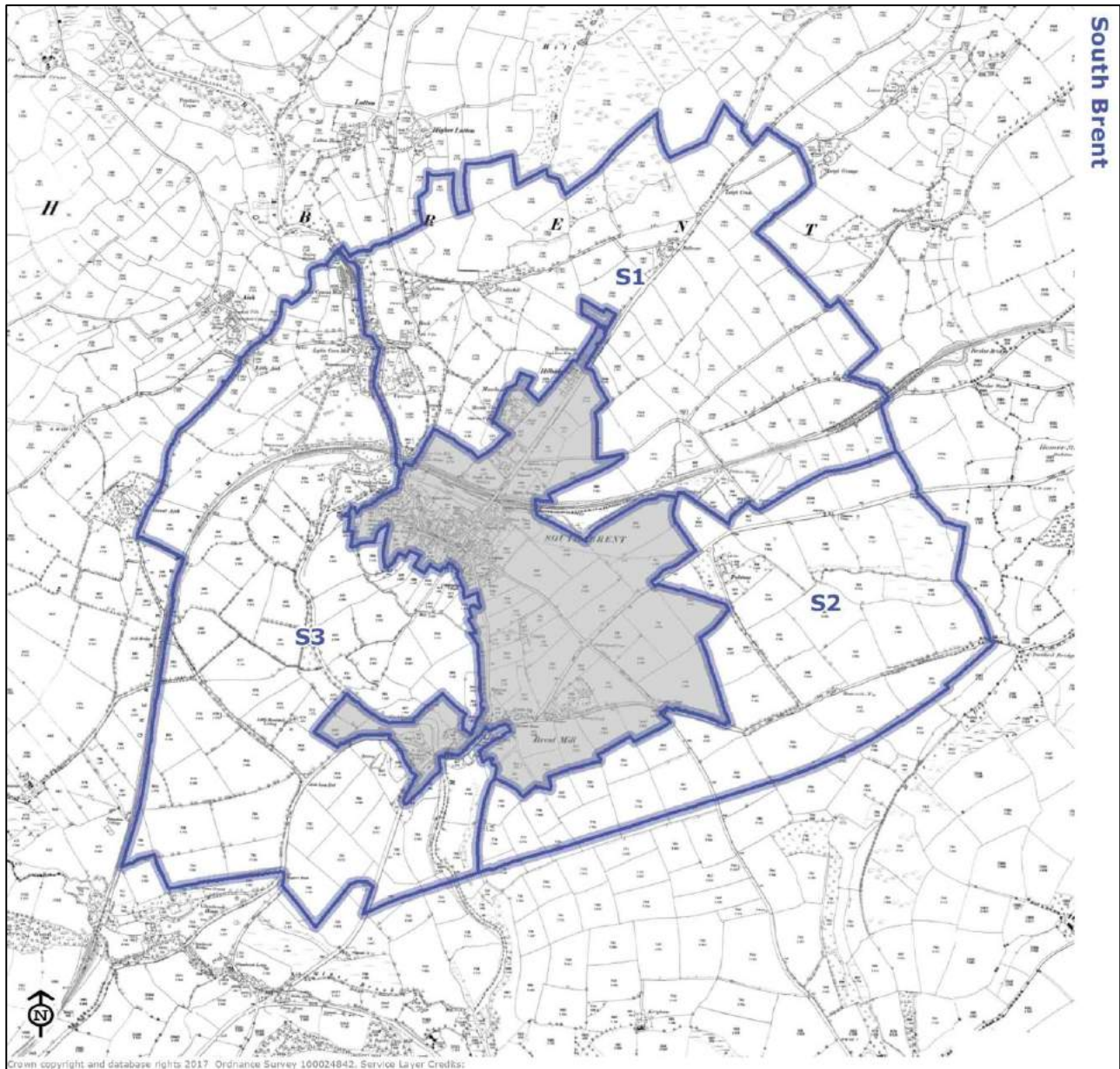


### Location and Description

South Brent is located in the south east of Dartmoor National Park, to the east of the River Avon and north of the A38.

Historically the village was supported by mining for tin, silver, copper and manganese. The quarrying of china clay, granite and slate was also important. The original historic core of South Brent is located to the north, near Lydia Bridge and is designated as a Conservation Area, with the houses of stone construction with slate roofs. The settlement was expanded significantly in the 20<sup>th</sup> century to the south and east.

## Historic map (Ordnance Survey 1864-1889)



## Representative photographs of the settlement



Brent Mill Industrial Estate



New development under construction at Palstone Meadow



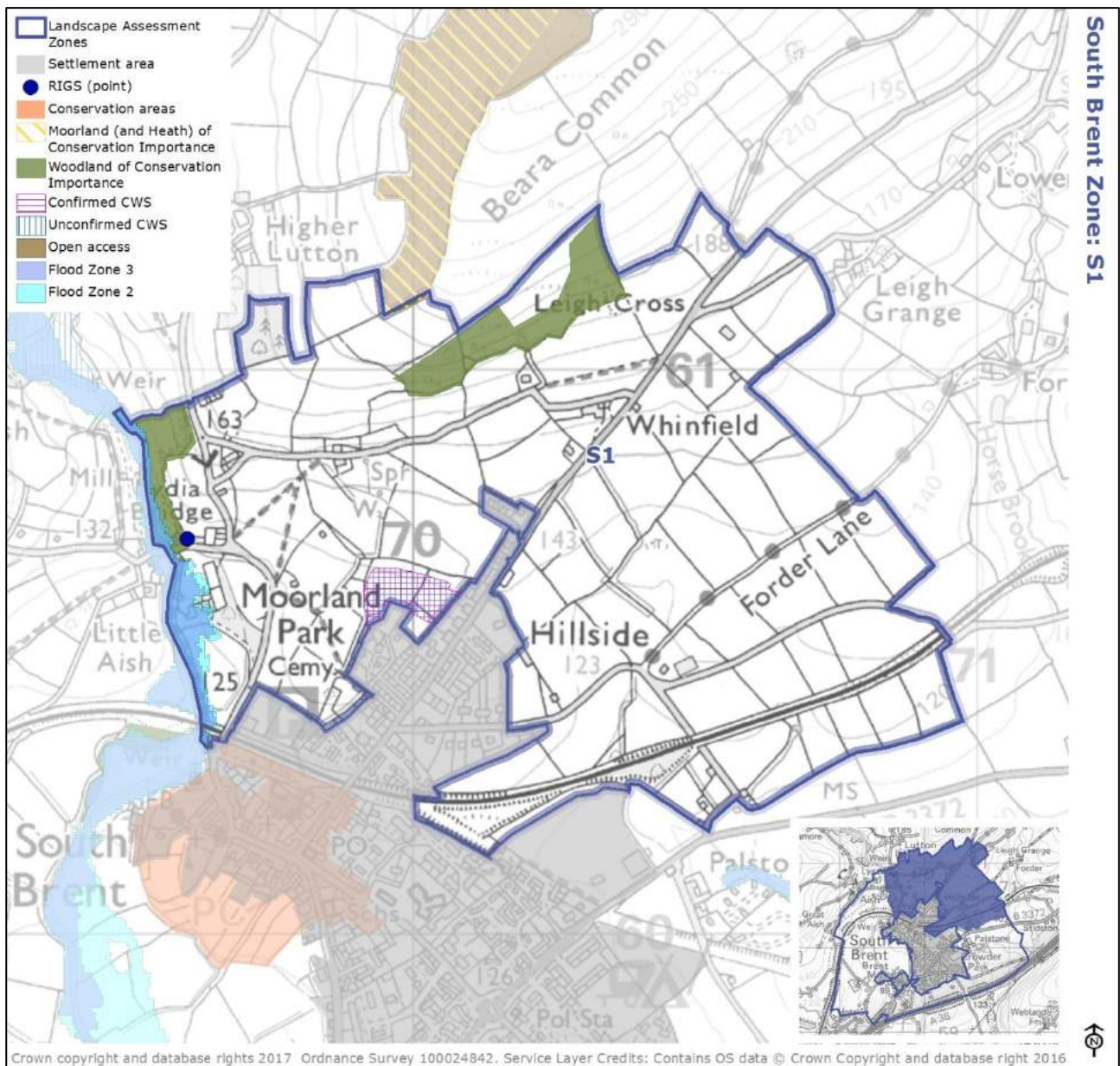
## Valued attributes

### Overall summary of relevant valued attributes, landscape features and qualities for the study area

The following landscape attributes and features would be particularly sensitive to change:

- Steeply incised valley landform of the River Avon, which is highly tranquil and naturalistic.
- Valued semi-natural habitats including wet rush pasture and ancient broadleaved woodland.
- The heritage features of the landscape, including the 17<sup>th</sup> century stone constructed Lydia Bridge, spanning the river.
- Long views across the settlement, particularly from higher ground to the north east.
- Distinctive stone and pastel coloured vernacular buildings associated with the historic core in the north of the settlement.
- Intact medieval field patterns, with fields enclosed by hedgebanks with many trees.
- The backdrop and setting provided to South Brent by Beara Common.
- Strong rural qualities, with high levels of tranquillity.

## Landscape Assessment Zone: S1



## Representative photographs



River Avon viewed from Lydia Bridge  
Barnstaple Landscape Sensitivity Assessment



Mature in-field tree and remnant stone wall in the grounds of Manor Farmstead



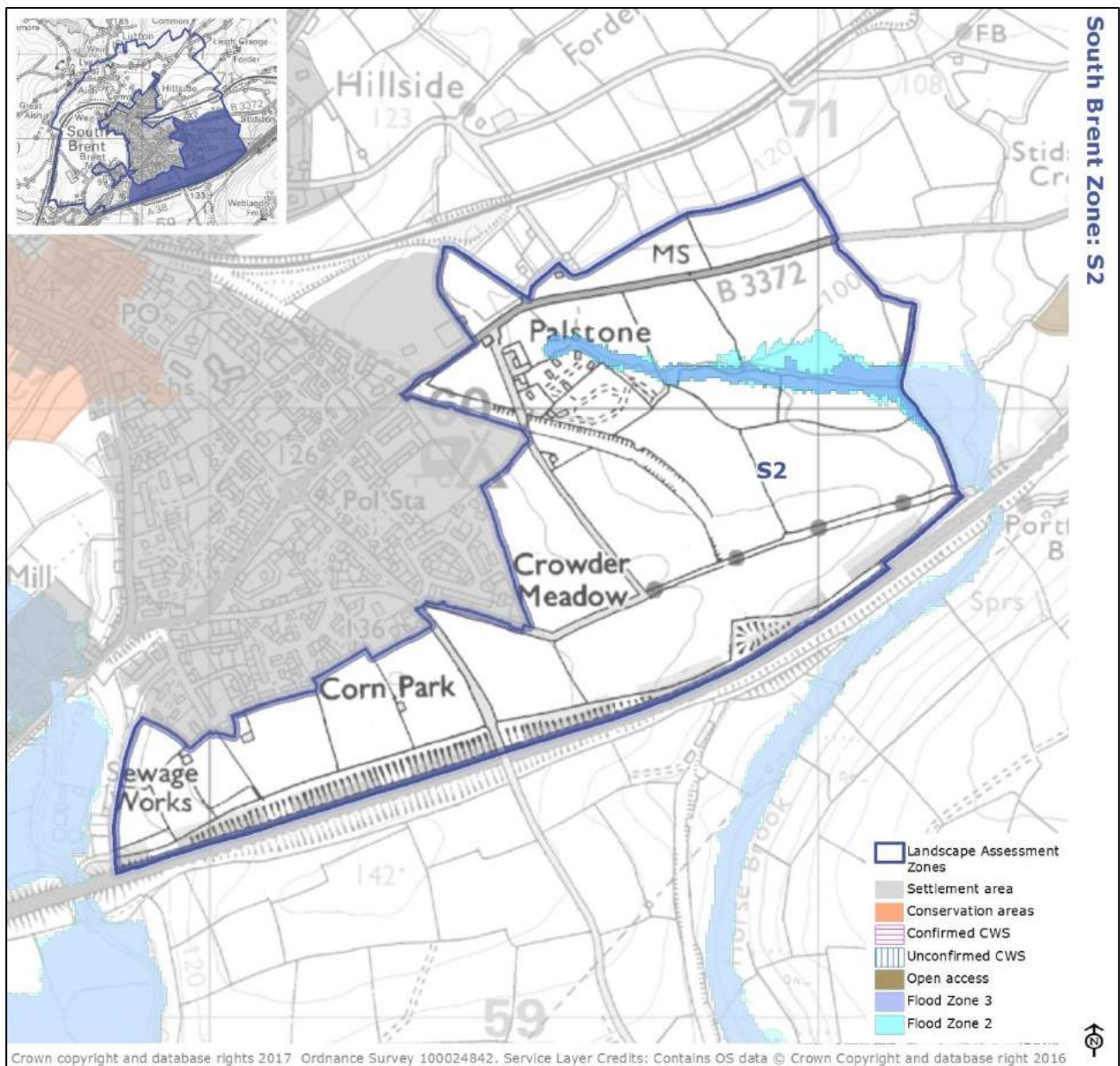
## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>north</b> of South Brent contains part of the incised, wooded valley of the River Avon. It slopes up towards the moorland grassland of Beara Common and Brent Hill which are located to the north east. This landscape zone is within LCT 5A: Inland Elevated Undulating Land, 3F: Settled Valley Floors, 3D: Upland River Valleys and 2D: Moorland Edge Slopes. The Plymouth to Totnes railway line crosses through the landscape zone.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	A gently sloping landform which becomes increasingly steep towards Beara Common and Brent Hill. It is overlain by an intact small-medium scale field pattern with frequent trees found within field boundaries.
Natural character	This landscape zone contains a variety of valued semi-natural habitats, including deciduous woodland at Leigh Cross and Lydia Bridge (designated as Woodland of Conservation Importance) and unimproved neutral and marshy grassland at Spriggs Moor (designated as a County Wildlife Site). Wetland habitats are found in the valley of the River Avon including streams and rush pasture. The farmland has a well-wooded character with frequent broadleaved trees in hedgerows and numerous mature in-field trees. These strong naturalistic characteristics are vulnerable to loss.
Sense of time depth / historic character	<p>The HLC indicates that this most of this area has a strong and intact medieval field pattern, based on strip fields and enclosed by hedge-banks during the middle ages, which are sensitive to change.</p> <p>Several of the farmhouses are Grade II listed buildings, as is the 17<sup>th</sup> century Lydia Bridge. Remains of a 19<sup>th</sup> century iron mine on Brent Hill provide evidence of the industrial history of the landscape. There is an estate character associated with Manor Farmstead, with features including large in-field trees and stone gate posts. The valley and woodland forms a direct setting to the South Brent Conservation Area. These heritage features contribute to the strong sense of time-depth experienced in this landscape.</p>
Visual character	The landscape zone rises prominently above the existing settlement, so any potential development would overlook and be strongly visible from South Brent. From the higher ground on the slopes of Beara Common there are long views across the surrounding countryside, including views to the Beacons in the south west of the National Park. The flatter ground around Forder Lane would be less sensitive in visual terms.
Perceptual and experiential qualities	<p>This is primarily a pastoral and naturalistic landscape, with dense hedgerows and woodland providing enclosure to the landscape. On the higher ground there is an increased sense of remoteness and exposure.</p> <p>The sound of flowing water in the River Avon evokes a sense of tranquillity, particularly in the river valley woodlands. Away from the river the noise of the A38 becomes more intrusive, especially on higher ground. Noise from the railway line is infrequent and not overly intrusive.</p>
Settlement pattern and edge character	The historic core of South Brent is located to the south of Lydia Bridge with characterful stone and pastel coloured cottages and houses. The historic settlement edge could be adversely affected by new development. Existing linear development of Victorian terraces along Hillside is out of keeping with the traditional pattern of the settlement.

Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The gently sloping, incised valley landform, important natural habitats (River Avon, broadleaved woodland and wetland habitats), historic character (including the historic bridge and the setting provided to the Conservation Area), intact medieval field patterns and high levels of tranquillity result in a landscape of <b>high</b> overall sensitivity.</p> <p>The edges of the settlement along Hillside are less sensitive due to the harder urban edges at these locations.</p>				



## Landscape Assessment Zone: S2



### Representative photographs



Arable field adjacent to Palstone Lane



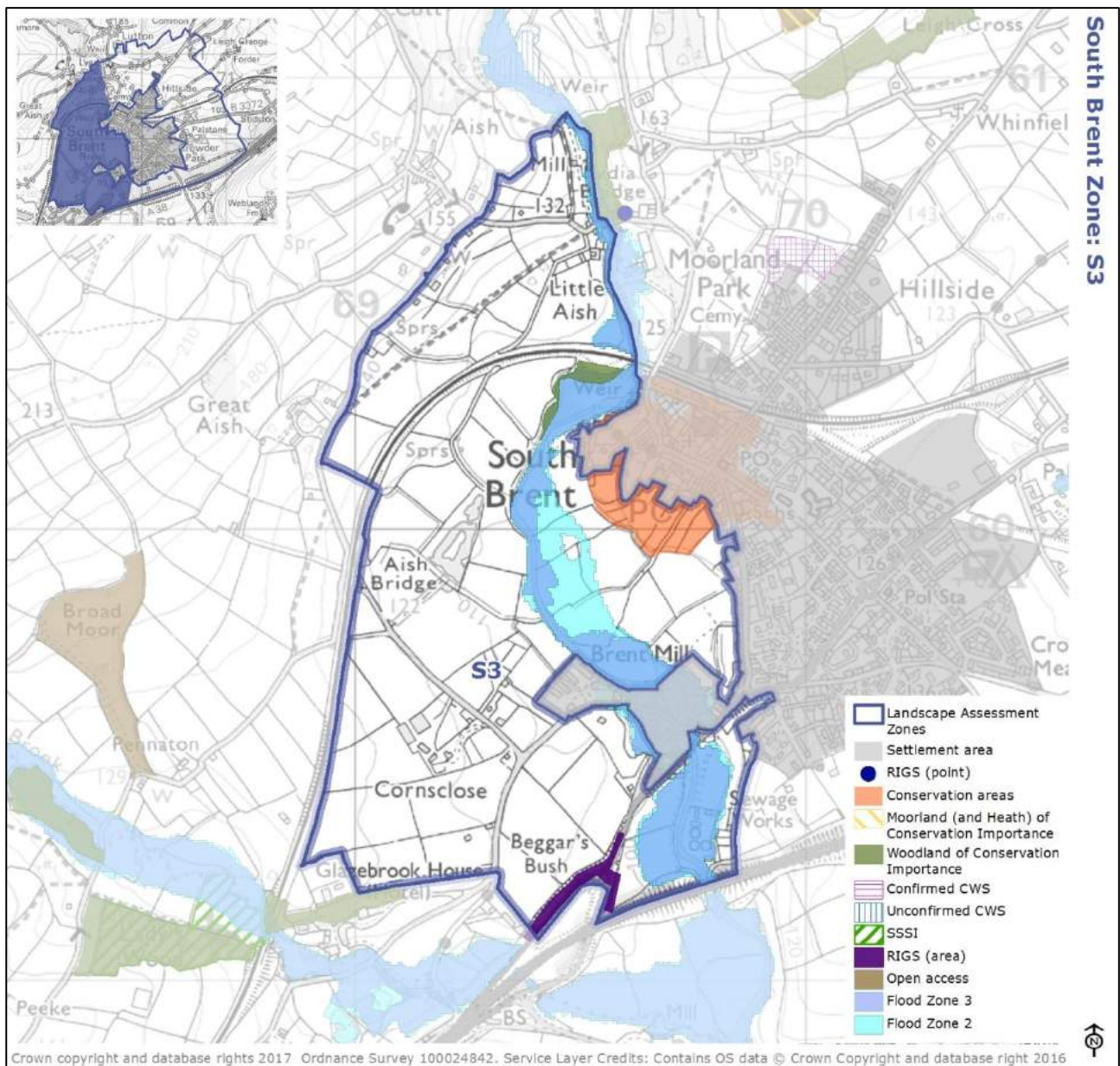
Great Palstone Holiday Park viewed from the B3372

## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>south and east</b> of South Brent lies within LCT 5A: Inland Elevated Undulating Land. The landscape is characterised by a mixture of pastoral and arable farmland. The A38 dual carriageway forms a barrier to the south of the zone.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone gently slopes around a tributary which flows to Horse Brook to the east. The area directly to the south of South Brent is broad and relatively flat.  The overlying field pattern consists of large, irregular fields bounded by low, trimmed hedges with few trees. A tract of mature woodland is found along the course of the former railway line.		
Natural character		Much of the landscape is farmland used for grazing. Some of the larger fields are used for arable cropping with post and wire fencing often supplementing hedgerows. Wet grassland, rush pasture, stream habitat and some limited areas of broadleaved woodland may be vulnerable to loss.		
Sense of time depth / historic character		The HLC indicates that the fields within the landscape zone are primarily amalgamated, with a few medieval enclosures based strip fields located adjacent to the B3372.  The former route of the Kingsbridge Railway (closed in the 1960s) crosses through this landscape zone. A historic farmstead is located at Great Palstone Farm built in the 17 <sup>th</sup> century (not listed).The landscape zone is not adjacent to and does not provide a setting to the South Brent Conservation Area.		
Visual character		The low hedgerows and lack of trees result in open views towards South Brent. There are also views north towards Beara Common, with tors on the upland moorland visible in the distance during clear conditions. Views to a pylon line to the south of the A38 can be detracting. The landscape zone itself is not prominent.		
Perceptual and experiential qualities		A predominantly rural landscape, particularly to the east of the zone, although parts of the landscape appear neglected. Noise and views of the A38 are prominent throughout this landscape zone although fields to the south of the settlement/north of the A38 are most impacted.		
Settlement pattern and edge character		20 <sup>th</sup> century development in the south and eastern edges of South Brent is partially screened by woodland along the former railway line but forming a hard edge in other places (particularly along the southern boundary of the settlement). Great Palstone Caravan Park is an incongruous feature located beyond the settlement boundary, although it is well screened by woodland.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The pockets of valued semi-natural wet grassland and woodland habitats, remnant medieval field patterns, and views across the landscape to Beara Common and the Dartmoor uplands increase sensitivity. However the gentle landform, large-scale field pattern, low density of overlying landscape features, lack of traditional field boundaries and the presence of modern development on the settlement edge, visual and auditory disturbance from the A38 reduces sensitivity to <b>moderate-high</b> overall. The fields to the south of the settlement/north of the A38 have lower sensitivity.				



## Landscape Assessment Zone: S3



## Representative photographs



View east towards South Brent from Aish Lane



Rush pasture west of Little Aish

## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>west</b> of South Brent lies within LCT 5A: Inland Elevated Undulating Land. This zone is characterised by the flat fields of the River Avon plain, with the valley widening significantly with fields of rush pasture and woodland adjacent to the river and the historic core of South Brent to the east, including St Petrocs Church. The Plymouth to Totnes railway line crosses the Landscape Zone.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	The landscape zone primarily covers the simple landform of the gently sloping and low lying plain of the River Avon. However, the overlying field pattern, particularly adjacent to the west of the settlement edge, is small scale and intricate, with many sensitive landscape features including woodland and hedgerows.
Natural character	Valued semi-natural habitats are associated with the River Avon and its tributaries and ponds, including a tract of broadleaved woodland (designated as Woodland of Conservation Importance), and water meadow which could be vulnerable to loss. There are fewer natural features in the south of the landscape zone although there are numerous trees in field boundaries.
Sense of time depth / historic character	<p>The HLC indicates that this area is primarily characterised by medieval and post-medieval fields created in the 18<sup>th</sup> and 19<sup>th</sup> centuries and amalgamated enclosures. Burgage plots are located adjacent to properties on Church Street and Plymouth Road. In-field trees and old stone gate posts give an estate character and time-depth to the landscape.</p> <p>The River Avon forms a direct setting to the Conservation Area in the north of South Brent. The northern part of the landscape zone has numerous heritage features, including mill buildings adjacent to the river which are important relics of the settlement's cultural and industrial history. Lydia Bridge is a Grade II listed structure which spans the river (to zone S1). The high density of historic features important to the character of the area and great time depth are sensitive to change.</p>
Visual character	The majority of the landscape zone is not prominent within the wider landscape as it is relatively low lying, although there are views to South Brent where the land gently rises. The zone is overlooked by and has good levels of intervisibility with Brent Hill to the north east. Views are concentrated in an easterly direction by the gently sloping topography, although these vary depending on the presence and density of hedgerows and trees.
Perceptual and experiential qualities	The frequent tree cover and river afford a naturalistic quality to the landscape, although this can be adversely affected by traffic movement and noise associated with the A38 and the presence of large incongruous farm buildings, industrial buildings and modern fencing, particularly in the south of the landscape zone. Brent Island is a valued destination for experiencing the naturalistic qualities of the river.
Settlement pattern and edge character	The historic extent of South Brent is found along Church Street and Wellington Square which abuts this landscape zone. This historic and coherent settlement edge with St Petroc's church nestled amongst woodland is sensitive and contrasts with modern development along New Orchard Road in the south of the zone. There are also larger industrial structures at Brent Mill business park which are prominent in some views.

Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The valued semi-natural wet rush pasture and broadleaved woodland habitat associated with the River Avon, historic settlement edge (within the Conservation Area), strong rural character, high levels of tranquillity and views over the landscape to South Brent and Brent Hill, increase sensitivity to <b>high</b> overall. The southern part of the zone is less sensitive due to the presence of large industrial buildings, the less coherent settlement edge and the lack of historic field patterns.</p>				