

### 3 Landscape Assessment Zone profiles

- 3.1 The Landscape Assessment Zone profiles are grouped by settlement – see the contents table below.

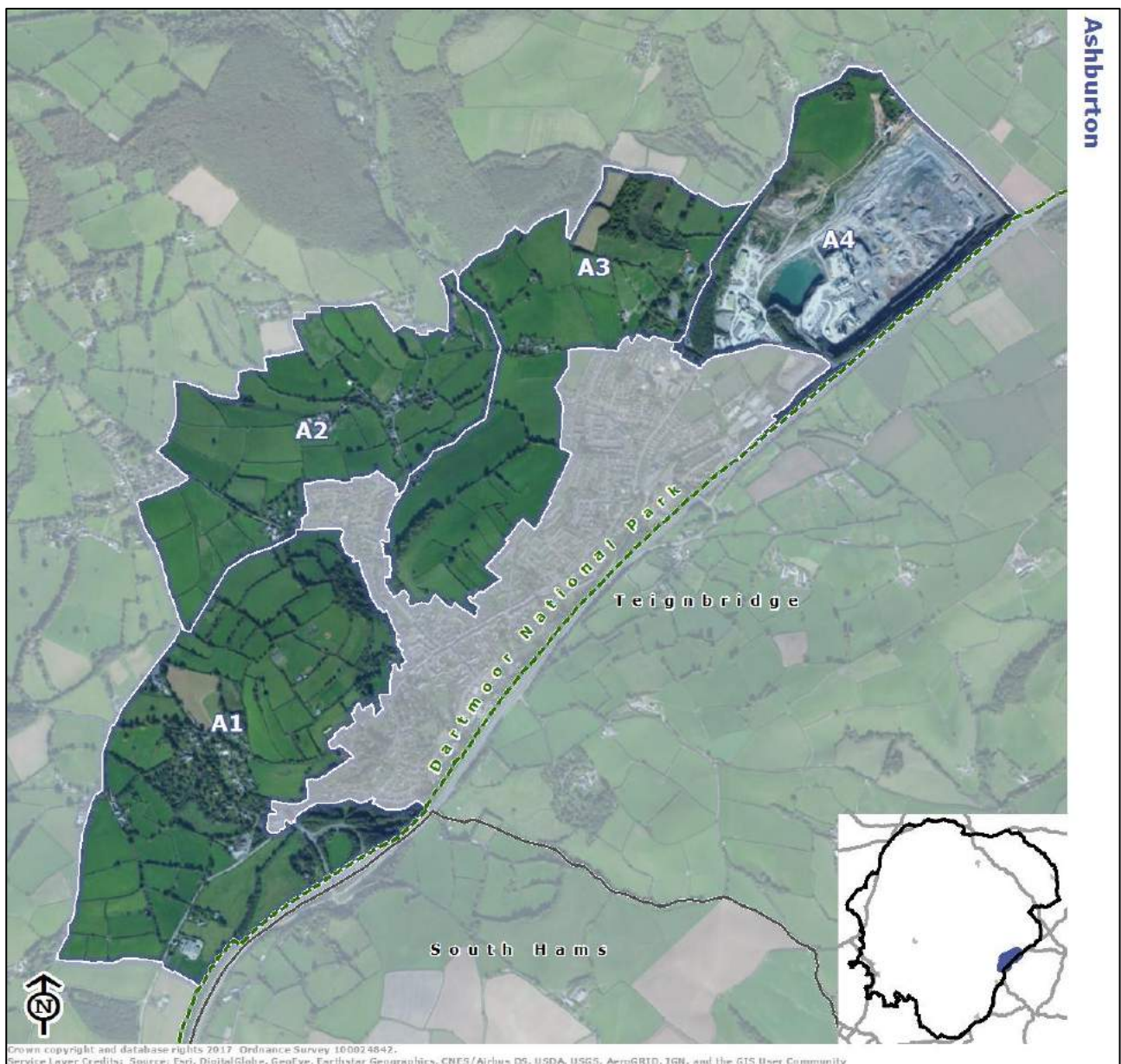
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# Ashburton





## Ashburton

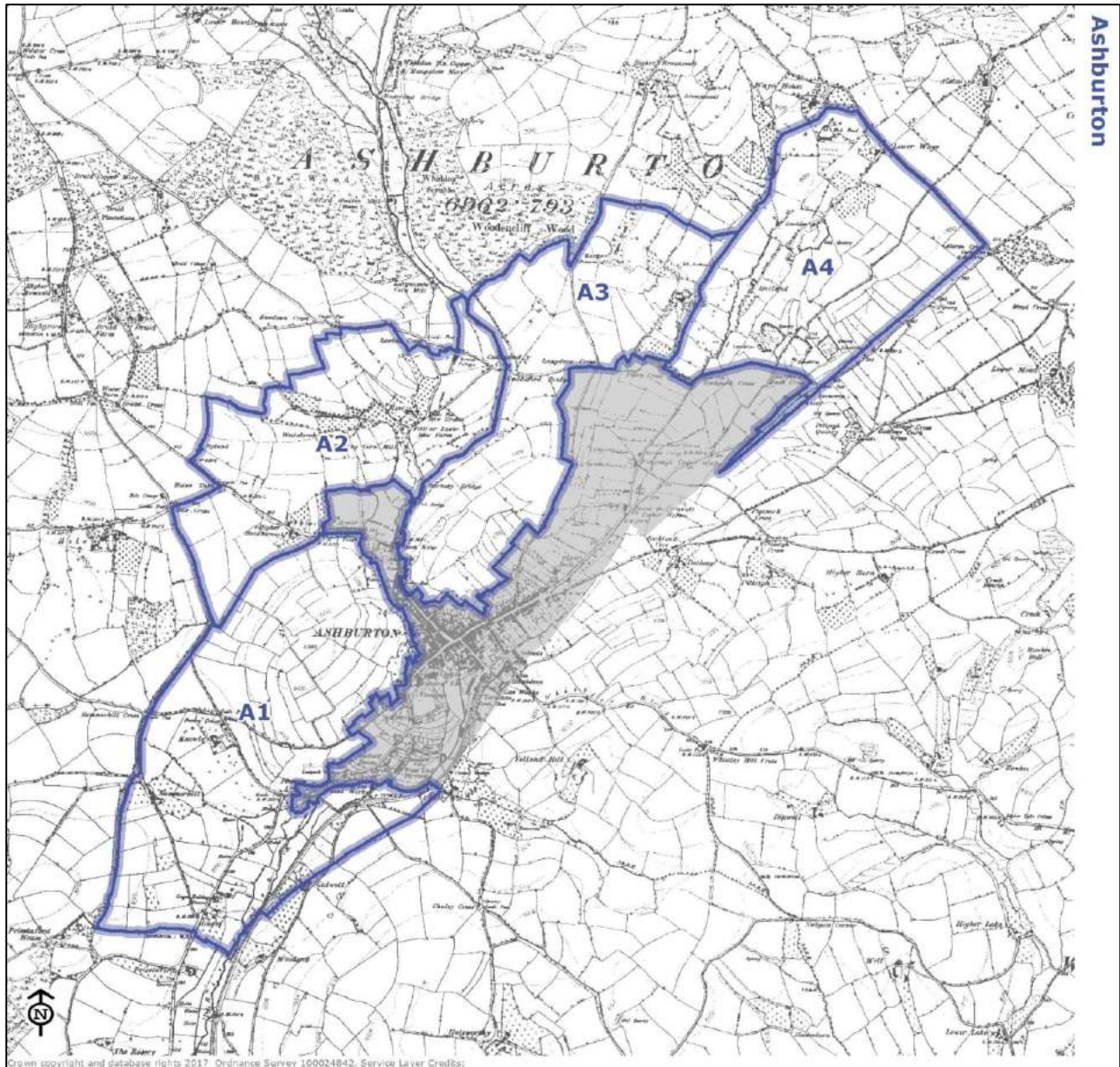


### Location and Description

Ashburton is the largest of the settlements within Dartmoor National Park and is located on the River Ashburn, nestled between hills and ridges. Documented in the Domesday Book, Ashburton served as both a market town and a stannary town where tin was weighed, taxed and stamped. The wool industry was also important historically. Physically, the settlement has a linear form which is shaped by the river, the surrounding valley sides and the A38 on the southern edge. Quarrying for limestone has been significant in the town for around 50 years, with Linhay Hill Quarry occupying a large site to the north east of the town.



## Historic map (Ordnance Survey 1864-1889)



## Representative photographs of the settlement



Great Bridge



View along Headborough Road

## 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:

- Steep, prominent slopes of the ridges which rise above the settlement forming a valued backdrop.
- Valued semi-natural habitats including wet rush pasture associated with stream valleys, mature hedgerows and ancient broadleaved woodland.
- Intact medieval field patterns, with fields enclosed by a strong network of hedgerows. Distinctive burgage plots on the northern edge of the settlement.
- Long views across the settlement and the wider landscape from higher ground.
- The distinctive setting the landscape provides to the historic core of Ashburton.
- The heritage features of the landscape, including historic farmhouses and an Iron Age Hill Fort.
- Strong rural qualities, with high levels of tranquillity.

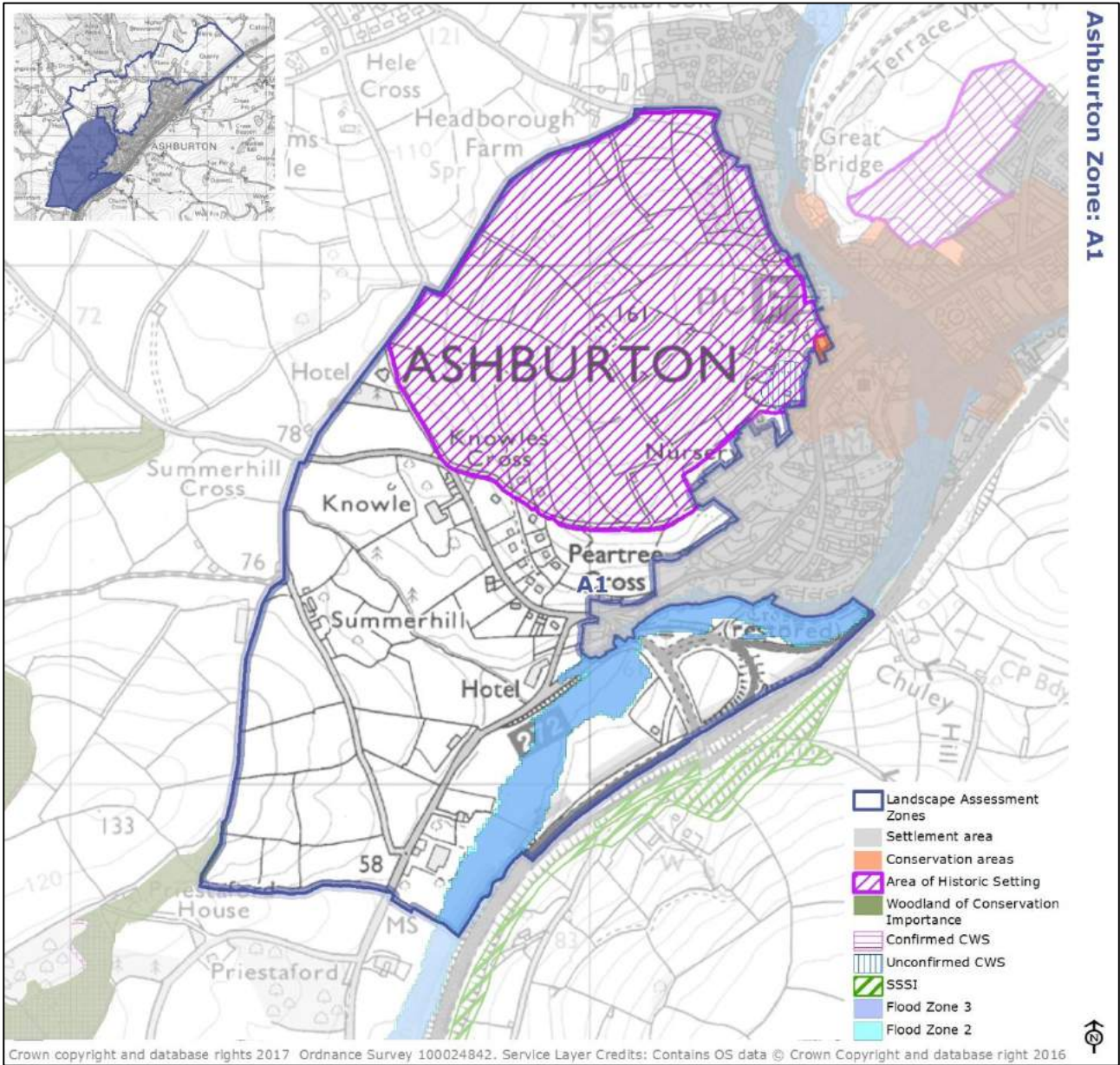
### Landscape context beyond the National Park boundary

#### Summary of landscape surrounding Ashburton outside of the Dartmoor National Park boundary

The south-eastern edge of Ashburton is defined by the A38 dual carriageway. The land slopes up in a south easterly direction, with a series of undulating hills and ridges separated by small streams. A mix of primarily pasture fields with some arable is divided into a small-medium scale field pattern by hedgerows with occasional trees. A patch of broadleaved woodland is located at Yolland Hill. Narrow winding lanes (which often follow contour lines) provide access to farms scattered across the rural landscape.



Landscape Assessment Zone: A1



Representative photographs



View of hill from Terrace Walk



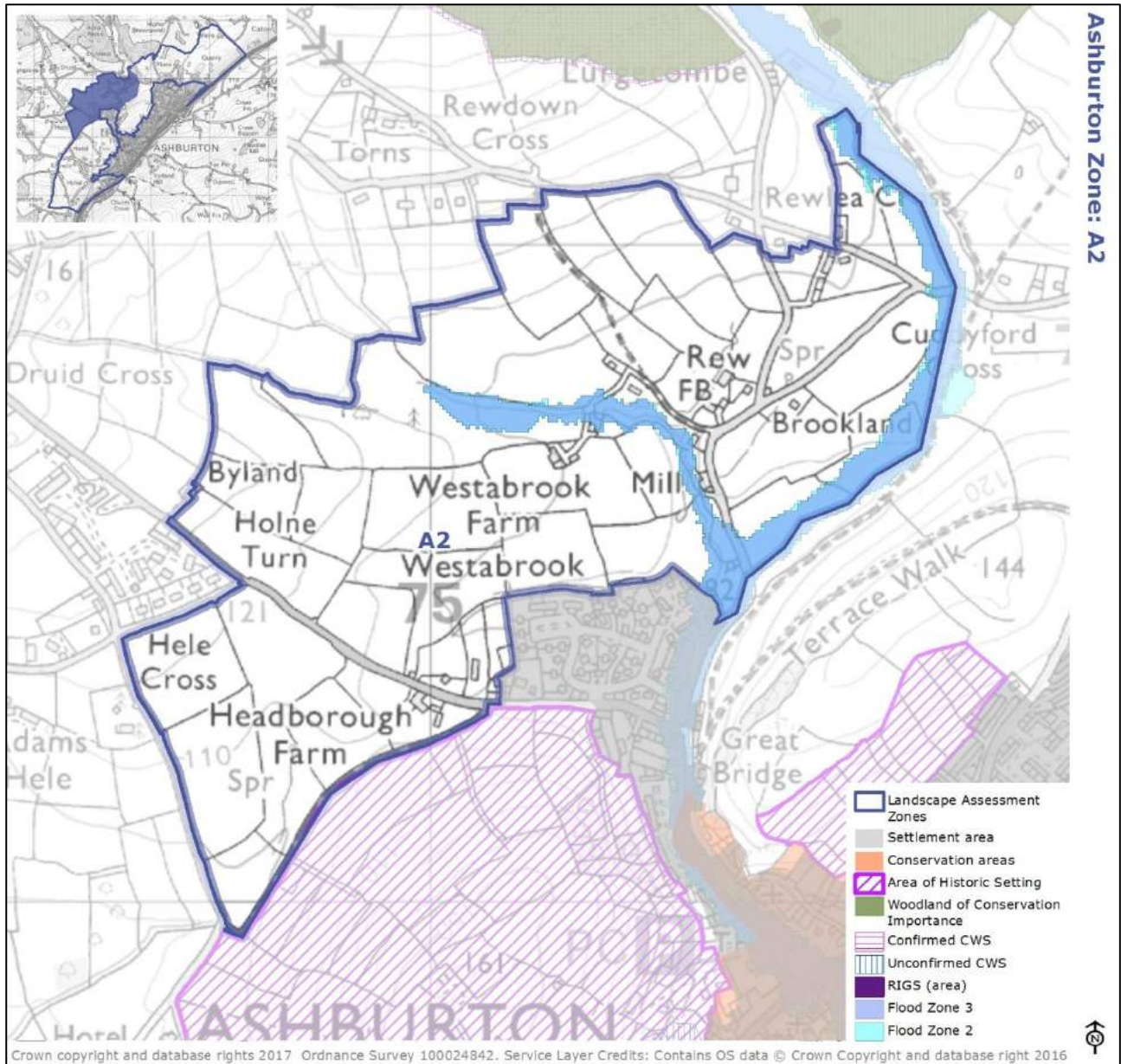
Sloping pastoral farmland viewed from Dartmoor Lodge Hotel

## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>south west</b> of Ashburton lies within LCT 3A Upper Farmed and Wooded Valley Slopes. The landscape is focused on a rounded hill and stream valley slopes which are primarily overlain by pastoral farmland. The slopes are highly prominent from the settlement and the surrounding area.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone consists of a steep rounded hill with a small valley carved by a stream creating a dramatic, steeply sloping landform. The intricate land cover pattern creates a small-scale landscape.		
Natural character		The landscape has a well-wooded character, with numerous trees in hedgerows and riparian woodland along the stream corridor. Woodland is also associated with steeper slopes and the grounds of historic properties including Knowle Farmstead. The dense network of hedgerows that divide the fields also contribute positively to semi-natural character, which would be sensitive to change.		
Sense of time depth / historic character		The HLC indicates that much of this area is characterised by a strong pattern of medieval enclosures based on strip fields with post-medieval enclosures found around Summerhill. The prominent hill is locally designated as an Area of Historic Setting and is immediately adjacent to Ashburton Conservation Area. The great time-depth of this landscape would be sensitive to development-led change.		
Visual character		There are long views out from the higher slopes and hill summit, in particular to the ridgeline to the north east. The landscape is highly visible from the existing settlement, forming a backdrop in views.		
Perceptual and experiential qualities		This is a highly scenic landscape, with high levels of tranquillity and a sense of exposure on open, higher ground.  Along some of the roads and footpaths there is a strong sense of enclosure due to the landform and woodland cover.		
Settlement pattern and edge character		The dramatic slopes of the hill contain and form a backdrop to the settlement, including parts of the historic edge to the settlement. It is noted as a significant part of the historic setting to the settlement in the Conservation Area Appraisal.  Modern development at Westabrook is out of keeping with the historic settlement pattern. There is also some linear development along Knowle Close to the west of the hill, although this is very low density.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The dramatic hill landform, intact medieval field pattern divided by a strong network of hedgerows with many trees, high levels of intervisibility with other hills surrounding Ashburton, rural backdrop, historic setting provided to the settlement, and strong rural character, result in a landscape of overall <b>high</b> sensitivity.				



## Landscape Assessment Zone: A2



## Representative photographs



Mature hedgerow and in-field trees near Rew Road



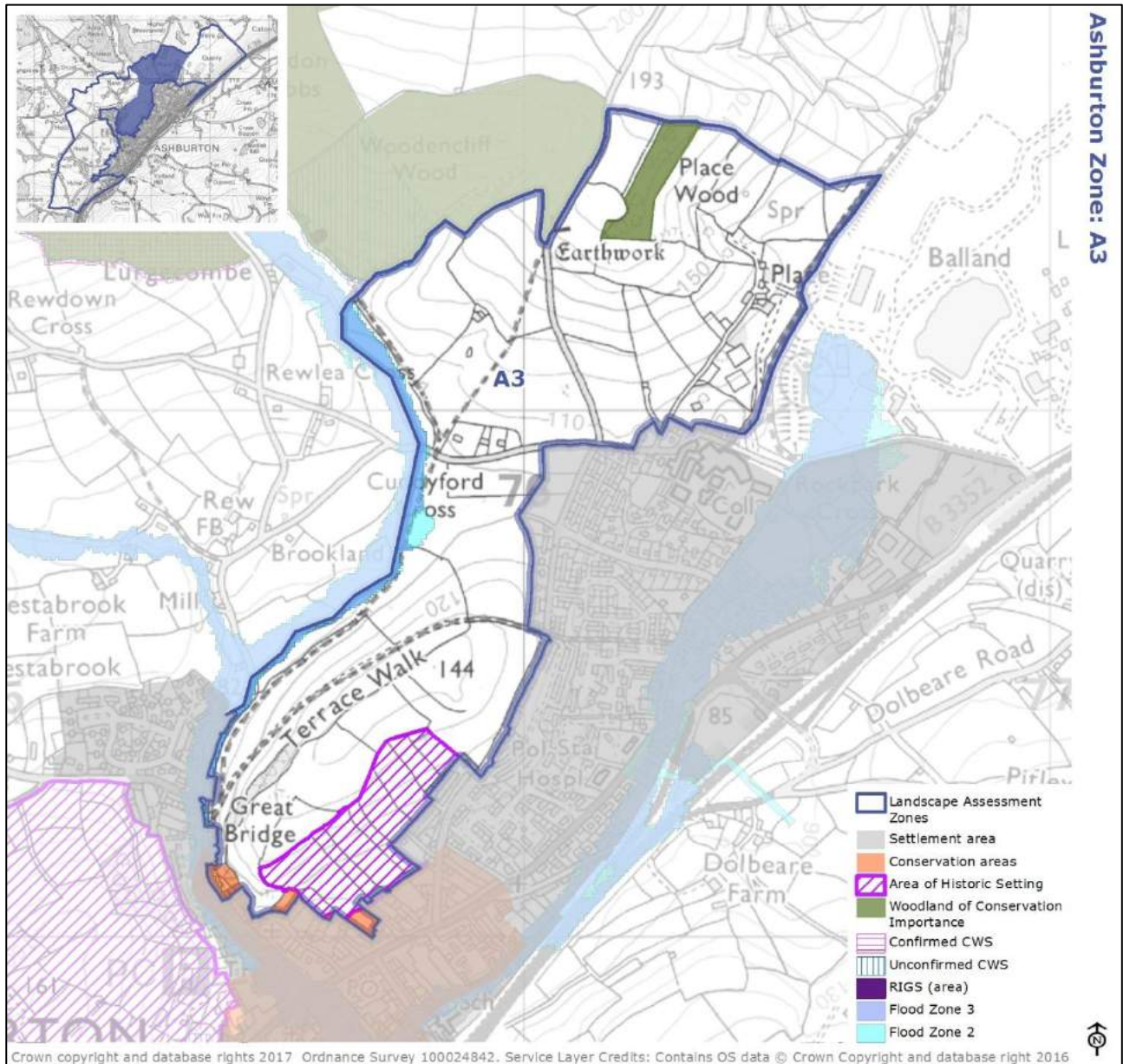
View north west towards Rewdown Cross



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>north</b> and <b>north west</b> of Ashburton lies within LCT 3A Upper Farmed and Wooded Valley Slopes. The landscape comprises the slopes of the River Ashburn valley and is characterised by pasture fields with many hedgerows and trees.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone comprises gently undulating and sloping land crossed by tributary streams on lower ground and overlain by pasture divided by small-medium sized fields, which present sensitivity to change.		
Natural character		Within the landscape zone there is a frequent occurrence of valued natural features which are vulnerable to loss, including species-rich hedge banks with individual and linear groups of trees, which enclose the fields and narrow lanes mature in-field trees and wet grassland adjacent to the streams.		
Sense of time depth / historic character		The HLC indicates that this area is characterised by a mixture of amalgamated enclosures, medieval enclosures and medieval enclosures based on strip fields. The medieval enclosures are intact and create sensitivity to change.  The landscape zone contains a number of historic farmsteads which are Grade I and II listed buildings.		
Visual character		The gentle slopes are not as visually prominent as those located to the south of this zone, although they are overlooked from higher ground so potential development could be visible in long views. This area is visually disconnected from much of the main settlement by the ridgeline to south. Views of Westabrook are more prominent.		
Perceptual and experiential qualities		This landscape has strong rural qualities with limited human influence and high perceived levels of tranquillity. There are some large modern farm buildings and sub-divided fields with post and wire fencing which would be less sensitive to change.		
Settlement pattern and edge character		This landscape is not adjacent to the historic core of the settlement, although it does provide part of the wider rural setting to Ashburton. Away from the main settlement are a number of scattered farmsteads and isolated dwellings. The settlement edge of Westabrook is modern in origin and not overly sensitive, although the landscape provides separation between Westabrook and Hele Cross.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The sloping landform, historic character (resulting from intact medieval field patterns and historic farm buildings), natural features including numerous mature in-field trees and rural character with high levels of tranquillity, result in a landscape of overall <b>high</b> sensitivity. The modern development on the edges of Westabrook is less sensitive.				

## Landscape Assessment Zone: A3



### Representative photographs



View north east from Terrace Walk



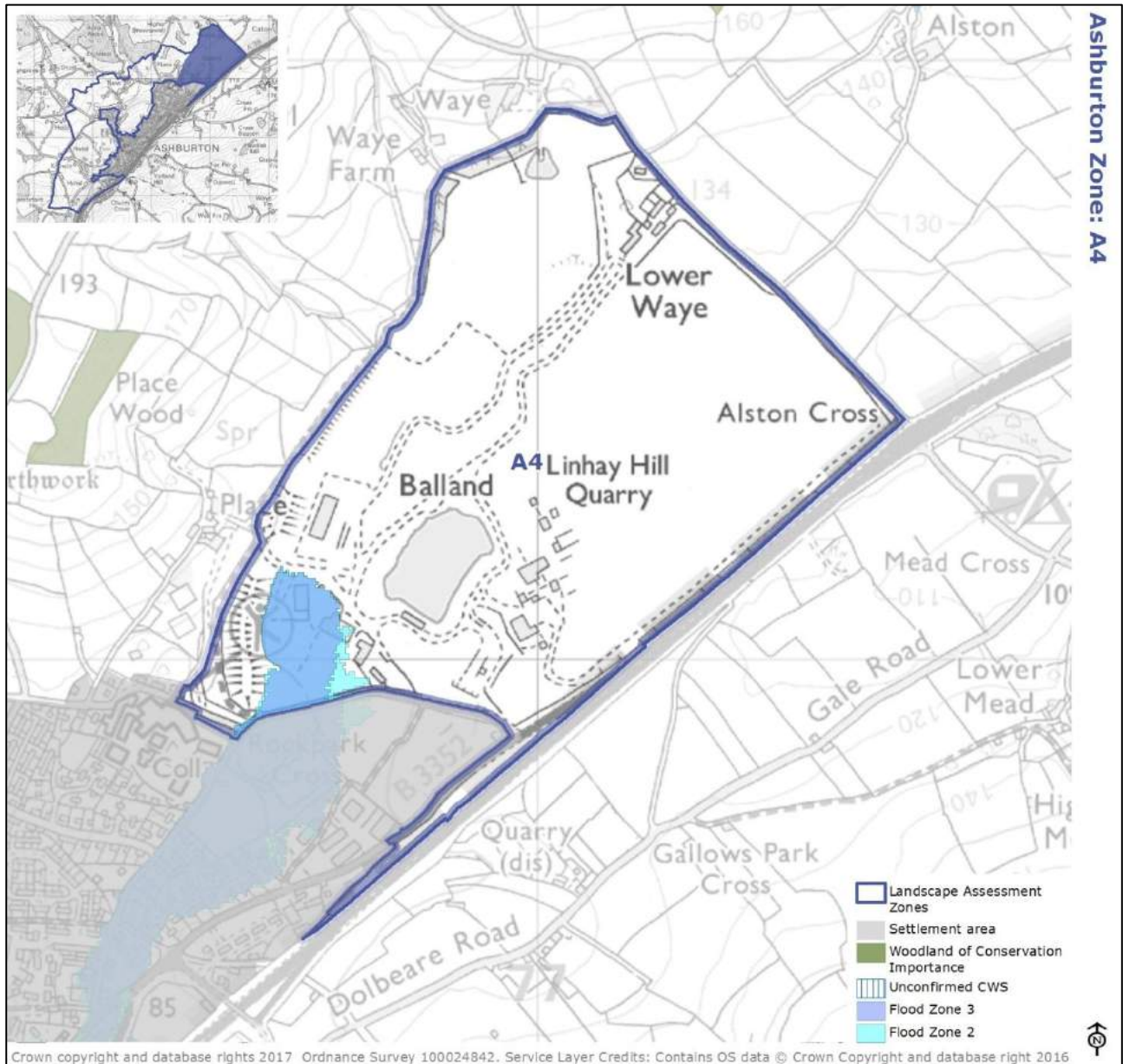
View towards Place Wood from north of Linhay Quarry



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>north</b> and <b>north east</b> of Ashburton lies within LCT 3A Upper Farmed and Wooded Valley Slopes. The landscape comprises prominent hills and ridges on the northern edge of Ashburton, which are mostly pastoral farmland divided by a dense network of Devon banks with hedgerows and occasional pockets of broadleaved woodland.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone is steeply sloping with hills and ridges, overlain by pasture laid out in small-medium sized fields.		
Natural character		There is a frequent occurrence of valued natural features, including thick hedgebanks with frequent hedgerow trees which bound narrow lanes and fields, broadleaved woodland at Place Wood (locally designated as Woodland of Conservation Importance) and patches of gorse high on the hills which gives an upland character. These features are vulnerable to change.		
Sense of time depth / historic character		The HLC indicates that this landscape zone is characterised by a mixture of post-medieval, medieval enclosures based on strip-fields and amalgamated fields. Medieval burgage plot enclosures are a notable feature in the south west of the landscape zone and would be highly sensitive to change. Other valued heritage features include the remains of an Iron Age hillfort at Place Wood.  The zone provides a direct setting to Ashburton Conservation Area and the settlement's historic core, with the western part of the zone also designated as an Area of Historic Setting.		
Visual character		The slopes overlook and are extremely prominent from the existing settlement. Some localised areas are visually enclosed by hedgerows and trees.		
Perceptual and experiential qualities		This is a highly scenic landscape, with a strong rural character and high levels of tranquillity. The higher ground is exposed to the elements. In places, traffic noise from the A38 dual carriageway can be intrusive.		
Settlement pattern and edge character		The landscape zone forms an important hillside backdrop to Ashburton and the topography contains the settlement. Burgage fields on the hillside provide a distinctive setting to the historic core of the settlement. Scattered farmsteads are located outside the settlement boundaries.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The dramatic sloping landform, numerous valued natural features (including hedgerows, mature trees and broadleaved woodland), intact historic field pattern, heritage features (including remains of an Iron Age hill fort), long views out from the landscape, prominent and historic backdrop provided to Ashburton and strongly rural character, result in a landscape of <b>high</b> overall sensitivity.				

## Landscape Assessment Zone: A4



### Representative photographs



Screen planting to the north of the quarry



Restored grassland in the north of the zone



## Landscape sensitivity assessment

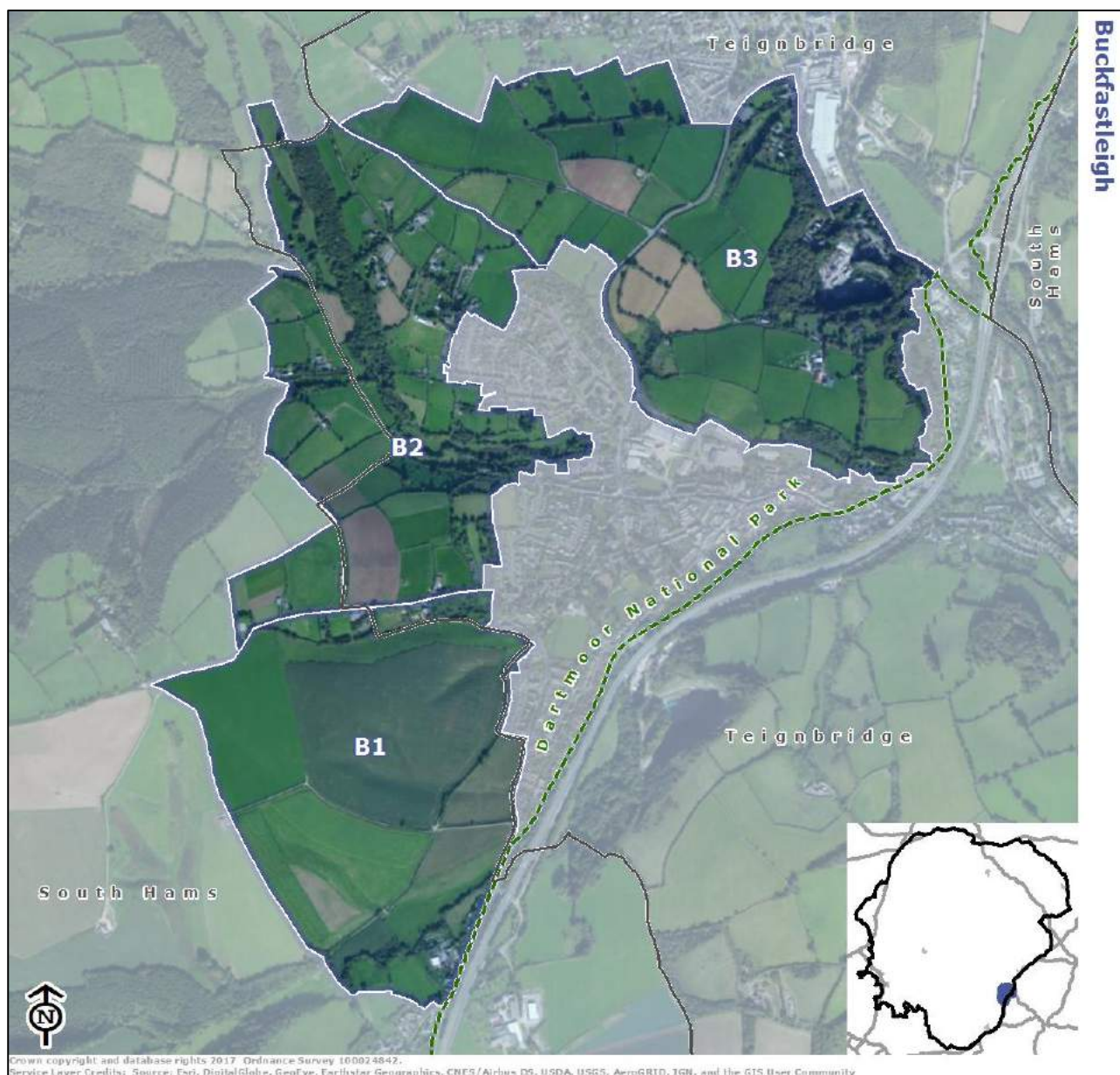
Location and landscape character				
The Landscape Assessment Zone to the <b>north east</b> of Ashburton lies within LCT 3A Upper Farmed and Wooded Valley Slopes. The landscape is focused on Linhay Hill Quarry, which remains active.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone encompasses the active limestone quarry of Linhay Hill Quarry. The pit is low-lying with bare, steep rock faces, benches, lagoons, spoil heaps and industrial buildings. Areas of restored grassland in the north of the area are steeply sloping and prominent from adjacent farmland, creating localised sensitivity.		
Natural character		The quarry pit itself lacks any naturalistic qualities but it is surrounded by belts of naturally regenerated woodland and screen planting, with some areas of restored grassland including rush pasture grazed by cattle.		
Sense of time depth / historic character		The landscape has limited heritage value.		
Visual character		The zone is visually enclosed from close views due to landform and woodland but with visibility from nearby high ground and the road to the north east. The steep slopes of the restored grassland in the north of the zone are prominent from adjacent farmland.		
Perceptual and experiential qualities		The noise and movement associated with a working quarry reduces levels of tranquillity although the restored grassland and woodland along the north edge of the quarry can feel rural and far removed from the working pit.		
Settlement pattern and edge character		The quarry pit creates a definitive edge to the north east of Ashburton. The landscape zone does not make a significant contribution to settlement character as it is not prominent in views.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
This landscape is assessed as having an overall <b>low-moderate</b> sensitivity, due to the lack of natural land cover and features across much of the zone, the low lying topography and absence of rural and tranquil qualities (excepting some of the restored areas). The steep slopes, woodland and wet grassland in the restored areas of the pit would be of higher sensitivity.				

# Buckfastleigh





## Buckfastleigh

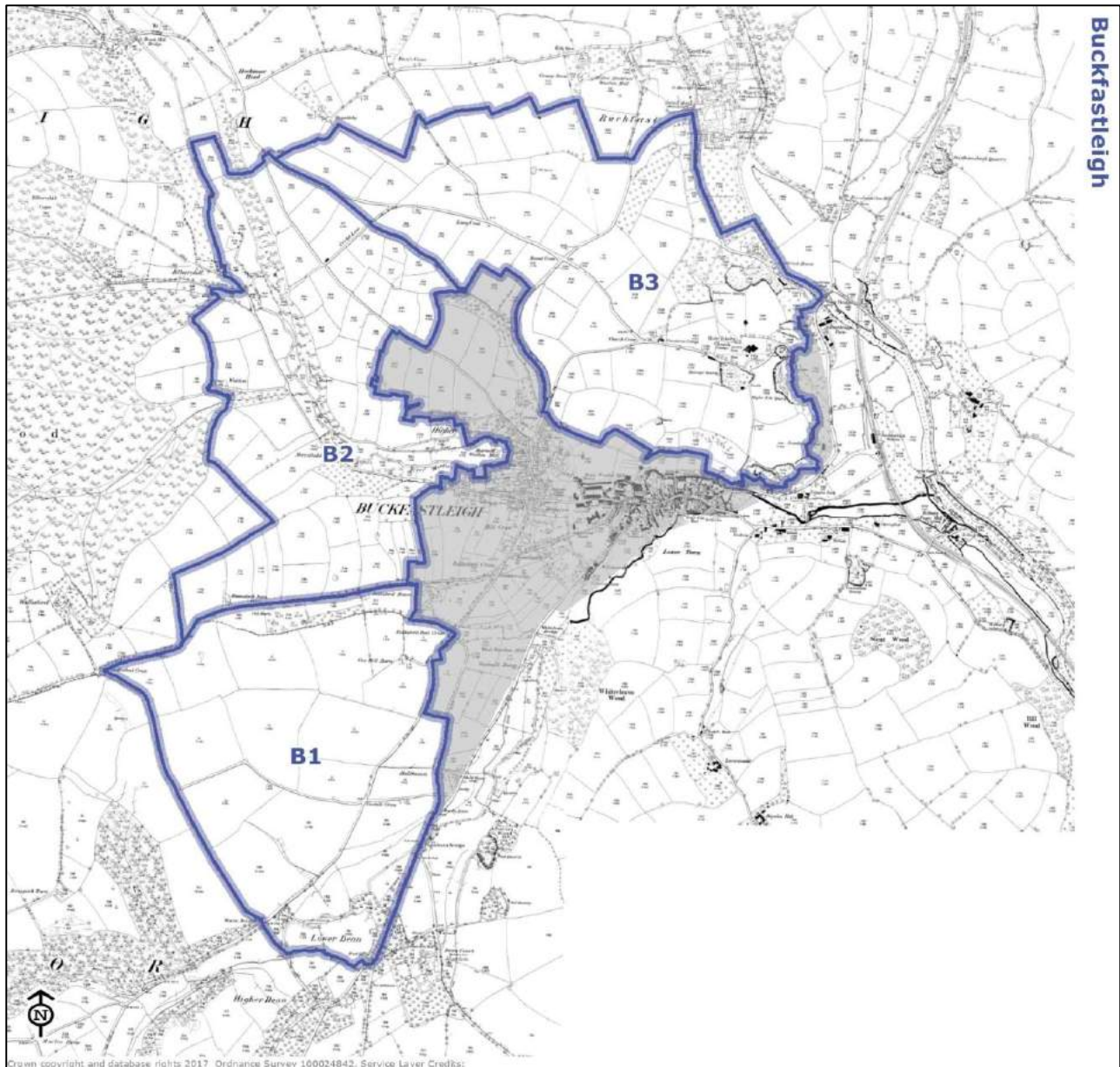


### Location and Description

Buckfastleigh is located in the south east of Dartmoor National Park, adjacent to the Dart and Mardle rivers. The town is nestled into the valleys with the land rising up either side of the settlement. The valley of the River Mardle is cloaked in woodland and is a naturalistic, scenic feature.

The market town is medieval in origin, with the rivers historically supporting a number of mills used for processing a variety of materials, including wool, corn and paper. A tannery is also located along the river, and is still in use today. A Conservation Area covers around half of the town. In the latter half of the 20<sup>th</sup> century, significant development took place in Buckfastleigh – to both the north and the south of the historic core along the River Mardle.

## Historic map (Ordnance Survey 1864-1889)



## Representative photographs of the settlement



Houses off Fore Street



View over Lower Town from the allotments



## 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:

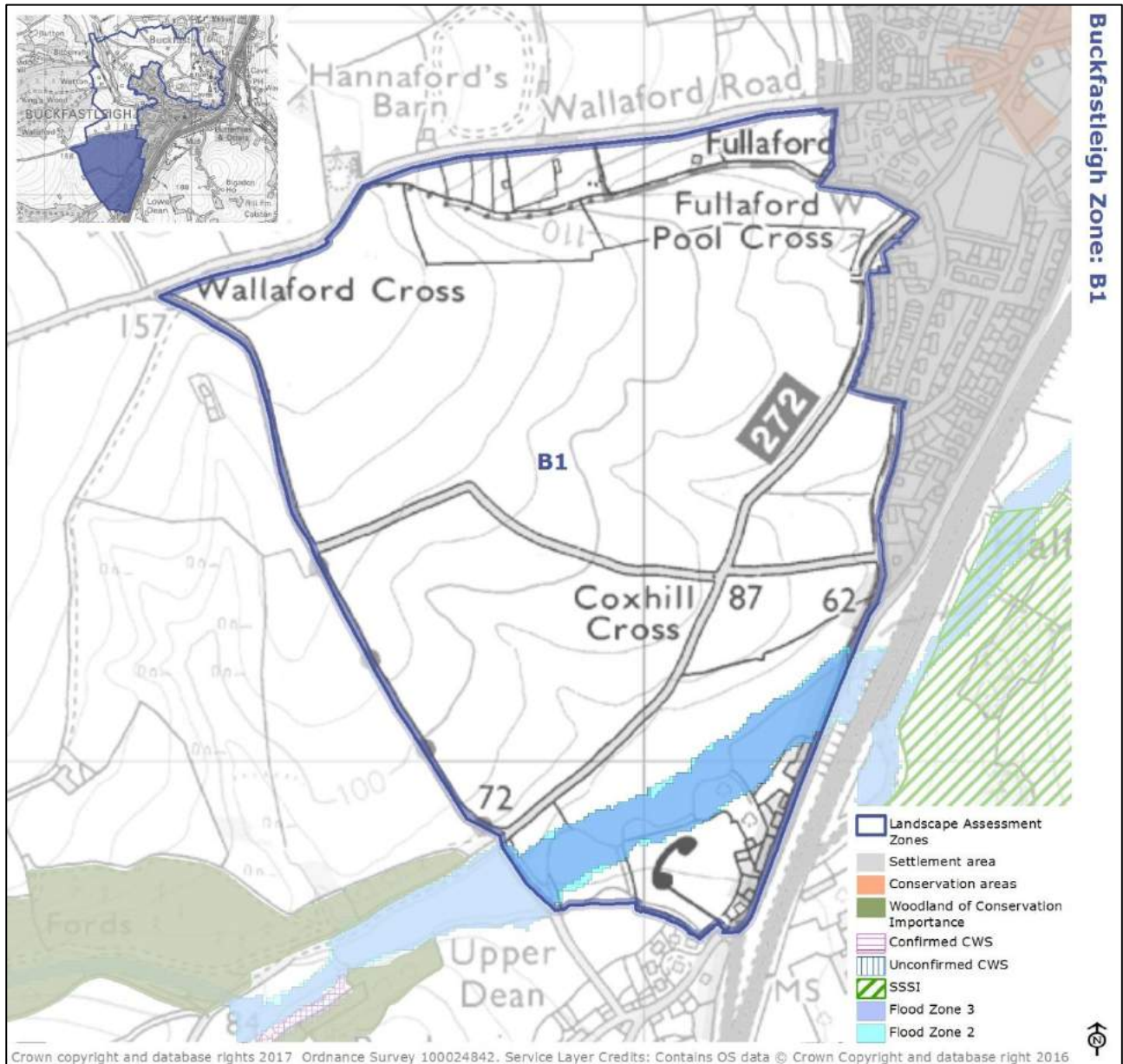
- Steep slopes of the Mardle and Dart valleys, which contain and separate the settlements of Buckfastleigh and Buckfast.
- Pastoral character with a strong pattern of medieval enclosures bounded by an intact network of thick hedgerows.
- The heritage features of the landscape, including the prominent ruins of Holy Trinity Church.
- Long views from higher elevations, including across the settlement and to the Dartmoor uplands.
- Valued semi-natural habitats including internationally important cave habitats, water meadow and ancient woodland.
- Strong rural qualities, with high levels of tranquillity.

## Landscape context beyond the National Park boundary

### Summary of landscape surrounding Buckfastleigh outside of the Dartmoor National Park boundary

The eastern edge of Buckfastleigh is defined by the A38 dual carriageway, with the land steeply sloping up in a south easterly direction. Land cover comprises medium-scale pasture fields separated by a network of hedgerows. Exposed rock faces associated with quarrying activity are visible on the slopes. The landscape has a well-wooded character, with mixed woodland found on slopes and in copses. Narrow rural lanes contrast with the major highway of the A38. There is some linear residential development along Colston Road, but the landscape is otherwise sparsely settled with isolated farmhouses.

## Landscape Assessment Zone: B1



## Representative photographs



View from Duckspend Road towards houses at Fullaford Park



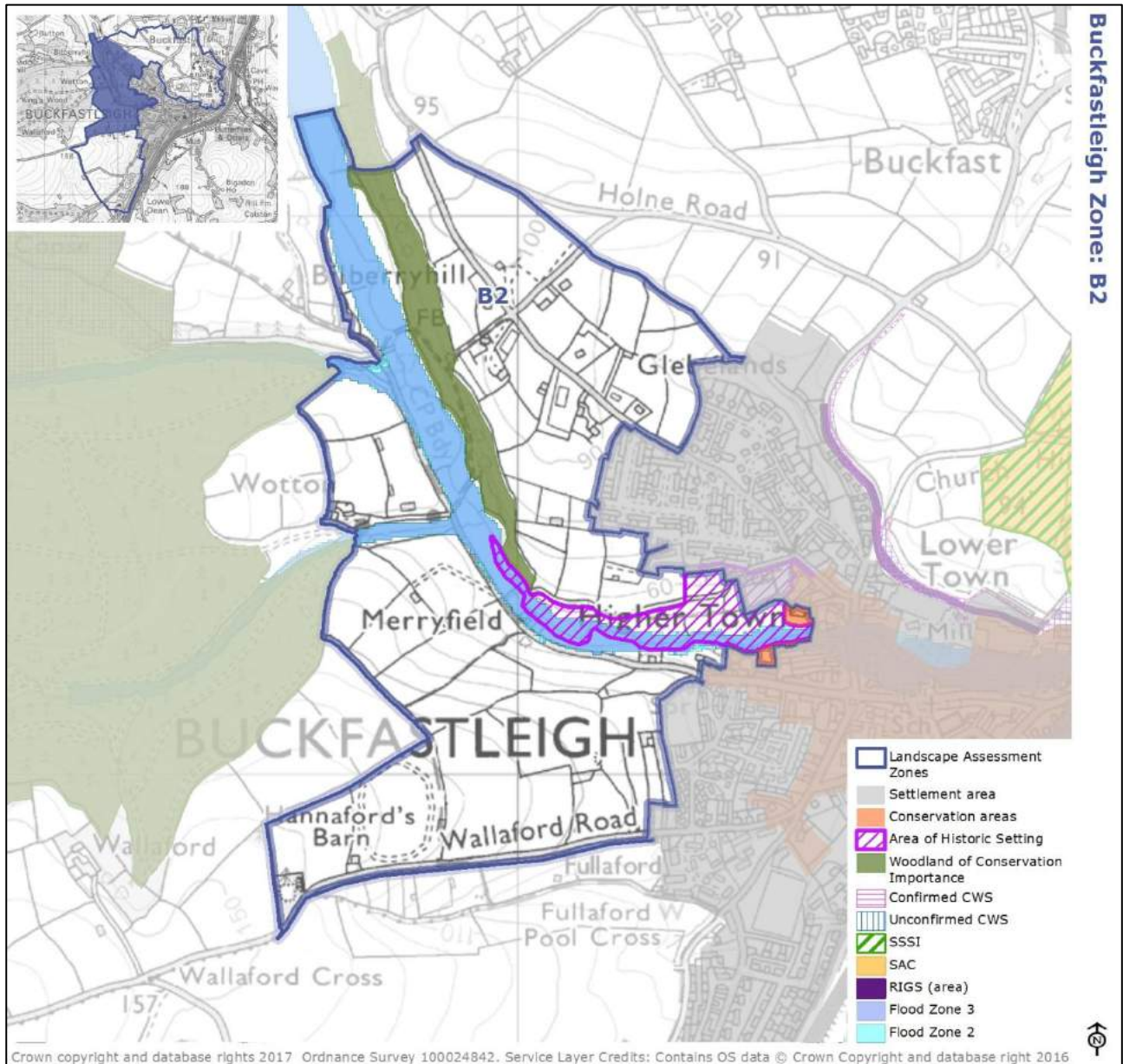
View north west from Duckspend Road



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>south west</b> of Buckfastleigh lies within LCT 5A: Inland Elevated Undulating Land. This is a large-scale, broad landscape characterised by arable fields, with long open views over Buckfastleigh.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone has a broad landform, which slopes up towards the expanse of moorland located several kilometres to the east. Elevation ranges between 60 and 140 metres AOD. The overlying field pattern is large in scale.		
Natural character		The landscape zone primarily consists of arable farmland. Fields are enclosed by low hedges. There is limited woodland within the landscape zone, with trees associated with properties and rough grazing land to the south of Wallaford Road, as well as along field boundaries – particularly those adjacent to existing settlement.		
Sense of time depth / historic character		The HLC shows that this landscape consists of large enclosures that are likely to have been created through the altering and amalgamation of post-medieval field patterns.  There are limited historic features in the landscape; a Grade II listed farmhouse is located along Plymouth Road (B3380) in Upper Dean.		
Visual character		There are long, open views from higher ground, including to the upland moorland to the north-west (e.g. Brent Moor). Views also overlook the existing settlement to the exposed rock faces on the valley side the other side of the A38 (in Teignbridge district), as well as the slopes to the north east of the settlement, including the spire of Holy Trinity Church (in Landscape Assessment Zone B3). The prominent view back to the landscape zone from Buckfastleigh would be sensitive to change.		
Perceptual and experiential qualities		There is a sense of openness and exposure, particularly on higher ground, resulting in big, open skies. Generally rural and tranquil, with few human influences, although noise from the adjacent A38 detracts from tranquillity locally.		
Settlement pattern and edge character		The edge of existing development along Timbers Road and Tweenaways is softened by hedgerows and trees. New development at Fullford Park forms a harder edge and is less well integrated into the landscape. There is no historic settlement edge adjacent to this landscape zone.  This landscape zone provides separation between Buckfastleigh and existing dwellings at Upper/Lower Dean. The continuation of linear development along Plymouth Road could lead to the merging of Buckfastleigh and Upper/Lower Dean, and would therefore be sensitive.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The prominent sloping landform, sense of openness and exposure and long views to the upland moorland result in an overall <b>moderate-high</b> landscape sensitivity. Sensitivity is reduced slightly (from the 'high' rating) by the lack of historic field patterns and limited naturalistic features in the landscape.				

## Landscape Assessment Zone: B2



## Representative photographs



Watermeadow adjacent to the River Mardle



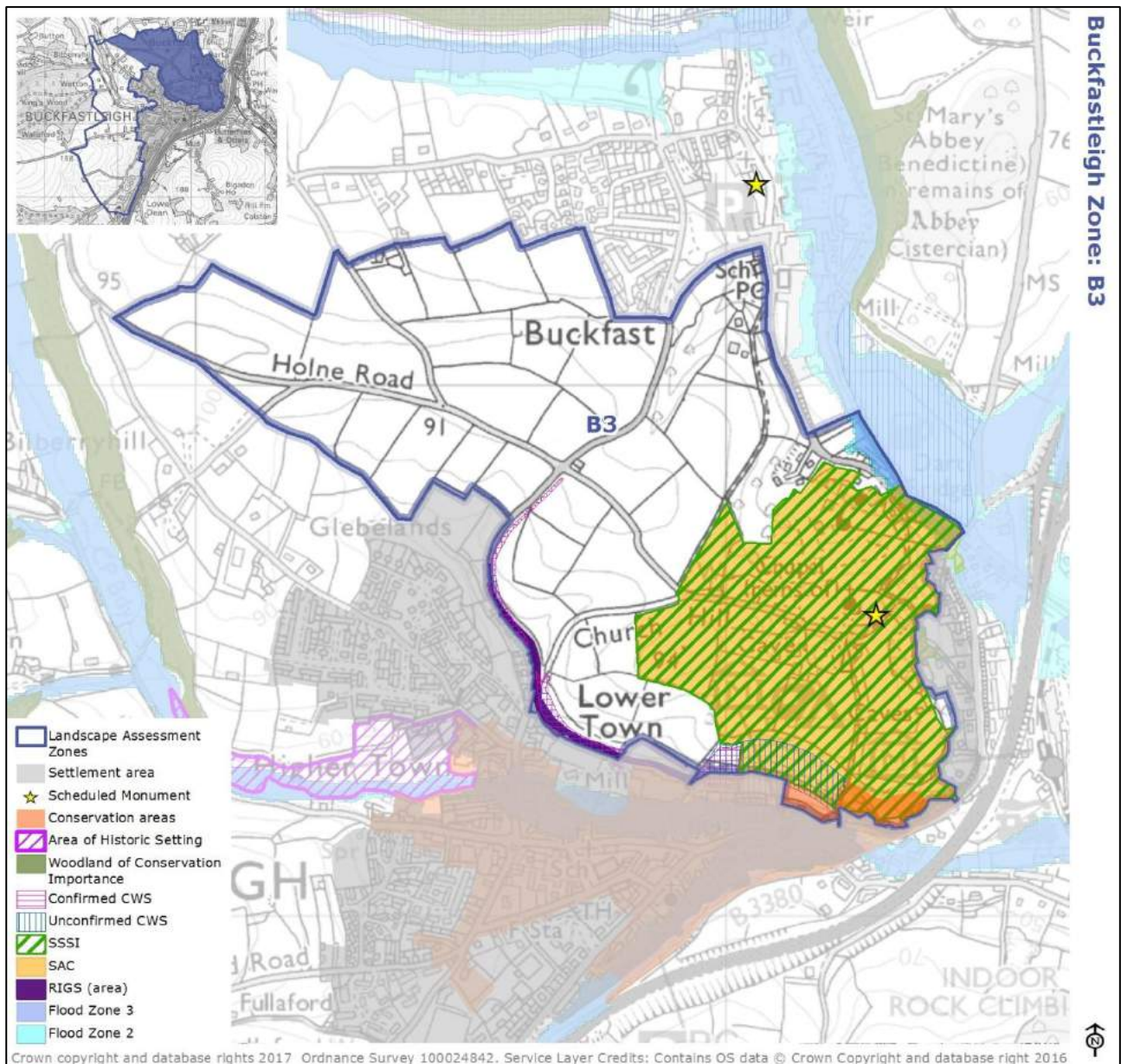
View south towards Buckfastleigh from Cricket Lane



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>west</b> and <b>north west</b> of Buckfastleigh lies within LCT 3A: Upper Farmed and Wooded Valley Slopes and 3D: Upland River Valleys. The zone is based around the Mardle Valley, with the steep valley sides cloaked in woodland and water meadows on the valley floor. Elsewhere the landscape is characterised by small-scale pastoral fields enclosed by a network of hedgerows.				
Assessment Criterion		Sensitivity description		
Topography and scale		This landscape zone is focused on the valley of the River Mardle with the land sloping up steeply either side of the river. The overlying woodland and small scale field pattern create a small-scale, intimate landscape.		
Natural character		Wetland habitats (including water meadow) associated with the River Mardle may be vulnerable to loss from development. Dense deciduous woodland which is ancient in origin lines the valley corridor. The strong hedgerow network also contributes to the natural qualities of the landscape.		
Sense of time depth / historic character		The HLC indicates that this area has a mixture of amalgamated enclosures, medieval enclosures based on strip fields, medieval water meadow on the valley floor and ancient woodland.  The landscape provides a direct setting to the Buckfastleigh Conservation Area. The valley of the River Mardle is designated as an Area of Historic setting.		
Visual character		The valley is incised and not visually prominent within the landscape, with limited views out due to woodland cover. From higher ground either side of the valley there are long views over the settlement and towards the Dartmoor uplands.		
Perceptual and experiential qualities		This is a highly scenic, rural, pastoral landscape. Dense woodland cover creates an enclosed and naturalistic landscape in the valley, with high levels of tranquillity. The sense of enclosure contrasts with exposure experienced on higher elevations. There are some urban fringe influences including sports fields and horsiculture along Cricket Lane.		
Settlement pattern and edge character		The existing settlement (particularly the historic core) is focused on the lower elevations of the valley, although more recent development has begun to occupy higher ground between the two rivers at Glebelands.  The historic settlement edge on the eastern side of Buckfastleigh is well integrated into the landscape and screened by woodland and is a sensitive feature. 20 <sup>th</sup> century development at Oaklands Park forms a hard urban edge in places and is not as sensitive to change in terms of settlement edge character.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The intricate valley landform, presence of valued semi-natural habitats including ancient broadleaved woodland and water meadow, medieval field patterns, high levels of tranquillity and important setting the valley provides to the historic core of Buckfastleigh result in a landscape of <b>high</b> sensitivity overall. Some areas are less sensitive due to urban fringe influences (along Cricket Lane) and hard urban edges, including 20 <sup>th</sup> century settlements on higher ground such as Oaklands Park.				

## Landscape Assessment Zone: B3



## Representative photographs



Ruins of Holy Trinity Church



View north west from Church Cross Road towards Dartmoor uplands



## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone to the <b>north east</b> of Buckfastleigh encompasses the steep slopes of the River Mardle valley and falls within LCT 3A: Upper Farmed and Wooded Valley Slopes and 3F: Settled Valley Floors. The landscape forms a ridge between Buckfastleigh and Buckfast (which are found at lower elevations) and has a strong pastoral character, with limited human influence and many naturalistic qualities.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone slopes steeply down in an easterly direction towards Buckfast and the River Dart forming a ridge which contains the village below. The overlying field pattern is of both regular and irregular small-scale fields.		
Natural character		Buckfastleigh Caves are designated as a SSSI and SAC and are of geological and biological interest; containing extensive fossil remains of now-extinct prehistoric mammals in Britain and now home to Britain's largest colony of Greater Horseshoe Bats. A County Wildlife Site which supports populations of Deptford Pink is located next to Mardle Lane. The pastoral fields bounded by hedgerows with mature trees also create a valued naturalistic quality to the landscape zone.		
Sense of time depth / historic character		The HLC indicates that this area is characterised by Barton fields and medieval enclosures based on strip fields. The landscape forms a direct setting to the Buckfastleigh Conservation Area. The ruins of Holy Trinity Church which was destroyed in an arson attack in 1992 are located on the higher ground and are designated a Grade II* listed building, with the spire forming a local landmark and skyline feature. Disused quarries are also found in the landscape, providing evidence of the area's industrial heritage.		
Visual character		The landscape is prominent from both Buckfastleigh and Buckfast and from higher ground there are views over both settlements. The views from the footpath next to the allotments are noted as being of importance in the Buckfastleigh Conservation Area appraisal.		
Perceptual and experiential qualities		This is a highly scenic and rural farmland landscape. There are few human influences which results in sensitivity to change. A telecommunications mast at the top of the slope is a visually detracting feature in close views.		
Settlement pattern and edge character		The steep slope contains and forms a backdrop and separates the settlements of Buckfastleigh and Buckfast and is adjacent to the historic settlement edge of the Conservation Area. Residential development on the higher ground of the zone would be visually prominent and disconnected from both settlements which are nestled around rivers on lower ground.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The steeply sloping landform, intact small-scale historic field patterns, valued heritage features, internationally important caves, high levels of tranquillity and the key role the landscape provides to the separation of Buckfastleigh and Buckfast results in a landscape of <b>high</b> overall sensitivity.				

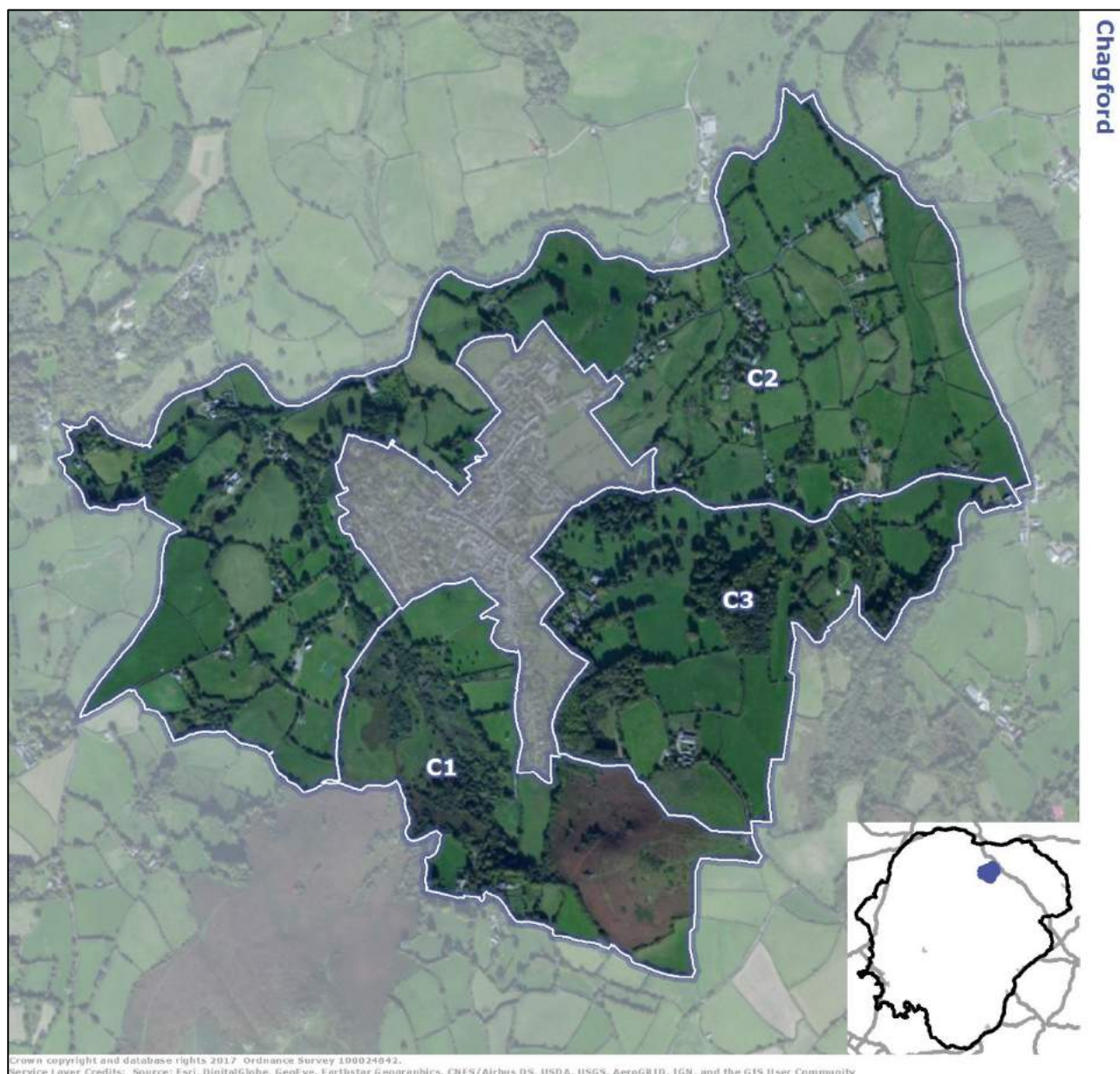


# Chagford





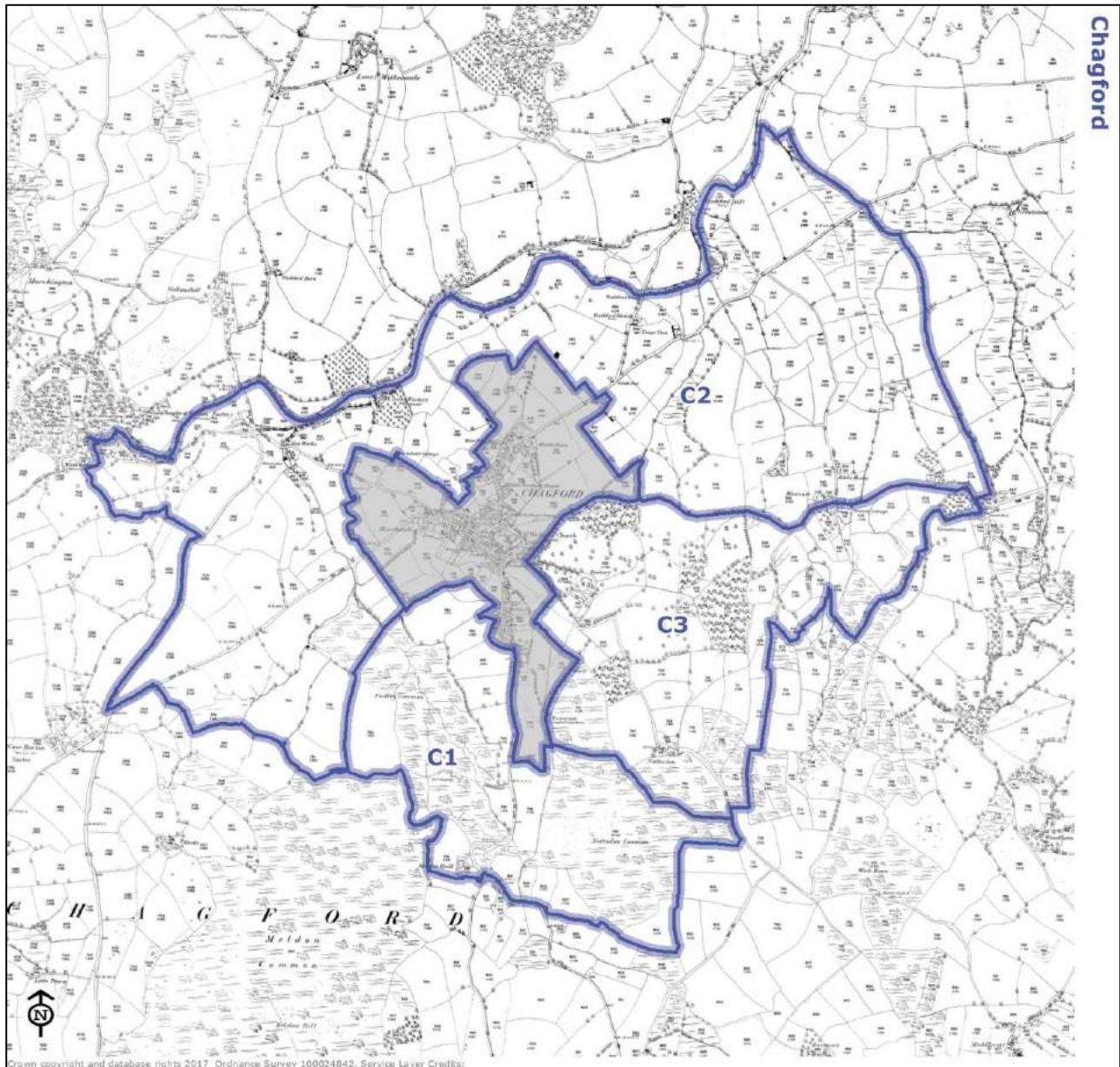
## Chagford



### Location and Description

The small stannary town of Chagford is located in the north of the National Park on the River Teign where it flows eastwards off the north-east edge of the Dartmoor's high moor. The town sits on the north facing slope of the river valley and is enclosed by rolling hills, with open heathland commons rising above the town to the south. The landscape is characterised by an intricate pattern of medieval fields with post-medieval hedgebanks enclosing small fields of pasture and rough grazing. The town has a long association with the tin industry. In 1305 it was chosen as one of the three stannary towns (where smelted tin was assayed, stamped and taxed) and there is still evidence of open 'streaming' in Biera Wood and Bellacouch Meadows to the north east. Located on the main route out of Exeter towards Tavistock, the town was also a centre of the Devon woollen industry. The town today has grown from three small village-like centres resulting in scattered groupings of buildings of similar type or period from the 16th to the 19th century. Chagford has maintained its historic identity with traditional granite buildings, many of them rendered, with sash windows and grey-blue slate or thatch roofs.

## Historic map (Ordnance Survey 1864-1889)



## Representative photographs of the settlement



New Street



Parish church and Mill Street



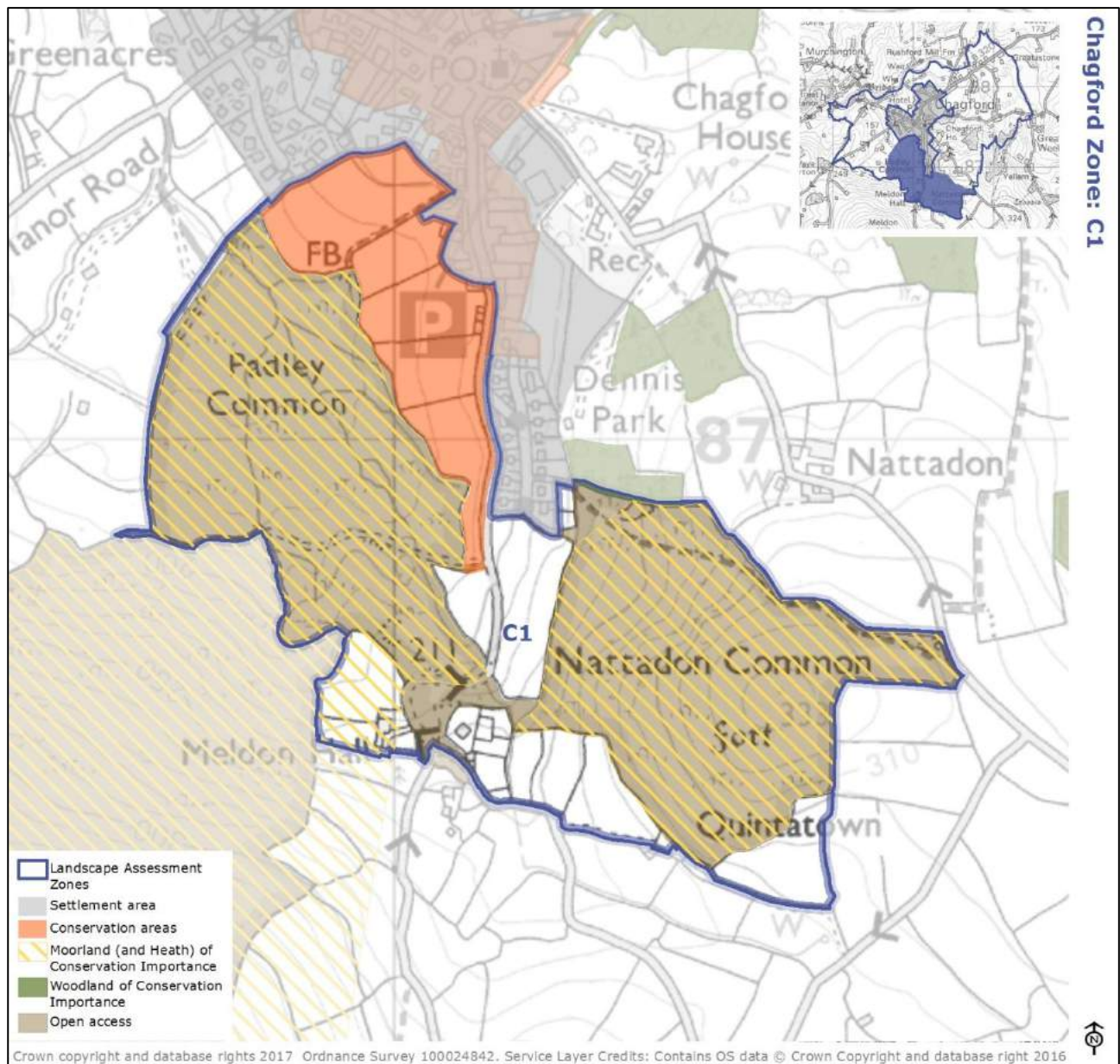
## Valued attributes

### 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:

- A rich and intricate landscape full of contrasts between the open moorland, wooded parkland and sheltered river valley floor.
- Strong pattern of medieval fields with prominent Devon hedgebanks or dry stone walls.
- Pastoral character of fields contrasting with areas of open heathy moorland, wooded parkland and lowland meadows.
- Proximity to the historic settlement edge which contains numerous listed buildings with a strong local vernacular of granite, colourwash and slate.
- Spectacular views to the high moorland to the south the town and across the Teign valley.
- Valued features associated with the area's industrial heritage and historic land uses.
- Its high scenic value with strong perceptions of tranquillity and remoteness.

## Landscape Assessment Zone: C1



## Representative photographs



Padley Common



Nattadon Common looking west to Meldon Common



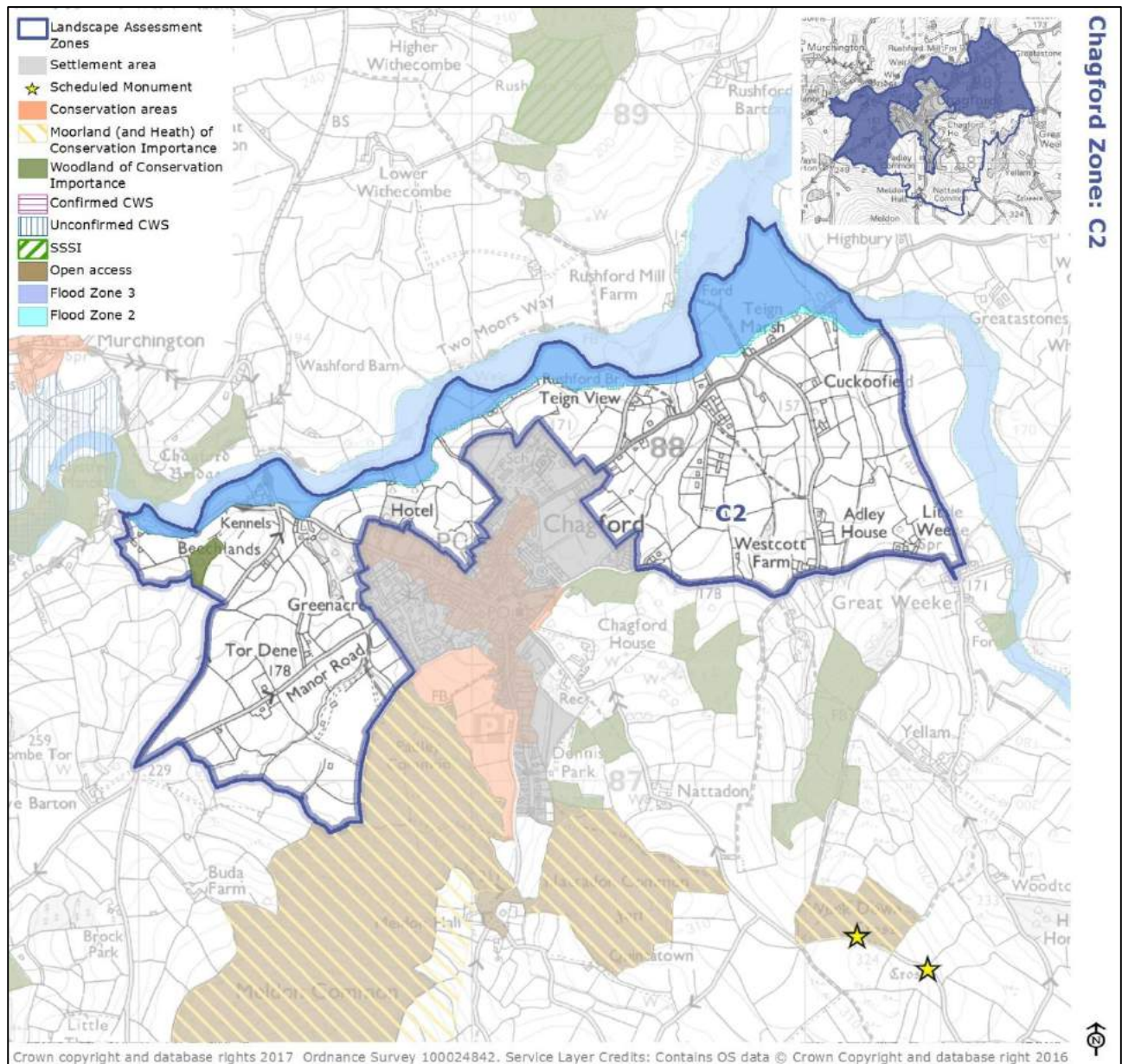
## Landscape sensitivity assessment

Location and landscape character				
The Landscape Assessment Zone is located to the <b>south west</b> of Chagford, located within LCT 2D: Moorland Edge Slopes. It consists of a series of slopes and rolling hills on the edge of the moorland. Small stone-walled pastoral fields extend from the edge of the town to the lowland fens on Padley Common, rising steeply towards the open moorlands further south.				
Assessment Criterion		Sensitivity description		
Topography and scale		The landscape zone has a dramatic and rugged landform, rising steeply to over 300m on the heathy common south of the town (Nattadon Common). The landform is overlain by a small-scale field pattern bounded by dry stone walls immediately along the western settlement edge at New Street, whilst traditional unenclosed commons contribute greatly to character.		
Natural character		There is a frequent occurrence of valued natural features, including deciduous copses, the open grass moorland on Meldon Common and Nattadon Common (locally designated as Moorland of Conservation Interest), lowland fens and linear woodland following a small tributary stream within Padley Common. These features could be vulnerable to loss from development.		
Sense of time depth / historic character		There is a strong historic sense of place presented through a number of visible features. These include an Iron Age hill fort on Nattadon Common, a rich scattering of listed buildings along the settlement edge within the Conservation Area, medieval burgage plots to the east and small pastoral fields bounded by high dry stone walls west of the settlement edge. A small area of irregular medieval enclosures based on strip fields lies to the south of the settlement edge, enclosed between the heathland of Nattadon Common and Padley Common.		
Visual character		There is a high degree of intervisibility between the town and the sharply rising slopes of the open commons to the south, and spectacular views over Chagford to the farmed slopes of the Teign Valley from the higher slopes on Nattadon Common. Potential development on the edge of the town could be visible in views from the valley slopes.		
Perceptual and experiential qualities		This is a strongly rural and highly scenic landscape; the pastoral character of the fields contrasting with areas of heather moorland. The heathland commons frame the town and reinforce the landscape’s Dartmoor character. The area has a high perceived degree of tranquillity with few human influences.		
Settlement pattern and edge character		The historic core of Chagford (Conservation Area) extends south along New Street, beyond the settlement edge to include an area of pastoral fields to the west. Much of the settlement edge is a mix of attractive historic buildings with a strong local vernacular of granite, colourwash and slate with views through gaps in-between buildings to the surrounding countryside. The small 20 <sup>th</sup> century housing development (Meldon Road/Nattadon Road) on the southernmost edge of the town presents a harder edge.		
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
The dramatic landform and traditional landscape pattern of stone-walled fields and open traditionally				

managed commons, the rich pattern of natural features (open grass moorland, lowland fens and deciduous woodland), historic character (resulting from historic settlement edge and historic field patterns included within the Chagford Conversation Area), intervisibility with the wider Teign Valley landscape, and strongly rural character result in a landscape of **high** overall sensitivity.



## Landscape Assessment Zone: C2



### Representative photographs



Manor Road looking north west



Meadows along the River Teign from Rushford Bridge

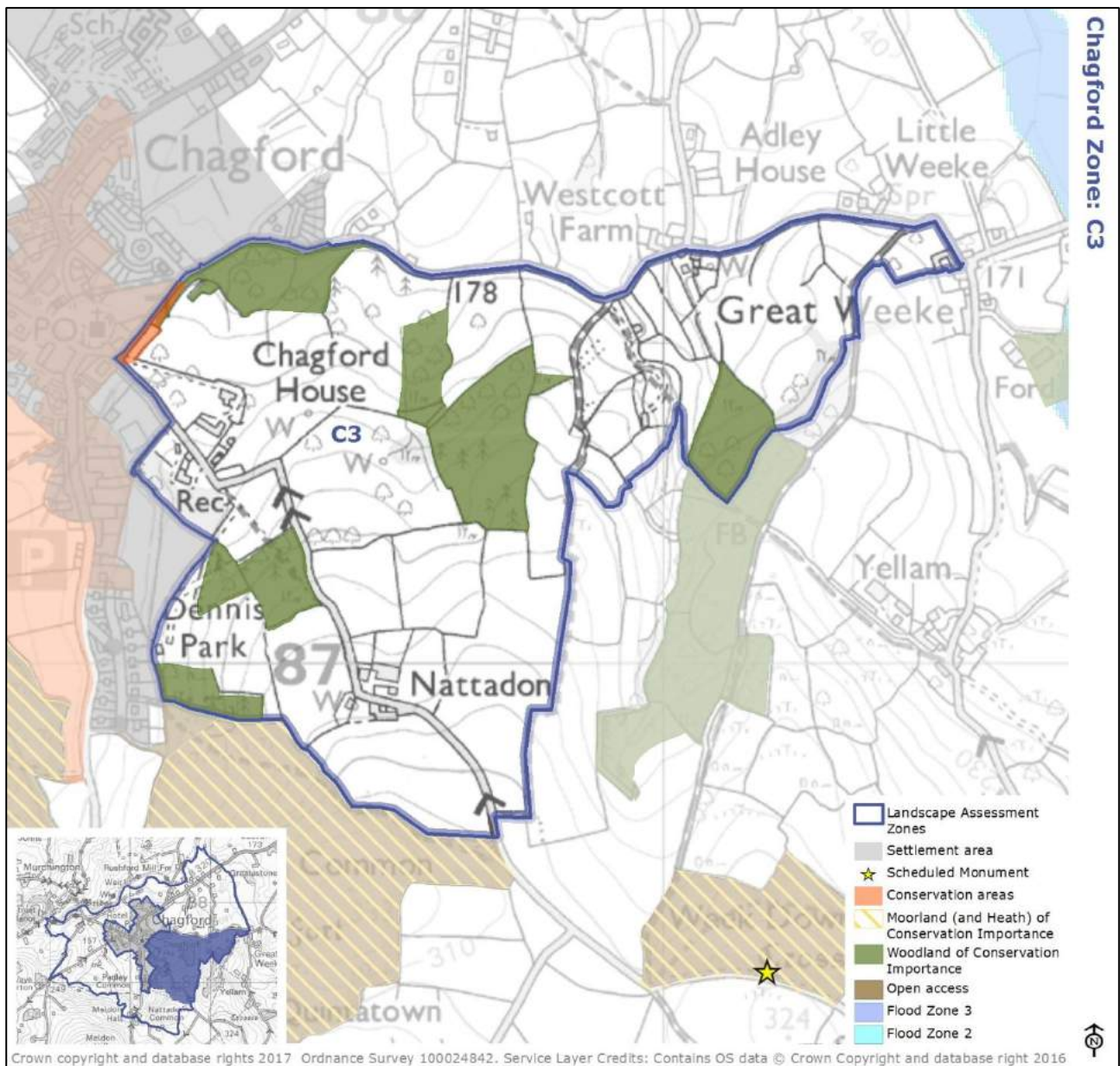
## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone located to the <b>north</b> of Chagford lies within LCT 2D: Moorland Edge Slopes and extends northwards to the Teign river valley, which is classified as within 3D: Upland River Valleys. The rolling pastoral farmland slopes down from the northern edge of town to the flat river valley. The tree fringed River Teign winds along the northern boundary of the zone.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	The rolling valley slope, incised by small tributary streams, descends to a flat river valley crossed by ditches. The landform is overlain by a strong pattern of small irregular pastoral fields bounded by Devon hedgebanks and interspersed with small woodland copses.
Natural character	There is a mix of valued natural features including scattered small broadleaf copses and broadleaved woodland which line the fast-flowing River Teign and its small tributary streams and lowland meadows and rush pasture in the wet river valley. The fields and narrow lanes are bounded by species-rich Devon hedgebanks topped by mature hedgerow trees. There are a number of traditional orchards - a legacy of the soft fruit industry in the area. These are all sensitive features that could be vulnerable to loss.
Sense of time depth / historic character	<p>The river valley floor is characterised by unenclosed water meadows of late medieval and/or post-medieval origin. The valley sides are overlain with a small-scale pattern of medieval enclosures based on strip fields. Immediately north west and north east of settlement edge are fields laid out in the 18th and 19th century, and around Teign Marsh larger field enclosures have been created by adapting earlier fields.</p> <p>There is a strong historic sense of place presented through the historic riverside woollen mills and system of leats which supplied Chagford with water from the Teign. The history of tin mining is evident in the alluvial streambeds in Bellacouche Fields to the north east of Chagford. Along Mill Street and Lower Street on the northern edge of the town (within the Conservation Area) is a rich scattering of listed buildings, including a number of Victorian villas and hotels overlooking the Teign valley.</p>
Visual character	The rolling topography of the valley sides, cut by sunken winding lanes with high hedgebanks and numerous mature hedgerow trees and copses create a strong sense of enclosure in much of this zone. However, there are views from the north east edge of the town at Orchard Meadows across the flat meadows and glimpsed views from within the town north east over the river valley to the farmed valley slopes.
Perceptual and experiential qualities	The sheltered character of this scenic landscape along the Teign, set within a framework of small-scale medieval fields and riverside meadows, contrasts with the open moorland to the south. The area has a high perceived degree of tranquillity, remoteness and seclusion.
Settlement pattern and edge character	<p>The historic core of Chagford (within the Conservation Area) extends from the Market Square north along Lower Street and Mill Street and much of the northern settlement edge which borders this zone is a mix of small cottages and Victorian villas with views out to the surrounding countryside. The historic nature of the settlement edge would be sensitive to change.</p> <p>Modern development on the outskirts of the town is found on Manor Road, linear development along Lower Street and on-going development east of</p>



Orchard Meadows.				
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The complex landform (rolling valley slopes descending to a river valley), small-scale irregular field pattern, the natural features (copses and woodland, lowland meadows and rush pasture, species-rich Devon hedges topped by mature hedgerow trees and traditional orchards), historic character (medieval meadows and fields, valued industrial archaeology and historic settlement edge) and highly scenic secluded character, and proximity to the historic settlement edge, result in a landscape of <b>high</b> overall sensitivity. High hedgebanks and numerous mature hedgerow trees and copses create a strong sense of enclosure, which could help integrate limited new development into the landscape.</p> <p>Some areas adjacent to the modern outskirts of the town around Manor Road and along Lower Street are less sensitive to change due to the harsher urban edge character.</p>				

## Landscape Assessment Zone: C3



## Representative photographs



View north over Chagford House



View north west over Chagford House



## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone located to the <b>south east</b> of Chagford lies within LCT 2D: Moorland Edge Slopes. It consists of a wooded parkland landscape which rises steeply from the edge of the old town around St. Michael's Church, towards Nattadon Common to the south.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	<p>An undulating slope which rises steeply south of the town towards Nattadon Common, incised by a narrow stream valley to the east of the landscape zone. There is an estate character associated with Chagford House, with mature in-field trees and high stone walls, interspersed with broadleaved woodland and mixed plantations that contribute positively to landscape character.</p>
Natural character	<p>There are areas of valued natural features including extensive deciduous woodland at Biera Woods and mixed estate plantations around Chagford House and Dennis Park. These features could be vulnerable to loss from development.</p>
Sense of time depth / historic character	<p>The HLC indicates that the majority of the zone comprises parkland (no indication of date is given within the HLC) with deciduous woodland and some mixed plantations. Further from the settlement edge, around Nattadon Farm, is an area of pastoral fields of medieval origin where the small scale enclosures are based on strip fields.</p> <p>There are a scattering of listed buildings in this landscape zone immediately south of the town churchyard including Chagford House (Grade II ) which dates from the early 19<sup>th</sup> century although these are largely screened from the view by woodland. Away from the settlement edge, historic farmhouses nestle within the folds of the landscape.</p>
Visual character	<p>Blocks of mature woodland and the sunken winding lanes radiating from the town, with their high stone walls, create a strong sense of enclosure near the settlement edge. However, from the high open slopes of Nattadon Common, beyond the landscape zone to the south, there are views down to Nattadon Farm and across the wooded landscape. From Bellacouche Fields on the lower north eastern edge of Chagford are views up to Chagford House and its surrounding parkland.</p>
Perceptual and experiential qualities	<p>This is a scenic parkland landscape which provides a wooded backdrop to Chagford. The area has a high perceived degree of tranquillity with few human influences.</p>
Settlement pattern and edge character	<p>The south eastern settlement edge which borders this zone extends both north and south from the church (within the Conservation Area). It is a mix of small historic cottages with a strong local vernacular of exposed granite, colourwash and slate. The settlement edge and the larger historic buildings to the south (including Chagford House) are sheltered by woodland. Change in this area would adversely affect the form of the existing historic settlement edge. Away from the settlement edge, there is a sparse settlement pattern of scattered farmsteads nestled in the rolling landform connected by narrow winding lanes.</p>

Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The steeply sloping landform, semi-natural character (extensive woodland), historic sense of place (the parkland around Chagford House, historic field patterns and a scattering of listed buildings), scenic parkland character, the role of the landscape zone plays in providing a wooded backdrop to the town enclosing the historic settlement edge (Conservation Area) increase sensitivity to <b>high</b> overall.</p>				