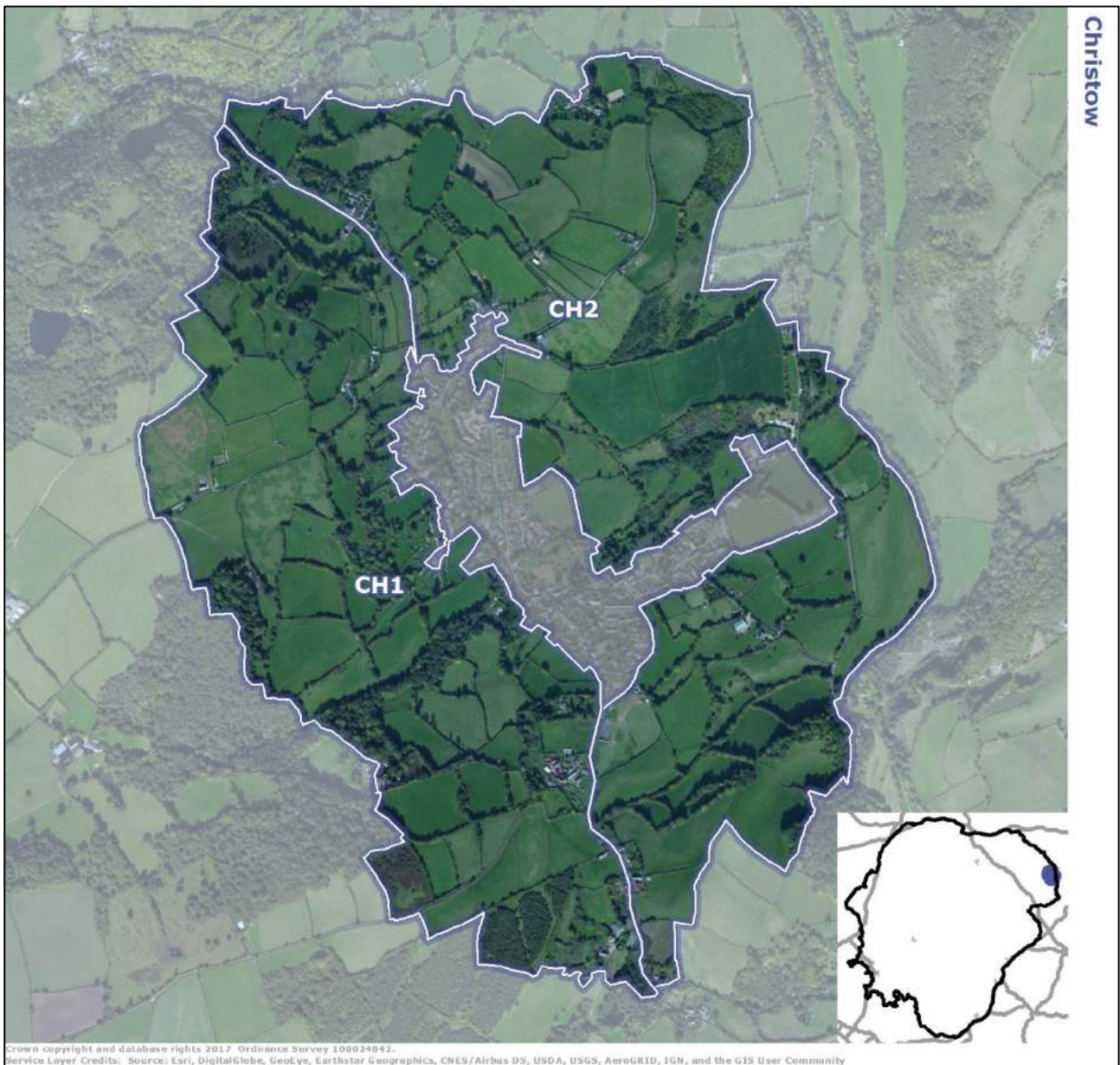


# Christow



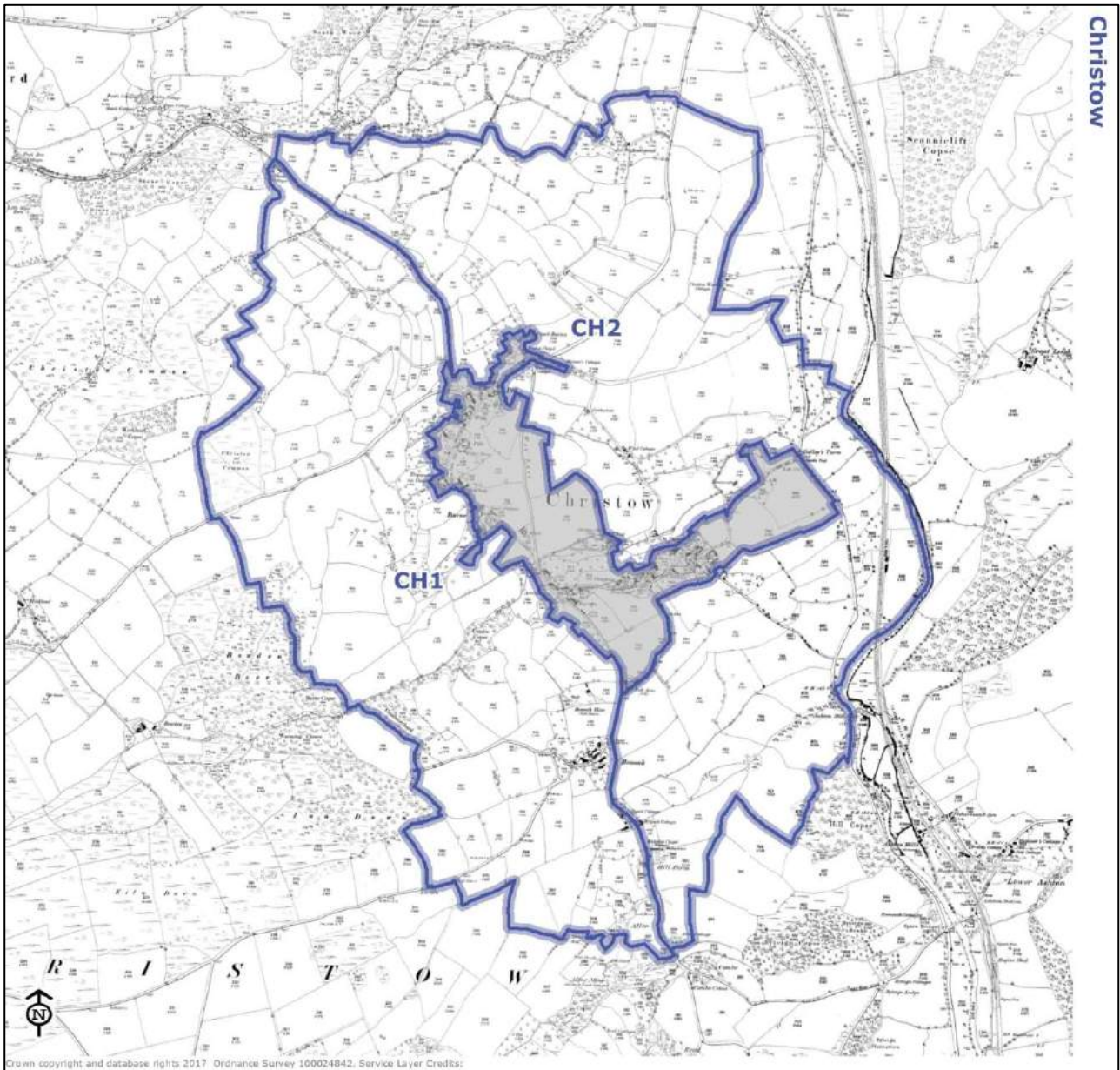
## Christow



### Location and Description

The village of Christow lies on the north eastern edge of Dartmoor National Park, nestled high on the steep valley sides above the River Teign. The landscape rises from the river valley floor to the east of the village up to the wooded upland plateau to the west where the reservoirs of Trenchford, Tottiford and Kennick lie. The village is recorded in the Domesday Book as part of the manor of Canonteign, its growth founded on agriculture and the local quarrying enterprises and the mining of tin, silver, copper and manganese. The historic village centres around the 15<sup>th</sup> century granite church, and is separated by a stream valley from a group of historic cottages and farmhouses, mostly dating from the 17<sup>th</sup> century, at the higher end of the village. The buildings are of various periods with a unifying theme of Devon vernacular with several thatched properties with rendered cob and stone elevations. There has been a gradual infill of unremarkable 20<sup>th</sup> century houses, particularly west of Dry Lane and south of Village Road, and more recently along Wet Lane. There is also a business estate, Gidley Meadow, lying just below the village near the valley road. The centre of the lower village is characterised by orchards located on either side of the stream.

**Historic map (Ordnance Survey 1864-1889)**



**Representative photographs**



View south to St James' from orchards below the church.



Corner of Dry Lane and Commons Hill

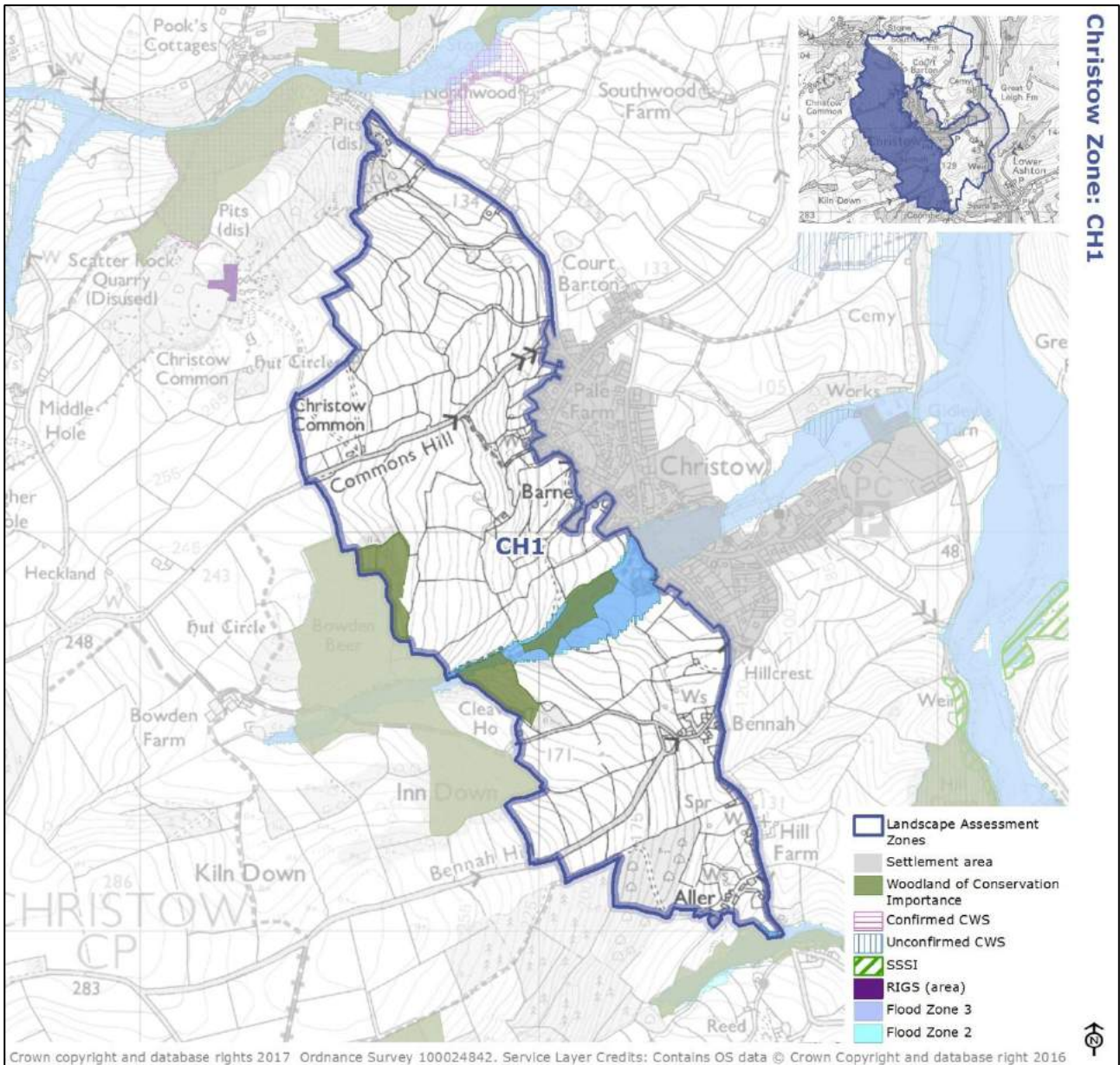
## Valued attributes

### 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 steep folded slopes of the Teign Valley overlain by an intricate pattern of small medieval pastoral fields and winding lanes enclosed by high curving hedgebanks.
- The extensive network of deciduous woodland and hedgerow trees which creates a well-wooded character.
- Strong Devon vernacular reflected in farmsteads, thatched cottages with rendered stone and cob elevations.
- Dispersed rural settlement pattern.
- Panoramic views across the farmed landscape of the Teign valley particularly from the valley slopes above the village.
- The landscape's small scale and high degree of tranquillity evoking a sense of calm and history.

## Landscape Assessment Zone: CH1



### Representative photographs



View east over Teign Valley from Commons Hill  
Dartmoor Landscape Sensitivity Assessment



View to the western settlement edge above Dry Lane

## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>west</b> of Christow lies within LCT 3A: Upper Farmed and Wooded Valley Slopes and comprises the steep undulating upper slopes of the Teign Valley with a small area at the top of Commons Hill extending into 1J: Farmed and Forested Plateau. The area is defined by a strong mosaic of irregular, predominantly pastoral fields with semi-natural woodlands and hedgerow trees contributing to a well-wooded character.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	<p>The folded hillside rises extremely steeply up from the village to a height of over 250m on Commons Hill and Bennah Hill, incised by a narrow wooded stream valley which runs east-west through the village towards the River Teign. This forms a dramatic landform feature.</p> <p>The landform is overlain by a small to medium-sized irregular field pattern of sheep and cattle-grazed pasture and traditional orchards bounded by a rich hedgerow network. This links to bands and copses of mostly deciduous woodland which hug the valley slope to create a well-treed character.</p>
Natural character	<p>Species rich hedgerows and hedgerow trees with areas of deciduous woodland, including linear woodland which runs along the stream valley linking to more extensive woodland at Bowden Beer, are valued semi-natural habitats which could be vulnerable to loss.</p>
Sense of time depth / historic character	<p>The HLC indicates that this zone is characterised by a pattern of fields probably first enclosed with hedge-banks during the later middle ages. The curving form of the hedgebanks suggests that it may have been farmed as open strip-fields. There are small traditional orchards on the steeply sloping land above the village on the settlement edge. There is a concentration of historic buildings within Christow, both around the church and on the northern and western settlement edge. In addition, a number of historic farmsteads are nestled into the folded landform to the south of the village which present sensitivity to settlement edge expansion in this area.</p>
Visual character	<p>There are panoramic views over the farmed slopes of the Teign valley from the valley slopes above the village. The landscape zone itself is also visible in long views from the opposite valley slopes.</p>
Perceptual and experiential qualities	<p>This is a highly scenic rural landscape traversed by a network of quiet winding lanes, with a high perceived degree of tranquillity and few human influences.</p>
Settlement pattern and edge character	<p>Christow is characterised by its historic core on the lower hillside and a group of historic buildings at the higher end of the village along Dry Lane. These houses and farmsteads, many of late medieval origins, have a strong Devon vernacular. Extending development along the along the narrow and steep approach roads to the village would be out of keeping with the existing rural settlement pattern. Modern development on the edge of the village, for example along Butts Lane, is well integrated into the landscape and largely screened by the rising topography and high hedgebanks.</p>

**Overall assessment of landscape sensitivity to future change**

<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The steep and folding landform, irregular field pattern, natural features (rich hedgerow network and woodland), historic character (historic field patterns and listed buildings on the settlement edge and outside the village), intervisibility with the wider landscape, and highly rural character with a dispersed rural settlement pattern, result in an overall sensitivity rating of <b>high</b>.</p>				





## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>east</b> of Christow lies within the Upper Farmed and Wooded Valley Slopes landscape character type. The area comprises the lower valley sides of the River Teign which enclose the winding river valley floor. It is defined by a strong mosaic of irregular, predominantly pastoral fields with semi-natural woodlands and many hedgerow trees contributing to a well-wooded character.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	The folded landscape slopes steeply down from the village towards the river valley floor incised by several narrow stream valleys. The landform is overlaid by a small to medium-sized irregular field pattern of steeply sloping grazed rough pasture. The dramatic landform and intricate field pattern indicates sensitivity to change.
Natural character	There are areas of valued semi-natural habitat found in part of the landscape zone including a rich hedgerow network with hedgerow trees, linked to bands of deciduous woodland hugging the higher slopes to create a well-treed character which indicates a sensitivity to change. The lowland meadows with neutral grassland and rush pasture, mire and wet woodland (Christow Wood has areas of Alder) along the tributaries feeding into Teign are features that are sensitive to change.
Sense of time depth / historic character	The HLC indicates that this zone is characterised by an intricate pattern of enclosures probably first enclosed with hedge-banks during the middle ages. The curving form of the hedge-banks suggests that it may have been farmed as open strip-fields. There are small orchards both within and on the edge of the village and areas of rough grazing ground. The time-depth of the landscape indicates sensitivity. There is a concentration of historic buildings within Christow, both around the church in the stream valley and on the higher ground to the north and a number of historic farmsteads nestled into the folded landform which results in sensitivity to change.
Visual character	Areas along the stream valley are enclosed by woodland indicating this area is not overly sensitive to change in terms of visual character; however there are views to the wider landscape and the farmed slopes of the Teign valley from higher ground to the north of the zone around Foxhole Hill.
Perceptual and experiential qualities	This is a highly scenic rural landscape traversed by a network of quiet lanes, with a high perceived degree of tranquillity and few human influences which indicate sensitivity to change. Seasonally busy traffic along the B3193 can disturb tranquillity.
Settlement pattern and edge character	<p>Christow is characterised by a historic core on the lower hillside and a group of historic houses and former farmsteads, many of late medieval origins, at the higher end of the village to the north. The attractive historic settlement edges with their strong Devon vernacular increases sensitivity to built development. Extending development along the narrow and steep approach roads to the village would be out of keeping with the dispersed rural settlement pattern of individual historic farms and houses outside the village.</p> <p>Modern development in the small business park Gidleys Meadow and on the southern edge of the village along Church Lane is well integrated into the landscape and largely screened by the rising topography and high hedgebanks.</p>

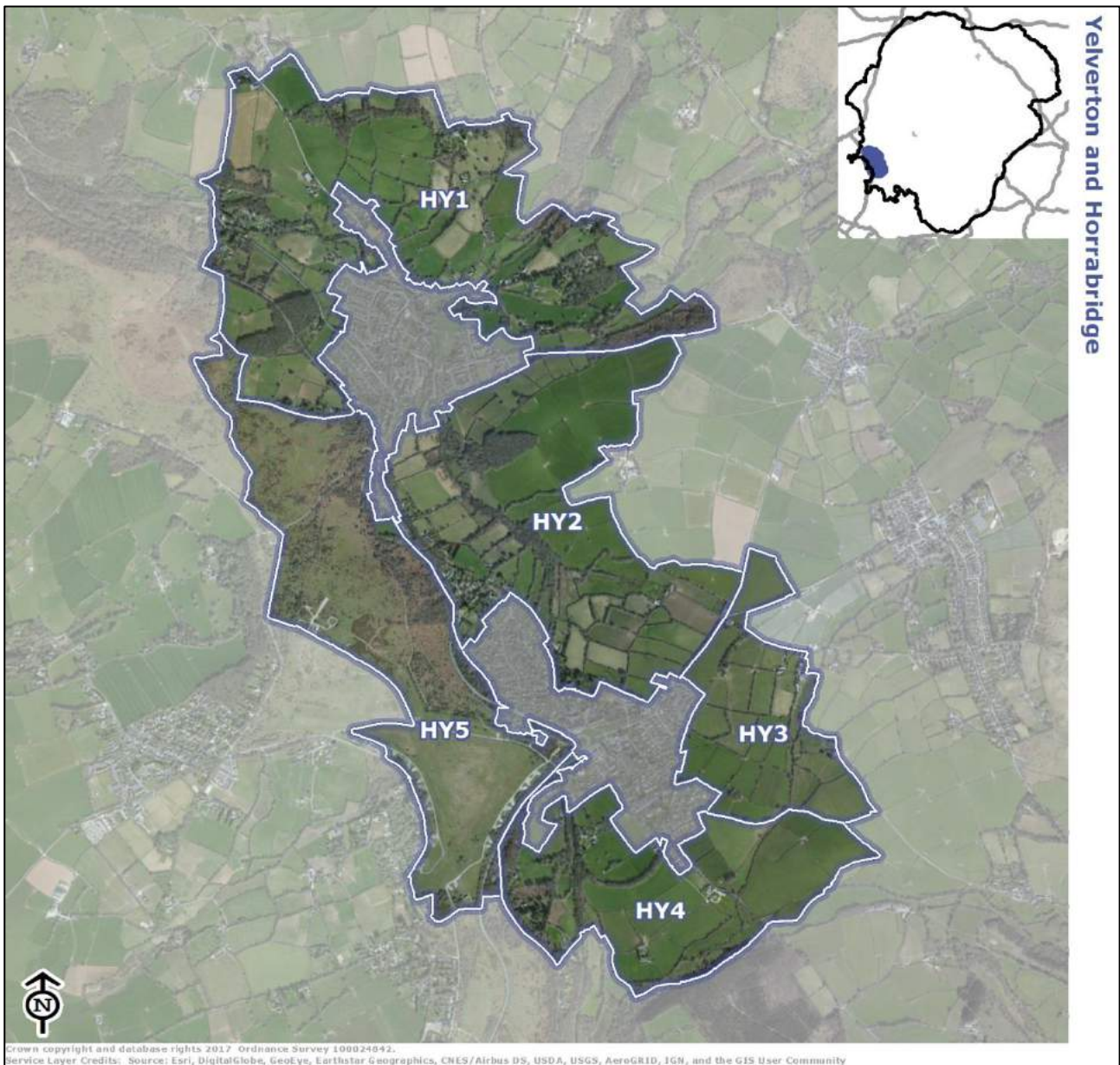
### Overall assessment of landscape sensitivity to future change

L	L-M	M	M-H	H
<p>The steep and folding landform, irregular field pattern, natural features (areas of deciduous woodland, lowland meadows, rush pasture, mire and wet woodland along the Teign River valley), historic character (historic field patterns and listed buildings on the settlement edge and outside the village) and highly rural character with a dispersed rural settlement pattern, increase sensitivity to <b>high</b> overall.</p>				

# Horrabridge and Yelverton



## Horrabridge and Yelverton



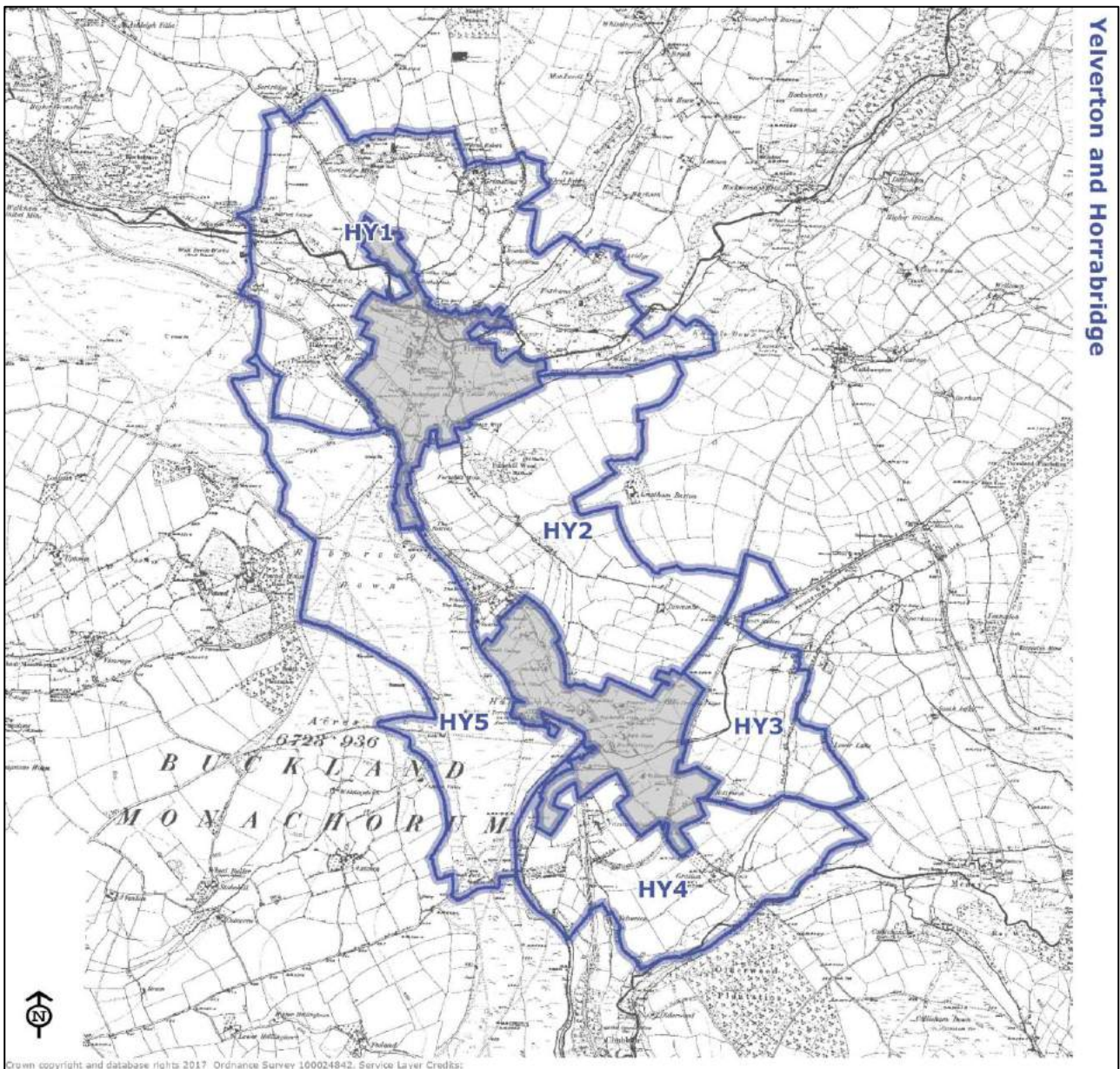
### Location and Description

The village of Horrabridge grew around the historic crossing point of the River Walkham. The existing bridge is thought to have been constructed in 1400 and is Grade I listed. Manor houses and estates are located on the outskirts of the main settlement. The historic core in the north is designated as a Conservation Area, with the area historically supported by copper and tin mining. The south of the village expanded in the 20<sup>th</sup> century with the construction of dense post war housing development which altered the character of the village.

Yelverton originally consisted of two rows of houses either side of a village green. The introduction of the railway made the settlement more accessible for commuters and visitors from nearby Plymouth. The wartime airfield on Roborough down (RAF Harrowbeer) is an important historic feature of the town. The town does not have a Conservation Area although the original core of Yelverton is noted as an early example of a comprehensively planned residential development.

Due to their close proximity, the sensitivity of the land surrounding these settlements is considered together. This is for the purposes of this assessment only and does not have further policy implications.

### Historic map (Ordnance Survey 1886-1893)



Velverton and Horrabridge

### Representative photographs of the settlement



Horrabridge



The Rock Inn, Velverton

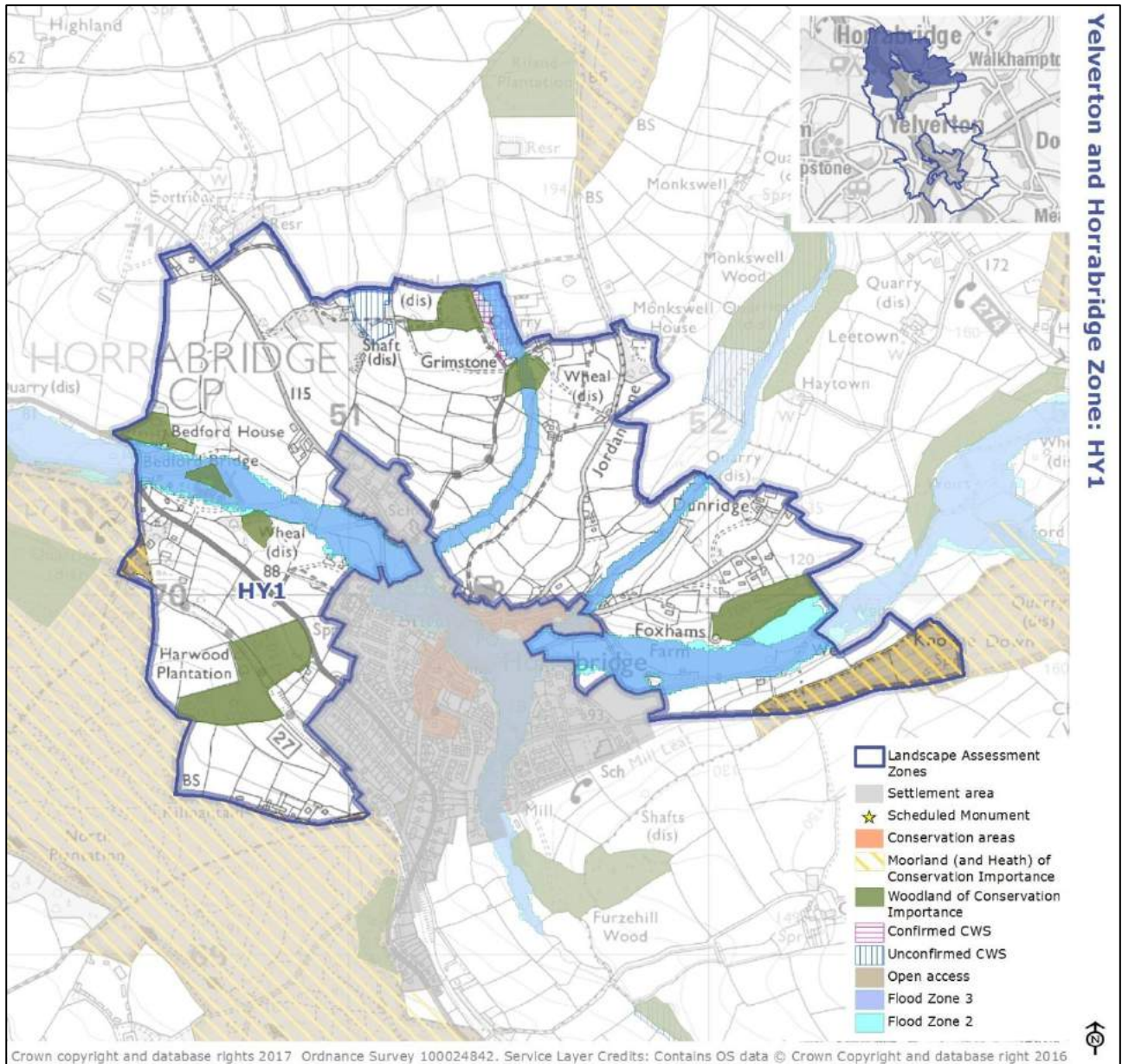
## Valued attributes

### 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 distinctive moorland of Roborough Down, which frames the settlements from the west.
- The sloping landform, particularly associated with the valleys of the Walkham and Meavy rivers.
- Pastoral character with a strong pattern of medieval enclosures bounded by an intact network of thick hedgerows.
- Features of heritage interest within the landscape, including parts of a WWII airfield and the 14<sup>th</sup> century Grade I listed bridge at Horrbridge.
- Long views from higher elevations, including across the settlement to the Dartmoor uplands.
- Contrasting landscapes, from open, exposed moorland to intimate, enclosed wooded valleys.
- Valued semi-natural habitats including broadleaved woodland, wet grassland and streams/rivers.
- Strong rural qualities, often with high levels of tranquillity.

## Landscape Assessment Zone: HY1



## Representative photographs



View west across Walkham Valley towards Roborough Down  
Dartmoor Landscape Sensitivity Assessment



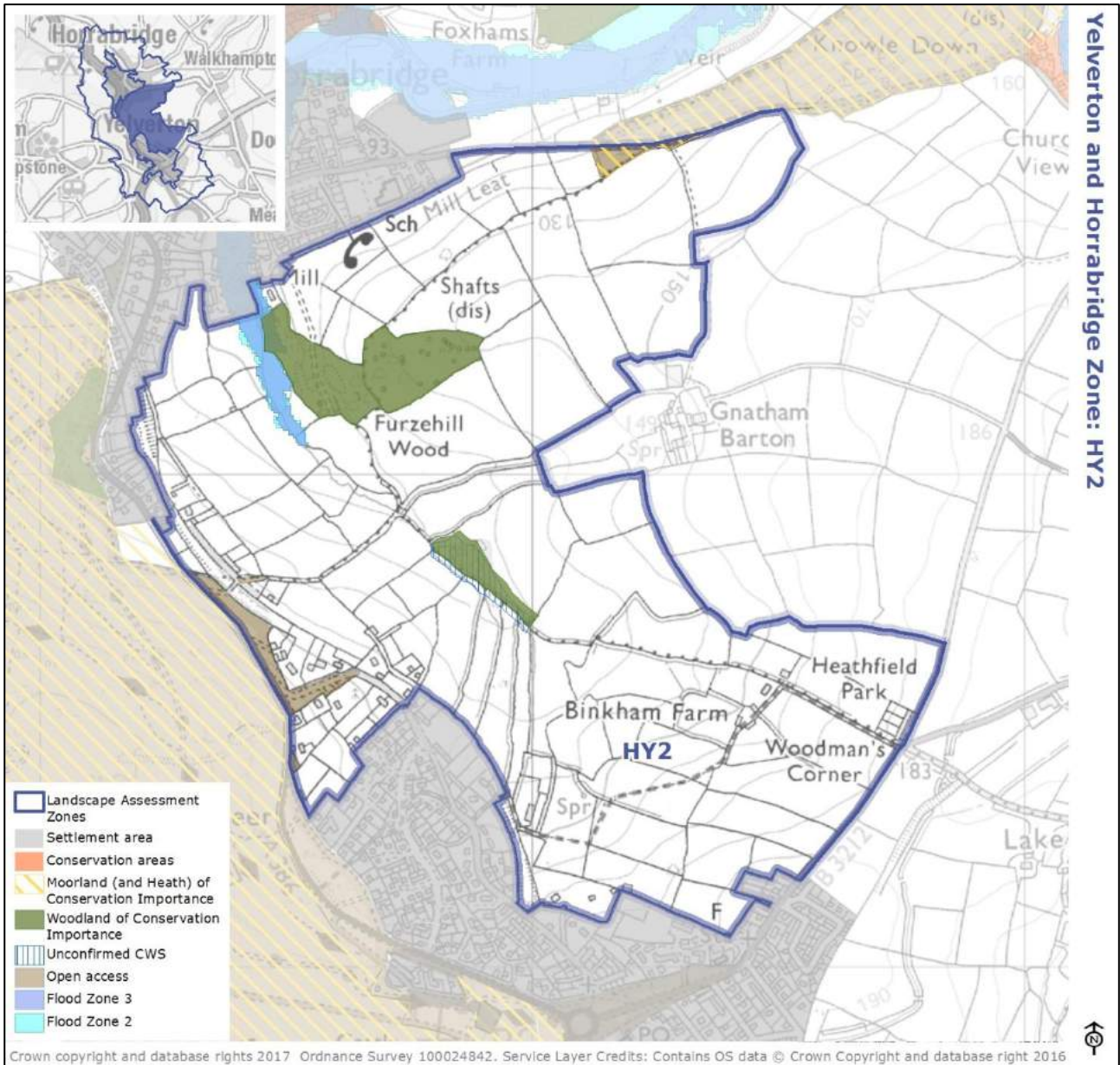
Footpath in woodland to the east of Sortridge Park

## Landscape sensitivity assessment

Location and landscape character				
<p>The Landscape Assessment Zone to the <b>north</b> of Horrabridge lies within LCT 2D: Moorland Edge Slopes and 3D: Upland River Valleys. The landscape is focused around the Walkham river valley and slopes steeply up to the north and towards Roborough Down in the south west of the landscape zone. The area was formerly used extensively for mining.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	The landscape zone has a steep valley landform associated with the Walkham River/Mill Leat and some smaller tributary watercourses. The folded landform and intricate land cover pattern create a small-scale landscape.			
Natural character	Landcover in the landscape zone primarily consists of pastoral farmland, which includes some unimproved grassland and lowland meadow habitat, which would be sensitive to change. Some of the small woodlands are classified as Woodland of Conservation Importance. Trees along field boundaries also add naturalistic character. Riparian woodland along the river corridor and stream habitats are also valued naturalistic features.			
Sense of time depth / historic character	The HLC indicates that the fields within this landscape zone are primarily medieval enclosures based on strip fields. The historic bridge which gives the settlement its name is a Grade I listed structure and was built in the 14 <sup>th</sup> century. Disused mine shafts and wheals provide evidence of the industrial heritage of the area. Beyond the settlement boundary, there are a handful of traditional historic farmsteads. The landscape zone provides a direct setting to Horrabridge Conservation Area, which is located along Whitchurch Road and Bedford Road. The landscape zone evokes a strong time depth owing to these attributes.			
Visual character	The existing village is overlooked by higher ground to the north. Views out are often limited by trees along roads and within field boundaries, although there are long views to the moorland core of Dartmoor (to the east) and Roborough Down (south-west) from more open areas.			
Perceptual and experiential qualities	The landscape is exposed on higher elevations, particularly in areas without woodland which contrasts with the strong sense of enclosure on lower slopes due to the landform and woodland cover. The landscape is highly rural and tranquil which creates sensitivity, although road noise from the A386 can detract from these qualities locally.			
Settlement pattern and edge character	The south of this landscape zone along the Walkham River provides an attractive rural setting to the historic settlement edge of the village (within the Conservation Area). There is linear development along Whitchurch Road and some hard urban edges along Chapel Lane which are less sensitive to change. Extending development up the valley sides would be out of keeping with the existing settlement pattern.			
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The steeply sloping landform, intricate historic land cover pattern of medieval enclosures, frequent naturalistic features (including copses of broadleaved woodland, lowland meadows and riparian habitats), direct setting the landscape provides to the historic settlement edge, long views from higher, open areas and high levels of tranquillity result in a landscape of <b>high</b> overall sensitivity. The modern settlement edges in the south western part of the Landscape Assessment Zone are less sensitive.</p>				



## Landscape Assessment Zone: HY2



### Representative photographs



View back to Yelverton near Binkham Farm



Rush pasture on the valley floor, with woodland on the slopes

## Landscape sensitivity assessment

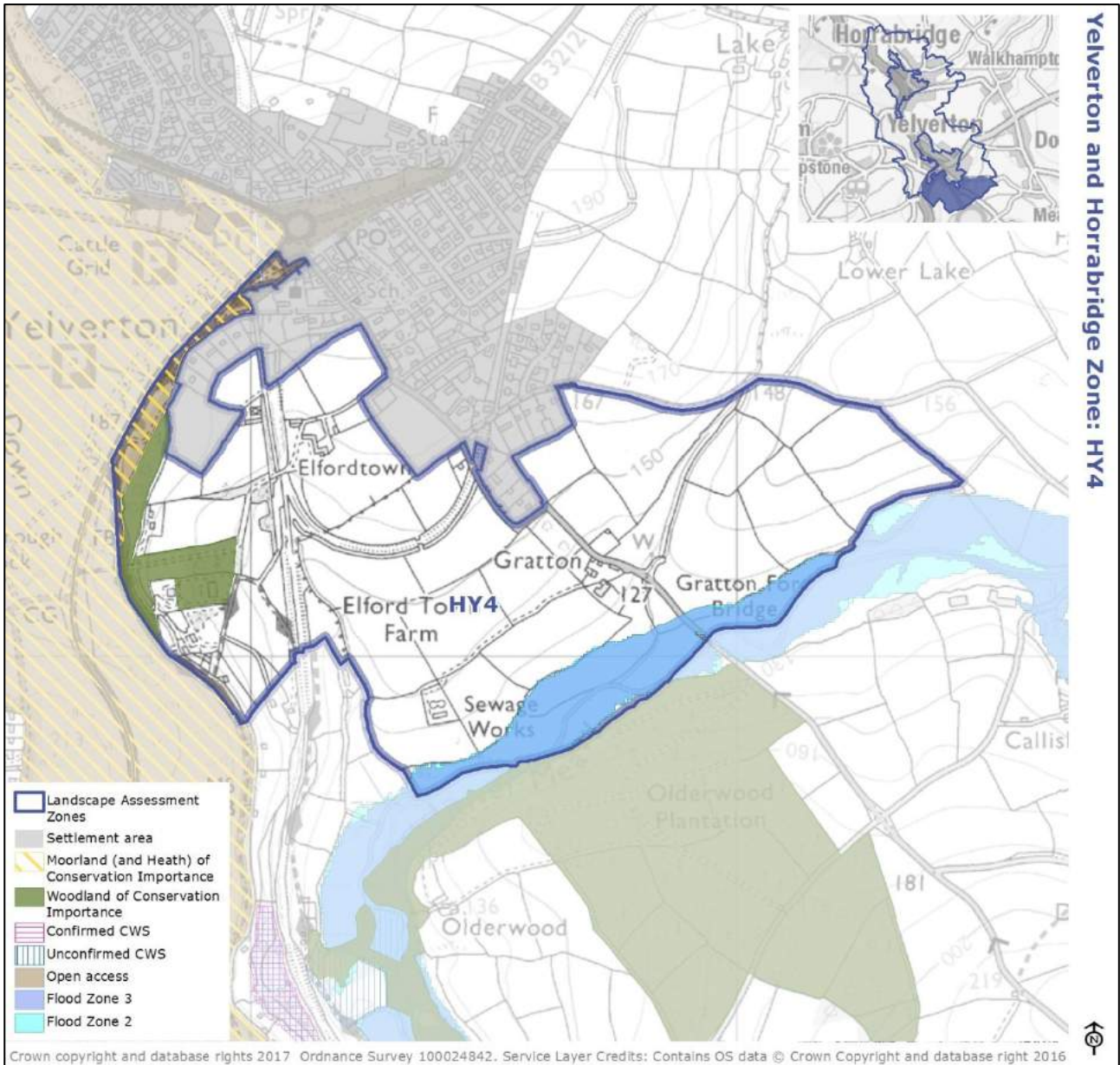
Location and landscape character				
<p>The Landscape Assessment Zone to the <b>east</b> of Horrabridge and Yelverton lies within LCT 2D: Moorland Edge Slopes. The landscape slopes gently up in an easterly direction, mostly comprising pasture fields with some arable areas. Frequent streams and tracts of woodland are also characteristic. This area was historically important for mining.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	A gently sloping landform crossed by numerous small streams and overlain by a small-medium scale, intricate field pattern.			
Natural character	The landscape contains numerous naturalistic features which could be vulnerable to loss, including broadleaved woodland (Furzehill Wood is locally designated as Woodland of Conservation Importance), unimproved grassland and wet rush pasture adjacent to the streams.			
Sense of time depth / historic character	The HLC indicates that this landscape is primarily medieval fields and medieval fields based on strip fields. Other heritage features include Furzehill Mine and associated historic mining infrastructure including disused shafts. Historic farmsteads are scattered throughout.			
Visual character	The sloping landform results in strong intervisibility with the existing settlement and Roborough Down beyond, although lower slopes are more hidden and less visually prominent. There are glimpses of the Dartmoor upland moorland and rocky tors to the north-east.			
Perceptual and experiential qualities	<p>This is a strongly rural landscape with an intact historic field pattern and few intrusive features and high levels of tranquillity. The sense of exposure to elements experienced on higher elevations adds to its typical Dartmoor farmland character.</p> <p>Some modern equestrian development and loss of hedgerows has occurred adjacent to the settlements.</p>			
Settlement pattern and edge character	The landscape forms a valued rural backdrop to both Horrabridge and Yelverton, with the slopes containing the settlements.			
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The sloping landform, frequent naturalistic features including woodland and riparian habitats, intact medieval field pattern, long views out, setting and backdrop that the landscape provides to the settlements and strong rural character with high levels of tranquillity result in a landscape of <b>high</b> overall sensitivity. Sensitivity levels decrease on lower slopes closer to existing development.</p>				



## Landscape sensitivity assessment

Location and landscape character				
<p>The Landscape Assessment Zone to the <b>east</b> of Yelverton lies within LCT 2D: Moorland Edge Slopes. The landscape slopes towards a tributary valley of the River Meavy and is characterised by pastoral farmland, with wet grassland adjacent to the stream. Fields are divided by hedgerows with many hedgerow trees. The former railway line to Princetown crosses through the landscape zone.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	This landscape zone comprises a sloping valley landform associated with a tributary of the River Meavy, becoming steeper in the south and east of the zone.			
Natural character	There are numerous natural features within this landscape which may be vulnerable to loss, including hedgerow trees and woodland along the course of the stream as well as wetland grassland and stream habitats found on the valley floor.			
Sense of time depth / historic character	The HLC indicates that the fields within this landscape are primarily medieval enclosures based on former strip fields. In some localised areas, subdivision of fields with post and wire fencing has occurred in recent years. Other valued historic features include the Devonport Leat which crosses through the landscape zone and the course of the former Princetown railway and Plymouth and Dartmoor Tramway which ran from Sutton Harbour to Princetown in the 19 <sup>th</sup> century. These attributes result in a strong time depth.			
Visual character	There are high levels of intervisibility with land to the south (over the Meavy Valley) from the steeper slopes in the south of the zone, resulting in sensitivity to change. The majority of the zone does not, however, have a strong visual relationship with the existing settlement at Yelverton due to topography.			
Perceptual and experiential qualities	This is a rural, pastoral landscape with strong naturalistic qualities which provides a scenic setting to the south of the village. There are some locally detracting features including large modern gateways and the subdivision of fields by post and wire fencing.			
Settlement pattern and edge character	The landscape forms a valued rural setting to the south eastern edge of Yelverton. Modern housing development located at Binkham Hill is less well integrated into the landscape and is therefore reducing sensitivity in this location.			
Overall assessment of landscape sensitivity to future change				
<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The sloping valley landform, naturalistic features (including streams, hedgerows and woodland), intact medieval field pattern, long views across the Meavy Valley and the rural setting the landscape provides to the south of Yelverton increase sensitivity to development. However the hard urban edges and localised subdivision of field patterns with post and wire fencing means this zone is assessed as of <b>moderate-high</b> sensitivity overall.</p>				

## Landscape Assessment Zone: HY4



### Representative photographs



Woodland viewed from the West Devon Way

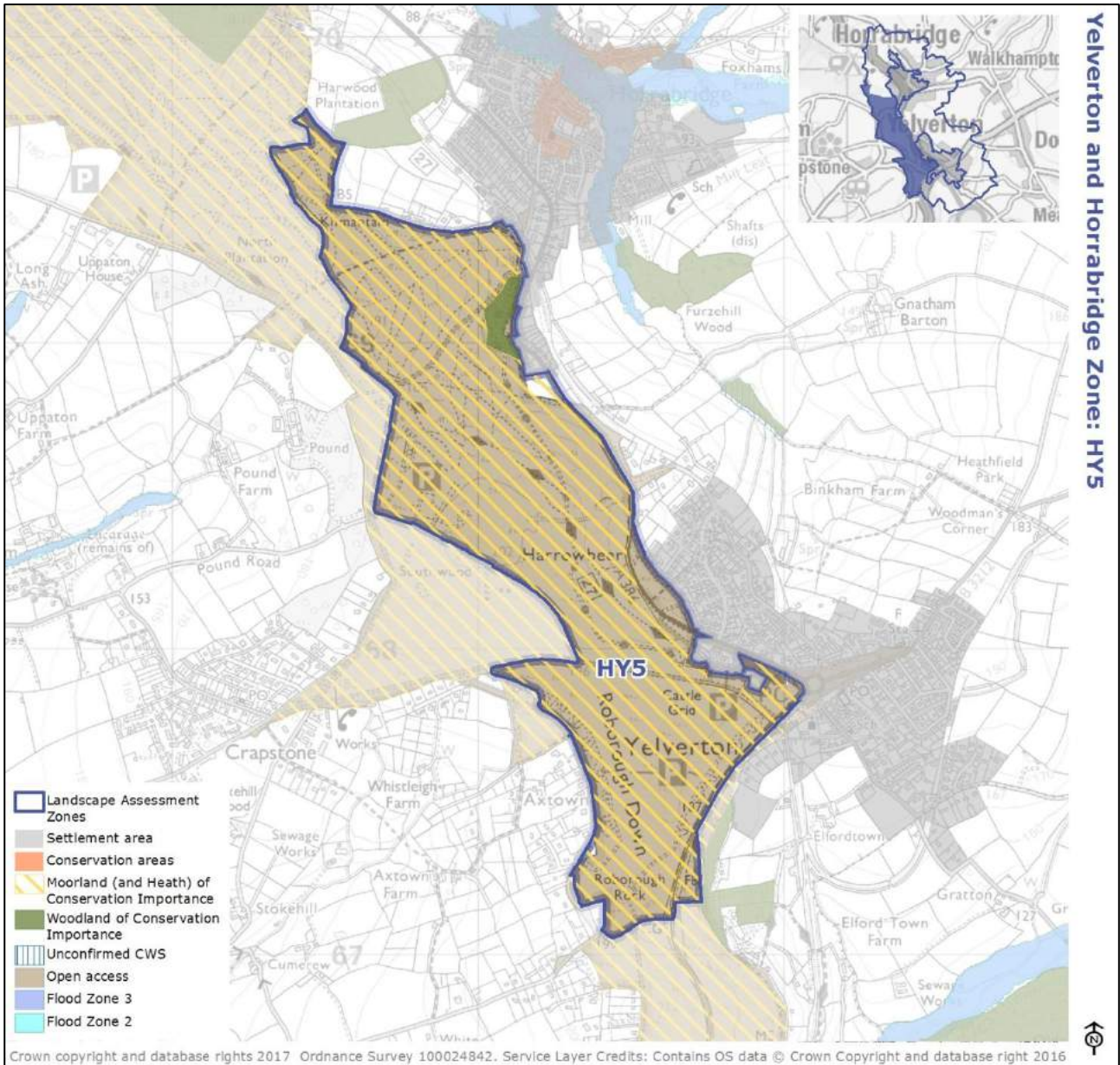


Farmland near Elfordtown

## Landscape sensitivity assessment

Location and landscape character				
<p>The Landscape Assessment Zone to the <b>south</b> of Yelverton lies within LCT 2D: Moorland Edge Slopes and 3D: Upland River Valleys. The landscape is focused around the River Meavy and slopes steeply northwards towards Yelverton. The landscape comprises a mixture of pastoral and arable farmland and tracts of deciduous woodland.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	The landscape zone slopes down from the settlement in a southerly direction towards the River Meavy. The overlying field pattern is small-medium in scale.			
Natural character	Woodland of Conservation Importance is located adjacent to the moorland in the west of the zone. The landscape has a well wooded character with high levels of tree cover. Land cover is primarily pastures divided by a strong network of hedgerows, with some wet/unimproved grassland habitat and valued stream habitats associated with tributaries of the River Meavy. These attributes present sensitivities to change.			
Sense of time depth / historic character	The HLC indicates a mixture of medieval enclosures based on strip fields, post-medieval enclosures and amalgamated enclosures. There are a handful of historic farmhouses scattered throughout the zone, while the disused railway line also runs through the landscape and is characterised by deciduous woodland. Remnants of the line are visible in places.			
Visual character	<p>When tree cover allows, there are high levels of intervisibility with the sloping land to the south of the River Meavy, which results in sensitivity to change.</p> <p>There is no visual relationship with the adjacent moorland to the west with views screened by trees and the sloping topography. The visual relationship with the existing settlement is also limited by the landform and woodland cover, although there are some views to the southern edges of Yelverton.</p>			
Perceptual and experiential qualities	This is a highly scenic rural landscape which is well-wooded with high levels of tranquillity and a strong rural character. Noise from the adjacent A386 can detract from tranquillity levels locally.			
Settlement pattern and edge character	The zone forms part of the wider rural setting to Yelverton, integrating the settlement edge into the landscape. There is some linear development along Gratton Lane and Meavy Lane that are less sensitive in terms of their settlement edge characteristics.			
Overall assessment of landscape sensitivity to future change				
<b>L</b>	<b>L-M</b>	<b>M</b>	<b>M-H</b>	<b>H</b>
<p>The sloping landform, small-medium scale field pattern of medieval enclosure, frequent naturalistic features (including woodland, wet grassland, hedgerows and stream habitat) and role the zone plays as a rural setting to Yelverton present sensitivities to future change. Traffic noise, localised linear development and limited views into and out of the landscape reduce sensitivity from 'high' to <b>moderate-high</b> overall.</p>				

## Landscape Assessment Zone: HY5



### Representative photographs



View across moorland from Pound Road



Rocky outcrop of Roberough Rock adjacent to WWII aircraft dispersal pens

## Landscape sensitivity assessment

Location and landscape character				
<p>The Landscape Assessment Zone to the <b>west</b> of Horrabridge and Yelverton lies within the Upland Moorland with Tors landscape character type. The landscape contains Roborough Down, an area of unenclosed moorland, which is highly valued for its semi-natural habitats and sense of escape from the adjacent settlements.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	The landscape zone consists of the rolling landform of Roborough Down. To the west of Yelverton the landscape is relatively flat. The large scale unenclosed landscape is a distinctive feature of Dartmoor and is sensitive to change.			
Natural character	The entire open moorland habitat within the landscape zone is designated as Moorland (and Heath) of Conservation Interest. A small copse of woodland adjacent to the A386 is classified as Woodland of Conservation importance. These semi-natural habitats are highly valued and would be vulnerable to loss from development.			
Sense of time depth / historic character	Roborough Down contains numerous features of heritage interest including World War II aircraft dispersal pens (RAF Harrowbeer), a probable medieval longhouse site and evidence of mining activity which historically supported Horrabridge and Yelverton, all of which create sensitivity to built development. The use of Roborough Down as common land also contributes to the sense of time depth.			
Visual character	From open areas there are long views in an easterly direction which include the upland open moorland and distinctive rocky tors on the skyline which results in sensitivity. The landscape zone is visually separated from the adjacent settlements by dense woodland and the sloping topography.			
Perceptual and experiential qualities	The landscape has an exposed and remote moorland character with few human influences, providing a sense of escapism from the adjacent urban development, which creates sensitivity to change. Although not as remote and exposed as the large expanses of moorland to the north-east and east, the position of this pocket of open moor nearby to urban centres means that it is highly valued for recreation. High levels of recreational activity can result in a busy landscape which contrasts with the exposed and remote qualities. Traffic noise from the A386 can also be intrusive.			
Settlement pattern and edge character	The moorland extent forms a definitive natural boundary to the western edges of both Horrabridge and Yelverton. The edges of the settlements are also enclosed by the sloping topography, and development on Roborough Down would be disconnected from the existing settlement.			
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The vast, open and rugged landscape, important semi-natural moorland and heath habitat, heritage value (particularly relating to RAF Harrowbeer in WWII), long views across the surrounding landscape, sense of escape provided from the adjacent urban areas, and undeveloped character increase sensitivity to <b>high</b> overall.</p>				



# Mary Tavy



## Mary Tavy



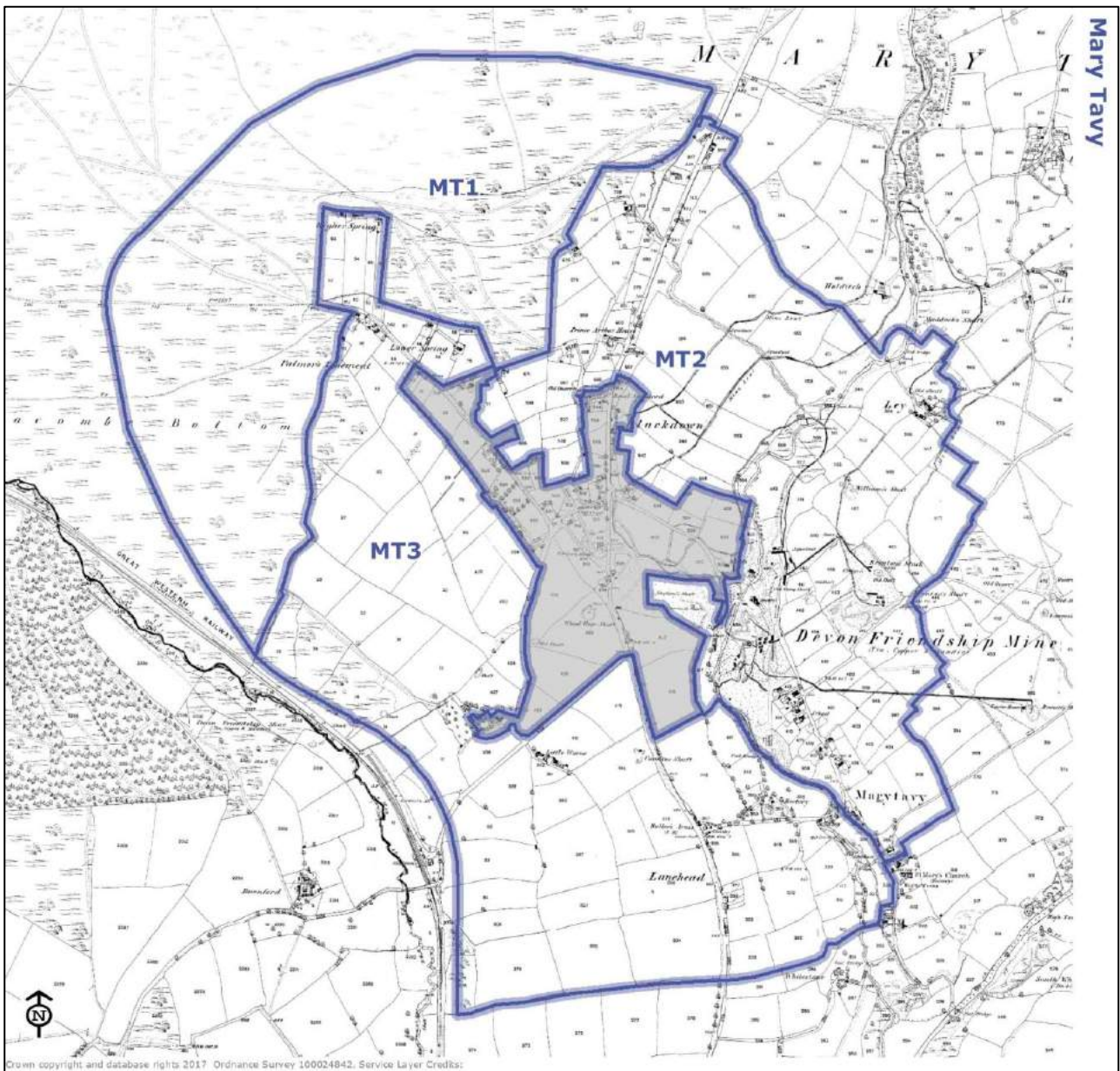
### Location and Description

Mary Tavy is located in the west of Dartmoor National Park on Cholwell Brook which joins the River Tavy to the south of the settlement. The settlement contains a mixture of buildings associated with mining, agriculture or residential use which are typically white-washed or stone with slate roofs.

Mary Tavy and Blackdown were previously considered two distinct settlements, but have since coalesced and have a dispersed linear form. The Grade I listed Church of St Mary which gives Mary Tavy its name is of 14th century origin, although is located outside of the modern settlement to the south along Bal Lane. The southern parts of the settlement primarily consist of 20<sup>th</sup> century bungalows.

Historically the village was supported by mining for tin, silver, copper and manganese, and in the 19<sup>th</sup> century was the site of the largest copper mine in the world, Wheal Friendship. The former mining landscape is characterised by numerous disused shafts and pits. The unenclosed moorland to the north provides a dramatic backdrop to the settlement. To the south the landscape is rural farmland with some fields used as pasture for horses.

**Historic map (Ordnance Survey 1864-1889)**



**Representative photographs of the settlement**



Warne Lane



Houses on Warren Road/Wheel Road, backing on to Cholwell Brook

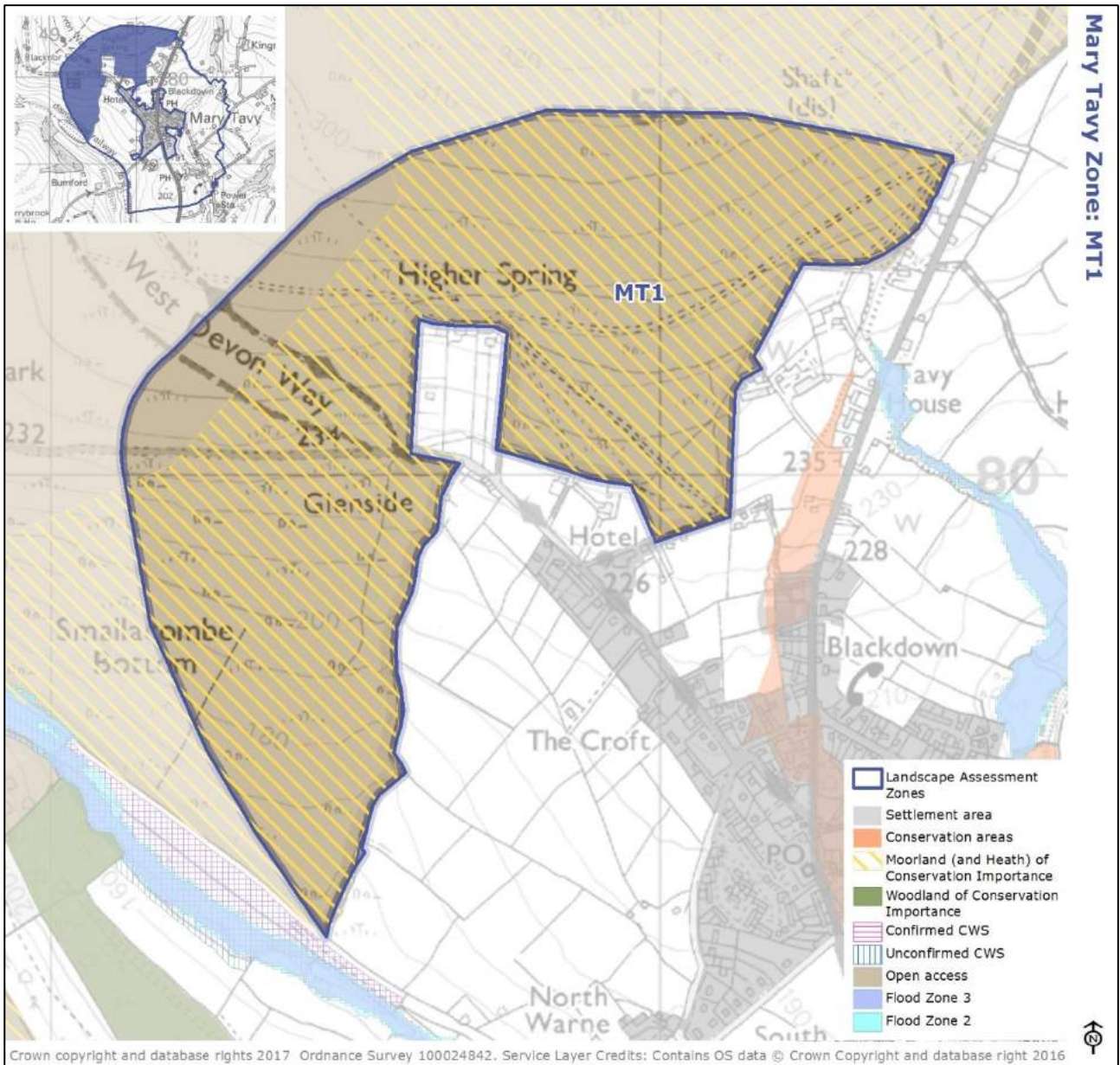
## Valued attributes

### 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:

- Contrasting upland open moorland and intricate stream valley landforms.
- Valued semi-natural habitats including wet rush pasture associated with Cholwell Brook, upland moorland and broadleaved woodland.
- Intact medieval field patterns, with fields enclosed by hedgebanks with many trees.
- Historic farmsteads found along the narrow rural lanes emanating from the settlement.
- The heritage features of the landscape, including historic mining landscapes and relics.
- Long views from higher elevations, particularly in southerly and easterly direction from the elevated moorland of Gibbet Hill.
- The backdrop and setting provided to Mary Tavy by the moorland of Gibbet Hill.
- Strong rural qualities, with high levels of tranquillity.

## Landscape Assessment Zone: MT1



### Representative photographs



Brentor Road looking east to Mary Tavy



View east from Brentor Road to Brent Tor

## Landscape sensitivity assessment

Location and landscape character				
<p>The Landscape Assessment Zone to the <b>north</b> and <b>north-west</b> of Mary Tavy encompasses open access land to the south west of Gibbet Hill and lies within LCT 2D: Moorland Edge Slopes and 1L: Upland Moorland with Tors. This is a broad, open upland moorland landscape typical of Dartmoor.</p>				
Assessment Criterion	Sensitivity description			
Topography and scale	The landscape zone has a dramatic landform, rising steeply to the north towards Gibbet Hill. The lack of field boundaries, limited landscape features and broad landform result in a large scale, open landscape.			
Natural character	Landcover in the landscape zone primarily consists of semi-natural grass moorland, heathland, gorse and scrub. This area is locally designated as Moorland (and Heath) of Conservation Importance. These valued habitats distinctive to the Dartmoor landscape would be vulnerable to loss.			
Sense of time depth / historic character	The HLC indicates that this area is characterised by unenclosed rough ground which remains under its traditional use as common land for grazing livestock. Bronze Age archaeological artefacts have been recovered in this area, providing evidence of its past occupation. The moorland forms a wider setting to the Mary Tavy Conservation Area. The time-depth of the landscape and frequent occurrence heritage assets present sensitivities to change.			
Visual character	Views focused in a south westerly direction by the sloping landform, encompassing Brent Tor and the pastoral farmland of West Devon beyond. The landscape zone itself is prominent in views from surrounding areas due to the relatively high elevation; potential development would be visible from the surrounding area, particularly the lower lying land to the south. There are long views across the settlement to high tors beyond in the east. The moorland is included in key views from Mary Tavy (identified in the Conservation Area appraisal) towards Brent Tor in the west.			
Perceptual and experiential qualities	This is a highly scenic and remote landscape, typical of Dartmoor's open moorland. The elevation and lack of vegetation create a remote and exposed character. There are few human influences and the open and exposed moorland provides a sense of escape and relative remoteness from the enclosed settlement.			
Settlement pattern and edge character	<p>Mary Tavy has developed from the two distinct settlements of Mary Tavy and Blackdown. The moorland in this zone provides a valued setting and important backdrop to the village, key to its sense of place and identity.</p> <p>There are few dwellings adjacent to the landscape; the grounds of the Moorland Hall accommodation abut the moorland as do a handful of bungalows with a whitewash vernacular. These are well screened and not prominent within the landscape.</p>			
Overall assessment of landscape sensitivity to future change				
L	L-M	M	M-H	H
<p>The steeply sloping and open landform, the valued semi-natural moorland land cover, remote perceptual qualities with few human influences, role of the landscape as backdrop to the settlement and high levels of intervisibility with the surrounding landscape result in an overall rating of <b>high</b> landscape sensitivity.</p>				



## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>north</b> and <b>east</b> of Mary Tavy lies within LCT 5A Inland Elevated Undulating Land and 2D: Moorland Edge Slopes. It comprises the valley of Cholwell Brook and is strongly associated with the mining past of the settlement, including the Wheal Friendship mine. Many wetland and woodland habitats characterise this landscape.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	<p>An undulating landform based around a valley carved by Cholwell Brook, with the land sloping up on either side towards Gibbet Hill and Horndon. The overlying field pattern consists of small-scale fields.</p>
Natural character	<p>The farmland which makes up a large proportion of the landscape zone has a well-wooded character due an abundance of broadleaved trees along hedgerows. Dense heath, gorse and bramble scrub habitat is associated with the disused mines.</p> <p>Valued wetland habitats associated with Cholwell Brook (including rush pasture) may be vulnerable to loss from development. Dense deciduous woodland also lines the valley corridor.</p>
Sense of time depth / historic character	<p>The HLC indicates that this most of this area has a medieval field pattern enclosed by hedge-banks during the middle ages.</p> <p>Much of the zone is contained within the Mary Tavy Conservation Area. Numerous mine shafts and infrastructure throughout the landscape provide physical evidence of the important mining heritage of the area, including Wheal Friendship mine which was once the largest copper mine in the world. The presence of heritage features important to landscape character and great time-depth present sensitivities to change.</p>
Visual character	<p>There are long views from higher ground to the open upland moorland in the east, with rocky tors forming distinctive features on the skyline.</p> <p>The more elevated parts of the landscape zone rise prominently above the existing settlement. Within the landscape zone, there are high levels of intervisibility across the Cholwell Brook valley and it is overlooked by properties on higher ground along the A386.</p>
Perceptual and experiential qualities	<p>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. From the higher elevations within the landscape zone there is sense of exposure. Traffic noise from the A386 can detract from tranquillity locally. The former mining area appears derelict and unmanaged in places.</p>
Settlement pattern and edge character	<p>Mary Tavy does not follow a traditional nucleated settlement pattern as it was originally two distinct settlements. The linear development pattern along the A386 at Blackdown originated in the 14th century, and this part of the settlement is included within the Mary Tavy Conservation Area. The easternmost edge of the settlement also falls within the Conservation Area.</p> <p>The existing settlement edge is well integrated into the landscape. There are some buildings along Bal Lane, although these are usually historic. Development along Warren Road contains varied styles and scales of building of diverse origin, but is well integrated into the landscape and screened by mature trees.</p>



### Overall assessment of landscape sensitivity to future change

L	L-M	M	M-H	H
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The sloping, intimate valley landform, visually prominent land at higher elevations, valued semi-natural habitats (including areas of heath and wet grassland), important historical associations and features related to past mining activity, relative sense of tranquillity, and role as a setting to the Conservation Area results in a **high** sensitivity landscape overall.



## Landscape sensitivity assessment

Location and landscape character	
<p>The Landscape Assessment Zone to the <b>south</b> and <b>west</b> of Mary Tavy lies within LCT 5A: Inland Elevated Undulating Land. This zone contains rural farmland with a strong hedgerow network and many trees, which slopes down into the valley of the River Burn located to the south. Some modern influences are apparent including 20<sup>th</sup> century bungalows in the south of the settlement. The disused Tavistock railway line forms the boundary on the landscape zone to the south west.</p>	
Assessment Criterion	Sensitivity description
Topography and scale	<p>The landscape zone slopes up from the valley of the River Burn towards the village, becoming gently undulating as the land rises. A rounded hill is located directly to the south of Mary Tavy. The overlying field pattern is generally of small, regular fields.</p>
Natural character	<p>The landscape zone primarily consists of pastoral farmland, some of which is unimproved grassland habitat. Field are enclosed by a mixture of high hedges and stone walls. There is a small copse of deciduous woodland located along Warne Lane. Trees in field boundaries also form valued natural features and give an overall wooded appearance to the landscape.</p> <p>Wetland habitats and riparian woodland are found adjacent to Colwell Brook in the easternmost part of the landscape zone. These valued semi-natural habitats and natural features that could be vulnerable to loss.</p>
Sense of time depth / historic character	<p>The HLC shows that this landscape contains a mixture of amalgamated and post-medieval enclosures, with some Barton fields. Sinuous boundaries of medieval enclosures remain in places.</p> <p>Historic features include occasional mineshafts associated with Wheal Friendship mine and historic farmsteads amongst the farmland. Fields in the easternmost part of the landscape zone are contained within Mary Tavy Conservation Area as they form part of the distinctive mining landscape. The heritage features important to landscape character and strong time-depth contribute to the landscape's sensitivity to change.</p>
Visual character	<p>Long views are attained to higher ground, particularly in a south westerly direction over the valley of the River Burn to the slopes beyond. There are also views up to the high moorland of Gibbet Hill (Zone MT1). The zone is characterised by high levels of inter-visibility with surrounding landscapes.</p>
Perceptual and experiential qualities	<p>This is an attractive rural landscape with few incongruous features. It has a high perceived degree of tranquillity, whilst noise from the A386 may detract from these qualities locally. There is some equestrian development and fences have replaced hedgerows in some locations.</p>
Settlement pattern and edge character	<p>Mary Tavy does not follow a traditional nucleated settlement pattern as it was originally formed from two distinct settlements. There is existing low density linear development along Brentor Road. 20<sup>th</sup> century development along Warne Lane is integrated into to the landscape and screened by woodland. Modern bungalows along Station Road create a harder settlement edge.</p> <p>Occasional historic farmsteads are scattered throughout the countryside outside the settlement.</p>

### Overall assessment of landscape sensitivity to future change

L	L-M	M	M-H	H
<p>The sloping valley landform with visually prominent slopes, areas of intact medieval enclosure (including Barton fields), valued wetland habitats, strong rural qualities and high levels of tranquillity, historic farmsteads and long views to the south (over the valley of the River Burn) result in a <b>high</b> overall sensitivity rating. The settlement edge along Station Road is less sensitive due the hard edge created by the road.</p>				