

Appendix 1: Devon Character Areas and their constituent Landscape Character Types

South Hams Devon Character Areas

Devon Character Area	LCTs with land in the DCA
Bigbury Bay Coastal Plateau	4A: Estuaries, 4H: Cliffs, 4D: Coastal slopes and combes, 3G: River valley slopes and combes, 3C: Sparsely settled farmed valley floors, 1B: Open coastal plateaux, 5A: Inland elevated undulating land, 6: Offshore islands
Bolt Tail and Start Point Coastal Plateau	1B: Open coastal plateaux, 4D: Coastal slopes and combes, 4H: Cliffs, 3G: River valley slopes and combes
Dart Estuary	4A: Estuaries, 4B: Marine levels and coastal plains, 3G: River valley slopes and combes, 3A: Upper farmed and wooded valley slopes, 3B: Lower rolling farmed and settled valley slopes, 1B: Open coastal plateaux
Denbury and Kerswell Farmlands	3A: Upper farmed and wooded valley slopes
East Dartmoor Moorland Fringes	1E: Wooded ridges and hilltops
Froward Point to Berry Head Coastal Plateau	4H: Cliffs, 1B: Open coastal plateaux, 4D: Coastal slopes and combes
Lower Tamar and Tavy Valleys	4A: Estuaries, 4B: Marine levels and coastal plains
Mid Avon and West Dart Valleys and Ridges	3G: River valley slopes and combes, 5A: Inland elevated undulating land
Mid Dart Valley and Slopes	1E: Wooded ridges and hilltops, 3A: Upper farmed and wooded valley slopes, 3B: Lower rolling farmed and settled valley slopes, 3C: Sparsely settled farmed valley floors, 3F: Settled valley floors, 5A: Inland elevated undulating land
Plymouth and Modbury Farmland	2D: Moorland edge slopes, 3B: Lower rolling farmed and settled valley slopes, 3C: Sparsely settled farmed valley floors, 3E: Lowland plains, 3G: River valley slopes and combes
Plymouth Northern Wooded Slopes	3A: Upper farmed and wooded valley slopes, 3H: Secluded valleys
Plymouth Sound Eastern Plateau	1B: Open coastal plateaux, 3G: River valley slopes and combes, 4D: Coastal slopes and combes, 4H: Cliffs
River Tavy Middle Valley	2D: Moorland edge slopes, 3B: Lower rolling farmed and settled valley slopes, 3G: River valley slopes and combes, 3H: Secluded valleys
Salcombe to Kingsbridge Estuary	1B: Open coastal plateaux, 3B: Lower rolling farmed and settled valley slopes, 3G: River valley slopes and combes, 4A: Estuaries, 5A: Inland elevated undulating land
Southern Dartmoor and Fringes	2D: Moorland edge slopes, 5A: Inland elevated undulating land

Devon Character Area	LCTs with land in the DCA
Start Bay Coastal Hinterland	4A: Estuaries, 5A: Inland elevated undulating land, 3G: River valley slopes and combes, 4H: Cliffs, 4D: Coastal slopes and combes, 3B: Lower rolling farmed and settled valley slopes, 1B: Open coastal plateaux
Torbay Hinterland	3A: Upper farmed and wooded valley slopes, 3B: Lower rolling farmed and settled valley slopes

West Devon Character Areas

Devon Character Area	LCTs with land in the DCA
Broadbury Ridges	1A: Open inland planned plateaux, 1F: Farmed lowland moorland and Culm grassland, 3C: Sparsely settled farmed valley floors, 3G: River valley slopes and combes, 5A: Inland elevated undulating land
High Taw Farmland	1F: Farmed lowland moorland and Culm grassland, 3A: Upper farmed and wooded valley slopes, 3C: Sparsely settled farmed valley floors, 3F: Settled valley floors, 5A: Inland elevated undulating land
High Torridge Culm Plateau	1F: Farmed lowland moorland and Culm grassland, 3C: Sparsely settled farmed valley floors
Lower Tamar and Tavy Valleys	4A: Estuaries, 4B: Marine levels and coastal plains
Middle Tamar Valley	1G: Open inland plateaux, 3C: Sparsely settled farmed valley floors, 3G: River valley slopes and combes, 4B: Marine levels and coastal plains
Moretonhampstead Moorland Fringes	2D: Moorland edge slopes
River Tavy Middle Valley	1G: Open inland plateaux, 2D: Moorland edge slopes, 3B: Lower rolling farmed and settled valley slopes, 3F: Settled valley floors, 3G: River valley slopes and combes, 5A: Inland elevated undulating land
Tamar Upland Fringe	2D: Moorland edge slopes, 5A: Inland elevated undulating land
Tavistock Dartmoor Fringes	2D: Moorland edge slopes, 3C: Sparsely settled farmed valley floors, 3D: Upland river valleys, 3F: Settled valley floors, 3G: River valley slopes and combes, 5A: Inland elevated undulating land
Upper Tamar Tributary Valleys	2D: Moorland edge slopes, 3B: Lower rolling farmed and settled valley slopes, 3C: Sparsely settled farmed valley floors, 3D: Upland river valleys, 3F: Settled valley floors, 3G: River valley slopes and combes, 5A: Inland elevated undulating land
West Torridge Upland Farmland	3C: Sparsely settled farmed valley floors, 3G: River valley slopes and combes, 5D: Estate wooded farmland
Yeo Uplands and Slopes	3G: River valley slopes and combes, 5A: Inland elevated undulating land

Appendix 2: Consultees and summary of workshop comments

Attendees at the workshop held on 26 April 2017

Attendee	Organisation represented
Katherine Jones	South Hams and West Devon Councils
Alex Wish	South Hams and West Devon Councils
Bryony Hanlon	South Hams and West Devon Councils
Roger English	South Devon AONB
Sarah Honey	South Devon AONB
Melanie Croll	Devon County Council
Brian Beasley	Dartmoor National Park Authority
Ben Dancer	Tamar Valley AONB
Corinna Woodall	Tamar Valley AONB
Lesley Strong	Tamar Valley AONB
Tom Lowry	Plymouth City Council
Valda Smith	National Trust
Hazel Kendall	West Country River Trust
Mary Coughlan-Clarke	Totnes Neighbourhood Plan Co-ordinator

Summary of workshop comments

South Hams LCTs

Valued attributes	Location specific?	Forces for change/condition
Value of hedges for wildlife – many wildflowers	LCT 1B	
Lack of wooded vegetation and therefore limited enclosure	LCT 1B	
Arable crops – temporal changes in colour/texture	LCT 1B	
Settlements hidden by the topography – in dips in the land.	LCT 1B	Some new development not respecting/fitting with the landform (Malborough)
Use of local stone in bridges, buildings, stone walls	LCT 3C	Use of concrete by highway authorities undertaking repairs – permitted development rights so planning permission not required.
Buckfast railway	LCT 3C	
Industrial heritage – dismantled railways. Brunel legacy. Important for bat species. Historically South Hams has been difficult to navigate, valleys were important for navigation. Views through gate gaps.	LCT 3G	Larch felling – inconsistent replanting (specific to Avon Valley) Sweet chestnut one of the most common trees in the district – at risk from disease. Breaking up of large farms – introduction of horsiculture throughout landscape Blue Cross Farm Solar Farm.(check location)
Clear, pristine waters, teeming with life Unique wildlife (in terms of the district) including egrets and otters.	LCT 4A – Erme Estuary	Coastal areas of estuaries subject to coastal squeeze.

Valued attributes	Location specific?	Forces for change/condition
Limited surrounding development – rural, open and undeveloped skylines of adjacent valleys Wooded fringes		
Marine influences up to estuary limit	LCT 4A – Salcombe/Kingsbridge.	
Open, expansive views – not frequently found in South Hams.	LCT 4B – Slapton Ley	
Geomorphological interest – used for education Used for viewing marine life – including seals and dolphins Clouded yellow butterflies	LCT 4H	Introduction of the Whole England Coast Path – increased levels of open access land. Expiry of existing ES agreements may result in reduced levels of grazing on cliffs – potentially leading to an increase in gorse and decline in floristic interest. National Trust – returning some farmed land to a semi-natural state.
Cultural heritage – hermitage on the Great Mew Stone People use the islands to seek out isolation	LCT 6	
Rounded hills form distinctive landmarks – adjacent to the A38 - often the first experience of the district from the road. Visual connection with Dartmoor Historic lookout points	LCT 1E	
Most roads are located on flat ground above the stream valleys – a lot of people experience South Hams from this district. Strong sense of time-depth due to retention of historic field patterns.	LCT 5A	Permitted development of farms – leading to poorly sited and/or large modern style barns out of keeping with traditional buildings. Barn conversions can also be an issue if not undertaken sensitively

Valued attributes	Location specific?	Forces for change/condition
Ancient Road through Harper's Hill – Totnes		Concrete catchment areas associated with livestock waste.
Long views/glimpses of the sea Ancient walkways for Torbay to Totnes	LCT 3A	
Relative tranquillity in places, Distinct transition from urban to rural Strong relation with Dartmoor – continuation of character	LCT 2D	Continuing development pressure from the adjacent city of Plymouth Nationally important minerals deposits Recreation pressure – accessible to populations from Plymouth.
	On higher ground – both coastal and inland	Installation of telecommunications masts. Often lattice towers which are generally more visually intrusive.
	LCT 3B/3G north of Ennesettle.	Solar farm within the Tamar Valley AONB Pressure for new development near Ennesettle.
	All coastal LCTs	Erosion – loss of thin soil cover impacting upon vegetation. Increased fires results from less rainfall in summer. Increases in migratory/invasive species.
	LCT 3E	New greenspace associated with strategic level development e.g. Sherford.

West Devon- Estuaries / Rivers (LCTs 2A, 4B)

Valued attributes	Location specific?	Forces for change/condition
Influence of Cornwall character – Tamar	Tamar Valley	Climate change- Loss of features
Market gardening, orchards, daffodils- seasonal and related field systems	Tamar Valley	Management – breaching/managed realignment
Tidal character	4A	Plymouth growth – industrial ‘wasteland’ around Ernesettle. Gas installations, subs etc. and up to Roborough.
Recreation- water based	4A	Saltash – (now a suburb of Plymouth)- Tamar bridge
Historic Quays, mining heritage	4A + 4B	Plymouth- noise & light pollution
Managed floodplain- industrial past pockets of urbanisation recreation Strong time depth Sense of containment	4B	Secondary woodland-abandoned mines, market gardening Noise travelling up estuaries where open. Tin/copper leaching historic coasts Increase in water based recreation potentially impending on tranquillity and marina development in future. Ferries from Plymouth- music, noise. Visual prominence of structures on higher land (e.g. pylons, large farm buildings) Flood defence works & SUDS Increased run off from Dartmoor and built up areas around Tavistock. Growth: Launceston, Tavistock, Callington

West Devon- Elevated / Rolling Farmland (LCTs 1A, 1F, 1G, 2D, 5A, 5D)

Valued attributes	Location specific?	Forces for change/condition
Upland character – links to Dartmoor	2D	Changing cropping – markets, policy, climate & vineyards
Estate character Mining influence	2D Milton Abbot- change to 1A	Development pressures, traffic – Plymouth/Tavistock, Okehampton-A30
Sparsley wooded, open, not much going on	1A	<p>Tree pests and diseases</p> <p>Plantation woodland</p> <p>Telecoms mast</p> <p>Rail future- Tavistock, Okehampton</p> <p>Growth of Plymouth (2D) – around Roborough</p> <p>Renewables development- northern half, open landscapes</p> <p>Diversification –e.g. hobby farmers. Equestrian</p> <p>Uncertainties – Brexit etc.</p> <p>People coming out of agri-envt</p> <p>Renewables – uncertainty-policy</p> <p>Small holdings absorbed into larger farms</p> <p>Abandonment of marginal land</p> <p>Okehampton & surrounds: recreation- large campsites around A30.</p> <p>Vernacular farmsteads-residential</p> <p>Industrial scale farms out of use</p>

West Devon- Valleys (LCTs 3A, 3B, 3C, 3D, 3F, 3G)

Valued attributes	Location specific?	Forces for change/condition
Deeply incised wooded, fast flowing (seasonal) Tranquil	3D	New woodland planting/ forestry-flood alleviation Ash dieback, pests and diseases
Stone bridges, local vernacular	Away from settled (urbanised) valley floors.	Views of wind turbines-including those into Cornwall (Launceston and along ridgeline)
Narrow crossing points		Increasing traffic capacity Vernacular bridges – lorries serving forestry & farming
Tin streaming, leaks, weirs	Tavistock, Tamar Valley	Changing cropping patterns/types-Brexit, markets, vineyards
Water meadows	3C	Farm expansion, modern structures
Sense of enclosure/ isolation	Valley floors	Recreational pressures Neglect of marginal land
Dark skies	All	
A <u>working</u> agricultural landscape	3A	
Devon lanes & hedges –contrasting sense of enclosure.	3A	