

Broadclyst

Location and landscape character context

This assessment considers the village of Broadclyst and a 1.5km radius around¹. Broadclyst is located around 1.5 miles to the north east of Pinhoe. It is not located within an AONB, but has an attractive rural setting with the majority of land surrounding the settlement being owned by the National Trust. The broad floodplain of the River Clyst sweeps around the village to the north and west. There is a conservation area in the northern part of Broadclyst and a number of listed and other historic buildings in the village.

The assessment criteria have been applied with regard to small scale residential development (9m height/2 storey properties) unless otherwise identified.

Strategy 27 of the Submitted Local Plan indicates an additional 30 dwellings should be allocated for Broadclyst during the plan period.

National character area (NCA): Broadclyst falls within NCA 148 (due to be updated shortly): Devon Redlands². Defining characteristics of this area are given as deep, narrow lanes, gently rolling hills, network of hedgerows enclosing relatively small grazed or arable fields, hedgerow trees and small copses give wooded appearance, flat bottomed valleys, extensive floodplains, with larger arable or grazed fields.

District LCA: The East Devon District landscape character assessment identifies the settlement as falling within the Lower Rolling Farmed and Settled Slopes, the key characteristics of which are:

- Gently rolling landform, sloping up from valley floor
- Variable size fields with wide, low boundaries and irregular pattern
- Pastoral land use, often with wooded appearance
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied building ages, styles and settlement size
- Much use of stone as building material
- Winding, often sunken lanes
- Streams and ditches
- Tranquil and intimate

County level LCA: Clyst Lowland Farmlands

Relevant key characteristics and sensitivities/special qualities:

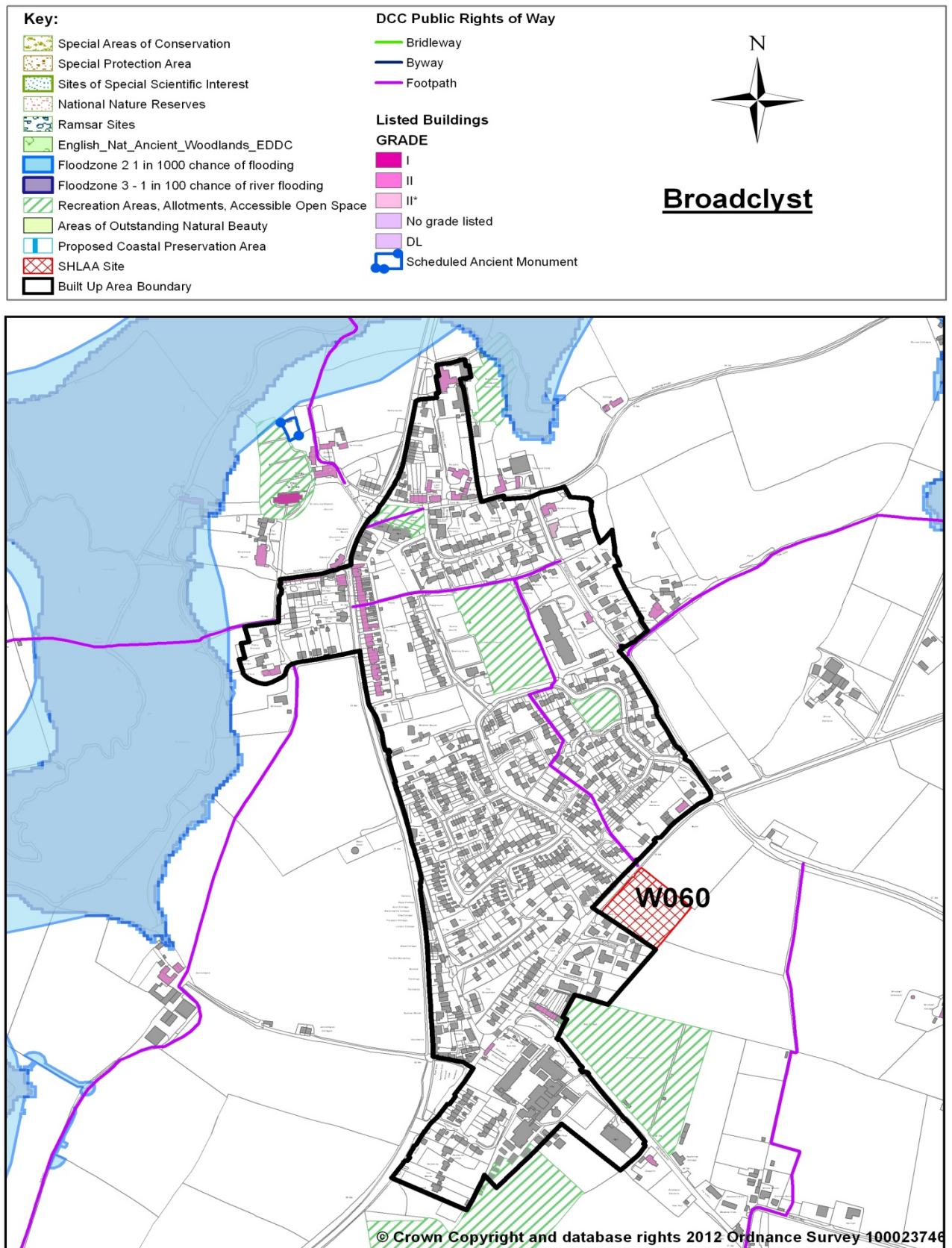
- Lowland, undulating farmed landscape underlain by mudstones, siltstones and sandstones.
- Landscape crossed by streams and meandering watercourses which feed into the more distinct valleys of the Clyst (a tributary to the Exe) and the Tale (a tributary to the Otter).
- Higher ground to the north at Budlake (harder igneous geology) providing a more distinctive and often wooded skyline.

¹ 1.5km was selected as this captures the likely extent of visual issues associated with potential settlement edge development.

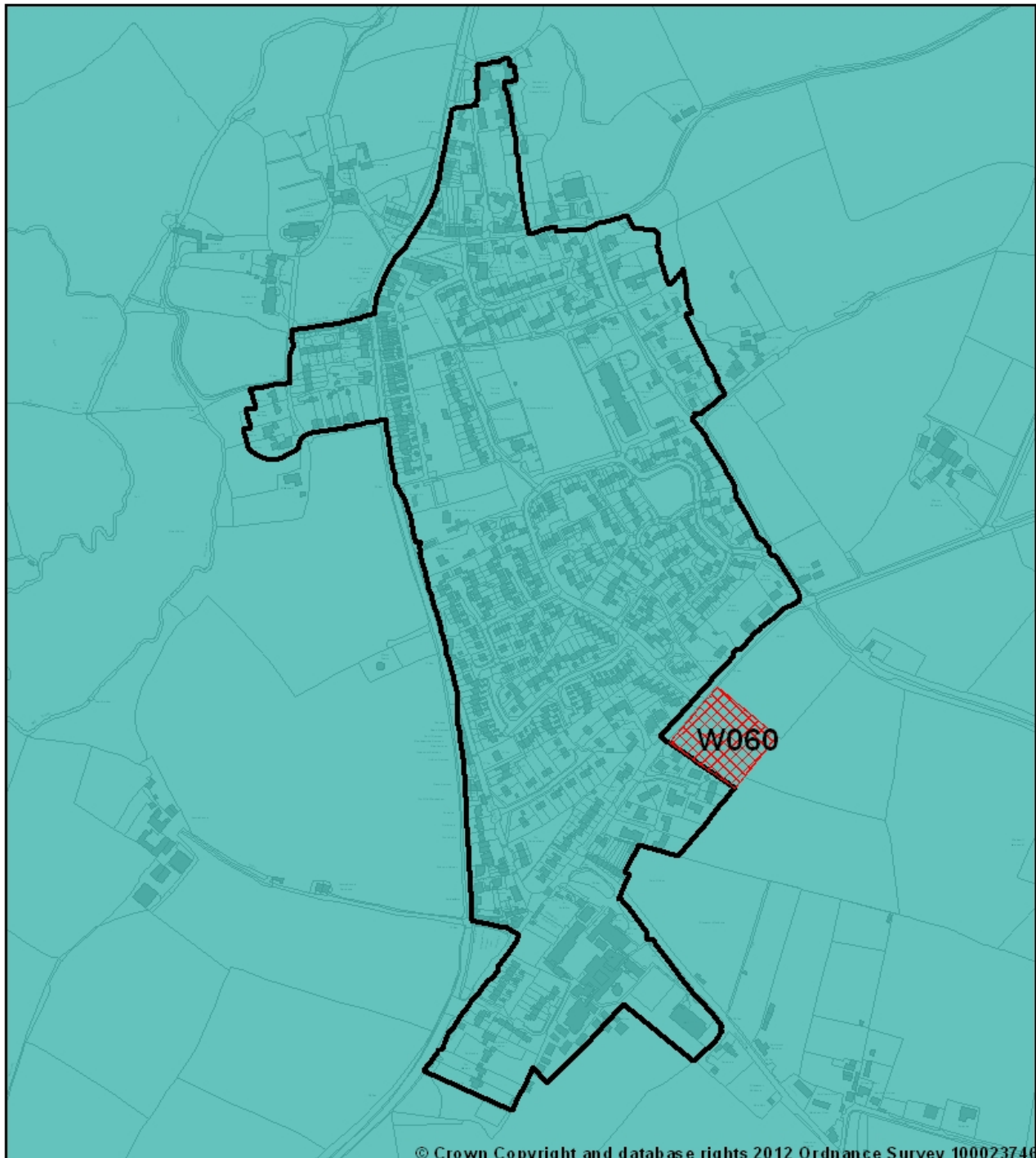
² Former Countryside Agency 1999, Countryside Character: Volume 8: South West, CA 14. NCA 151 profile available online at <http://www.naturalengland.org.uk/publications/nca/default.aspx>

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

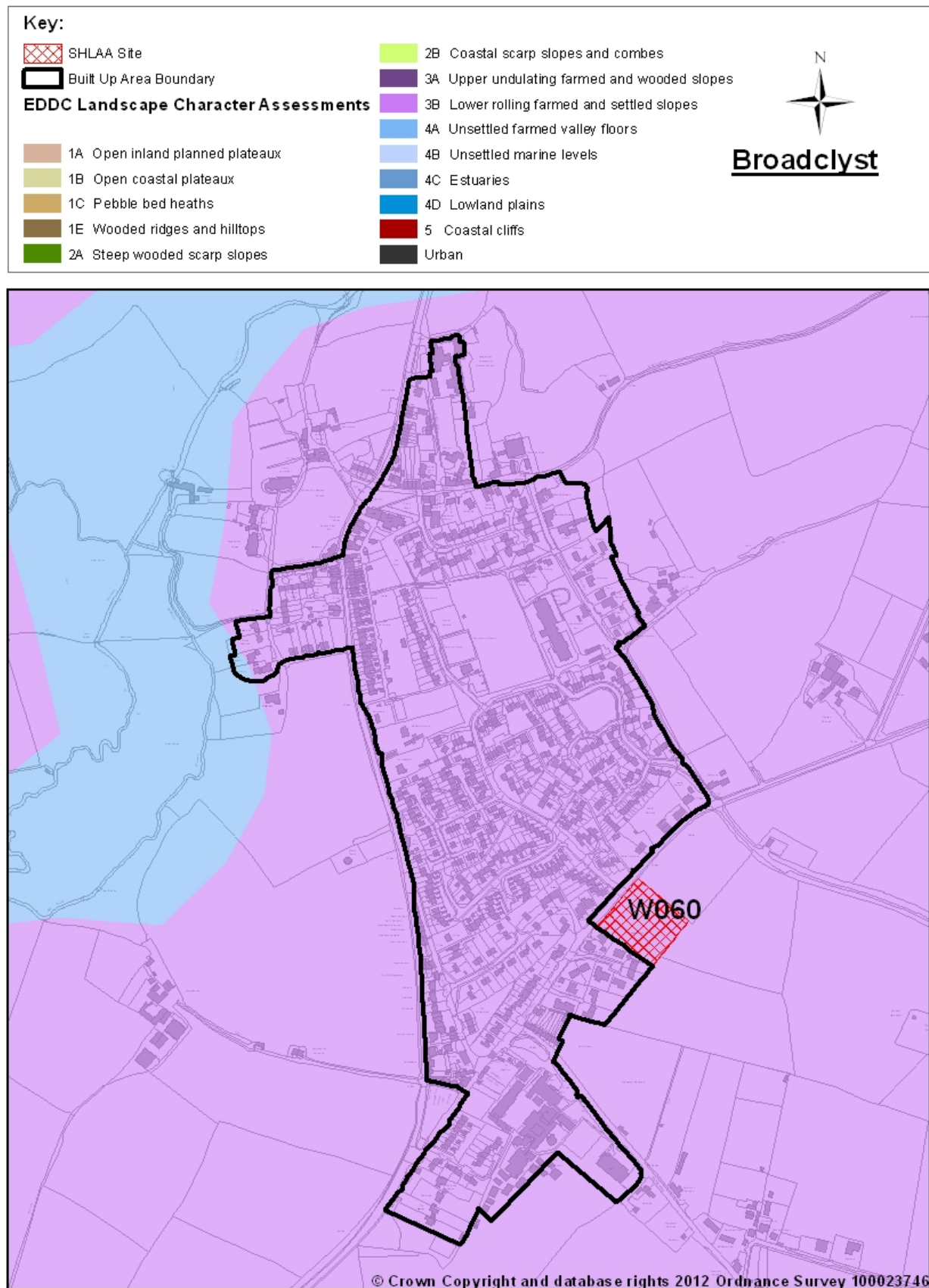
Map showing Site locations and constraints



Map showing Devon Character Areas



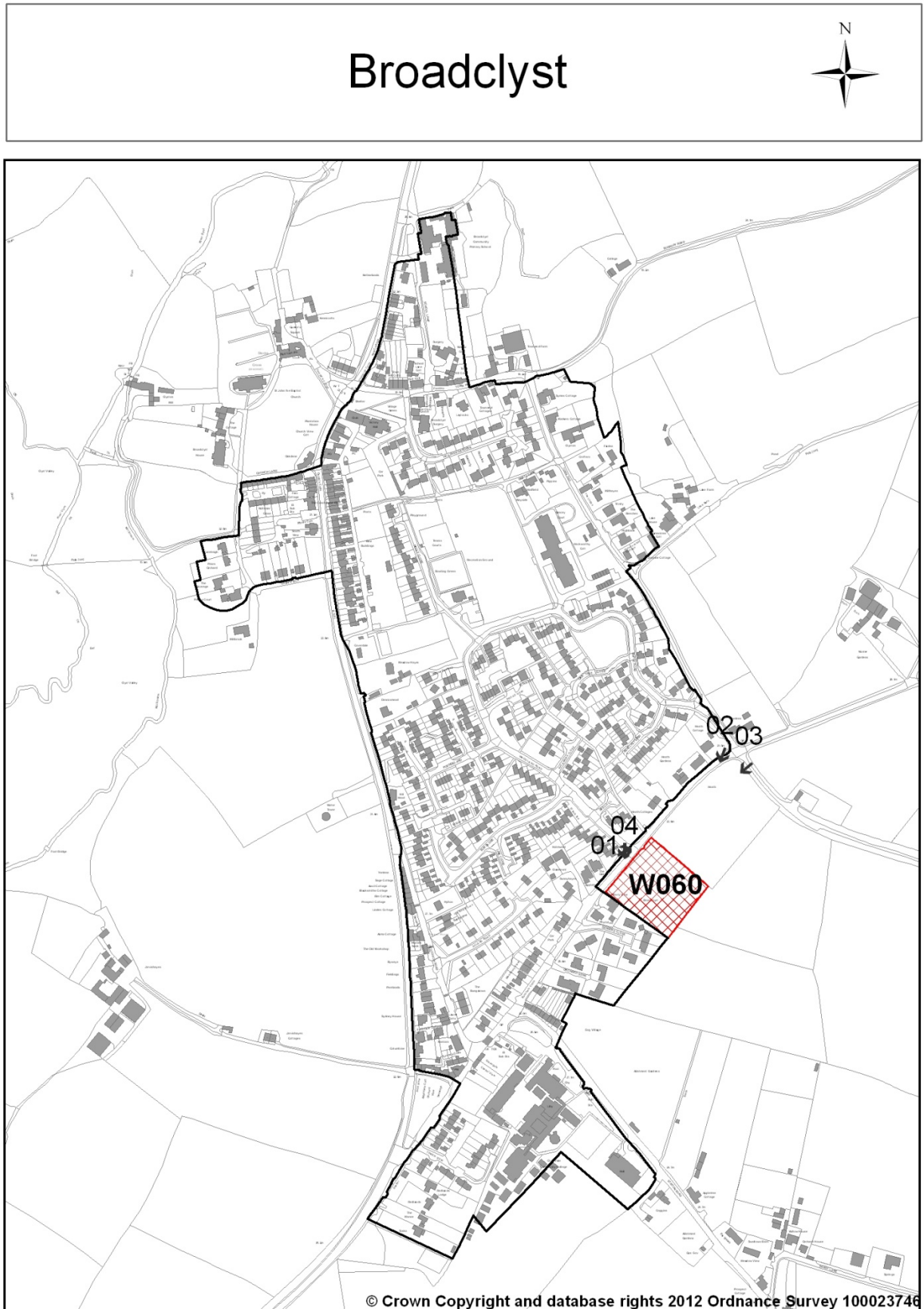
Map showing EDDC Character Areas



Aerial photograph showing Site locations



Map showing Photograph locations



Broadclyst Individual Site Assessment

Site name and location: **Heathfield Site, Dog Village, Broadclyst**

Date and time of assessment: **29/02/13 at 1300hrs**

Surveyor: **LJR**

Weather: **Cold and slightly misty**



001 View of site from pavement to North of site looking South West



002 View of site in distance from near crossroads to East of site.



003 View of site in distance from lane to North East.



004 View across site towards North East from T-junction to North West of site.

Criteria

Lower sensitivity



Higher sensitivity

Special qualities / significance of designated landscapes		LM			
	Broadclyst is a fairly large nucleated village set to the south and east of the broad floodplain of the River Clyst. It is not within an AONB, but is set in an attractive rural landscape where much of the land is owned by the National Trust. The site forms a small paddock on the edge of the village.				
Skylines and landform			M		
	The skylines are lightly setteled, the two storey house to the south forming quite a prominent skyline feature on the edge of the village when viewed from the north. The site slopes gently up towards this house and small trees around the site form skyline features that add to the quality of the landscape. There is an old windmill (without sails) on a nearby hillside.				
Sense of openness and enclosure			M		
	Views into the site are filtered through gappy hedging and small trees to the boundary, which will increase enclosure when in leaf. There are views into the site from the field access, which is flanked by brick and stone walls.				
Landscape pattern and complexity			M		
	The site forms a small field set on the edge of the village. Although the filed is regular in shape, the complexity of the landscape is enhanced by gently slopes, hedgebanks, trees in the field boundaries and irregular field shapes and sizes.				
Experiential landscape character		LM			
	Site adjacent to relatively busy road and opposite junction to housing estate resulting in active feeling to site frontage. However, the experience of walking the footpath to the south is of a traquil rural landscape on settlement edge.				
Relationship to existing settlement edge and cultural pattern			M		
	Although the settlement edge south of the site is a skyline feature, it is well contained by the straight field edge and hedgerow/trees. The site and more particularly the fields to the south and east form part of the sweeping agricultural landscape.				
Visual sensitivities and intervisibility			M		
	The topography and nearby housing reduce the visibility of the site from the south. There are views into the site from the residential road to the north west. Main views to and from the site are from the rural landscape to the north.				
Overall landscape sensitivity to residential development			M		
	Overall landscape sensitivity is moderate. The site forms a small field at the edge of the main approach to the village from the east. It is situated on rising land that forms part of the sweeping agricultural setting for the settlement and adjacent to a relatively well contained boundary.				
Landscape Guidance					