



DAVID WILSON PARTNERSHIP

Connecting people and spaces

Assessment of Landscape Coastal
Characteristics, and Landscape Value
Coast and Estuarine Zone (Taw
Estuary)
Policy ST09
October 2016

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Introduction

The purpose of the study is twofold:

- To assess the character of the proposed Coastal and Estuarine Zone (CEZ) and to identify where the landscape can be described as coastal in character and which areas can be defined as undeveloped coast;
- To assess which areas of the proposed CEZ in the area of the Taw Estuary can be defined as valued landscapes.

The approach taken is based on an assessment of landscape character, using existing character assessments (as detailed below) backed up by fieldwork on site. The assessment has been carried out in accordance with the Natural England Document “An Approach to Landscape Character Assessment” (NE 2014) and Guideline for Landscape and Visual Impact Assessment – 3rd edition (GLVIA3 2013).

The study area encompasses the area of the Taw Estuary within the proposed Coast and Estuarine Zone (see Fig 1). Wholly developed urban areas have been omitted from the study, as its purpose is partly to define areas of undeveloped land.

It should be noted that the definition of coast used for the purposes of this study is a landscape one. Other cultural and economic factors have been taken into account in drawing the boundaries of the CEZ.

A number of appendices and figures accompany the report:

- Figure 1 Study Area
- Figure 2 Planning Policy
- Figure 3 Landscape Character Types
- Figure 4 Estuary Zones

Character Sheets (A – T) summarising the coastal characteristics of the zones

Appendix 1 Report of Public Consultation

Appendix 2 Summary of characteristics & qualities represented in the zones

The National Planning Policy Framework, at para 114, puts a duty on local planning authorities to

“maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast”

Paragraph 109 states that the planning system should contribute to the natural and local environment by

“Protecting and enhancing valued landscapes, geological conservation interests and soils.”

The emerging North Devon and Torridge Local Plan includes a Coast and Estuary Strategy (policy ST09) that is considered compliant with para 114:

The Coastal and Estuarine Zone is identified on the Policies Map where:

- (1) *The sustainability of coastal communities will be maintained and enhanced with regard to their distinctive cultural heritage, diverse maritime economy, landscape setting and regeneration opportunities. The separate identity of these settlements will be maintained and enhanced.*
- (2) *Employment uses and waterside infrastructure requiring a coastal location will be directed to previously developed sites around the coastline and the Taw-Torridge estuary with existing jetties and wharves. These sites should be safeguarded for employment uses requiring a waterside location. Facilities at Appledore will be protected for their value as landing stages for marine aggregates and for other marine employment uses. Loss of traditional boating facilities that are part of the fabric of coastal communities will be discouraged.*
- (3) *Tourism attractions and leisure developments within and adjoining northern Devon coastal resorts and developed coast will be supported where they enhance the quality or diversity of the local tourism offer and will not detract from the character of protected landscapes. Within the resorts, coastal towns and villages, new tourist accommodation, associated tourism facilities and services of an appropriate scale will be supported within the developed coast where well related to its environmental setting and assets.*
- (4) *Settlements and resorts will be defended against marine inundation, coastal erosion and tidal flooding without transferring risks elsewhere. Opportunities to manage coastal realignment and re-establish functional flood plains will be supported in accordance with the Shoreline Management Plan.*
- (5) *The integrity of the coast and estuary as an important wildlife corridor will be protected and enhanced. The importance of the undeveloped coastal, estuarine and marine environments, including the North Devon Coast Areas of Outstanding Natural Beauty, will be recognised through supporting designations, plans and policies. The undeveloped character of the Heritage Coasts will be protected.*
- (6) *Water quality will be improved where it has been affected by human activity.*
- (7) *Development within the undeveloped coast and estuary will be supported where it does not detract from the unspoilt character, appearance and tranquillity of the area, nor the undeveloped character of the Heritage Coast, and it is required because it cannot reasonably be located outside the undeveloped coast and estuary, and is :*
 - (a) *for agricultural purposes*
 - (b) *to provide community facilities that meet the needs of the local community or*

(c) to enhance opportunities for outdoor sport and recreation and facilitate the enjoyment, understanding and appreciation of the coast and estuary by the public -.

(8) The role and operation of Bideford and Ilfracombe as commercial and leisure ports / harbours will be maintained and enhanced. Proposals to diversify Ilfracombe's role as a ferry port to South Wales and beyond will be supported. The development of port facilities to maintain and improve the competitiveness of the fishing industry at Bideford, Appledore, Clovelly and Ilfracombe and to enhance leisure opportunities in appropriate coastal locations where required to meet community needs will be supported.

(9) Military training and operational uses around the Taw-Torridge estuary will be supported in locations associated with established military activity.

(10) Delivery of onshore facilities for operational servicing of offshore renewable energy proposals will be facilitated in existing ports and at existing jetties and wharves where they:

(a) do not harm identified environmental and heritage assets and

(b) do not prejudice the current operational effectiveness of the port.

(11) The continuity of the South West Coast Path and the Tarka Trail will be protected and a network of connecting routes will be improved. Improvements to coastal and estuarine access will be sought where rundown waterfront areas are regenerated. The Tarka Trail link between Ilfracombe and Braunton will be completed.

Baseline Information

The following baseline information and studies were used in the preparation of the study:

North Devon and Torridge Landscape Character Assessment 2010

Devon Landscape Character Assessment 2012

North Devon Seascape Character Assessment 2016

Fieldwork

Fieldwork was carried out in summer and autumn 2015. Stakeholder consultation was conducted in Spring 2015 as detailed in Appendix 1

Landscape Zones

For the purposes of this study, the CEZ has been subdivided into 19 smaller landscape units (landscape zones), so that a finer grained assessment could be carried out in relation to the characteristics of the undeveloped coast. (see fig 5). Zones were defined using map based data and fieldwork. The boundaries between zones are not always clearly defined on the ground, there are often shared characteristics and qualities between the zones.

Coastal Character

Characteristics of the Coast and Estuary landscape

The Devon Landscape Policy Group (DLPG) publication “Principles of defining and maintaining the character of Devon’s Undeveloped Coast” (Draft – 2013) recommends 3 criteria for defining the undeveloped coast:

- a) Landscapes that have a coastal character, including direct maritime influences and coastal related activities. As a minimum the area should include the open coast down to mean low water, rias and estuaries up to the tidal limits and including the whole tidal estuary channel. Landscape character types with a distinct coastal component of their key characteristics may be useful when considering the landward extent; and*
- b) An area of coastal landscape perceived as undeveloped and unspoilt by modern development. This should acknowledge that most coastal landscapes in Devon have been influenced by human activity over time, and may therefore include landmark buildings, historic rural hamlets, farmsteads, farmed landscapes and country lanes for example that positively contribute to the rural ‘undeveloped’ character of the coastal landscape; and*
- c) The landward extent of the visual envelope visible from cliff tops, beaches, sea or estuary; or form part of the view from significant lengths of public highway, or other publicly accessible routes, leading to and along the coast, including the South West Coast Path and the intended new coastal trail / access land.*

In simple terms, the elements that can be said to define “coast” can be defined as:

- Land within the tidal limits:
- Landscape characteristics that contain a coastal component:
- Landscapes with coastal character:
- Undeveloped land:
- Land visible from the coast / SW coast path.

The landscape zones identified at Fig 5 have been assessed in accordance with these criteria (see Character Sheets A – T). The results are summarised below:

Landscape Zone	Tidal Limits	Reflect Coastal Component in LCT	Coastal Character	Visible from the estuary / SW Coast Path	Undeveloped
A	✓	✓	✓	✓	✓

Landscape Zone	Tidal Limits	Reflect Coastal Component in LCT	Coastal Character	Visible from the estuary / SW Coast Path	Undeveloped
B	✓	✓	✓	✓	✓
C	✓	✓	✓	✓	✓
D	✓	✓	✓	✓	✓
E		✓	✓	✓	
F	✓	✓	✓	✓	
G	✓	✓	✓	✓	✓
H	✓	✓	✓	✓	✓
J	✓	✓		✓	
K	✓			✓	✓
L	✓	✓	✓	✓	✓
M	✓	✓	✓	✓	✓
N			✓	✓	✓
O					✓
P	✓			✓	✓
Q				✓	✓
R	✓	✓	✓	✓	✓
S	✓	✓	✓	✓	✓
T	✓	✓	✓	✓	✓

The results show that only eleven of the twenty landscape zones display all the criteria put forward in the DLPG document. However, the document considers only the defining features of the **undeveloped** coast. The CEZ policy is broader, including settlements and industry within the coastal zone and not seeking to prevent development within those areas. Zones **E** and **F** (RAF Chivenor), and **J** (Barnstaple) are dominated by modern development, but their character is still heavily influenced by the estuary, which is a frequent element in views, even away from the areas immediately adjacent to the coast.

Zones **E, N, O, Q** do not contain areas that are within the tidal limits of the estuary. However, the influence of tidal movement is evident on the character of the zones.

Zone **K** represents the extent of tidal influence on the Taw estuary. It is the only zone where there is no intervisibility with the characteristic open, maritime landscapes of the rest of the estuary. However, the daily changes of the tides and the sight and sounds of traditional mudflat wildlife are a reminder of the areas relationship with the rest of the estuary.

Zones **N, O, P** and **Q** cover land on the slopes above the Torridge around Westleigh and Tapeley Park. The zones are mostly outside the Estuary LCT and LCA and are predominantly farmland / parkland. However, these slopes define the setting and the character of the estuary as it transitions from the broad, open mouth of the Taw to the more sheltered Torridge between Bideford and Appledore. From within these zones, the estuary and sand dunes at Instow are a prominent element in views out from footpaths and lanes. The character of the landscape is in great part defined by the presence

of the estuary at close quarters. Of these, zone **Q** is the area where it may be considered that traditional rural landscape qualities are more evident than the influence of the coast on landscape character.

The study area contains a surprising diversity of landscapes, tied together by the influence of the estuary. While not all the area can be described as undeveloped coast, it is a rare and valued landscape, worthy of protection and enhancement.



Valued Landscape

Recent judgements and appeal decisions have pointed to a need for an objective appraisal to support the assertion that a landscape is “valued”. In *Stroud DC v SoS and Gladman, J. Ousley* regards this as being

“the sort of demonstrable physical attributes which would take this site beyond mere countryside, if I can put it that way, but into something below that which was designated”.
(para 16 Ref)

Guidelines for Landscape and Visual Impact Assessment propose a range of demonstrable attributes that may be used to measure of landscape value (Box 5.1 (p 84) of GLVIA3) they include

- Landscape quality
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interests;
- Recreational value;
- Perceptual aspects;
- Associations.

An assessment has been made against these criteria for each of the estuary zones. The criteria set out below provide descriptive guidance for the range of assessments, from Very High to Very Low.

Table 1 Criteria for Assessing Value

	Typical Criteria	Example
Very High	A clear composition of valued landscape components in robust form and health, free of disruptive detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. All landscape elements remain intact and in good repair. No or limited potential for substitution.	World Heritage Site, National Park, Area of Outstanding Natural Beauty (AONB), Heritage Coast.
High	Primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Most landscape elements remain intact and in good repair. Limited potential for substitution	National Park, AONB, Heritage Coast, Area of Great Landscape Value
Medium	Consisting primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Some landscape elements remain intact and in good repair. Limited potential for substitution.	Undesignated, but value perhaps expressed through non-official publications or demonstrable use
Low	Containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Few landscape elements remain intact and in good repair.	Areas identified as having some redeeming features and possibly identified for improvement
Very Low	Lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. No landscape elements remain intact and in good repair.	Areas identified for recovery

Landscape Quality

“Landscape Quality (or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any

one place.” (An Approach to Landscape Character Assessment, Natural England, October 2014)

Table 2 summarises the quality of each of the zones in relation to:

- Physical state:
- Visual Intactness;
- Functional Intactness:
- State of Repair:

Table 2: Landscape quality.

Zone	Physical state:	Visual Intactness	Functional Intactness	State of Repair	Summary
A Saunton Sands	Open beach in good physical state. No alteration of underlying physical state of tidal beach.	Very strong unifying visual character.	Very strong unifying functional theme. Good sense of place	In good state of repair, very little or no pollution or tipping.	Very High landscape quality
B Braunton Burrows	Dunes generally in good condition, some erosion at southern end of zone	Very strong unifying visual character.	Very strong unifying functional theme. Good sense of place	In generally good state of repair. Erosion issues close to access points and at Crow Point. Some detracting features (roads, derelict boats)	High landscape quality
C Braunton Marsh	In good physical state, underlying landscape unaltered by detracting features	Area well defined by dunes and development on boundaries. Unified visual entity	Very strong unifying functional theme. Good sense of place	Good state of repair, well managed and few detracting elements.	High landscape quality
D Vellator	Good physical state, good example of tidal marsh.	Zone shares characteristics of neighbouring zones, but well defined by Caen, Taw, airfield and Braunton to the north. Sewage works and development to north erode visual intactness	Strong sense of place, encroachment of development in north of zone erodes functional and visual intactness	Farmland in moderately good state of repair, but with some invasion of weed species and evidence of poached ground.	Medium landscape quality
E – Braunton and Wrafton	Variable landscape condition. Detracting elements present	Zone well defined by developed nature and surrounding hills	Low functional intactness	Farmland in moderate condition. Signs of urban fringe pressure	Low-Medium landscape quality

Zone	Physical state:	Visual Intactness	Functional Intactness	State of Repair	Summary
F Airfield	Reclaimed land, management out of keeping with the rest of the estuary.	Visually intact. Unified landscape reinforced by management and presence of boundary fence.	Strong functional unity	Highly maintained landscape, well related to function. Scope for biodiversity and landscape enhancements should use change.	Medium landscape quality
G Lower Reaches	Good. No detracting elements	Strong visual unity	Strong functional unity	In good condition	Very High landscape quality
H Mid Section	Good. No detracting elements	Strong visual unity	Strong functional unity	In good condition.	Very High landscape quality
J Urban	Encroachment of development, but underlying landscape characteristics evident	Good visual unity	Strong functional unity	Some dereliction on west bank.	Medium landscape quality
K Upper Reaches	Landscape in good condition, no detractors.	Strong visual unity, area clearly defined by rising ground to east and west.	Pasture and woodland. Good functional unity	Landscape well managed, footpaths and fences in good condition generally	High landscape quality
L Torridge East	Good, but detractors include shipyard and derelict boats.	Strong visual unity	Strong functional unity	In generally good condition.	High landscape quality
M Instow Beach	Open beach in good physical state. Encroachment of industrial development and dereliction slight detractors.	Very strong unifying visual character.	Very strong unifying functional theme. Good sense of place	In good state of repair, very little or no pollution or tipping.	High landscape quality
N Lower Westleigh	Farmland, boundaries in good physical state.	Strong visual unity	Strong functional unity	In good condition.	High landscape quality
O Higher Westleigh	Farmland, boundaries in good physical state.	Strong visual unity	Strong functional unity	In good condition.	High landscape quality
P Tapeley Park	Parkland, boundaries in good physical	Very strong visual unity	Strong functional unity	In very good condition.	Very High landscape quality

Zone	Physical state:	Visual Intactness	Functional Intactness	State of Repair	Summary
	state.				
Q Instow Village	Farmland and village in good physical state.	Strong visual unity	Strong functional unity	In good condition.	High landscape quality
R Yelland Marshes	Area in reasonable state. Encroachment of industrial development and dereliction slight detractors.	Estuary provides strong visual unity	Moderate functional unity. Derelict land disrupts slightly.	Mostly in good state of repair. Some dereliction at Yelland Quay and poor land management. Balanced by well maintained marshes and cycle path.	Overall Medium landscape quality, pockets of lower and very high quality landscape within the zone.
S Fremington	Farmland and woodland in good physical state	Strong visual unity, in part due to presence of estuary as unifying feature.	Moderate functional unity. New housing development detracts from functional unity	Generally well managed, footpaths, structures in good condition.	Medium landscape quality
T Bickington	Marsh in good physical state. Farmland in moderate state.	Estuary and tarka trail, on raised embankment through much of the zone, provide strong visual unity. Area well defined by steeply rising land to the west.	Good functional unity	Footpaths, landscape features in good condition.	High landscape quality

Scenic quality

“the term used to describe landscape that appeal primarily to the senses.(primarily but not wholly the visual sense)”
(GLVIA3 table 5.1)

The scenic quality of the estuary landscape is recognised by published landscape character assessment (*“Exceptionally high scenic quality”* is described in the Bideford Bay Coast and Taw Torridge Estuary LCA, while Bideford Bay is described as and: *“Attractive landscape with pleasing compositions of woodland, farmland and coastal scenery.”* The high land of the High Culm Ridges LCA *“plays an important role as a backdrop to surrounding character areas”*).

The special qualities of the Estuaries LCT (4A) draw attention to the visual component of the landscape: *“Open feeling and expansive views”* (LCT4A). The *“pervading maritime influence, with long sea views”* is recognized as a characteristic of the Coastal Undulating Farmland LCT (5B).

Within most of the study area, views are open and expansive, occasionally framed by hedgerows and woodland. This is a large scale, relatively simple landscape with muted colours and little movement across the expanse of the estuary. It appears remote in some areas and peaceful in others, with a high sense of being a natural landscape. The composition of woodland and farmland with longer views over the Taw estuary to the dunes and downland beyond contribute greatly to its value. Overall, scenic quality is assessed as **high**.

In zones **A and B**, where views are over the expanse of sand to the sea beyond and the area is part of the designated AONB, scenic quality is higher at **very high**.

Detracting features reduce scenic quality in some of the more developed zones, primarily zones **D, E, F, J** where scenic quality may be reduced to **medium** quality.

Rarity;

The character of the landscape is rare in a regional context. The estuary, which dominates the site and its surroundings, is the only major estuary on the north coast of the entire region between Bridgwater Bay in Somerset and the Camel Estuary in Cornwall. The estuary and coastal landscape character types make up only a small proportion of the area of North Devon and Torridge (LCT4A covers 18.6 sq km from a total area covered by the joint landscape character assessment of 1,880 sq km). Their characteristics are very different to those of the farmed interior of the districts. Within a Devon wide context, the Taw, Torridge, Teign and Dart estuaries make up only 128 sq.km of the total area of 6,550 sq.km covered by landscape character assessment, less than 2% of the land area of the county. (source, Devon LCA shape files). There is no or very limited potential for substitution of the estuary landscape, its rarity is assessed as **very high**. In those zones within the High Culm Ridges LCA, there is more capacity for substitution, as the landscape type is well represented in Devon as a whole. In zones **N, O, Q** rarity is assessed as **medium**. Zone **P** covers the grade II* registered parkland of Tapely Park. There is no potential for substitution of this landscape, its rarity is assessed as **Very High**.

Conservation interests:

"The presence of features of wildlife, earth science, archaeological, historical and cultural interest can add to the value of a landscape as well as having a value in their own right" (Table 5.1 GLVIA3).

The estuary in general is nationally important for biodiversity. The estuary itself is a SSSI and Marine Conservation Zone, it is within the Biosphere Reserve. There is an RSPB reserve at Isley Marsh in zone R. The estuary primarily contains areas covered by national wildlife designations. Its value is **high** in this regard.

Representativeness;

Table 5.1 of GLVIA3 describes representativeness as:

“Whether the landscape contains a particular character and/or features and elements which are considered particularly important examples”

The more recent landscape character assessments have been prepared in line with the European Landscape Convention, with strategies to protect landscape character, manage and plan for change. The involvement of community stakeholders in this process is explained at para 1.26 of the North Devon and Torridge Joint Landscape Character Assessment.

“community representatives have been given the opportunity to identify the ‘positive attributes’ (or ‘special qualities’) of the districts’ landscapes, as well as influence the setting of ‘landscape quality objectives’. In so doing, the Landscape Character Type descriptions in Chapter 4 set out information regarding landscape change, a strategy for the future and a list of detailed landscape guidelines (equivalent to the ELC’s ‘landscape quality objectives’).”

Thus the special qualities and strategies for both the LCTs and LCAs can be said to be those seen as worthy of representation by stakeholders and to contribute towards the value of the landscape. Appendix 2 is a matrix of the characteristics and qualities from the Seascope Character Assessment, Devon and North Devon Landscape Character Assessments that are represented in each of the zones. Table 3 summarises the appendix.

Table 3: Representative qualities

Zone	Representative qualities (from SCA, LCA and LCT):
A Saunton Sands	Representative qualities well represented . Very High representativeness
B Braunton Burrows	Representative qualities well represented . Very High representativeness
C Braunton Marsh	Representative qualities well represented . Very High representativeness
D Vellator	Representative qualities moderately well represented. High representativeness
E Braunton Wrafton	Representative qualities not well represented. Very Low
F Airfield	Representative qualities not well represented. Low
G Lower Reaches	Representative qualities well represented . Very High representativeness
H Mid Section	Representative qualities well represented . Very High representativeness
J Urban	Representative qualities not well represented. Low
K Upper Reaches	Representative qualities not well represented. Low
L Torridge East	Representative qualities moderately well represented. High representativeness
M Instow Beach	Representative qualities well represented . Very High representativeness
N Lower Westleigh	Representative qualities well represented . Very High representativeness
O Higher Westleigh	Representative qualities well represented . Very High representativeness
P Tapeley Park	Representative qualities well represented . Very

Zone	Representative qualities (from SCA, LCA and LCT):
	High representativeness
Q Instow Village	Representative qualities moderately well represented. High representativeness
R Yelland Marshes	Representative qualities moderately well represented. High representativeness
S Fremington	Representative qualities moderately well represented. High representativeness
T Bickington	Representative qualities moderately well represented. High representativeness

During the spring of 2015, further public consultation was carried out to identify areas which local people and stakeholders identified as particularly valued. The full results are in Appendix 1. In summary, for a range of representative viewpoints, public opinion agrees or strongly agrees that all can be considered to be valued.

Table 4: Results of public consultation (%). Question: “**Do you agree that the following views/ locations represent why the estuary is such a special place?**”

Location	Strongly agree %	Agree %	Disagree %	Strongly disagree %	Don't know %
Ashford Ridge	85	11	2	0	2
Crow Point	91	8	0.5	0.5	0
Horsey Island	89	10	0	0	1
Codden Hill	85	14	0	0	1
Instow Cricket Club	70	23	4	0	3
Saunton Down	90	8	1	0	1
Braunton Marsh	86	12	0.5	0.5	1
Tarka Trail	87	11	1	1	0
Fremington Quay	72	24	2	0.5	1.5
Home Farm Marsh	78	17	0	1	4

The study area landscape consists of many of the qualities identified as important by stakeholders. The strategies thought by stakeholders to be important in protecting distinctive landscape character are relevant in many, but not all, cases.

“The presence of features of wildlife, earth science, archaeological, historical and cultural interest can add to the

value of a landscape as well as having a value in their own right" (Table 5.1 GLVIA3).

The estuary in general is nationally important for biodiversity. The estuary itself is a SSSI and Marine Conservation Zone, it is within the Biosphere Reserve. There is an RSPB reserve at Isley Marsh in zone R. The estuary primarily contains areas covered by national wildlife designations. Its value is **high** in this regard.

Recreational Opportunity

Extensive beaches, backed by sand dunes, in the north of the study area provide a large area for informal recreation. The main car park and access is at Saunton Sands, although there are numerous other access points along the length of the beach.

The South West Coast Path runs through the Coast and Estuary zone. It joins the route of the National Cycle Network on a paved off road route (part of the longest such route in England) between Braunton, Barnstaple and Bideford.

The Tarka Trail provides ample opportunity for open air recreation, primarily walking and cycling. It forms part of the South West Coast Path and the National Cycle Network.

Published material advertising the walking and cycling opportunities of the area also draws attention to the qualities of openness. The South West Coast Path website notes in the description of the route between Instow and Westward Ho!:

"Highlights

The easy walking along this section of the Coast Path allows for plenty of opportunity to enjoy the wide range of plants and birds inhabiting the grassland and dunes of the Taw/Torridge Estuary."

While the Devon Coast to Coast Cycle Route refers to the qualities of scenic beauty:

"At Braunton the route starts a 30 mile traffic free section on almost entirely level former railway lines beside the beautiful Taw and Torridge estuaries via Barnstaple, Bideford and Great Torrington to the villages of Petrockstowe and Meeth."

Recreational opportunities are well represented in the study area. There is little scope for substitution because of the importance of the flat land along the estuary. The study area represents **high** value recreational opportunity.

Perceptual Aspects

"A landscape may be valued for its perceptual aspects, notably wildness and / or tranquillity" (table 5.1 GLVIA3).

Zones **A, B, C and D** in the north of the study area are perceptually remote from the surrounding hustle of Braunton. There is a strong sense of natural peacefulness and tranquillity in these areas.

In the centre of the estuary (Zones **G,H,M,L**) the influence of surrounding development is overridden by the openness, exposure to the weather, birdsong and smells of the estuary. In these areas there is a strong sense of wildness and, particularly in zone G, of tranquillity.

Zones **R,S,T** the south bank of the estuary could not be described as physically remote from busy roads and centres of population when compared some of Devon's inland areas. However, the band of marsh and farmland between settlements and the estuary ensures that much of the study area remains perceptually remote. There is a strong sense of natural peacefulness, with little movement in the estuary landscape and little noise pollution. Existing blocks of woodland perform a very important function in reinforcing the sense of separation.

Zones that represent the transition between estuary and farmland (**K, N, O, P, Q**) exhibit qualities of traditional rurality, in places separated from nearby development by hedgerows and woodland. Parts of these zones are tranquil and perceptually remote from nearby towns.

Zones **E,F,J** cannot be said to exhibit particular qualities of remoteness, tranquility or wildness.

Associations

The Devon LCA notes cultural associations of the estuary with the composer and poet John Gay, who was born and brought up in Barnstaple, Charles Dickens and Charles Kingsley. The pastoral poetry of Gay was inspired by the countryside around Barnstaple, of which the study area is still a part.

Summary

Table 5 brings together the assessments of value as set out in this report. While the landscape exhibits different characteristics and qualities across the study, generally it exhibits high scenic, landscape, conservation and recreational qualities. It represents well the qualities valued by those who visit, live in and manage the landscape. By the objective assessment of the factors that contribute to value, the conclusion is that the landscape can be considered "valued" and worthy of preservation and enhancement.

Zone	Landscape Quality	Scenic Quality	Rarity	Representativeness	Conservation Interests	Recreation	Perceptual Aspects	Associations
A Saunton Sands	Very High	Very High	Very High	Very High	High	High	Very High	Medium
B Braunton Burrows	High	Very High	Very High	Very High	High	High	Very High	Medium
C Braunton Marsh	High	High	Very High	Very High	High	High	High	Medium
D Vellator	Medium	Medium	Very High	High	High	High	High	Medium
E Braunton Wrafton	Low - medium	Medium	Very High	V.Low	High	High	Low	Medium
F Airfield	Medium	Medium	Very High	Low	High	High	Low	Medium
G Lower Reaches	Very High	High	Very High	Very High	High	High	Very High	Medium
H Mid Section	Very High	High	Very High	Very High	High	High	High	Medium
J Urban	Medium	Medium	Very	Low	High	High	Low	Medium

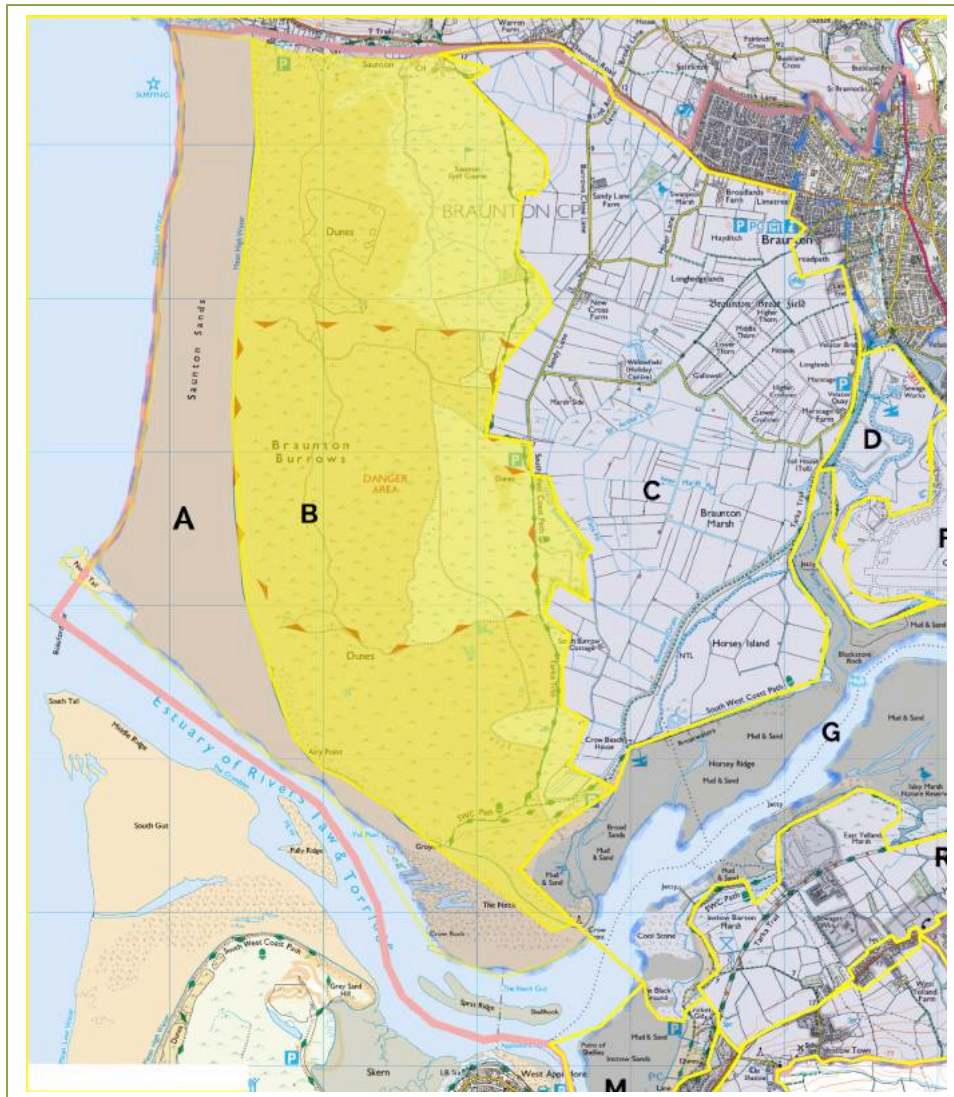
Associations	Perceptual Aspects	Recreation	Conservation Interests	Representativeness	Rarity	Scenic Quality	Landscape Quality	Zone
					High			
Medium	Medium	High	High	Low	Very High	High	High	K Upper Reaches
Medium	High	High	High	High	Very High	High	High	L Torridge East
Medium	High	High	High	Very High	Very High	High	High	M Instow Beach
Medium	Medium	High	High	Very High	Medium	High	High	N Lower Westleigh
Medium	Medium	High	High	Very High	Medium	High	High	O Higher Westleigh
Medium	Medium	High	High	Very High	Very High	High	Very High	P Tapeley Park
Medium	Medium	High	High		Medium	High	High	Q Instow Village
Medium	High	High	High	High	Very High	High	Medium	R Yelland Marshes
Medium	High	High	High	High	Very High	High	Medium	S Fremington
Medium	High	High	High	High	Very High	High	High	T Bickington

Taw Torridge Estuary LCA.
LCT 4E: Extensive Intertidal Sands
SCA 18: Braunton Burrows and Saunton Coast

Coastal Characteristics

The zone has a rural, undeveloped character and is within the visual envelope of both the SWCP and the beach. The Zone meets the definition of undeveloped coast as defined in DLPG Advice Note 3





Zone B: Braunton Burrows

Taw Torridge Estuary LCA

LCT 4F: Dunes

SCA 18: Braunton Burrows and Saunton Coast

Extensive sand dune system between Saunton Sands and Braunton Great Fields.

Coastal Characteristics

The zone has a strong coastal character, displaying most of the characteristics of the LCT and many of the coastal characteristics of the LCA and SCA.

The zone has a rural, undeveloped character and is within the visual envelope of both the SWCP and the beach. The Zone meets the definition of undeveloped coast as defined in DLPG Advice Note 3



Taw Torridge Estuary LCA
LCT 4B: Marine Levels and Coastal Plains
SCA 18: Braunton Burrows and Saunton Coast

Coastal Characteristics

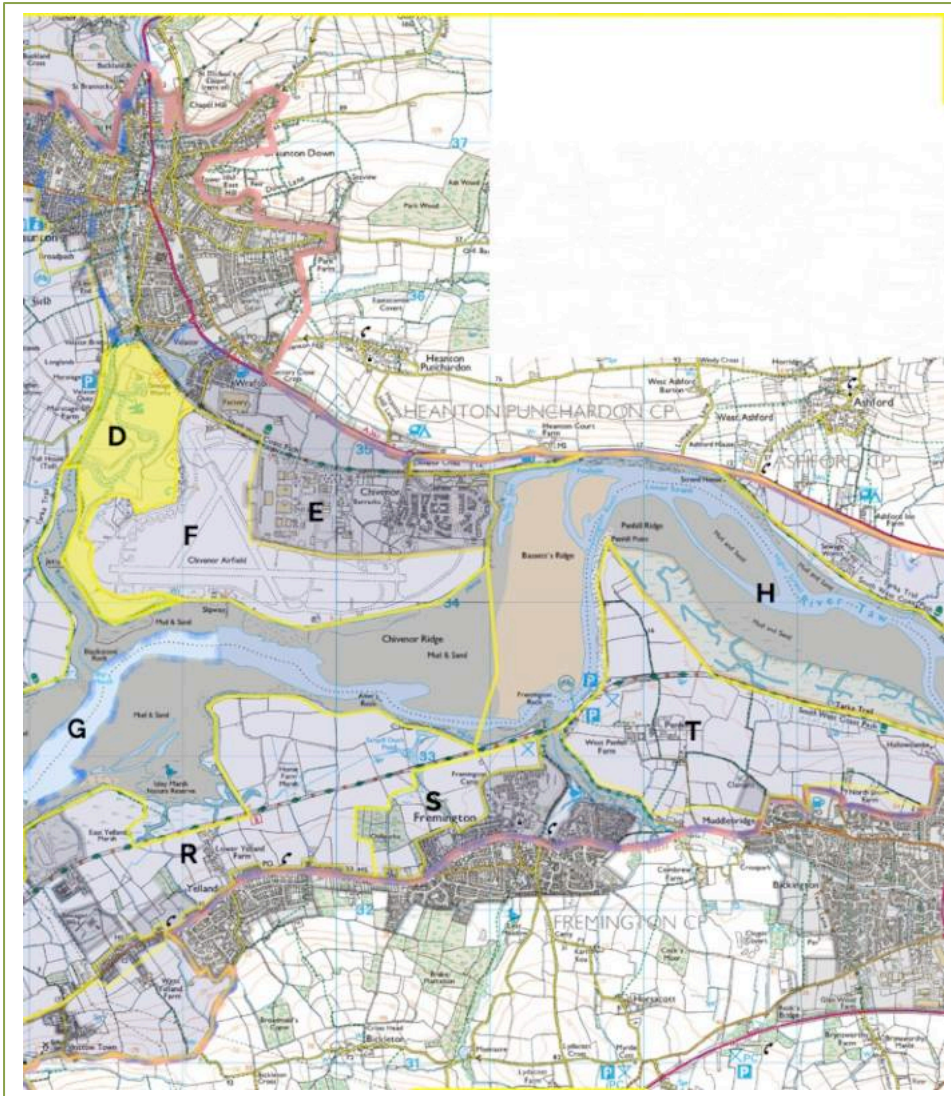
The zone has a rural, undeveloped character, including the historic strip fields close to Braunton. The north of the zone is separated from existing housing development by the B3231. Where development on the edge of Braunton has spread into the marsh, the junction between housing and agricultural land is abrupt.

. The entire zone is visible from Saunton Cliff. the junction with existing housing is abrupt. and is within the visual envelope of both the SWCP and the beach.



Although parts of the zone are not visible from the beach or SWCP, the zone displays coastal characteristics and is undeveloped. It largely meets the criteria for the definition of undeveloped coast as set out in DLPG 3.





Zone D: Velator Marsh

Taw Torridge Estuary LCA

LCT 4A: Estuaries

SCA 19: Taw-Torridge Estuary

Water meadow and marsh to the west of the Caen river.

Coastal Characteristics:

The zone is heavily influenced by the tidal movements on the Caen River, although separated from it by an embankment. Grazing marsh and reclaimed farmland with remnant oxbow lake. Displays many of the characteristics of the estuary LCT and LCA, including:

Tidal grazing marsh, areas of reclaimed saltmarsh and rough grassland and arable fields protected by

embankments and walls and divided by brackish ditches;

Colonies of waders, wildfowl and seabirds:

Strong sensory characteristics associated with the estuary;

Open estuarine views, of a dynamic tidal character, exposing mudflats at low tide;

Evidence of historic quays at Velator;

High levels of relative tranquillity, although

northern end of zone influenced by built up area of Braunton.



Condition

Farmland and field boundaries: In moderate condition, areas of rough grass and marsh within pasture. Field boundaries not entirely stockproof.

Public rights of way network: Zone generally not accessible to public, footpath along eastern bank of stream normally passable.

Buildings and infrastructure: 20th century quay in good condition, presence of non vernacular, modern structures at sewage works and on edge of built up part of Branton

Characteristics of Undeveloped Coast

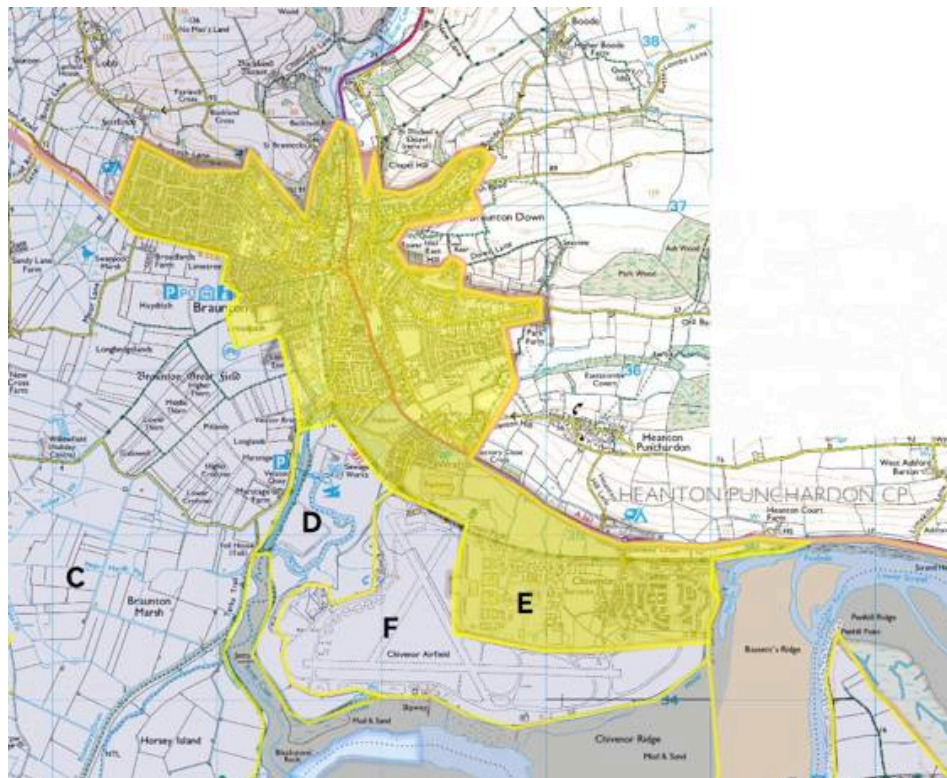
Parts of the zone are within the tidal limits of the estuary. The Caen River, running through the zone, is tidal.

The zone is representative of many landscape characteristics and qualities that contain a coastal component (open views, brackish ditches, mudflats): Landscape exhibits a coastal character – sounds of seabirds and smells of the estuary are present, it has a relatively tranquil, open character that is clearly related to the estuary.

Most of the zone is undeveloped, although influenced by nearby development at Chivenor and Branton.

The zone is visible from the estuary and parts from the SW coast path.

Most of the zone can be categorised as **undeveloped coast**.



Zone F: Braunton and Wrafton

SCA 18 Taw Torridge Estuary

LCT4A Estuaries LCT7 Main Towns and Cities

Representative Characteristics and Qualities

Zone encompasses the built up areas of Braunton, Wrafton and Chivenor and intervening open fields.

Some of the characteristics of the coastal landscapes within which it sits are exhibited:

Expansive views across the flat marshes from high ground in Braunton and glimpsed views for lower lying areas around Chivenor and Wrafton.

The settlements are framed by rising land at the edge of the Estuary to north and east.

Condition

Open fields and hedgerows are in moderate condition, some indications of urban fringe pressures (gappy hedgeorows, weed growth, trespass)

Public access throughout the zone, it is well served by public footpaths, Tarka Trail and the South West Coast Path. although the area is well used during regular open days and events.

Buildings and infrastructure are mixed, historic buildings mixed with more recent housing and industrial development.





Characteristics of Undeveloped Coast

The zone is not within the tidal limits of the Taw:

The landscape displays some characteristics that contain a coastal component (expansive views over the estuary, flat land near sea level):

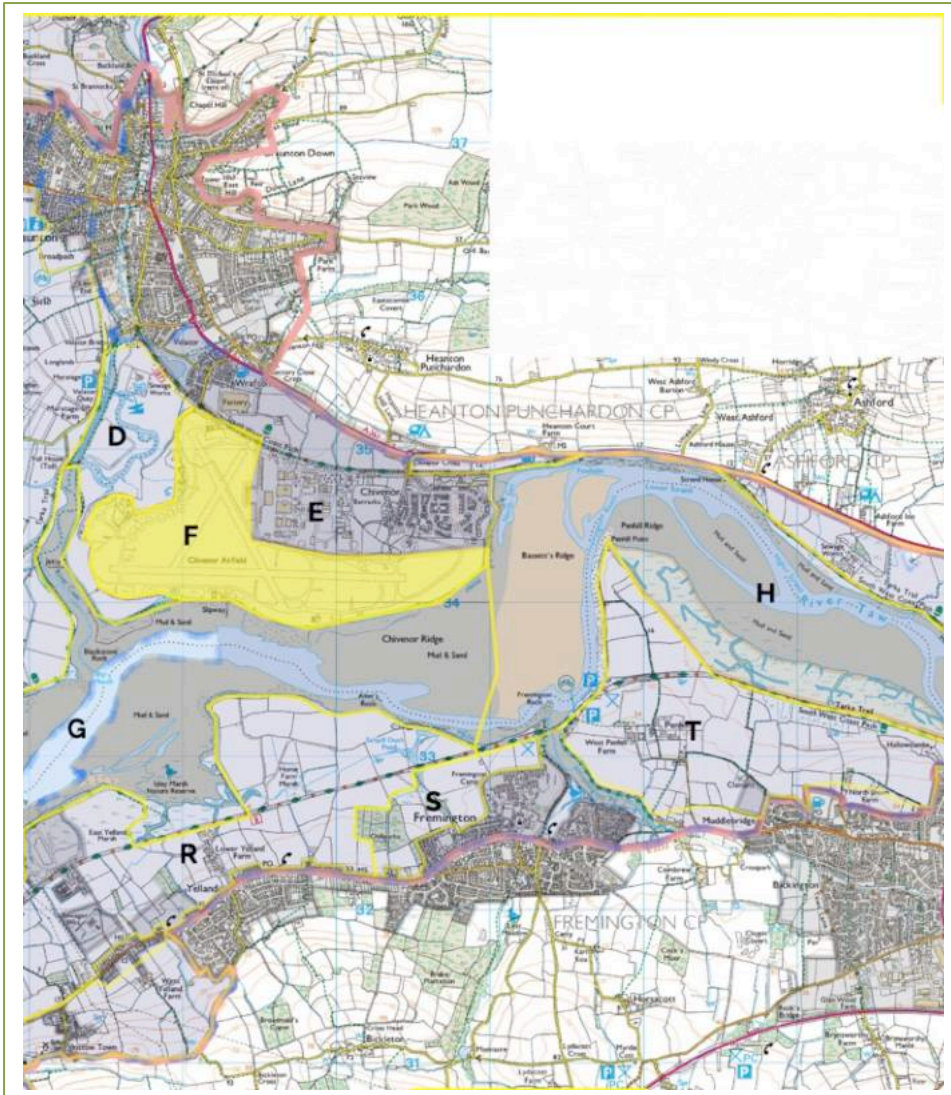
The zone displays elements of a coastal character. Braunton's economic and cultural connection to the coast is evident in the centre of the village; the estuary is a noticeable presence in views from high ground on the edge of the village and in views glimpsed between buildings and hedgerows. The presence of marshes and drainage ditches contribute to coastal character. For these reasons, it is considered to be a settlement with coastal character.

Braunton is visible from much of the estuary, both at close quarters and in views from the southern bank of the estuary.

Most of the area is developed, although there are important undeveloped areas between and around Braunton, Wrafton and Chivenor. This open land helps to define the separate identities of the three settlements. The land is open and can be described as undeveloped, apart from the northern fringes of the zone:

Most of the zone can be categorised as **developed coast**, as defined in DLPG3.





Zone F: Airfield

SCA 18 Taw Torridge Estuary
LCT4B Marine Levels and Coastal Plains

Representative Characteristics and Qualities

Zone encompasses the area covered by the military airfield at Chivenor, sited on 19th century reclaimed marsh on the banks of the Taw. Dating from the 1930s it includes barracks and hangars and areas of brownfield land; still used as a Royal Marines Training Base.

Some of the characteristics of the coastal landscapes within which it sits are exhibited:

Expansive views across the flat marshes, with surprisingly high levels of tranquillity on the edge of Braunton and Wraiton;

Low lying topography close to sea level;

On site of reclaimed, drained farmland.

Condition

Groundcover and boundaries are in generally good condition, highly maintained, uncharacteristic of surrounding farmland. The runway dominates the zone

There is no public access to the zone, although the area is well used during regular open days and events.

Buildings and infrastructure are 20th century, industrial and non vernacular. Generally well maintained,.



Characteristics of Undeveloped Coast

The edge of the zone is within the tidal limits of the Taw: Landscape displays some characteristics that contain a coastal component (expansive views over the estuary, reclaimed, flat land near sea level):

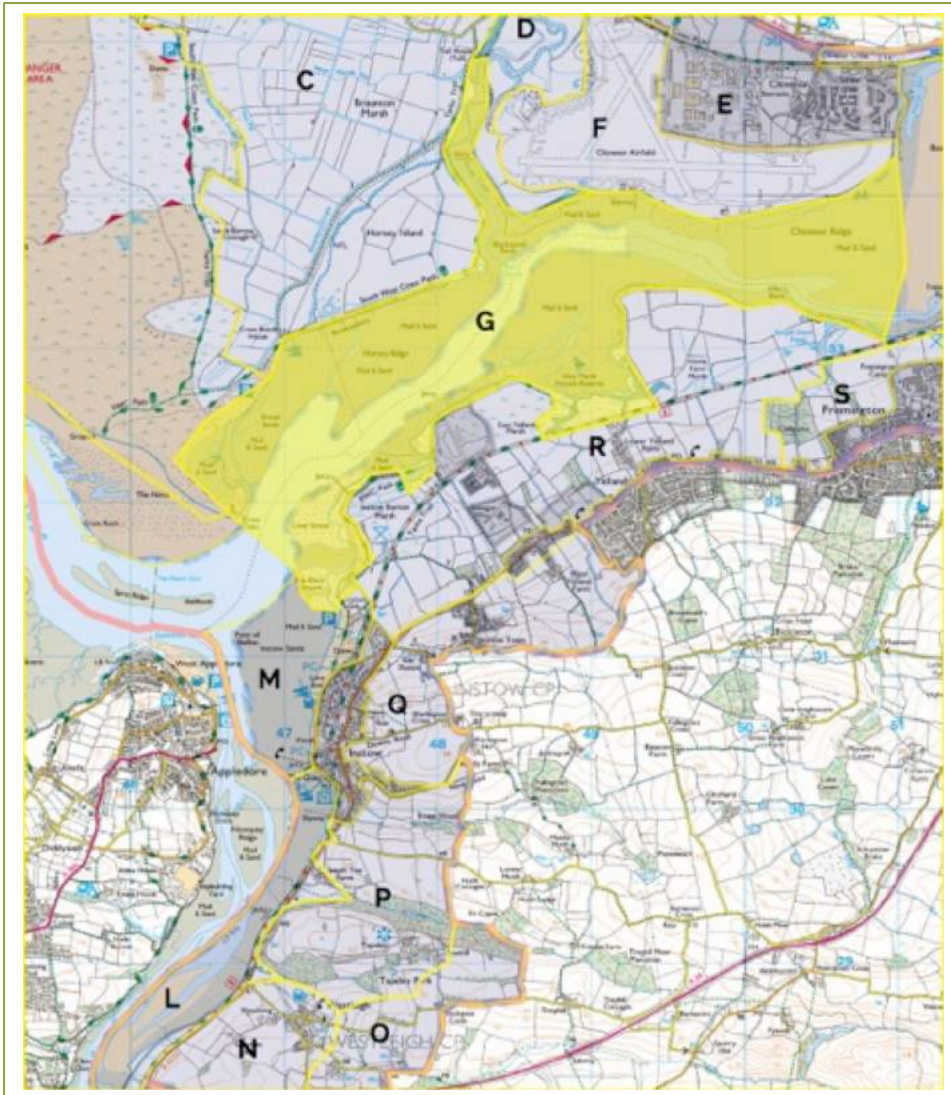
The zone displays a coastal character away from the developed area to the north. The estuary is a noticeable presence, although there are far fewer seabirds than elsewhere in the LCA.

The land is open and can be described as undeveloped, apart from the northern fringes of the zone:

Land visible from the coast.

Most of the zone can be categorised as **undeveloped coast** as defined in DLP3.





Zone G: Lower Reaches

SCA 19 Estuary

LCT4A Estuary, Taw Torridge Estuary Devon LCA.

Representative Characteristics and Qualities

The lower reaches of the estuary, between Chivenor Ridge and Instow Beach. The zone comprises tidal mudflats.

Typically coastal and maritime characteristics of the LCA, LCT and SCA are well represented in the zone, including:

Expansive mudflats exposed at low tide quickly disappearing as the estuary fills with water;

Strong sensory characteristics: changing colours and qualities of light, sunlight reflecting on the water and rich textures of the salt marshes and exposed sand flats;

Open feeling and expansive views;

Opportunities for waterfront access and recreation (including cycle paths);

Evidence of historic quays.

Condition

Landscape in good condition, entire zone covered by SCA and SSSI designations.



Characteristics of Undeveloped Coast

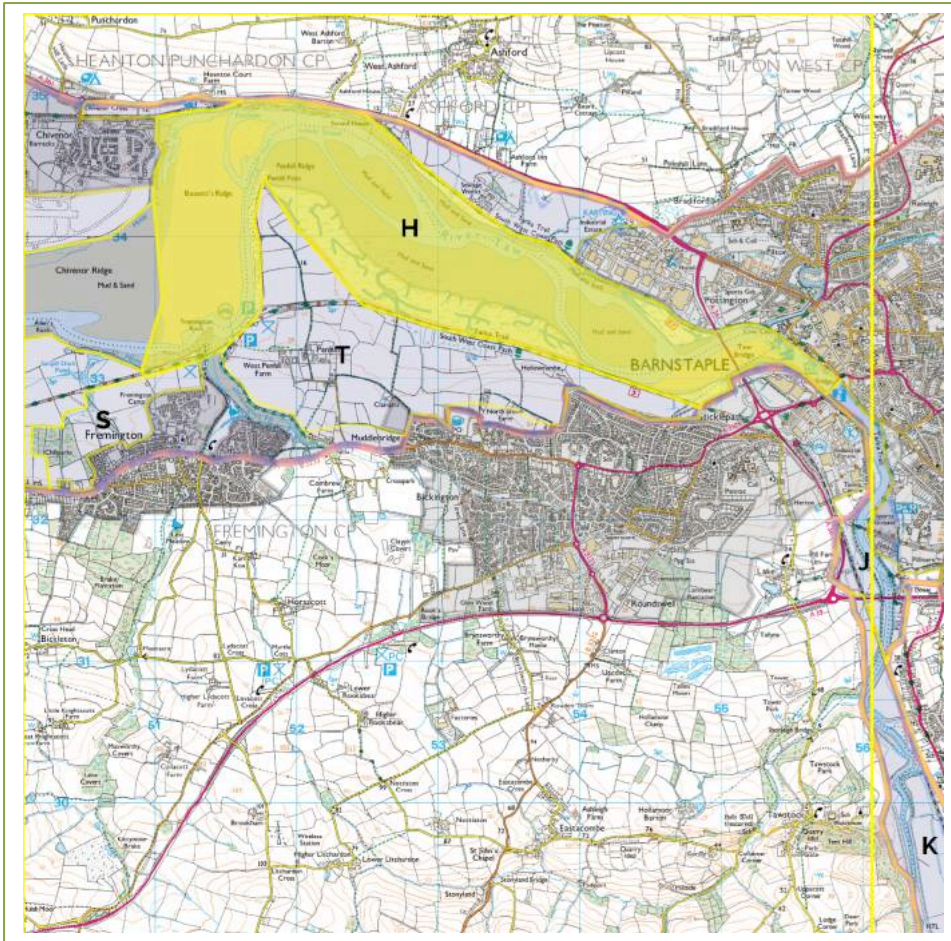
All of the zone is within tidal limits:

Landscape characteristics that contain a coastal component are well represented and the zone contains qualities of coastal character.

The zone is undeveloped and is visible from the coast / SW coast path

The zone can be defined as undeveloped coast.





Zone H: Mid Section

SCA 19 Estuary

LCT4A Estuary, Taw Torridge Estuary Devon LCA.

Representative Characteristics and Qualities

The middle reaches of the estuary, between Chivenor Ridge and Barnstaple Long Bridge. The zone comprises tidal mudflats, salt marsh and river channel. Surrounding development influences the eastern end of the zone.

Typically coastal and maritime characteristics of the LCA, LCT and SCA are well represented in the zone, including:

Expansive mudflats exposed at low tide quickly disappearing as the estuary fills with water;

Grazed saltmarsh at edge of estuary;

Strong sensory characteristics: changing colours and qualities of light, sunlight reflecting on the water and rich textures of the salt marshes and exposed sand flats;

Open feeling and expansive views;

Opportunities for waterfront access and recreation (including cycle paths);

Evidence of historic quays;

Unsettled, but with strong influence from surrounding development



Condition

Landscape in good condition, zone covered by SCA and SSSI designations.

Well maintained and popular paved foot and cycle path to north and south of the zone (SWCP and NCN routes).

Historic buildings on waterside, including Barnstaple Longbridge. Also modern structures and new flood defences that act as barriers between coastal recreation areas and the estuary.

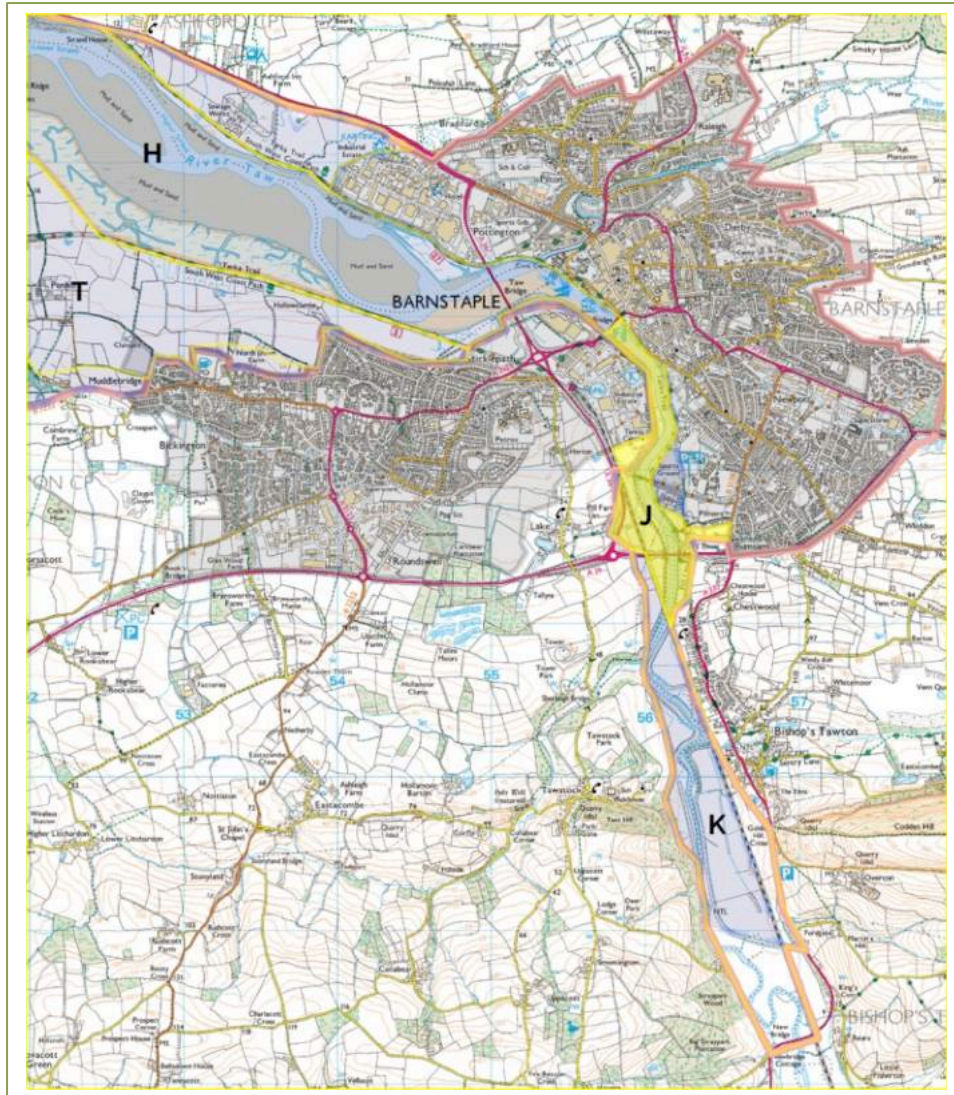
Characteristics of Undeveloped Coast

All of the zone is within tidal limits:

Landscape characteristics that contain a coastal component are well represented and the zone contains qualities of coastal character.

The zone is undeveloped and is visible from the coast / SW coast path. Influence of development in eastern end of zone.

The zone can be defined as undeveloped coast.



Zone J: Urban Estuary

LCT4A Estuary, Taw and Torridge Estuary Devon LCA. Not included in SCA.

Representative Characteristics and Qualities

The area of estuary heavily influenced by surrounding urban development. Between Barnstaple Longbridge and the Tarka Railway bridge in Bishop's Tawton. For much of the area, river banks are engineered.

SCA, LCA and LCT characteristics represented in the zone include:

Mudflats exposed at low tide, albeit constrained by engineered flood defences:

Evidence of rich maritime history, with historic bridges, quays and other structures.

Condition

The river and public space surrounding it are in good condition, as are historic structures on this stretch of the estuary.

Beached boats, some used as homes, others derelict, are detracting features.



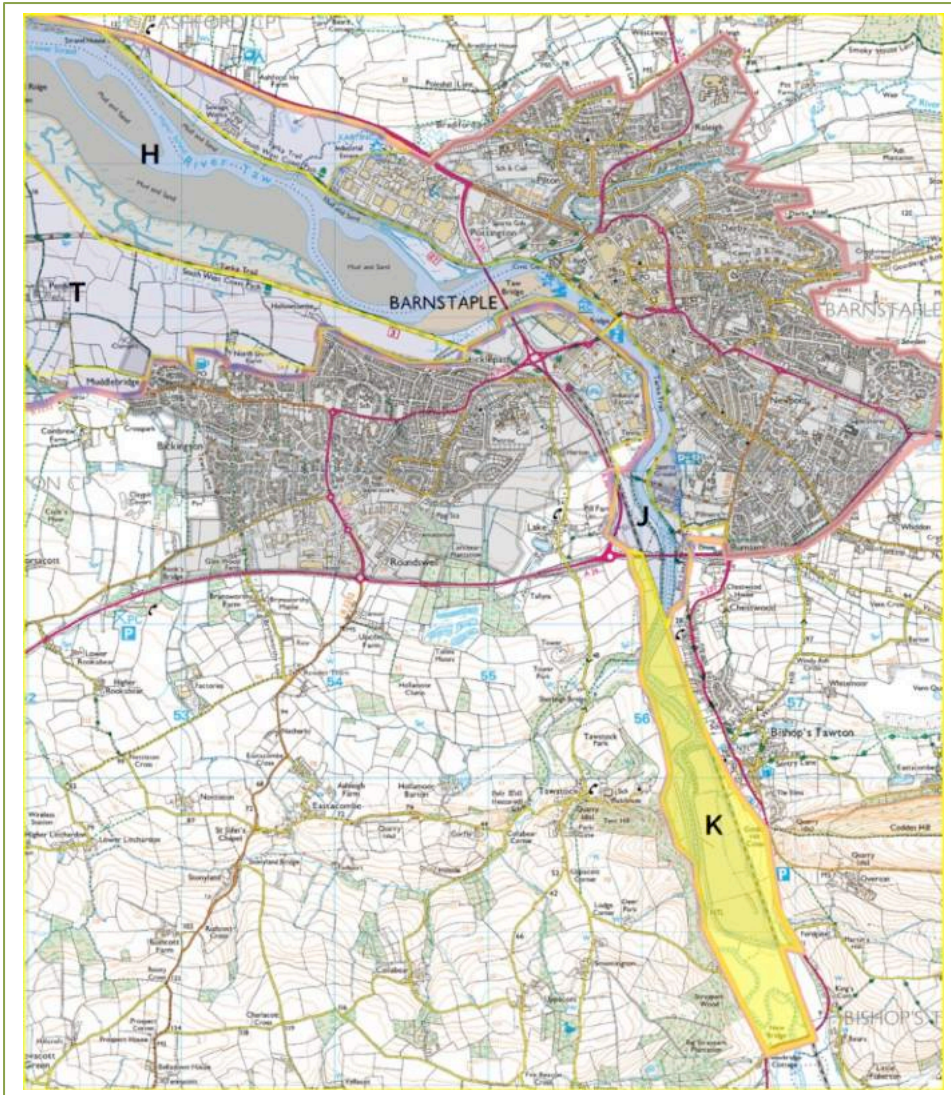
Characteristics of Undeveloped Coast

The zone is within the tidal limits of the estuary:
Representative characteristics contain coastal components, mainly evidence of maritime history and tidal mudflats:

The zone itself is undeveloped, although heavily influenced by surrounding development:

The zone is clearly coastal, although it could not be categorised as undeveloped.





Zone K: Upper Reaches

LCT4A, Estuary, Taw and Torridge Estuary Devon LCA.

Not included in SCA

Representative Characteristics and Qualities

The stretch of the Taw between Barnstaple and the approximate tidal extent of the Taw. The zone is typified by wet pasture, with the Taw meandering through. 20th century flood defences have constrained the banks of the river, although tidal mudflats are evident and fields are overflowed by flocks of geese at dawn and dusk.

LCA and LCT characteristics represented include:
grazing marsh, divided by brackish ditches, fencing and thorny hedges;

Tidal mudflats;

Evidence of historic quays.

Condition

Farmland and field boundaries are in moderate condition, actively farmed but with some areas of rank grass growth and evidence of poached soil at gates.

There are few footpaths in the zone, not well signed and gates blocked.

Industrial infrastructure (power lines, railway) are detracting features.



Characteristics of Undeveloped Coast

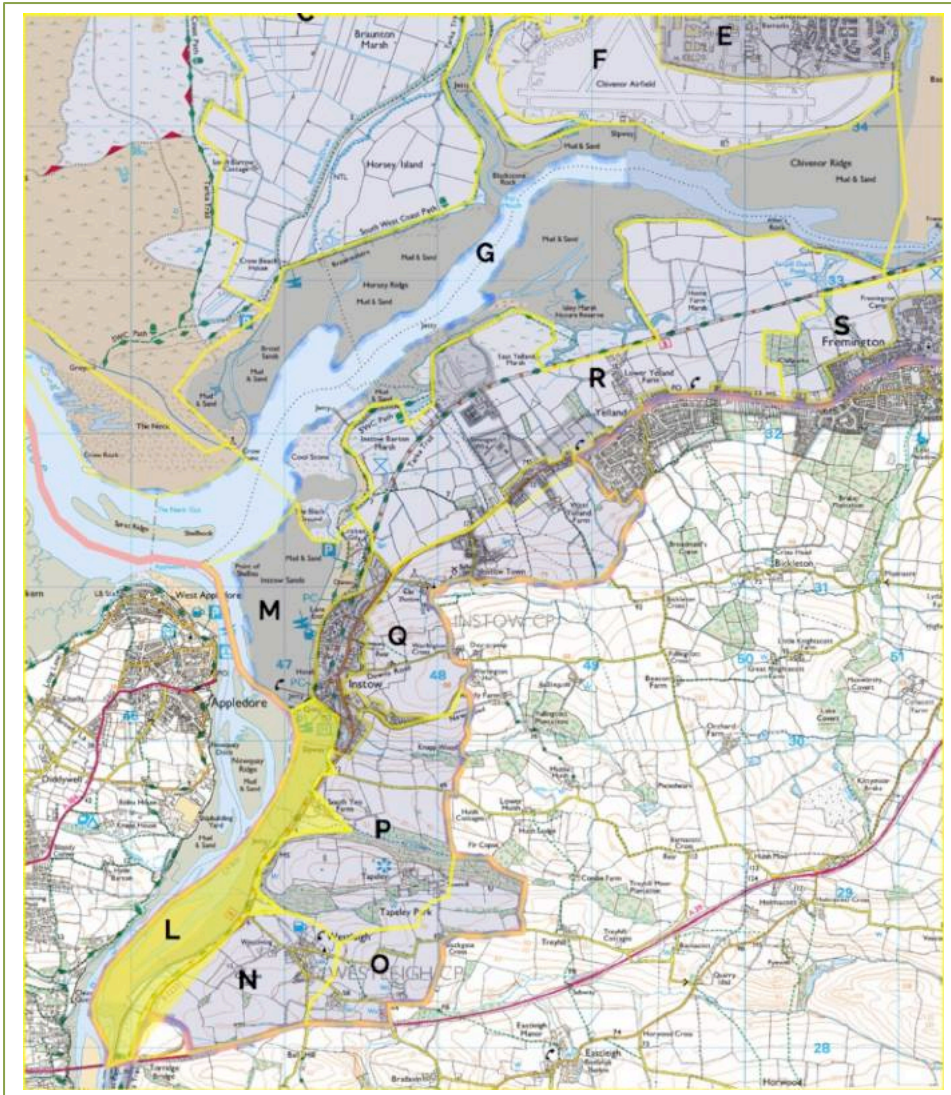
Zone is within the tidal limits of the Taw:

Coastal components represented in the zone relate to tidal movement of the river and its effect on surrounding farmland. The zone is more rural than coastal in character:

The zone is undeveloped, although parts in the north are influenced by built up areas of Barnstaple:

The zone can be categorised as undeveloped and has some characteristics associated with estuarine landscape, although it does not meet all the coastal criteria as defined by DLPG3.





Zone L: Torridge East Bank

SCA 19 Estuary

LCT4A Estuary, Taw Torridge Estuary Devon LCA

Representative Characteristics and Qualities

The middle reaches of the estuary, between Instow and the Torridge road bridge. The zone comprises tidal mudflats, salt marsh and river channel, with a well used recreational route on disused railway next to the estuary.

Typically coastal and maritime characteristics of the LCA, LCT and SCA are well represented in the zone, including:

Expansive mudflats exposed at low tide quickly disappearing as the estuary fills with water;

Grazed saltmarsh at edge of estuary;

Strong sensory characteristics: changing colours and qualities of light, sunlight reflecting on the water and rich textures of the salt marshes and exposed sand flats;

Open feeling and expansive views;

Opportunities for waterfront access and recreation (including cycle paths);

Evidence of historic waterside structures;

Unsettled, but influenced by waterside industry at Appledore.



Condition

Landscape in good condition, zone covered by SCA and SSSI designations.

Well maintained and popular paved foot and cycle path (SWCP and NCN routes).

Historic structures on waterside at Instow and along disused railway track. Also modern development at Zeta Quay and influence of shipyard at Appledore.



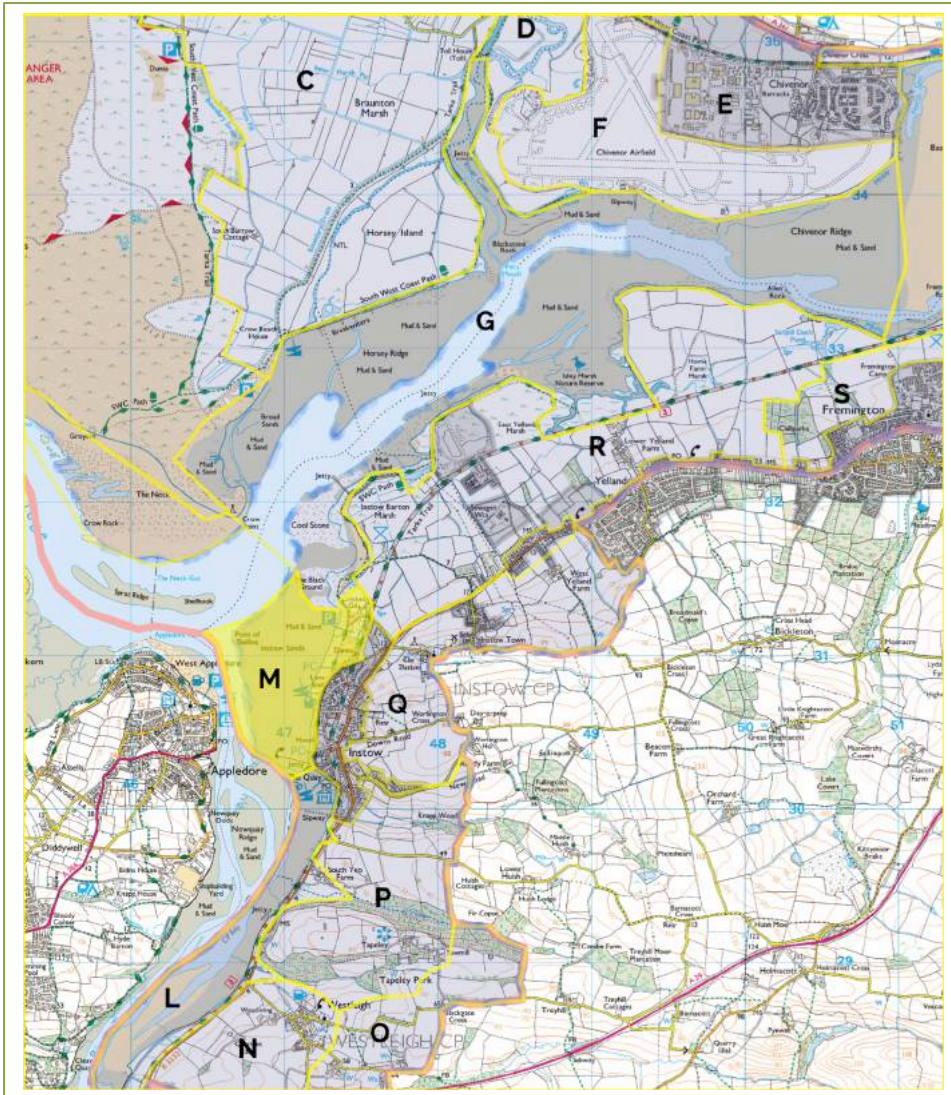
Characteristics of Undeveloped Coast

All of the zone is within tidal limits:

Landscape characteristics that contain a coastal component are well represented and the zone contains qualities of coastal character.

The zone is undeveloped and is visible from the coast / SW coast path. Influence of development in eastern end of zone.

The zone can be defined as undeveloped coast, as DLPG3.



Zone M: Instow Beach

SCA 19 Estuary

LCT4A Estuary, Taw Torridge Estuary Devon LCA.

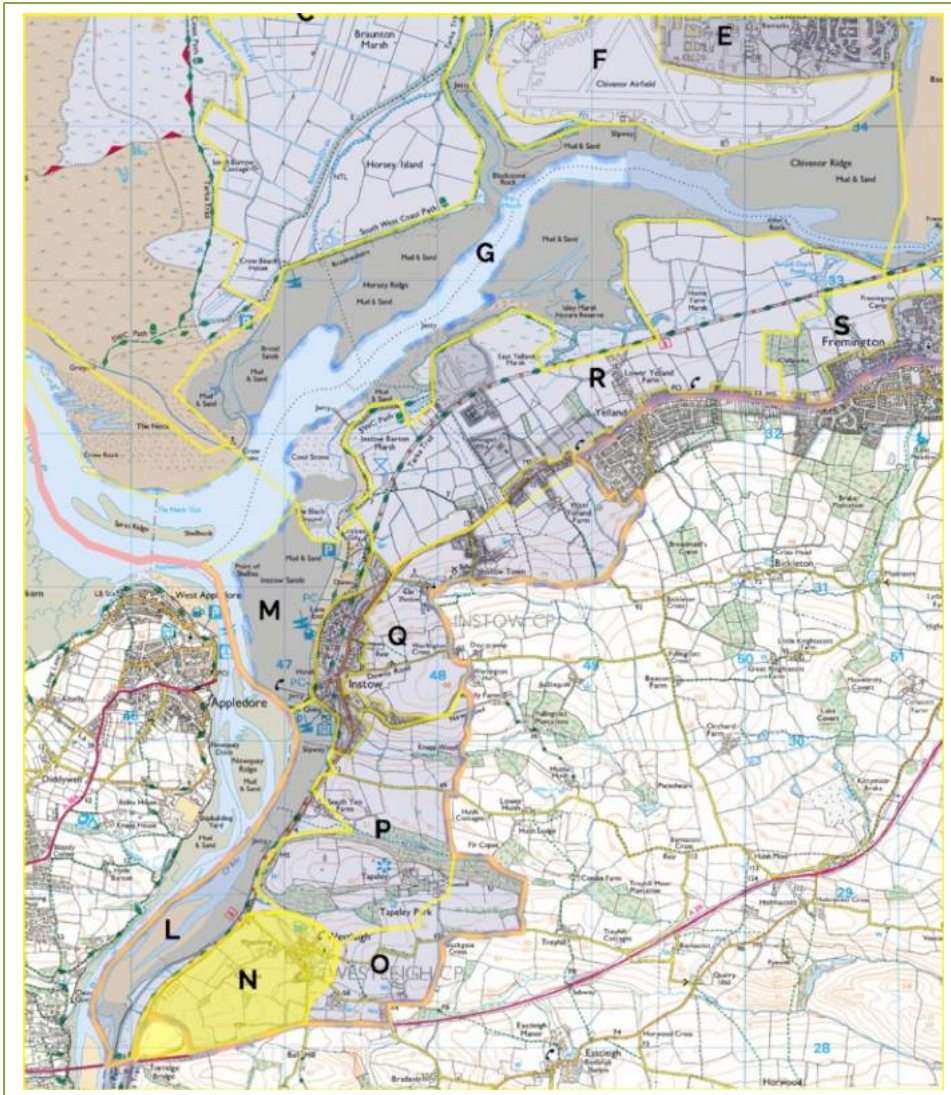
Sandy Beach between HWM and LWM, with sand dunes behind.

The zone has a strong coastal character, displaying most of the characteristics of the LCT and many of the coastal characteristics of the LCA and SCA.

The zone has a rural, undeveloped character and is within the visual envelope of the beach.

The Zone meets the definition of undeveloped coast as defined in DLPG Advice Note 3





Zone N: Lower Westleigh

LCT3A, Upper Farmed Wooded Slopes. High Culm Ridges Devon LCA.
Not covered by SCA

Representative Characteristics and Qualities

Sloping farmland between Westleigh and the Tarka Trail, to the north of Torridge Bridge.

The zone is not within a coastal landscape character area. It forms part of the setting of the estuary and the coast has a strong influence on the character of the zone. LCA and LCT characteristics represented in the zone include:

- Long views over the estuary and out to sea, beyond Bideford Bar. Views towards Crow Point and Braunton Burrows. Quality of the landscape and views defined by the presence of the estuary and coast;
- Rising land defining the edge of the estuary;
- Setting for the Tarka Trail recreation route.



Condition

Farmland and field boundaries are well maintained and in good condition. Land is predominantly pastoral in use.

Mature hedgerow and roadside trees contribute to overall quality of the landscape.

Buildings and infrastructure well maintained and in good condition.

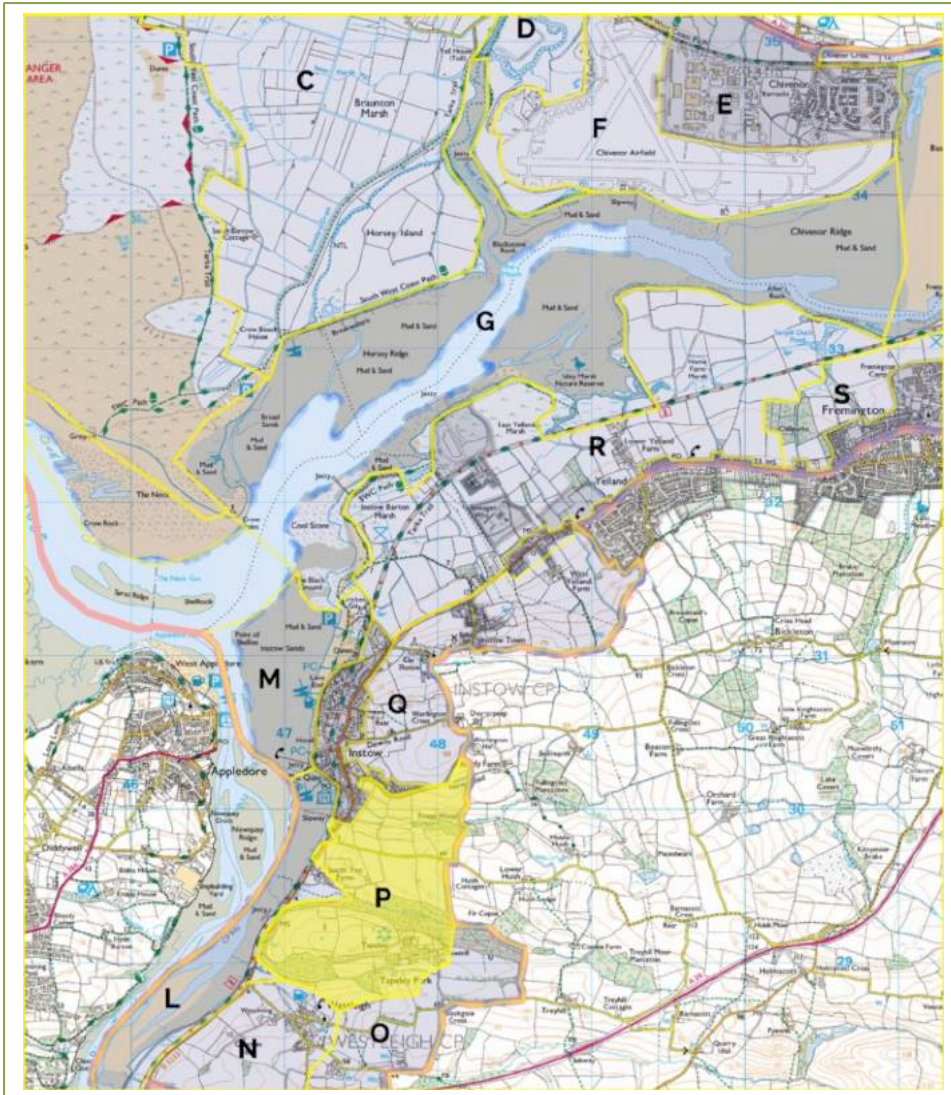
Characteristics of Undeveloped Coast

The zone is above the tidal limits of the Torridge:

The landscape does not contain coastal components, but is heavily influenced by the estuary and coastal landscape.

The zone is undeveloped and visible from both the coast and the SWCP.

Although the zone is not within a coastal LCA, the coast has a strong influence on its character and quality. The rising land also helps to define the closed and rural character of the coast in the middle reaches of the Torridge estuary. Although the zone is not “undeveloped coast”, its inclusion in the CEZ is justified because of the influence the zone exerts on the quality of the estuary.



Zone P: Tapeley

LCT3A Upper Farmed and Wooded Valley Slopes
LCA High Culm Ridges.

Representative Characteristics and Qualities

The zone covers the area of Tapeley Park and farmland to the north. The zone is not in a coastal landscape character area or type, but shares attributes of the adjacent Estuary LCT and LCA, including:

- Jetties;
- Open estuarine views;
- Strong sensory characteristics (the sites and sounds of the estuary are apparent);
- South West Coastal Path runs to the west of the zone.
- The park is noted as a cultural influence on the estuary SCA.

The house and gatehouse are visible from the estuary. The parkland contributes to the wooded and intimate quality of the east bank of the Torridge estuary locally and to the distinctive wooded skyline when seen from further afield.

There is a strong cultural link between the Christie family, who built Tapeley, and coastal farmland throughout the CEZ.



Condition

Parkland and woodland are in good condition and well maintained. Farmland to the north of the park shows signs of rough grassland colonisation. Historic features are in generally good condition.

Footpaths and right of way network moderately well maintained.

Busy main road and industrial development at Zeta Quay distract from scenic quality.

Characteristics of Undeveloped Coast

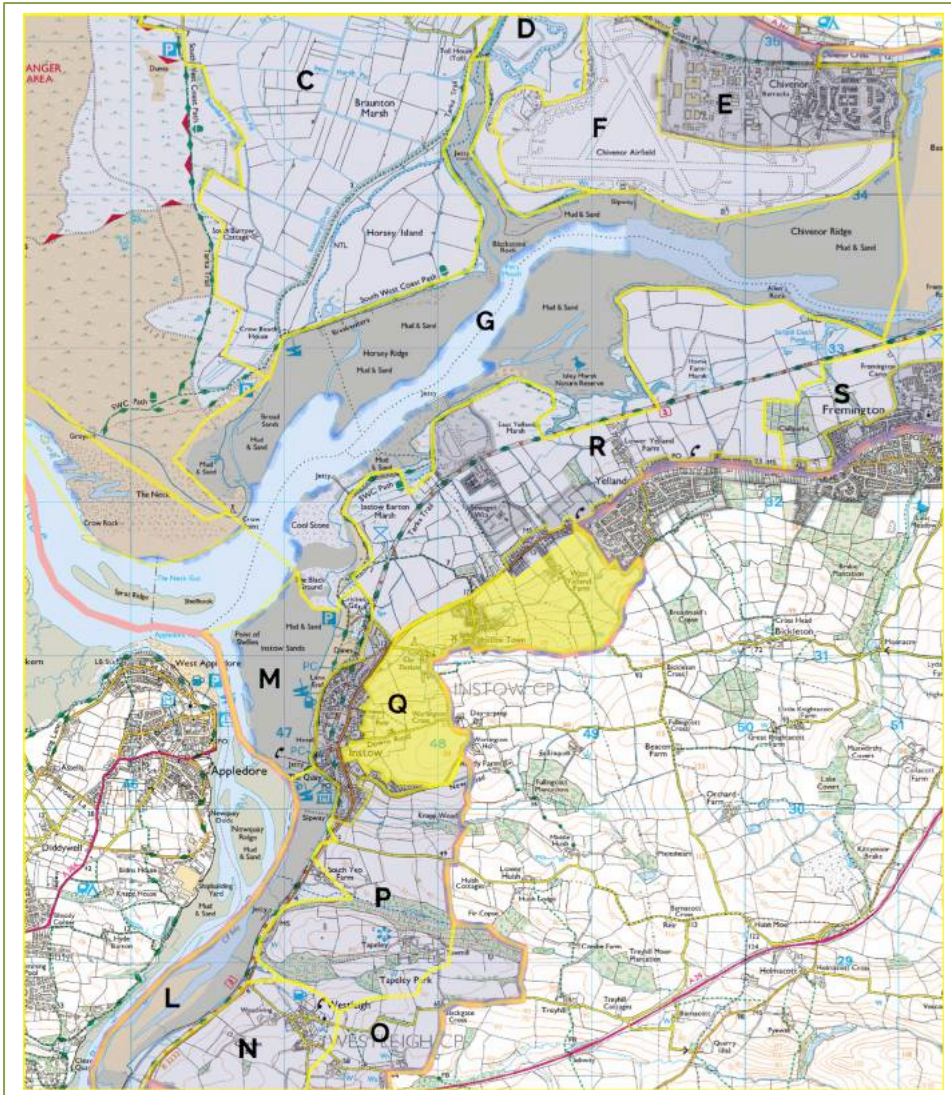
The zone is outside the tidal limits of the estuary and is not in a coastal landscape character area.

However, the park is within the landward extent of views out from the estuary and forms part of the setting of the estuary.

There are extensive views from the zone over a coastal landscape and views from the estuary of the parkland and house.

The land within the zone is generally undeveloped. Most of the zone is visible from the coast and South West Coast Path.

The zone is undeveloped and is coastal in character.



Zone Q: Instow Village

High Culm Ridges DCA .
LCT3A Upper Farmed Wooded Slopes
SCA

Representative Characteristics and Qualities

Pastoral farmland with occasional arable. Influence of settlement at Instow in southern part.

Landscape visually intact with strong sense of unity across the zone.

Representative characteristics are:

Undulating landform formed by tributary streams;

Strong field pattern defined by hedgerows;

Historic settlement at Instow Village and farmsteads linked by winding rural lanes;

Vernacular farm buildings evident in landscape;

Church tower and Instow Beacon form strong local landmarks;

Near and medium scale views from high ground over estuary and out to sea;

Landscape setting of estuary settlements;

Intermittent sense of remoteness in high hedge lined lanes.



Condition

Farmland and sparse woodland in generally good condition. Residential buildings in good condition, some field buildings moderate to poor condition. Public rights of way network moderately well maintained.

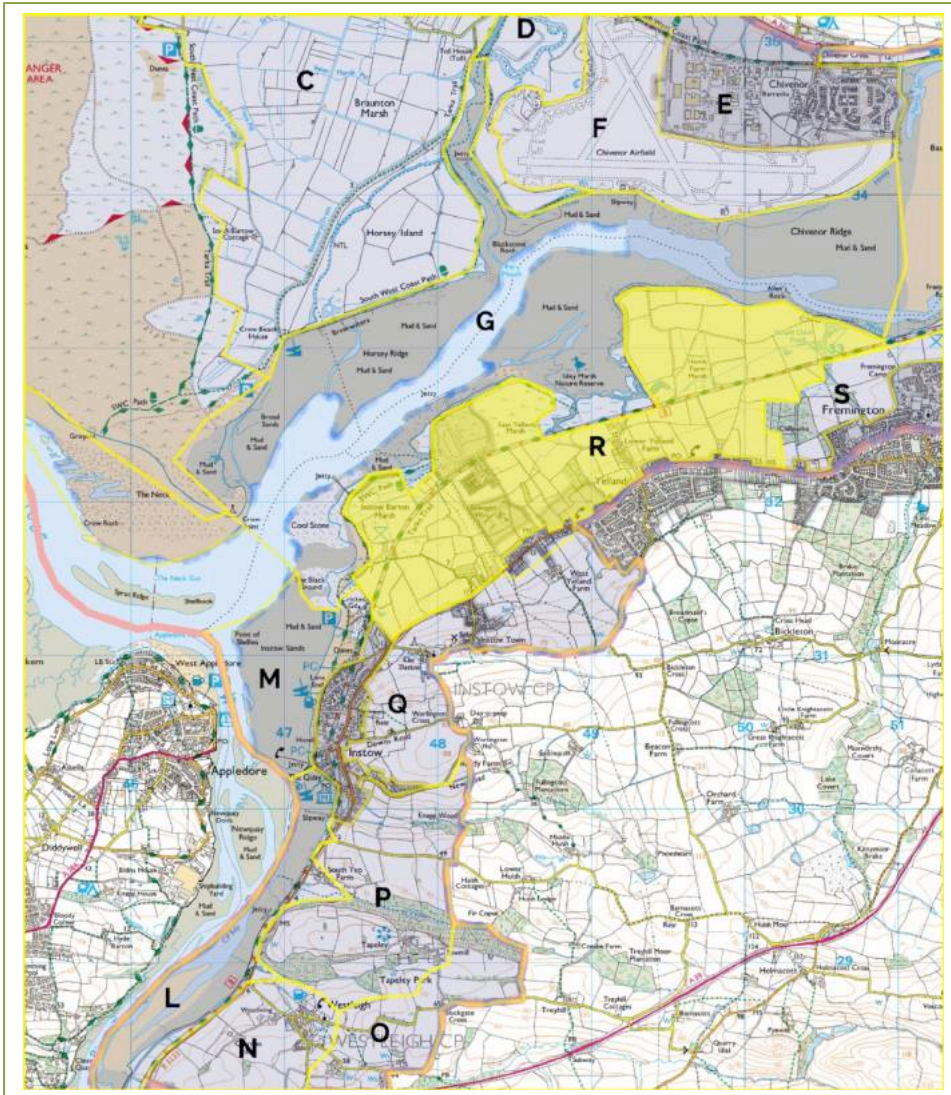
Modern development at Instow and Yelland detract from scenic qualities in views out from the zone.

Characteristics of Undeveloped Coast

Direct maritime influences moderately present in the zone – beacons in southern area, views out from the zone (majority of area faces the estuary). Zone is outside tidal limits of the estuary.

Zone perceived as undeveloped with only minor isolated pockets of modern development related to farmsteads. Remoteness influenced by modern industrial development at Yelland Quay and Instow and modern housing development at Yelland, Fremington and Instow in views out of the zone.

The zone forms part of the setting of the estuary and is within the landward extent of views out from the estuary and the South West Coast Path.



Zone R: Yelland Marshes

LCT4A Estuaries / LCT3A Upper Farmed Wooded Slopes
Taw Torridge Estuary Devon LCA
SCA 19 Taw Torridge Estuary

Representative Characteristics and Qualities

The zone covers the area of farmland and grazing marsh north of the B3233 between Instow and Fremington. Although the zone is covered by 2 LCTs, it has a perceptual and functional unity. SCA, LCA and LCT characteristics well represented in the zone, including:

low lying topography, close to sea level and backed by rising land to the south;

Tidal grazing marsh and rough grassland. Field boundaries drains and hedges. Colonies of seabirds evident on the shore and on the fields inland. The zone skirts around the edge of Isley Marsh reserve and includes Home Farm Marsh reserve;

Evidence of maritime trade and industry at Yelland Quay; South West Coast Path recreational route runs through the zone.



Condition

Farmland and field boundaries in moderate condition. Evidence of rough grassland colonisation of pasture and some over grazing. In comparison, Home Farm Marsh in good condition, managed for wildlife. Some hedges have become gappy and grown out, providing poor stock control.

Public rights of way network moderately well maintained. Disused and modern industrial development at Yelland Quay and isolated farmsteads detract from scenic qualities.

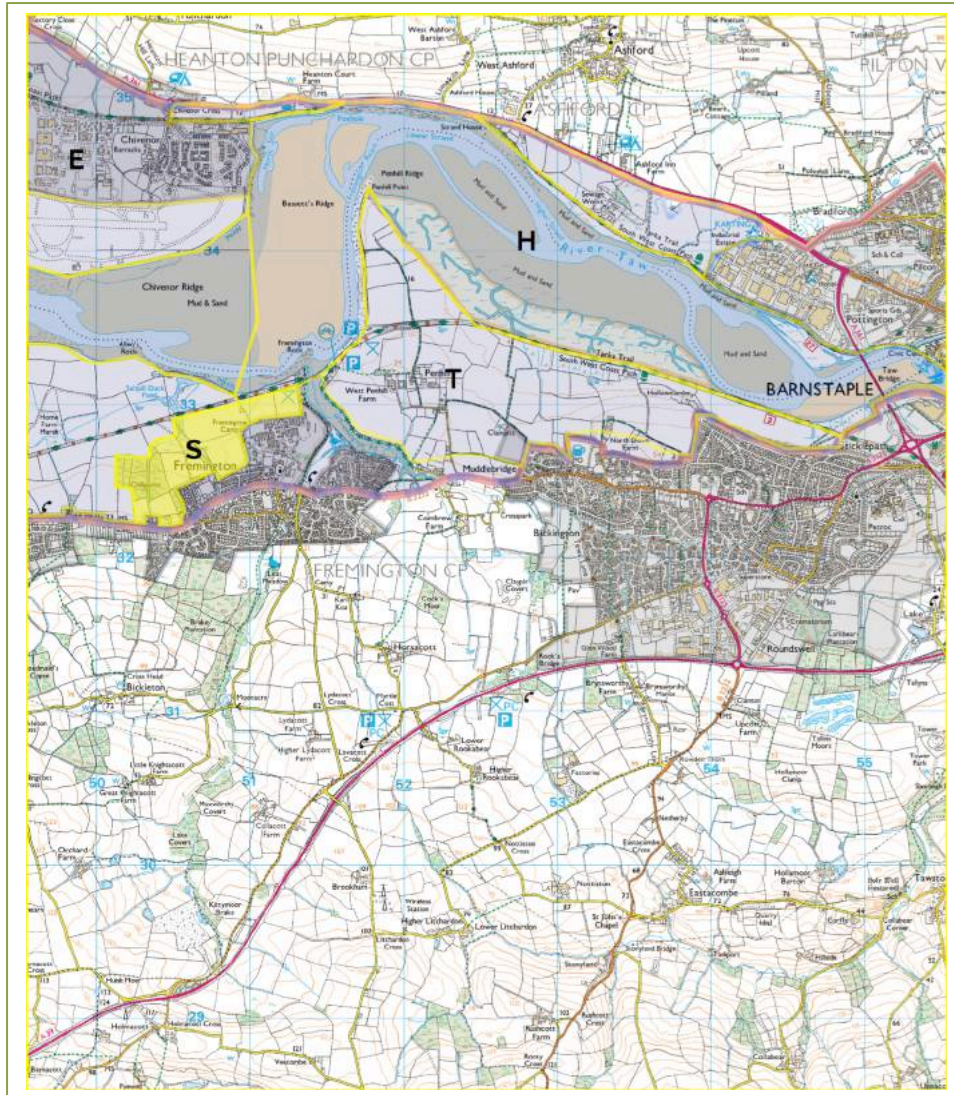
Characteristics of Undeveloped Coast

Direct maritime influences prominent in the zone – pervading influence of the estuary, sounds of sea birds, smells of the estuary. The northern part of the zone is at the top of the tidal limit of the estuary.

Zone generally perceived as undeveloped. Overall sense of remoteness influenced by surrounding housing and intrusion of modern industrial development at Yelland Quay and Lower Yelland Farm.

The zone forms part of the setting of the estuary and is within the landward extent of views out from the estuary and the South West Coast Path.

Most of the zone can be categorised as undeveloped coast



Zone S: Fremington

LCT3A Upper Farmed Wooded Slopes
High Culm Ridges Devon LCA
SCA 19 Taw Torridge Estuary

Representative Characteristics and Qualities

The zone covers the area of farmland and woodland south of the SWCP, bordered by Chillapark Wood to the west and east of Fremington camp. The zone is transitional between farmed wooded landscape and that of the estuary, sharing representative characteristics of both, including:

low lying topography, close to sea level and backed by rising land to the south. Mix of arable, pasture and woodland;

Open estuarine views over most of the zone (where not screened by woodland);

Evidence of past maritime trade and industry at Fremington Pill;
South West Coast Path recreational route runs through the zone.



Condition

Farmland and field boundaries in good condition. Woodland well managed. Some hedgerow boundaries replaced by fencing.

Public rights of way network well maintained and well signposted.

Historic artefacts in moderate condition (Kilns, railway structures).

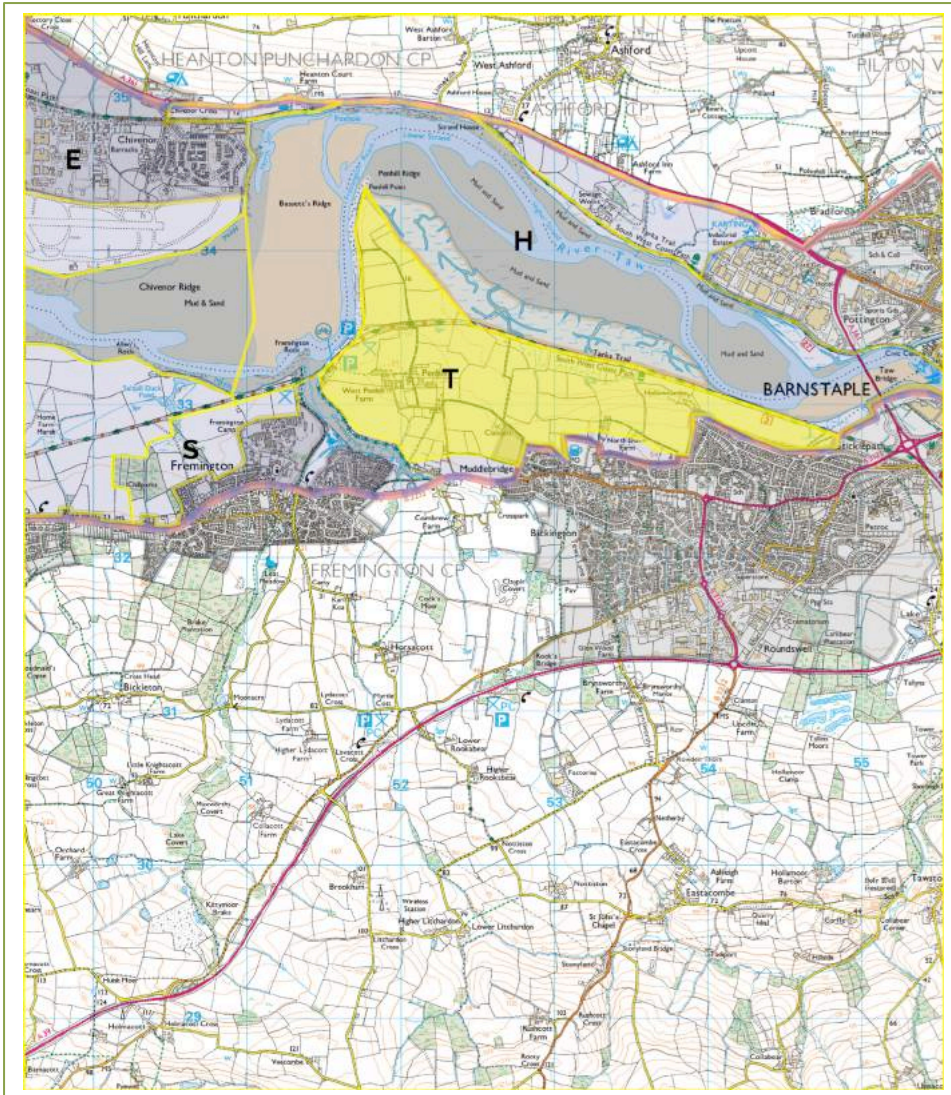
Characteristics of Undeveloped Coast

Maritime influences present in the zone – salt landscape open to estuary, sounds of sea birds, smells of the estuary. The zone is above the tidal limit of the estuary.

Unsettled and undeveloped landscape, although strongly influenced by surrounding development. Acts as a buffer between remote and tranquil landscape of Home Farm Marsh and developed area of Fremington.

The zone forms part of the setting of the estuary and is within the landward extent of views out from the estuary and the South West Coast Path.

The zone is not within a coastal LCT, but has a perceptual connectivity with the estuary landscape. The zone can be categorised as undeveloped coast.



Zone T: Bickington

LCT4A Estuaries / LCT3A Upper Farmed Wooded Slopes
Taw Torridge Estuary / High Culm Ridges Devon LCA

Representative Characteristics and Qualities

farmland and grazing marsh north of the B3233 between Bickington and Fremington. Although the zone is covered by 2 LCTs, it has a perceptual and functional unity.

SCA, LCA and LCT characteristics well represented in the zone, including:

Local ridge runs between Penhill and Bickington, falling to the Taw and Fremington Pill. Zone includes low lying land and rising land providing a setting for the estuary.

Tidal grazing marsh to the north of the area, elsewhere pasture and arable (to the east). Drains and hedges form field boundaries. Colonies of seabirds evident on the shore and on the fields inland.

Evidence of maritime trade and industry at Fremington Quay and Fremington Pill. South West Coast Path recreational route runs through the zone.

Strong sensory characteristics – open landscape, extensive views over the estuary. Rural characteristics present including narrow sunken lanes, vernacular buildings, mature hedgerows.



Condition

Farmland in moderate or good condition. Evidence of rough grassland colonisation of wet pasture and some over grazing. Hedges and drain field boundaries in good condition.

Public rights of way network well maintained and well signposted.

Modern industrial development on north bank of river and influence of housing in Bickington detract from scenic quality

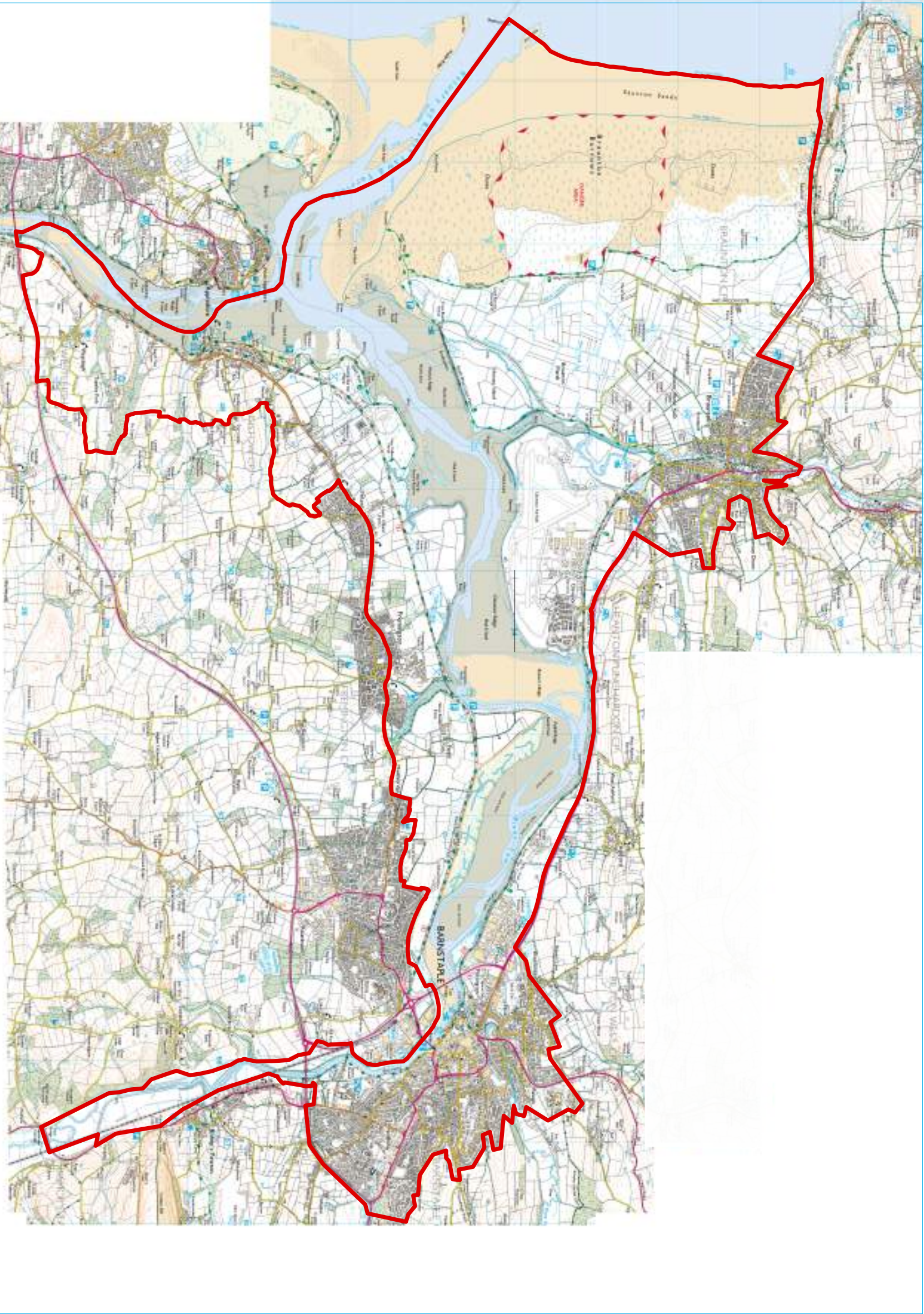
Characteristics of Undeveloped Coast

Direct maritime influences prominent in the zone – pervading influence of the estuary, sounds of sea birds, smells of the estuary. The northern part of the zone is at the top of the tidal limit of the estuary.

Zone generally perceived as undeveloped. Overall sense of remoteness influenced by surrounding housing in areas with open views southwards.

The zone forms part of the setting of the estuary, most of it is within the landward extent of views out from the estuary and the South West Coast Path. Fremington Pill

Most of the zone can be categorised as undeveloped coast. However, isolated area south of ridge and north of B3233 is not influenced by coastal characteristics of Fremington Pill or Taw estuary.



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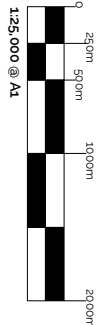
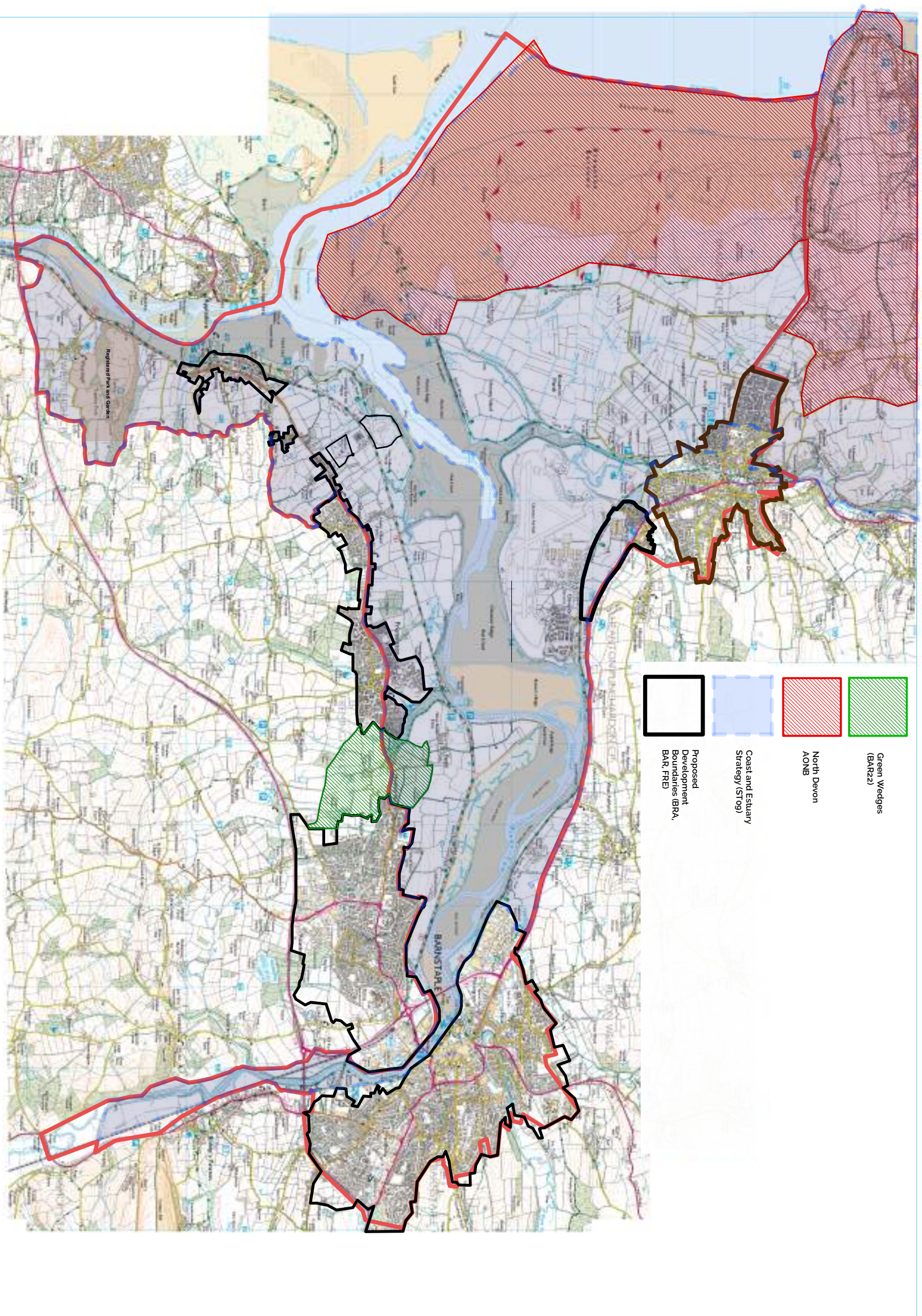


Figure 1
Study Area

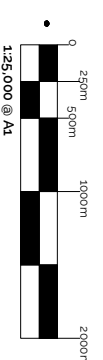


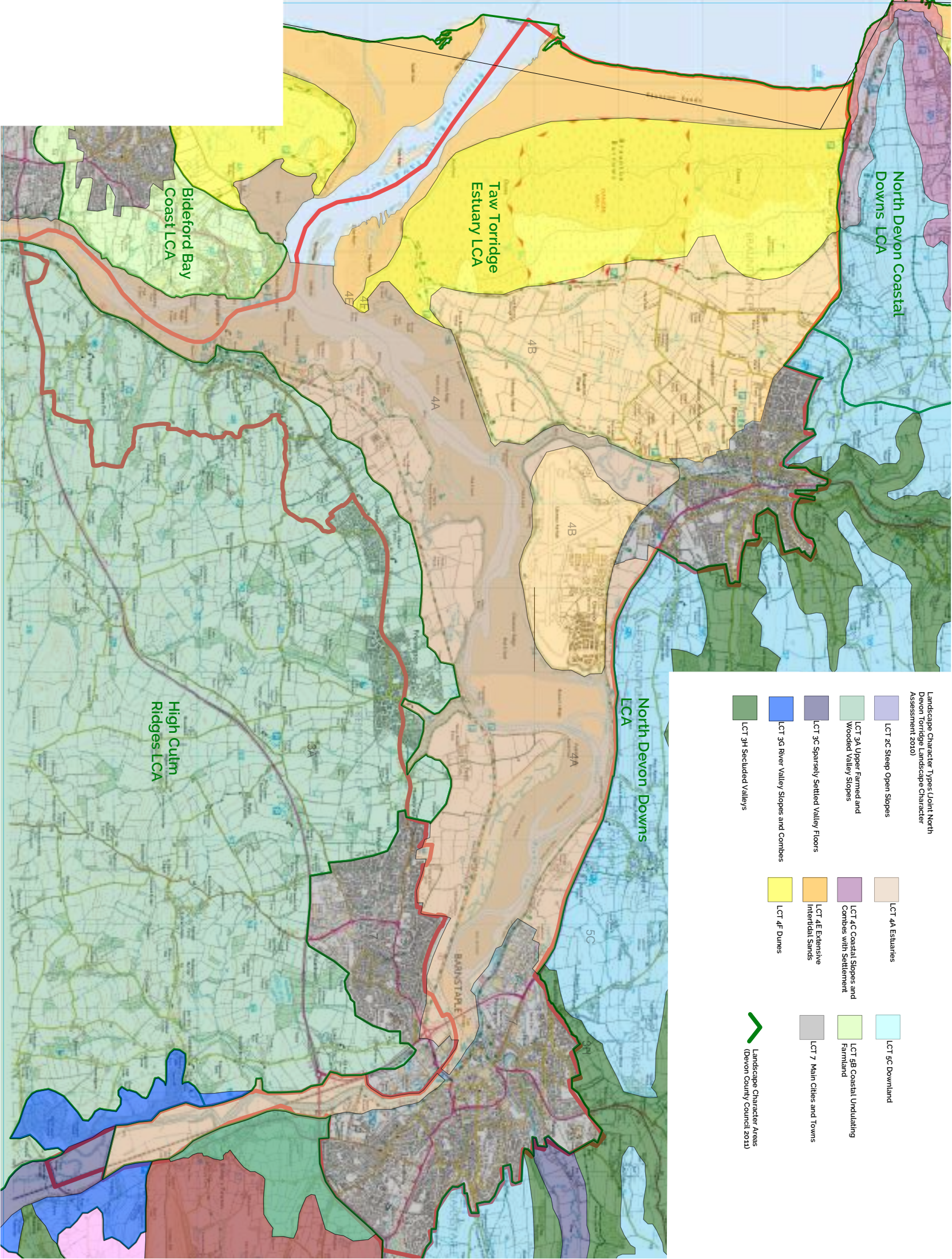
DAVID WILSON PARTNERSHIP
Connecting people and spaces





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Appendix 1: Results of Public Consultation

Taw Torridge Estuary Landscape: a valued landscape?

Online consultation

July 2015



REPORT

Introduction

Following the technical desktop study and stakeholder workshop an online consultation exercise took place to determine if, as believed by NDC, the Taw Torridge Estuary is valued by the local communities.

Methodology

Having identified the key locations and views that represent the special qualities of the estuary landscape an online survey was set up asking participants to either agree or disagree that these locations represent why the estuary is such a special place. Participants were also able to list any other locations which were special to them.

The local newspaper, The North Devon Journal, ran the story on their front page (see appendix 1) and extensive use was made of social media. The survey was also promoted through local libraries and a paper version was made available at all Council offices (appendix II).

Participants were also encouraged to capture and share what they really feel about the estuary landscape by using the 'Rate my View' app.

The survey ran for 3 weeks from Thursday 11th June to Friday 3rd July 2015.

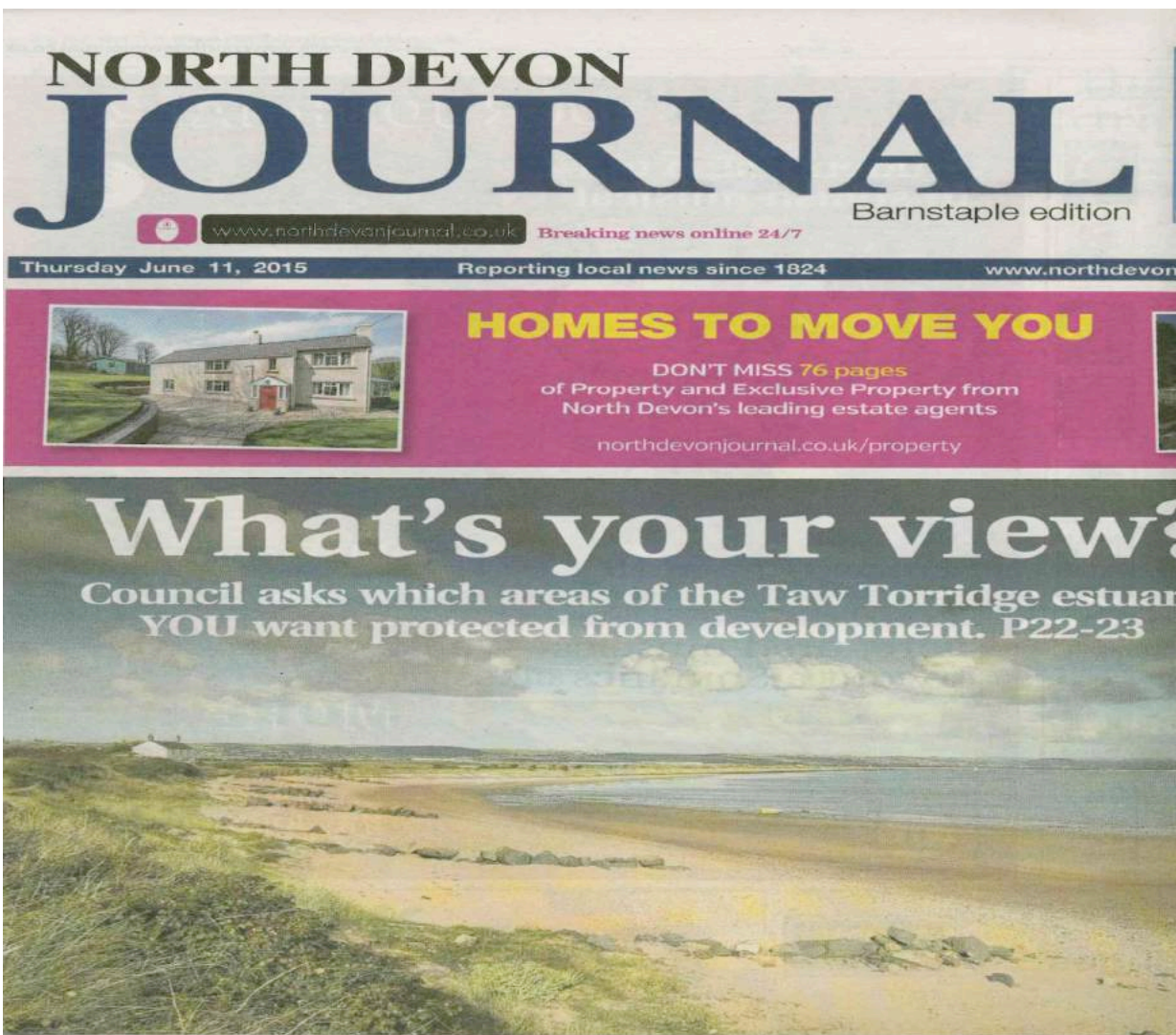
Results

A total of 213 responses were received. Based on a total North Devon population of ~92,000 this gives an accuracy +/- 6.8% which is a usable source of evidence. It is also a strong indication of support and we can be confident that the respondents' answers truly reflect the opinions of North Devon's population.

The results for the individual locations are shown in table 1 and the additional comments in appendix III.

Location	Strongly agree %	Agree %	Disagree %	Strongly disagree %	Don't know %
Ashford Ridge	85	11	2	0	2
Crow Point	91	8	0.5	0.5	0
Horse Island	89	10	0	0	1
Codden Hill	85	14	0	0	1
Instow Cricket Club	70	23	4	0	3
Saunton Down	90	8	1	0	1
Braunton Marsh	86	12	0.5	0.5	1
Tarka Trail	87	11	1	1	0
Fremington Quay	72	24	2	0.5	1.5
Home Farm Marsh	78	17	0	1	4

Table 1: Results by location (% of respondents)



Taw Torridge Estuary: a valued landscape?

North Devon Council would like to know what you think is special and what you value about the landscape surrounding the Taw Torridge Estuary. This is the second stage of an exercise to help the council get an understanding of the landscape, its characteristics, qualities and its value.

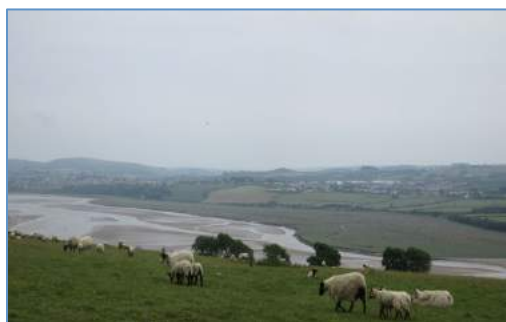
The first stage was carried out by a Landscape Architect and stakeholders who identified the following special qualities of the estuary landscape:

- **Openness** - expansive views and an open and exposed feeling to much of the area.
- **Wildness and tranquillity** - natural change in view as a result of tidal influence, expansive sand banks and mud flats, areas of salt marsh and grazing marsh of national importance for biodiversity
- **Scenic quality** - picturesque and intrinsic beauty
- **Sensory characteristics** - colour and texture of habitats, smell of mudflats and the sea, birdsong and calls, sight of sunlight reflecting of water
- **Cultural Associations** - Influence of early Christian settlements, strong maritime history with historic quays and bridges, widely used for recreation, walking/cycling, fishing, sailing etc.

By taking part in this short survey you will be helping the decision making process and helping to ensure that any new development is incorporated into its landscape setting.

Do you agree that the following views/ locations represent why the estuary is such a special place? Please tick

1. Ashford Ridge: identified for its openness and high scenic quality.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

2. Crow Point: identified for its openness, wildness and tranquility, high scenic value, sensory characteristics and cultural associations.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

3. Horsey Island: identified for its openness, wildness and tranquility, high scenic value, sensory characteristic and cultural associations.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

4. Coddan Hill: identified for its openness, wildness and tranquility, high scenic value, sensory characteristics and cultural associations.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

5. Instow Cricket Club: identified for its openness and cultural associations.



Strongly agree
 Agree
 Disagree
 Strongly Disagree
 Don't know

6. Saunton Down: identified for its openness, wildness and tranquility and high scenic value.



Strongly agree
 Agree
 Disagree
 Strongly Disagree
 Don't know

7. Braunton Marsh: identified for its openness, wildness and tranquillity, sensory characteristics and cultural associations.



Strongly agree
 Agree
 Disagree
 Strongly Disagree
 Don't know

8. Tarka Trail: identified for its high scenic value, sensory characteristics and cultural associations.



Strongly agree
 Agree
 Disagree
 Strongly Disagree
 Don't know

9. Fremington Quay: identified for its openness, high scenic value and cultural associations.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

10. Home Farm Marsh: identified for its openness, wildness and tranquility, high scenic values and sensory characteristics.



Strongly agree

Agree

Disagree

Strongly Disagree

Don't know

11. Thinking about the special qualities of the estuary landscape, are there any other locations that are particularly special to you? Please say where and why.

Thank you for taking part in our survey.

Don't forget you can also capture and share what you really feel about the estuary landscape using a new app called '[Rate my View](#)'.

The app, which is free, and available on both Apple and Android platforms, automatically uploads pictures taken on smartphones or tablets to the Rate my View website using GPS technology to pinpoint your location. You can then rate the view by giving it between 0 and 5 stars, and submit words or short phrases that sum up the view.

Appendix III: additional locations and comments

Thinking about the special qualities of the estuary landscape are there any other locations that are particularly special to you? Please say where and why.
Crow point. Flat open sandy walks away from traffic noise
The views on both sides of the new Barnstaple road bridge.
The entire length of the Tarka Trail from Bideford to Barnstaple is absolutely glorious and it must be one of the most spectacular cycle paths in the country.
All locations in and around the estuary are very special in their own natural way. Nature and the natural activities of the Earth's weather has formed the current beauty that is seen in these areas. This activity is known as "Nature at It's Best for All to See". To allow man made developments on these areas would be a disaster waiting to happen. A natural life as Nature knows would no longer exist. And these activities will only cause and create more pollution then ever seen before. We should not ruin the beauty of a natural/nature made landscape, for any proposed development. Any development would only benefit a small amount of people who are out to maximise this potential for as much money as possible. The Natural World is brought to use by Nature for All to See and Enjoy. Not to be developed and never seen again. Every view has a thousand words of description from a thousand different view points(people).
The whole estuary area provides a sense of unspoilt nature, of peace and calmness and relaxation. With more and more of natural England falling prey to building development it is essential to preserve areas such as this, not only for the people lucky enough to live locally, but also for the thousands of visitors who come to North Devon for just such an environment. If we build on these places, eventually there will be nowhere left to go.
Parts of the Tarka trail look a complete eyesore. Yelland Quay area is just an industrial site. Rusting boats, strewn rubbish make this a rather unpleasant area.
saunton beach and braunton burrows - because they provide a vista
The whole estuary biosphere is special, no one area takes precedence you cannot pick and choose. The area has to be protected in its entirety as it is an integral part of the AONB, Braunton Burrows is an UNESCO site, Fremington has SSSI site, Gaia Trust and RSPB sites. This special area has to be protected for future generations, ecosystem stability. I was brought up on a farm where my father instilled into me, we are custodians of this planet and protect it for future generations. All I have seen in my 70 years is destruction of habitats, loss of farm birds hay meadows etc. Take a stance and protect this valuable asset.
The land between yelland key and the bird sanctuary for its views across to crow point, horsey island the wildlife that lives there and the peacefulness you get from walking around.
No more building on these open spaces. Regenerate the towns instead.
Instow Beach - a great place for recreation, with a beautiful setting and views over Bideford Bar Tapeley Park - Stunning views over the Torridge and a special place
Views from Barnstaple looking downstream esp from Anchorwood Bank. Instow beach looking toward the estuary mouth. Views from Braunton Burrows up-stream Open character associated with salt marshes throughout the estuary
Instow beach and Bideford Bar very picturesque
the full length of the Tarka Trail

The Land between the Tarka Trail, South of the Tarka Trail to the North of Bickington and Sticklepath as specified in the draft Local Plan under section 3 of Policy BAR19:Local Green Spaces is not specifically identified above. It is important not only for it's openness, high scenic value and tranquillity, but also as it links with many of the other sites listed, particularly the estuary view from Ashford Ridge, the Tarka Trail and Coddan Hill. The loss of this area to any development on or to the North of the ridge line, no matter how small, would diminish the estuary views significantly.

Isley Marsh RSPB reserve and the ash beds just to the west of the reserve along with the flat field system to the south of the Tarka trail. This is a tremendous place to observe wildlife (at the moment) and has a feeling of isolation and tranquility even though the settlements of Yelland, Instow, and Fremington are not far away. It is an area where man has left his mark in the past which adds to the melancholy of the space. As you walk up Pottery Lane from Yelland a panoramic vista slowly unfolds. Whilst you walk along the footpaths and roads behind Yelland towards Bickleton and beyond or to Instow the vista continuously teases you; disappearing, then reappearing round a bend or through a field gateway until you can stand it no longer and you are seduced back to the bosom of the estuary. It is a special, but so is all of the estuary and needs to be preserved for future generations, for income from tourism, for biodiversity; in fact all the reasons that why it is an International Biosphere Zone. No individuals or group should be allowed to squander this paradise for short term profit and gain; such as landowners and developers.

I think the estuary is a very special place...ALL of it... as is ALL the countryside. In my view we are privileged carers&sadly at the moment I am not at all sure we are caring enough. Too much loss of green fields & farmland...too much road building&traffic pollution....to much reliance on pesticides. Too much inappropriate housing....too much rubbish by the sea & in the hedgerows & very possibly too many people in the country as a whole. North Devon relies largely on tourism....they come because it is an area still relatively unspoilt. I think local council should put a higher value on keeping it that way....protect its wildness!

I live by the estuary at Chivenor Business Park I love this part of the estuary and the walks along the Tarka Trail. Last week I saw a couple of Glebes and their babies right by the path. I am concerned that new development on the banks of the business park offices and a restaurant (being built at the moment) will spoil the view from the Tarka Trail which is used daily by walkers and cyclists. It is a special place and is also spoilt by the people living on the boats who get their water and electric from the business park at a cost but do not pay council tax they should be moved on.The new development being built from Chivenor roundabout to Perigo is also running alongside the Tarka Trail (what a blot on the landscape) We owe it to our children and grandchildren to save and preserve our Devon heritage and landscape. So many visitors come to our area for this very reason - peace, nature and our beautiful UNSPOILT country ,river and seaside's. Please make every effort to stop a Marina being built at Chivenor Business Park and the unwanted changes to such a lovely natural area with the splendid views of the new bridge and surrounding area. Make a stand and don't let big business ruin what little countryside we have left unspoilt.

View from new Barnstaple bridge. Can see both sides of the estuary.

The whole of our area extending to Exmoor and Dartmoor is special and valuable. Locals, visitors and tourists come here because it is so beautiful. We need houses in the right place. If we spoil our area we lose our tourist trade which is so vital to our economy. The appeal is our scenery, views , beaches and picturesque villages. Build yes , but in the right place.

In my opinion all areas of the estuary landscape are very special, and should be preserved at all costs. They are fundamental to the area for people who live here & for visitors . There are too many green area being built on, once they are built on they are gone for good. North Devon relies heavily on visitors to the area, I believe they come here because it is still relatively unspoilt. The estuary & all of the coastline are particularly special to me as is the 'market' of Barnstaple which is in great danger of losing its uniqueness. The same could be said of the outlying towns & villages. I am not against all development but too much is being proposed for the area and also it is not in it in keeping with existing housing and quite insensitive to people's concerns. Villages are not the right places to build 'town houses' . A more sensitive approach to housing would, I think, be more acceptable. There are still brown field sites in the area which should be developed before green fields. There are always going to be changes & I like most others to not like change but with more care & consideration these changes may be more tolerable. Please, please, please make a stand now do not let the developers have it all their own way, once they have made their money out of this area they will move on to the next, they do not care about it in the long term.

The estuary needs to be thought of as a whole not separate bits. For example developing Yelland will destroy the view from ashford chivenor and appledore, and the lights of the houses will effect not just the above but Instow and fremington as well. Tourists do not come to see suburban houses. More houses do not create new jobs (except in the very short term while they are being built). Tourists come to see beautiful countryside, which if all these developments take place will not be there.

You have not included any aspects of the Torridge side of the estuary - - Is this only for the Taw, or only North Devon District Council area ? - - What about views across the estuary from the Tapeley Park area (N.D.District), showing the wooded cliffs from Cleave to Knapp, partially National Trust ? Wildness, Tranquillity, High scenic value.(I don't know what sensory characteristics means) The inclusion of the Coddan Hill view Q4 is somewhat ironic since some of the open fields south of the Tarka Trail (middle ground right hand side) are already subject to a current housing application - - `Belmont Park`, Bickington. The whole of the estuary basin needs protection from further development as every incremental loss of open countryside results in diminution of the scenic value of the whole area.

The entire estuary is special and should be protected. Sadly it is already being built on at Fremington despite protests, and also near Chivenor. Knapp marina is set to be a disaster if approved.

The whole of the estuary landscape on both sides is special - for all of the reasons that are given above. I would not want to see any part of the land adjoining the estuary on either side given over to development. It would be a tragedy - culturally and environmentally.

It beggars belief that anyone would consider building on any part of the WHOLE of the Taw estuary and it's adjacent areas. Now is the time to appreciate just what we have on our doorstep and make sure we leave it for future generations to enjoy. Once we allow any part to be built on, it will open the floodgates and the estuary will eventually look like an extension of Barnstaple or Bideford. Please keep it as it is.

Airey point as an extension to crow point.

Looking at the view towards Coddan Hill [Q.4] could easily change if a local developer builds in the green field toward the front of the picture. At the moment this picture frames the development area of Barnstaple in a green surround which is pleasing to the eye. It should be kept that way.

crow point and yelland to instow: for walking and wildlife, particularly estuary bird life

Braunton Burrows - a biosphere. Beautiful area that must be protected from human damage and the elements as the growth and development of fauna and flora must be allowed to continue. Otherwise we will lose a precious landscape never to be regained.
Braunton Burrows, with its mix of marsh, dunes and beach. There are few estuaries that combine two rivers in the way that The Two Ts estuary does and that remain so approachable.
The view from Instow - sand dunes, sand beaches, well used rivers, two rivers meeting, Appledore, both Burrows, sunsets over the sea. Busy yet tranquil and quite unique.
Hi I'd like to include in this Instow which is a wonderful place filled with often stunning sunset and seascape. But a number of the areas you've mentioned are very much the sort of places my wife and I enjoy. Can I also add that it would be great to see developments that do go ahead, use existing brownfield land like the Anchorwood development. This was such an eyesore to the town and badly needed to be reclaimed and now, this week we're reading about redevelopment and regeneration coming to the site. Great news, now how about reclaiming other brownfield sights, where existing traffic links, viability and sustainability can already be assured, before we look to concrete over the rest of Devon. Thanks for asking.
Instow and Appledore not overdeveloped and fit it with rest of landscape.
We first visited north Devon in 1977 staying at a Guest House in South Street, Braunton. We came back to the area every year since and I am pleased to say that we retired to Georgeham almost 5 years ago. Without the special visual, restful and varied qualities offered by the beaches, the burrows and the estuary I'm sure our search for a tranquil and enjoyable holiday destination would have taken us elsewhere. Once developed the current qualities of those areas will be lost FOREVER. I accept the growing need for more houses but I would hope that these could be accommodated a little further inland thus retaining the best qualities of our coastal landscape for both visitors and our existing and new inhabitants to enjoy forever. I would urge the planning authorities to safeguard Devon's jewels, once gone we will all be much the poorer. Cliff Rowe.
The whole of our area extending to Exmoor and Dartmoor is special and valuable. Locals, visitors and tourists come here because it is so beautiful. We need houses in the right place. If we spoil our area we lose our tourist trade which is so vital to our economy. The appeal is our scenery, views, beaches and picturesque villages. Build yes, but in the right place.
Saunton Sands. Same reasons as mentioned in the pictures - wild open space with beautiful views. I'd say that Saunton Sands is part of the estuary landscape, even though technically is a beach and not the estuary itself.
Unfortunately Fullabrook wind farm forms a backdrop to the north of the Taw Estuary! note your view from Fremington Quay does not point in that direction. The Penhill peninsula near Fremington is quite special in its tranquility, openness and views both east and west.
Most of the tidal estuary of the Taw and Torridge has many special qualities and as such it would be close to criminal to see any of it lost however, where are our children going to live and work with so many of us living so much longer? If it is deemed necessary to build within the estuary boundary then it must be a local decision and not one taken by central government - central government would not dream of overturning a Highlands local government decision - and secondly every other building option must have been explored and discounted. Why use brown field sites for large supermarkets when housing, we are informed, is of such importance and then grant planning for housing within the estuary boundary; this sort of decision making only adds to the bad perception of local government i.e. has someone got their fingers in the FIFA pie! Perceptions are very important and must be one of the factors taken into account when decisions are made. My wife and I have traveled extensively throughout the world and worked with many different peoples and cultures; we have the skill sets to settle anywhere however,

North Devon and the Tidal estuaries where such strong magnets we have come HOME to our place of birth Gods little acre and many of our friends who visit us see why and dream of living here.

The view looking along from the stones/ taw bridge is spectacular. Views from cycling ALL ALONG the estuary from Barnstaple to bidford, both inland, beside the trail and across the water. Educates our children about the environment and the importance of maintaining it, plus has helped create an interest in birds also. A life away from an Xbox for children is of massive importance to our family. We would not have moved here otherwise and this is what 'sold' us north Devon as a place to bring up our children. My parents 'sold' it to ME many years ago and the openness and unbuilt on views are what made ME bring my children here to grow up. If all the planned building goes ahead along the estuary corridor then we will DEFINITELY move away (its bad enough being approved against our councillors recommendations at the end of our road - Allenstyle). The beauty is being eroded away, bit by bit and with that, the outlook destroyed and will no longer be what we chose this part of North Devon for. We would have chosen to move down south for the more built up towns and cities. North Devon has a unique character which should be valued far more than it is. It is very different to south Devon, though will very soon resemble it.

Many of the locations you have listed are not accessible to the public and therefore are only scenic open etc in the abstract. The great fields in particular is not worth maintaining and other areas require a payment to see them. Hopefully this superficial survey will not use the flawed results for any planning purposes as the estuary especially around the towns would substantially benefit i amenities for local people if there was some investment and some additional infrastructure.

Appledore quay

We have the good luck to live in one of the most beautiful places in the world. People visit us from all parts of the globe and marvel at the beauty of our countryside, rivers and coastline. This needs to be preserved for generations to come. We must protect the green hilltops around our town which contribute to Barnstaple's setting and character. Opportunist developers seek to take advantage of this landscape for their own gain. We must put a stop to all needless development in this area now before we do irreparable damage to the stunningly beautiful, irreplaceable environment we are lucky enough to live in. Ironically there is currently planning applications(57310 & 59451) in for the land west of Oakland Park South which is clearly visible from the Tarka Trail. The proposed site is clearly visible in picture 1 of Ashford Ridge and picture 4 of Codden Hill. This is a prime example of why these indiscriminate needless developments must be stopped.

The whole of our area extending to Exmoor and Dartmoor is special and valuable. Locals, visitors and tourists come here because it is so beautiful. We need houses in the right place. If we spoil our area we lose our tourist trade which is so vital to our economy. The appeal is our scenery,

views , beaches and picturesque villages. Build yes , but in the right place.
The coastal walk between Bideford and Westward Ho! including the historical "shipwright's way" is easily equal to the 10 areas chosen above. The scenery is stunning in places and provides a necessary haven of peace and solitude, close to but away from the adjacent urbanised sprawl.
I am a regular user of the Tarka trail and in my opinion this should not be changed as it is Beautiful when cycling and looking across all the beautiful fields and surroundings. Also I feel that the land at the top of Bickington that goes right down to the marshes from Oakland park right down to freminton are particually beautiful when traveling from Braunton and over looking it. It would be a devastation if any of these wonderful landscapes were to be jepodised.
Area between Barnstaple's new and old bridges. Familiarity, wildlife, opportunity for recreation (rowing), beauty, history spanning over 1000 years.
Northam Burrows, little America, because they are valuable for openness, and Dogging.
Northam Burrows - for all of the characteristics identified above in relation to the chosen locations. By the way, "its" when used as a possessive pronoun, does not have an apostrophe.
These are all of outstanding beauty .Please leave our landscape alone as there are to many developments taking place at this time.
Regards Q4. Codden Hill. Imagine the detrimental visual impact on this lovely view if building is allowed in the field adjacent to Oakland Park South.
The Land between the Tarka Trail, South of the Tarka Trail to the North of Bickington and Sticklepath as specified in the draft Local Plan under section 3 of Policy BAR19:Local Green Spaces is not specifically identified above. It is important not only for it's openness, high scenic value and tranquillity, but also as it links with many of the other sites listed, particularly the estuary view from Ashford Ridge, the Tarka Trail and Codden Hill. The loss of this area to any development on or to the North of the ridge line, no matter how small, would diminish the estuary views significantly.
Instow dunes, for views, peacefulness and community value
South West coast path between Yelland and Instow, it is a lovely tranquil place with wonderful views over the estuary towards Braunton and Crow Point.
Lime kilns, stone railway bridges,groins, mud flats,all add to the mix
The coastal footpath that goes between Bideford and Appledore (also Appledore to the Skern) is pretty special. While part of this is built up, there are still wonderful areas where people of different abilities and needs can take advantage of the specialness of the estuary, looking out over a largely agricultural and estuarial scene. Another area very special for me is Braunton Burrows, its history is so valuable as well as its ecology, and sheer spaciousness. There are so many places, Islay Marsh for blackberries and bird watching (not in that order). Wonderful! The Appledore and Instow Ferry.

I have recently bought a house in the Taw/Torridge estuary area as I value the quality of life which is provided by the wonderful open landscape, the amazing unspoilt views of the river and surrounding areas, the immense interest caused by the tidal flow, the wildlife and the easy access to the river and the various higher level viewpoints. Other locations which are special to me are as follows:- 1. The road between Ashford and Heanton Punchardon provides some stunning views of the estuary and the surrounding fields. 2. Also the hillside above Branton where the country lane from Georgeham via North Lobb winds along the hillside providing spectacular views of the whole estuary looking towards Barnstaple. 3. The walk along the riverside from the Albert Clock through Rock Park up river to the bridge provides an excellent green route into the centre of the town. 4. The views of the river, river banks and fields from the downstream bridge I am very concerned that the whole area could be permanently spoilt by housing developments built on green belt land which would irrevocably damage the wonderful natural environment and destroy the public amenity value which contributes greatly to local people's sense of well-being. We ask North Devon planners to concentrate their efforts on brownfield sites e.g. what about the huge derelict mill/warehouse close to the Barnstaple leisure centre which would make excellent apartments or the old council building? Please do not allow central government housing quotas to pressurise you into making speedy decisions which may meet short term goals but would have a long term devastating effect on the people of this area. There must be other options. Please think creatively, listen to local people's views and don't discount the level of opposition to building on green belt land. We are disturbed by the development of yet another supermarket right beside the river rather than the land being purchased by the local authority as a public amenity area. Please preserve and enhance this amazing estuary and please don't allow the creep of urbanisation to destroy it. Thank you.

We think the views from Appledore to Instow and in reverse are so special. The Tarka Trail is our second home and we walk and cycle along it every day almost. The planned building is totally wrong in our view and will impact adversely on the attractions of the estuary to tourists and locals alike. Maybe we will move out of the area to somewhere where area of natural beauty are respected. Bryan and Rita Price

Velator and velator creek - cultural associations, openness and views from the Flood banks, and access point to branton marshes and crow point.

Great and Little Hangman, Combe Martin. Seem to represent the beauty of North Devon to me.

Branton Burrows as a wilderness area, tranquil location and important habitat Branton Great Field for its openness, cultural and historic value The land that runs either side of the river Caen from Velator a largely open and undeveloped area of land, with the section between Chivenor base and the river largely unprotected. Acts as an important buffer to the defined Heritage Coast of Branton Marshes.

All of the Taw Torridge Estuary are special and unique. Building should not be allowed near any of the areas in the survey and also all sides of the estuary.

When you think of the estuary it is important to think of it as a whole not just little separate bits. Building at Yelland will affect the whole estuary from Appledore (because of the suburban view and the lights of the buildings and streets) to Ashford and Chivenor. It is not necessary to sacrifice any of it - it is the most important part of the area regarding tourism. I would not visit this area if it became built up.

The view of Fullbrook Wind Farm, because it reminds me of the vitally important role that On-Shore Wind Power plays in combatting Climate Change, which is far more important than a clear open vista. The latter is nice, the former is an absolute necessity if the human race is to survive!!!

<p>All the land on both sides of the Tarka trail from Instow through Sandhills towards Yelland should be left undisturbed as it is beautiful and open, a wildlife haven, often used by little owls. The views make it a special place for locals and visitors alike, bringing more revenue into the area. I own a chalet there by the cricket club, it is let to holidaymakers all year round, they come because of the location and views. They spend a lot of money in Instow and surrounding area, which is a good thing all round.</p>
<p>The land to the West of Oakland Park South which borders the footpath and runs parallel with the River Taw. This is an important part of a wildlife belt and should be protected from any development. Indeed any estuary land should be protected on both sides of the River Taw to keep it totally natural.</p>
<p>Northam Burrows for openness, wildness, free grazing animals, migrant birds, sense of space, wide vistas. Isley Marsh for wildness, wide vistas, wide variety of waders and other important bird life. The Skern for wide variety of wading birds, wide vistas, openness.</p>
<p>Barnstaple estuary which is used by a wide range of people using the estuary for exercise and enjoyment, these include Barnstaple Pilot Gig Club, Sea Cadets, Barnstaple Fire Station to practice water rescues, & Kayakers to name but a few.</p>
<p>The Tarka trail between Heaton and Barnstaple are fantastic for watching wading birds, especially in the winter months, when all sorts of winter species arrive to feed over the winter. Lapwings and Curlews are becoming rare but each winter we have good numbers arrive, they particularly like the open field opposite Heanton Court as it has never been ploughed, whether this is a necessary for them I don't know but they also like the marshes at Crow as they are not ploughed either. My opinion is all of the estuary should be left as it is, it is a gem! Also the cycle path is amazing and if the fields beside it were built on it would be a tragedy who would want to cycle past a housing estate! they can do that anywhere, also to upset the balance for wild life could have terrible consequences.</p>
<p>The estuary landscape should be preserved as a complete entity and should not be fragmented as each area complements the next.</p>
<p>The coastal fields, dunes, pools and saltmarshes between Instow and the former Yelland Power Station site (where the rich natural history contributes to the view from the footpath, e.g. by providing views of wintering wader flocks, colourful coastal flowers, and the rich autumnal saltmarsh colours). This area provides expansive views to Crow Point and Horsey Island and in turn is an important component of the view from those sites and therefore of their landscape value. Views from the Tarka Trail in its entirety (rather than just the section shown in the questionnaire) are of significance not just to me as a user of the trail, but to the local economy that the trail supports. Because openness of views is a significant element in the attractiveness of the local landscape, the quality of the estuary landscape within North Devon has the potential to impact the landscape quality of sites within adjacent Torridge, notably the vistas from Grey Sandhills and the Skern (within the Northam Burrows Country Park) and those from the tourist hot-spot of Appledore, all of which sites provide open and interesting views into the estuary. Open vistas to the north contribute significantly to the enjoyment of driving or walking along certain stretches of the B3233, and give the sense that you are passing through an attractive area rather than the middle of a housing estate. Notably amongst these are the view from near the lay-by below Instow Town and the sightlines across the fields from Yelland, where development to the north of the road would have significantly greater landscape impact than development to the south of it.</p>
<p>Viewpoint from the Lookout, Staddon road, Appledore and Anchor Park - uninterrupted views overlooking both Taw & Torridge Estuaries, showing ancient coastal and agricultural landscapes.</p>

The wildlife of the estuary is of very great importance and will disappear if the current and probably future house building takes place. There is the impact of people living close to the waterside and all the cats and dogs who will live with them too. The visitors to North Devon come for the wonderful wild scenery and really enjoy using the Tarka Trail which accesses the estuary. Will they want to walk and ride their bikes through endless housing estates and business parks? Just leave the estuary alone.
Northam Burrows for the same qualities as mentioned in Q 1-10, The Skern for the same qualities as mentioned in Q 1-10, but also importance to migrant birds and a wide variety of waterfowl & wading birds, which greatly enhances appreciation of natural environment. Isley Marsh - for the same qualities as mentioned in Q 1-10, but also importance in providing habitat for wide variety of water fowl & wading birds, which greatly enhances appreciation of natural environment.
The open spaces to the north of the B3233 between Fremington and Instow, not only are they terrific views of the open Landscape but they define the separate villages of Fremington, Yelland and Instow. Building should not be allowed on these spaces.
We need to maintain these beautiful natural landscapes for future generations to enjoy/ Englands Green and Pleasant Land. These areas can never be recovered they should remain in thier natuaraal state for wild life and our childrens children
When you think of the estuary it is important to think of it as a whole not just little separate bits. Building at yelland will effect the whole estuary from appledore (because of the suburban view and the lights of the buildings and streets) to ashford and chivenor. It is not necessary to sacrifice any of it - it is the most important part of the area regarding tourism. I would not visit this area if it became built up.
It's beautiful along Taw estuary - from either side. Do not sell off the family silver! Stop developers destroying our jewels, depriving us now and all future generations only developers will gain- hugely. Birds, beasts and plants will pay the same price as locals and visitors. NDC MUST fight this - we voted for you and we pay your allowances and staff wages. Get your local plan passed NOW before everywhere around will be covered in concrete. Stand up for the Taw! You can't afford to sit there and do nothing while tourist revenue drains down the plughole. The turbines of Fullabrook are a real eyesore in this reas of natural beauty - don't destroy it anymore with countless houses in squalid estates! Let the mean developers pay up to clean brown field sites to slap their little concrete boxes down in soul-destroying blocks.
1. The entire length of the Tarka Trail on both sides of the estuary passes between undeveloped fields and should remain so. It is a tourist attraction which brings money into the area. 2. Views from Coddan Hill of all the other viewpoints are undamages (apart from windfarm) 3. Views of and from all these viewpoints need preserving. 4. The estuary views from Penhill are excellent looking towards Barnstaple and to the sea
The landscape around the estuary, North Devon area are why people live here and the tourists come down to visit. I think it would be a big big mistake in developing or doing anything to these areas to close them up. Why cant north devon be left alone and the councils think about it hard, where they build new houses rather than spoil our countryside.

<p>I have recently bought a house in the Taw/Torridge estuary area as I value the quality of life which is provided by the wonderful open landscape, the amazing unspoilt views of the river and surrounding areas, the immense interest caused by the tidal flow, the wildlife and the easy access to the river and the various higher level viewpoints. I strongly agree with all the locations identified. Other locations which are special to me are as follows:- 1.The road between Ashford and Heanton Punchardon provides some stunning views of the estuary and the surrounding fields. 2. Also the hillside above Braunton where the country lane from Georgeham via North Lobb winds along the hillside providing spectacular views of the whole mouth of the estuary looking in the direction of Barnstaple. 3. The walk along the riverside from the Albert Clock through Rock Park up river to the bridge provides an excellent green route into the centre of the town. 4. The views of the river, river banks and fields from the downstream bridge. I am very concerned that the whole area could be permanently spoilt by housing developments built on green belt land which would irrevocably damage the wonderful natural environment and destroy the public amenity value which contributes greatly to local people's sense of well-being. I ask North Devon planners to concentrate their efforts on brownfield sites e.g. what about the huge derelict mill/warehouse close to the Barnstaple leisure centre which would make excellent apartments or the old council building? Please do not allow central government housing quotas to pressurise you into making speedy decisions which may meet short term goals but would have a long term devastating effect on the people of this area. There must be other options. Please think creatively, listen to local people's views and don't discount the level of opposition to building on green belt land. We are disturbed by the development of yet another supermarket right beside the river rather than the land being purchased by the local authority as a public amenity area. Please preserve and enhance this amazing estuary and please don't allow the creep of urbanisation to destroy it. Thank you.</p>
<p>Northam Burrows for its openness but development is ruining the rural character around the Appledore Gate entrance.</p>
<p>All of it , as part of a biosphere reserve , several SSSIs , AONB I am quite dismayed how the planning applications are going ahead , often turned down locally and then succeed on appeal . A Government trying to build us out of a recession is ruining our environment</p>
<p>Boat Hyde, Appledore.</p>
<p>The entire estuary is beautiful. As Part of the UNESCO boishere and AONB it should not be defiled by more building we do not need. Tourism is key to the economy of this area, please keep the area fit of purpose</p>
<p>It is what North Devon is about</p>
<p>View from behind the old Yelland Power Station looking across the estuary and not along the estuary its junction with Torridge estuary - very unspoilt (except for the abandoned boats, whose owners should be tracesd and compelled to remove). The beach is very quiet and wild flowers are spectacular. All the views from the Tarka Trail - these views are worth a fortune to residents and walkers and cyclists not to mention the value to wildlife and plants. The fresh sea air and relative peace away from the traffic and the wonderful views restore one's spirit and refresh jaded minds and bodies. These spaces MUST NOT be squndered on greedy developers just because TDC and NDC haven't got their act together to get the Local Plan ok's by Secretary of State before the developers pounce, leaving your residents vulnerable.</p>
<p>Until they ruin it by building houses/wind turbines-the view from Instow towards Appledore and out to sea.</p>
<p>Home Farm Marsh</p>

The whole taw estuary is a place of special beauty to me. Since I moved to North Devon in 1961 I have enjoyed it's natural beauty through walking, cycling, fishing, shooting (some years back) and boating. I believe that in general no building development should take place, although being a former brown field site the power station and oil jetty area is the only place where I would consider any sympathetic development. I say this with my view that neither architect nor planners seem to be able these days to design building developments that are neither eyesores or out of character with their surroundings. We only have to take an unbiased look at the out of character building going on at Westward Ho! - short lifespan, high maintainance and out of place, but then,that's only my view!
estuary of the river taw
All views from the Tarka Trail (North, South, East , and West) The view from Lagoon View, Yelland, across field and woodland to the Tarka Trail and beyond. This area is a designated biosphere and plays host to migrating birds that are protected by an EU convention. This area is also under appeal to be protected from the construction of 135 dwellings. Meetings have been held on this location with all parliamentary candidates and everyone of them held the view that any change to this area will be desecration of unique scenery and habitat of wildlife.
Braunton and Velator area as a whole. Traditional attractive village surrounded by a Biosphere site, estuary full of wildlife, and proximity to the beach. Please stop developing the land between Braunton and Chivenor, it spoils the entire approach to the village and will overload our already stretched health centre, schools and roads.
All of it it's the best place in Devon photography,wildlife,plants,water sports,land and seascapes and Big skys
There are some parts of the estuary that are less appealing and could benefit from investment ie slipways, wharfs and quays etc. To encourage more folk to use the estuary.
Baggy Point, coastline, rock formations.
The walk from Velator Quay through the marshes although appreciate this may already be included..kingfishers among so many birds to be seen. View of and from bridges in Barnstaple & Budeford
Biddeford estuary
The areas around the two old bridges, at high and low tide. Upset over loss of marshy habitat at Seven Brethren bank.
All of the estuary landscapes are special to us - why else would we and many others choose to live here? There are getting to be fewer and fewer unspoilt places in this country, let's keep ours.
mannings pit tutshill woods bradiford water raleigh meadow crookmanscorner to westacott
The coastal fields, dunes, pools and saltmarshes between Instow and the former Yelland Power Station site (where the rich natural history contributes to the view from the footpath, e.g. by providing views of wintering wader flocks, colourful coastal flowers, and the rich autumnal saltmarsh colours). This area provides expansive views to Crow Point and Horsey Island and in turn is an important component of the view from those sites and therefore of their landscape value. Views from the Tarka Trail in its entirety (rather than just the section shown in the questionnaire) are of significance not just to me as a user of the trail, but to the local economy that the trail supports. Because openness of views is a significant element in the attractiveness of the local landscape, the quality of the estuary landscape within North Devon has the potential to impact the landscape quality of sites within adjacent Torridge, notably the vistas from Grey Sandhills and the Skern (within the Northam Burrows Country Park) and those from the tourist hot-spot of Appledore, all of which sites provide open and interesting views into the estuary.

Open vistas to the north contribute significantly to the enjoyment of driving or walking along certain stretches of the B3233, and give the sense that you are passing through an attractive area rather than the middle of a housing estate. Notably amongst these are the view from near the lay-by below Instow Town and the sightlines across the fields from Yelland, where development to the north of the road would have significantly greater landscape impact than development to the south of it.

Instow seafront. A wonderful view across the water towards Appledore. An excellent view to the Bar in the estuary and stunning sunsets.

In terms of where, the whole of the North Devon countryside with its gentle rolling hills, country lanes, wonderful views and openness that all contribute to air quality and life quality. As to why, we have surely learnt how valuable these elements are with the ridiculous amount of development including inappropriate housing projects, decline in farmland, now home to solar farms and the appalling wind turbines that not only destroy the very views and atmosphere that the area is treasured for but have increased traffic volumes and size of vehicles causing irreparable damage. STOP NOW. We all accept the need for progress but this appears to be at the cost of what we are trying to protect and what we hold most dear. Surely we should closely guard what we have for the residents not for those that want to profit, abuse and disregard the area.

The view from St Johns churchyard at Instow has an unrivalled view of the Estuary. However there is an outstanding planning application (ref 58608) which, if successful, would ruin this wonderful view from the Church which is Grade 1 listed and part of our local heritage. Richard Sainsbury Instow.

All of the estuary is very special and an important asset to the tourist industry of Torridge and North Devon. Braunton Burrows, Vellator Quay, Fremington Pill, Ashford Strand, Isley Marsh, Yelland Straight, Northam Burrows etc. The list is endless and it really should be protected as a single entity.

The views across the saltmarshes downstream of the new Taw bridge where sheep graze and across the estuary from Crow Point to Instow and Appledore. The views related to the history and development of Barnstaple - the Quays (Barnstaple and Pilton), North Walk and the different railways.

Everywhere in North Devon is special, that's why it draws thousands of tourists from all over the world. The erection of wind turbines at Fullabrook, has destroyed the tranquillity and beauty of that area. We must protect our countryside. Too much development will destroy what we have

To many to mention all our estuaries and foreshores are very precious and we must look after them.

The view of the Estuary, including both the Taw and the Torridge, with Exmoor in the distance, from the Skern. It's openness, wildness and tranquility, high scenic values and sensory characteristics. The view of the Estuary, including both the Taw and the Torridge, with Exmoor in the distance, from the top of Appledore Village Green. It's openness, wildness and tranquility, high scenic values and sensory characteristics. The view from the top of Richmond Hill/Staddon Hill looking out to sea - the whole of the Bideford/Barnstaple bay with the mouth of the Estuary in the foreground.

The whole of the Taw Torridge Estuary is extremely important to us. It is not only a beautiful place to live, but it's natural green and open landscape is a massive draw for the thousands of visitors who visit us each year, thereby it's contribution to the local economy is enormous. It strikes me as extremely ironic that this consultation with the public is being undertaken when we are threatened by planning applications which will change the Taw Torridge Estuary landscape for ever, I refer in particular to applications 57310 & 59451 - land west of Oakland Park South. These are not the only applications for planning to the south of the estuary but they are prime examples of how such developments could change the landscape for ever. The sites I have particularly mentioned would be clearly visible from the Tarka Trail, identified for it's high scenic value, sensory characteristics and cultural associations. You can also see the specified sites clearly in the photograph you use to show the view from Ashford Ridge, identified for it's openness and high scenic quality. The site in question is also visible in the view of Codden Hill you have used. Allowing any development on our designated greenfield land would be extremely dangerous to our beautiful environment, setting a precedent for further developments in the future. No development however large or small should be allowed on our green infrastructure as it would be the beginning of the end for the green hilltops around Barnstaple which contribute to it's character and setting. If North Devon Council Planning & Community Development Officers value the Taw Torridge Estuary and it's environs they really need to put a stop to this needless desecration of the stunningly beautiful, irreplaceable natural environment we are lucky enough to live in.

I do not believe that any thing should be changed The whole area should be left in its natural state. Once this is built on we will never get it back. It should be left for our children

all of them

estuaries as a whole complement the landscape - ruin one, you ruin the other. Please limit the development of this area to a minimum, once the beauty has gone, it gone. No bringing it back and it's happening to often all over Devon County. Appledore, Instow, Westleigh, are more or less intact. East the Water is completely ruined and Westward HoThe estuaries as a whole complement the landscape - ruin one, you ruin the other. Please limit tThe estuaries as a whole complement the landscape - ruin one, you ruin the other. Please limit the development of this area to a minimum, once the beauty has gone, it gone. No bringing it back and it's happening to often all over Devon County. Appledore, Instow, Westleighe more or less intact. East the Water is completely ruined and Westward Ho is not far behind. Bideford is full of charity shops. Barnstaple has done well. Stop filling the area with cheap housing and affordable housing. This is not the local dump for north Devon. Preserve what we have please.he development of this area to a minimum, once the beauty has gone, it gone. No bringing it back and it's happening to often all over Devon County. Appledore, Instow, Westleighe more or less intact. East the Water is completely ruined and Westward Ho is not far behind. Bideford is full of charity shops. Barnstaple has done well. Stop filling the area with cheap housing and affordable housing. This is not the local dump for north Devon. Preserve what we have please. is not far behind. Bideford is full of charity shops. Barnstaple has done well. Stop filling the area with cheap housing and affordable housing. This is not the local dump for north Devon. Preserve what we have please.

The whole area of North Devon is, relatively, unspoiled, and it must remain so. Development not growth, better not more. In 1953 there was a worldwide population of 478 million people. Even discounting some sort of catch up due to a devastating war, 7 billion people on the planet in 2015 is unsustainable!!!! No wonder there are 'barbarians at the gate'!! People seem to want to live in cities: let them live and work there in comfort, whilst leaving the countryside sacrosanct. This is too simplistic a survey to give weight to any argument about a particular landscape.

The land alongside the estuary in Barnstaple e.g. Rock Park I think that it is important that estuary/riverside walks/paths are retained on both sides including Anchorwood Bank and that development doesn't prevent access. Braunton Burrows
The Tarka Trail along its route highlights the tranquility and beauty of this special landscape where you can see wild birds at all times of day and year and walking along its length or cycling I feel proud that we have managed to safeguard this beautiful part of Devon. My real concern is that this beautiful place is about to be destroyed for all generations as new housing developments are being passed along the stretch between Bickington, Farmington and Yelland that will be easily visible from the trail and will destroy this place forever. If this survey can in any way express the opposition of local people and visitors to these developments it will be doing a much needed job.
The views from Instow to Appledore, Crow Point and out to The Barr are fantastic, whether high or low tides and the higher views from Tapely Park gardens out over the whole estuary. The bird life this area holds is magic to watch, attracted by the lowtide mud flats and salt marshes. The Tarka Trail, running alongside the River Taw, was a brilliant use of an old railway line between Barnstaple and Bideford, and is well used by locals and tourists alike - I would like to think they use it as a quiet, retreat-like walk or cycle ride to see wildlife, lovely open scenery, smell the wind coming off the river estuary and generally enjoy a safe but relatively wild environment. The peaceful quality of this river and estuary situation, coupled with such open expanses countryside should be the pride of the area. Not to be seen as prime development land!
When you think of the estuary it is important to think of it as a whole not just little separate bits. Building at Yelland will affect the whole estuary from Appledore (because of the suburban view and the lights of the buildings and streets) to Ashford and Chivenor. It is not necessary to sacrifice any of it - it is the most important part of the area regarding tourism. I would not visit this area if it became built up.
It is unique and beautiful, a haven for nature. My concern is all the housing developments which are appearing from Braunton right around to Northam. It is changing the landscape, the environment and the tranquility of the area. If development continues to increase at the rate it is currently then the beauty of North Devon will be tainted for good. It has to stop before it is too late.
Area of castle quay to Ashford on the river - where we do all our Barnstaple pilot gig rowing training. Peaceful, tranquil, nothing but nature to see. Lovely.
Little America and Iron bridge Bideford and the view over the estuary from Northam burrows (dump road)
All land flanking the Taw & Torridge as well as land adjacent to Bideford Bay should not be developed but managed as a natural area supporting the unique biodiversity that is still to be found in North Devon. The population in this area is too high and all new housing does is to attract more people. We do not have the infrastructure in place and the unique areas highlighted by this survey are under severe pressure from housing, industry and leisure activities. If we need holiday makers to enjoy for a few weeks what we locals are fortunate enough to enjoy all year round then the quality of the environment and habitat MUST be maintained.
The walk along west side of the River Torridge between Bideford and Appledore
Braunton burrows, the toll road path, and Braunton marshes. Valuable for special habitats for birds, wildlife and plants. A deserved area for SSSI status, unmatched anywhere else
Braunton Burrows, The Tarka Trail, Braunton Great Field, the Hill above Saunton beach
any view of the estuary

In my opinion all areas of the estuary landscape are very special, and should be preserved at all costs. They are fundamental to the area for people who live here & for visitors . There are too many green area being built on, once they are built on they are gone for good. North Devon relies heavily on visitors to the area, I believe they come here because it is still relatively unspoilt. The estuary & all of the coastline are particularly special to me as is the 'market' of Barnstaple which is in great danger of losing its uniqueness. The same could be said of the outlying towns & villages. I am not against all development but too much is being proposed for the area and also it is not in it in keeping with existing housing and quite insensitive to people's concerns. Villages are not the right places to build 'town houses' . A more sensitive approach to housing would, I think, be more acceptable. There are still brown field sites in the area which should be developed before green fields. There are always going to be changes & I like most others to not like change but with more care & consideration these changes may be more tolerable. Please, please, please make a stand now do not let the developers have it all their own way, once they have made their money out of this area they will move on to the next, they do not care about it in the long term.

Northam & Braunton Burrows because of their unique landscapes and flora. The Skern/Islay Marsh for bird life All the above are rural landscapes. What of the urban and industrial? E.g. Bideford Quay as a working port, The Oliver buildings at Shapland & Petter, Richmond Dock, Appledore, seafront houses along Irsha St.

We have the good luck to live in one of the most beautiful places in the world. People visit us from all parts of the globe and marvel at the beauty of our countryside, rivers and coastline. This needs to be preserved for generations to come. We must protect the green hilltops around our town which contribute to Barnstaple's setting and character. Opportunist developers seek to take advantage of this landscape for their own gain. We must put a stop to all needless development in this area now before we do irreparable damage to the stunningly beautiful, irreplaceable environment we are lucky enough to live in. Ironically there is currently planning applications (57310 & 59451) in for the land west of Oakland Park South which is clearly visible from the Tarka Trail. The proposed site is clearly visible in picture 1 of Ashford Ridge and picture 4 of Coddon Hill. This is a prime example of why these indiscriminate needless developments must be stopped.

When you think of the estuary it is important to think of it as a whole not just little separate bits. Building at Yelland will effect the whole estuary from Appledore (because of the suburban view and the lights of the buildings and streets) to Ashford and Chivenor. It is not necessary to sacrifice any of it - it is the most important part of the area regarding tourism. I would not visit this area if it became built up.

One of the locations that give a good feel for the Estuary Landscape is at Penhill, (slightly elevated) above Fremington Quay. This provides great views (seaward) of an open Estuary Landscape, also with views across to Ashford and back up towards Barnstaple. Sadly the powerlines detract from the view, but these are only temporary structures. The other area worthy of mention is the area of land between Ashford and Heanton. Apart from the wind turbines on the ridgeline, the area is fairly attractive open farmland which provides an ideal setting to the riverside Heanton Court and the Church on the hill at Heanton. Another key view is from the ridgeline behind Instow and Yelland, this provides a great view of the open estuary landscape, although again a detracting feature are the National Grid Powerlines.

North Devon is beautiful because of its untouched coastline and countryside. The area is special to visitors and locals alike. It all needs conserving as the wildlife and scenery is unique. I am extremely concerned that the excessive housing development which is taking place from Braunton all the way along the coastline to Instow and Northam. This is risking destroying the

beauty and tranquility of this area for good.

The area upstream of Bideford Bridge to Weare Giffard is greatly valued because of its openness, wildness and tranquility. The view towards Bideford Bridge from the south has a tremendous scenic quality. I find it inconceivable that North Devon Council should even question the values of the Taw Torridge Estuary. The whole area is deserving of protection from development. We live in an area of outstanding natural beauty that is attractive to all who choose to visit the area and it must be preserved. We have Nature Reserves, RSPB Reserves and Sites of Special Scientific Interest. They need to be protected at all costs.