

**Area of LDU within AONB:** 60.5 hectares

**% of LDU within AONB:** 68%



**Date surveyed:** 5 March 2010

**Survey points:** SS508469, SS50947, SS506471

**Summary of landscape character**

A very thin, steeply-sloping area that represents the western edge of a larger LDU (which covers Ilfracombe, outside of the AONB). The part within the AONB runs from Langleigh in the south up to the coast in the north. The LDU consists of one or two rows of distinctive Victorian housing set into the slope, one above the other, with accompanying tarmac roads and fairly dense woodland cover. An undeveloped part of the slope towards the south falls within the Torrs Park County Wildlife Site to the east, below which modern development at Langleigh encroaches west up the valley into the LDU.

**LANDSCAPE DESCRIPTION**

**LANDFORM / TOPOGRAPHY**

<b>Landform description</b>	A steep inland slope that levels out in the north where it meets the coast.
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**LAND USE AND PATTERNS**

<b>Agriculture</b>	<i>Main agricultural land use</i>	<i>Other agricultural land use(s)</i>	
	One small patch of rough grazing land towards the south, currently unused?	N/A	
<b>Field patterns and boundaries</b>	<i>Field patterns and origins</i>	<i>Size (note variations)</i>	<i>Boundary type / description</i>
	N/A	N/A	N/A
<b>Other land uses (e.g. recreation)</b>	Residential		

**WOODLAND AND SEMI-NATURAL HABITATS**

<b>Trees / woodland</b>	<i>Size and distribution within landscape</i>	<i>Type and species(broadleaved / conifer)</i>
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<b>cover</b>	Mature trees and shrubs interspersed amongst settlement provide a wooded character.	Broadleaved trees/shrubs predominate, plus ornamental garden plantings.	
<b>Semi-natural habitats</b>	<i>Description and location within landscape</i>		
	Semi-natural habitats are limited to an area of rough grassland/scrub on an undeveloped area of slope towards the south, forming a small extension of the Torrs Park County Wildlife Site which lies to the west.		
<b>SETTLEMENT AND DEVELOPMENT</b>			
<b>Settlement pattern</b>	<i>Settlement size, type, density and relationship to landscape</i>		
	Most settlement is Victorian, forming part of the Ilfracombe Conservation Area. Langleigh to the south, however, represents a modern housing development built over pasture land that has encroached up the valley to the west.		
<b>Transport pattern (including Public Rights of Way)</b>	<i>Road pattern, character and relationship to settlement / landscape</i>		
	Tarmac-surfaced roads climb the slope along the length of the area linking to the lines of houses, with occasional switchbacks.		
<b>Local vernacular styles and materials</b>	<i>Predominant traditional building materials</i>	<i>Any local variations</i>	<i>Other built features reflecting vernacular</i>
	Distinctive Victorian villa-style houses with cream brick walls and grey tile roofs, plus Gothic revival (e.g. Westwell Hall Hotel).	N/A	N/A
<b>Modern development styles / materials</b>	Modern housing development at Langleigh in the south imitates traditional Devon vernacular (whitewash walls and grey tile roofs), but with modern features e.g. conservatories and curved extensions.		
<b>HISTORIC ENVIRONMENT</b>			
<b>Key historic features visible in the landscape</b>	<i>Description</i>		
	Listed Victorian buildings include Westwall Hall Hotel, Grey Gables and St Martin's.		
<b>VIEWS / PERCEPTUAL QUALITIES</b>			
<b>Views</b>	<i>Key views / landmark features</i>	<i>Intervisibility with LDUs</i>	
		<i>From this LDU</i>	<i>To this LDU</i>
	Views from the road are often obscured by trees or housing, but impressive glimpses of Ilfracombe are obtained in certain places (e.g. over the undeveloped slope to the	<b>532</b> (Torrs Park to the west) <b>578</b> (coast)	<b>532</b> <b>578</b>

	south).		
<b>Perceptual qualities (description)</b>	An enclosed, settled slope with a distinctive Victorian character and high levels of relative tranquillity given its close proximity to the main settlement of Ilfracombe.		

## LANDSCAPE DESIGNATIONS

Designation	Number	% of LDU land area that is within the AONB
<b>NATURE CONSERVATION</b>		
County Wildlife Sites	2	5.52%
Local Nature Reserves	1	3.17%
<b>HISTORIC ENVIRONMENT</b>		
Scheduled Monuments	1	0%
Listed Buildings	3 (grade II)	

## UK BAP PRIORITY HABITATS

UK BAP Priority Habitat	Area (ha)	% of LDU land area that is within the AONB
Maritime cliff and slope	0.47	1.88%

## KEY FACTORS INFLUENCING LANDSCAPE CONDITION

Perceptual qualities	With roads primarily for access, this edge-of-settlement LDU retains a sense of relative tranquillity.
Views	Views are largely restricted by trees/housing, although Ilfracombe features in views to the south and glimpses of the sea are afforded to the north. Modern development at Langleigh encroaches up the valley into LDU 532, impacting upon views from this area.
Land use	N/A
Field patterns	N/A
Field boundaries	N/A
Trees and woodland	Trees are often ornamental and/or mature and associated with private gardens. Woodland/scrub in the south may require management.
Semi-natural habitats	Unimproved grassland/scrub as part of Torrs Park County Wildlife Site has recently been cleared.
Settlement and development	Modern development at Langleigh encroaches up the valley into LDU 532 (see Views above)
Local vernacular	Modern housing imitates traditional vernacular, but with some modern features.