
Landscape Character Assessment of Torbay

For Torbay Council

Final Report - Part 1
Landscape Character Assessment

May 2010



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TORBAY LANDSCAPE CHARACTER ASSESSMENT

Prepared for Torbay Council by Enderby Associates

FINAL REPORT

PART 1 - LANDSCAPE CHARACTER ASSESSMENT

May 2010



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Whilst we acknowledge the assistance of other people and organisations, this report represents the professional views of Enderby Associates only.

Chris Enderby
David Hares
Lynnette Leeson

Enderby Associates
May 2010

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." (*European Landscape Convention, 2000*)

CONTENTS**Page****PART 1: LANDSCAPE CHARACTER ASSESSMENT****TERMINOLOGY AND ACRONYMS**

1.	INTRODUCTION	1
2.	THE SHAPING OF THE TORBAY LANDSCAPE	5
	Geology and soils	
	Topography and drainage	
	The Prehistoric Landscape	
	Early human history	
	Bronze and Iron Age history	
	Roman Invasions and settled agriculture	
	Medieval history 1068-1540 AD	
	Reformation and the growth of estates 1540-1800AD	
	The railways and coastal development	
	The 20th Century	
	Biodiversity Value	
	Forces for future Landscape change	
3.	THE LANDSCAPE CONTEXT	23
	European Context	
	National Context	
	County Context	
	Assessments within adjoining Districts	
	Characterisation of Torbay	
	Analysis of the Torbay landscape and visual context	
	Compatibility with other assessments	
4.	PROFILES OF TORBAY CHARACTER TYPES	33
	Type 1: Rolling Farmland	
	Type 2: Level Farmland	
	Type 3: Secluded Valley	
	Type 4: Low Lying Coast and/or Beach	
	Type 5: Open Coastal Plateau	
	Type 6: Offshore Islands	
	Type 7: Cliffs	
	Type 8: Coastal Slopes and Combes	
	Type 9: Amenity Landscape Areas	
	APPENDIX 1: Brief & Methodology	43
	APPENDIX 2: Designated Wildlife Sites	49

APPENDIX 3: Workshop Invitations and Attendance	51
APPENDIX 4: Devon Wide Landscape Character Type Descriptions	57
APPENDIX 5: Torbay Landscape Character Types and Areas of Local Character (Figure 15 at A3)	61
APPENDIX 6: Bibliography and References	65

PART 1: TABLE OF FIGURES

Figure 1	Location and extent of study area	2
Figure 2	Aerial view of Torbay	5
Figure 3	Geology	7
Figure 4	Topography of the Study Area	9
Figure 5	Birds-eye view of Torre abbey, (1662)	13
Figure 6	View of Torbay from Vane hill: John Rawson Walker (19 th Century)	14
Figure 7	View across Torquay from Old Wood field (circa 1838)	15
Figure 8	Extract from Devon Historic Landscape Characterisation	17
Figure 9	The Boundary of the South Devon AONB in Torbay	18
Figure 10	Principal environmental constraints (1)	19
Figure 11	Principal environmental constraints (2)	20
Figure 12	Showing Devon wide Land Description Units	25
Figure 13	Landscape character mapping of Torbay at the Devon wide level	27
Figure 14	Strategic landscape analysis of Torbay and its setting	30
Figure 15	Torbay Landscape Character Types and Areas of Local Character	31
Figure 16	Photograph showing typical Rolling Farmland landscape type	33
Figure 17	Photograph showing typical Level Farmland landscape type	34
Figure 18	Photograph showing typical Secluded Valley landscape type	35
Figure 19	Photograph showing typical Low Lying Coast and/ or Beach landscape type	36
Figure 20	Photograph showing typical Open Coastal Plateau landscape type	37
Figure 21	Photograph showing typical Offshore Islands landscape type	38
Figure 22	Figure showing that cliffs were grazed bare in the 19 th century	38
Figure 23	Photograph showing typical Cliffs landscape type	39
Figure 24	Photograph showing typical Coastal Slopes and Combes landscape type	40

PART 2: LANDSCAPE SENSITIVITY AND CAPACITY

SEPARATE DOCUMENT

1. INTRODUCTION TO THE SENSITIVITY ANALYSIS

Terminology and Acronyms

Introduction to the Sensitivity Analysis

Character Type: 1 Rolling Farmland

Character Type: 2 Level Farmland

Character Type: 3 Secluded Valley

Character Type: 4 Low Lying Coast and Beach

Character Type: 5 Open Coastal Plateau

Character Type: 6 Uninhabited Islands / Rocks

Character Type: 7 Cliffs

Character Type: 8 Coastal Slopes and Combes

Glossary of terms used in the Sensitivity matrix

2. AREAS OF LOCAL CHARACTER AND SENSITIVITY MATRICES

TERMINOLOGY AND ACRONYMS

Area of Local Character (AoLC): The smallest coherent landscape unit. A unique finer grained classification used for this study to assess the capacity of the landscape to accommodate change at a detailed level.

Capacity: The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.

Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Characterisation: The process of identifying areas of similar character, classifying and mapping them and describing their character.

Characteristics: Elements, or combinations of elements, which make a particular contribution to distinctive character.

Elements: Individual components which make up the landscape, such as trees and hedges.

Features: Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

Geopark: An International designation made through UNESCO which recognises an area's significance to earth science.

Land Description Units (LDU): Individual units of the landscape which form a coherent block at the county wide scale. Defined by the County study as; Distinct and relatively homogenous units of land each defined by their Physiography, Ground Type, Land Cover and Cultural Pattern that set the extent of each spatial unit.

Landscape Character: A combination of topography, natural and man-made patterns which together contribute to the appearance of the landscape.

Landscape Character Assessment (LCA): The process of assessing the character of the landscape.

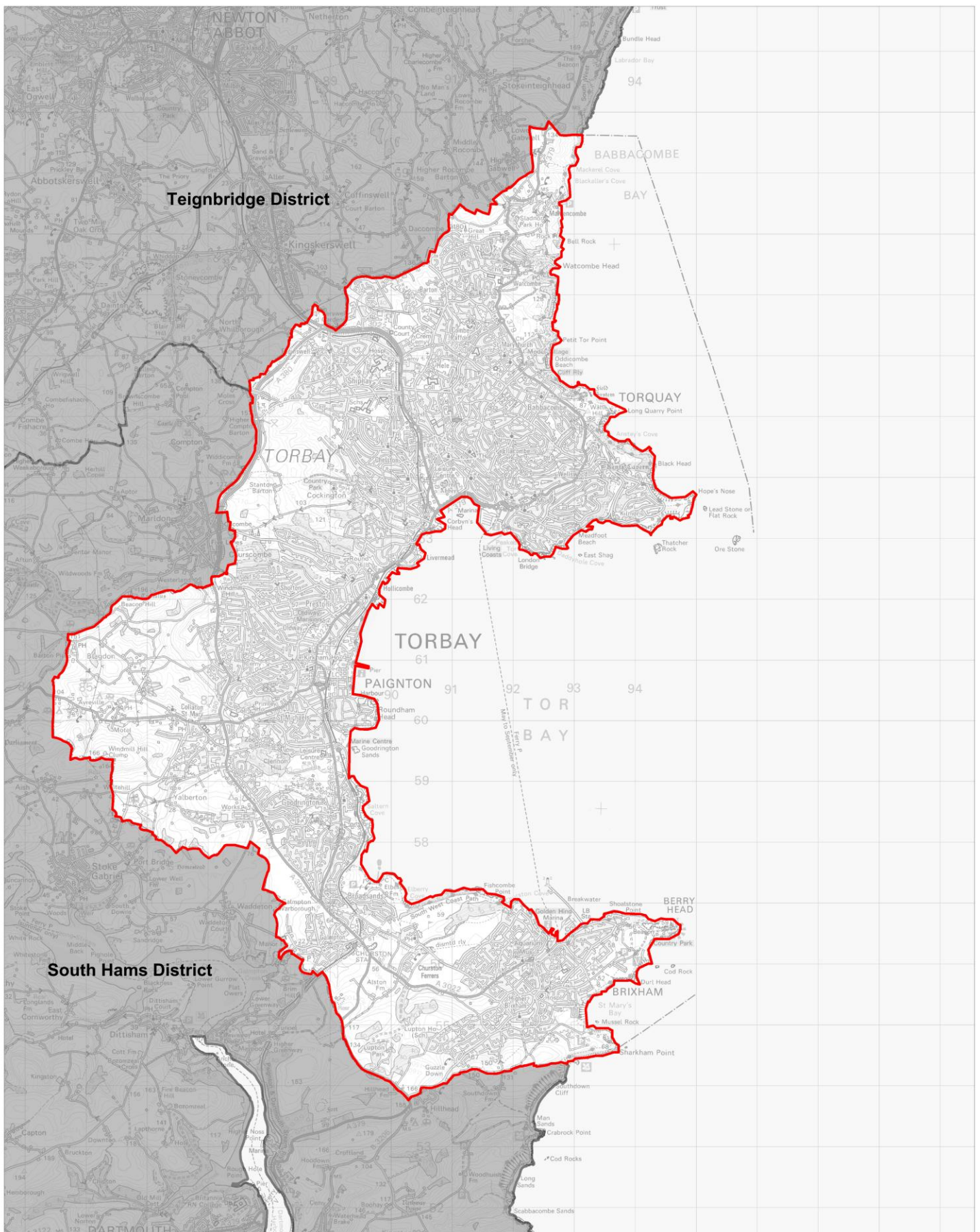
Landscape Character Areas: Geographically discrete areas strongly associated with a place, and often comprised of more than one character type.

Landscape Character Types (LCT): Combinations of Land Description Units that share the same key characteristics. Character Types often occur in more than one discrete geographical area.


Sensitivity: The degree to which a landscape with a character is inherently sensitive or sensitive to a particular pressure. A landscape of high sensitivity is one that, once lost, would be difficult to restore.

1. INTRODUCTION

- 1.1 Torbay covers the towns of Torquay, Paignton and Brixham in South East Devon. The land area is administered by Torbay Council (a Unitary Authority) and covers a total area of 63 square kilometres, of which 32 square kilometres are built up, leaving 31 square kilometres defined as countryside. There are 45 kilometres of coastline and over 20 public beaches (and 42 square kilometres of sea within the Torbay authority boundary). The area has a growing population of over 133,000 residents, and this increases to some 200,000 during the peak summer periods when tourists visit one of England's most popular long stay holiday resorts.
- 1.2 Torbay Council is currently preparing a Local Development Framework (LDF), which will supersede the Adopted Torbay Local Plan. As part of the evidence base for the preparation of the LDF the Council has commissioned the preparation of a Landscape Character Assessment (LCA). The LDF will need to identify locations for development to meet the requirements of the Regional Spatial Strategy (RSS), (which if adopted, would require up to 15,000 dwellings to be located within Torbay by 2026). The Torbay Strategic Housing Land Availability Assessment (SHLAA) suggests that approximately 6,700 dwellings may need to be built outside the built up area).
- 1.3 In Planning Policy Statement PPS 7 (Sustainable development in rural areas) the government supports the LCA approach stating that:
- 'The Government believes that carefully drafted, criteria-based policies in LDDs, utilising tools such as landscape character assessment, should provide sufficient protection for these areas...'* (para. 24).
- 1.4 Torbay also have a legal duty to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty (AONB) when exercising or performing any functions affecting land within or adjacent to the AONB.
- 1.5 National guidance on the method for undertaking LCA was provided by the Countryside Agency publication *Landscape Character Assessment guidance for England and Scotland*^a. Landscape Character Assessment is a structured process of analysing the character of a landscape and involves classification and description of the main landscape character types. It identifies areas of distinctive character and the key characteristics which contribute to local distinctiveness. Plan policies can then be prepared in order to protect, conserve or enhance the key characteristics and help to maintain and enhance those features which contribute to the distinctive character of the local landscape. The brief and methodology used are described more fully in Appendix 1. The extent of the Study area is shown on Figure 1.



Location and Extent of Study Area

 Study Area Boundary

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Figure 1: Location and extent of the study area.

- 1.6 The LCA process has become a recognised part of the production of LDFs and Devon County Council, the adjoining districts of South Hams and Teignbridge, and the South Devon AONB either have, or are in the process of producing landscape character assessments which abut or in the case of the Devon and AONB studies overlap with the Torbay boundary. It is important that detailed character assessments 'nest' within those defined by County or regional level studies, and that these sit within the National character assessment which was produced by the Countryside Agency, (now part of Natural England), in 1999 which is known as the Character Map of England^b. The local level assessments should, in turn, link to and be co-ordinated with LCAs prepared by adjoining districts. The method used for the Devon wide study and the Torbay study are described in Chapter 3. Almost half of the Torbay area is densely built up or urban, and therefore was not included within the scope of the Torbay study. It is however important to recognise that the rural areas of Torbay, and the larger areas of undeveloped land and coastline, including parks, open spaces, and woodlands which occur within the built up area, contribute to the setting of the three towns, and these areas were consequently included within the detailed level study which forms Part 2 of the report.

Level	Assessment	Example from Torbay LCA
National level Assessment	Character area at National level in Character Map of England	South Devon Character Area: this extends in an arc around the south coast of the County from Bovey Tracy to Tavistock including Torbay and South Hams.
Regional / County level	Devon-wide character assessment study	Type 3A - Upper Farmed and Wooded Valley Slopes. This includes a character area which extends from Totnes in South Hams through to the north of Torbay
Local level	Torbay area	Type 8B - Secluded Valley, small scale individual Areas of Local Character, such as the Cockington valley which focus on small streams.

- 1.7 This report is split into two parts, **Part 1**, the landscape character assessment which classifies and describes the landscape, is divided into 4 chapters and contained in this document.

Chapter 1 introduces the study;

Chapter 2 covers the natural and man-made influences on the character of the area;

Chapter 3 identifies the individual landscape character types and how these fit within the national, regional and local context; and

Chapter 4 includes the detailed descriptions and key characteristics of the landscape character types (LCTs), which summarise the consistent characteristics identified across various individual Areas of Local Character, (AoLC). These smaller scale units are then the subject of detailed analysis and management guidance set out in **Part 2** of the report.

- 1.8 **Part 2**, a separate document, makes judgements and addresses the sensitivity and capacity of the landscape to accommodate change due to development such as new housing, tourism, employment and renewable energy. A character based approach using a sensitivity matrix has been used. This process involves making judgements in a structured manner regarding the ability of the landscape to accommodate such changes. This provides

a summary of the overall sensitivities of each Area of Local Character, and proposes options for the management of change in each of these areas.

2. THE SHAPING OF THE TORBAY LANDSCAPE

- 2.1 Landscape character is derived from the complex interaction of a variety of different forces. The United Kingdom has been blessed with a complex geology that has been subjected to a variety of different natural and human forces over many thousands of years. This has produced the complex landscape which we now see within the County of Devon and which contributes to the distinctive setting of Torbay. Whilst landscape character is largely based on the natural phenomena of geology, weathering and native plant growth, this has simply provided the 'palette' for the actions of our ancestors who have cleared, drained, flooded, reclaimed, cropped, quarried and built over the natural landscape for at least the last 50,000 years. Landscape is dynamic and changing. Whilst we often wish to conserve and protect the landscape, particularly through designations such as Areas of Outstanding Natural Beauty (AONB) or National Parks, it is impossible to manage land in a vacuum and prevent natural change. We need to understand the evolution of the landscape and the forces for change if we are to develop effective policies for conserving, managing or enhancing the landscape, whilst recognising the many pressures which are placed upon it to provide for our needs (food production, economic development, transport and recreation for example).



Figure 2: Aerial View of Torbay

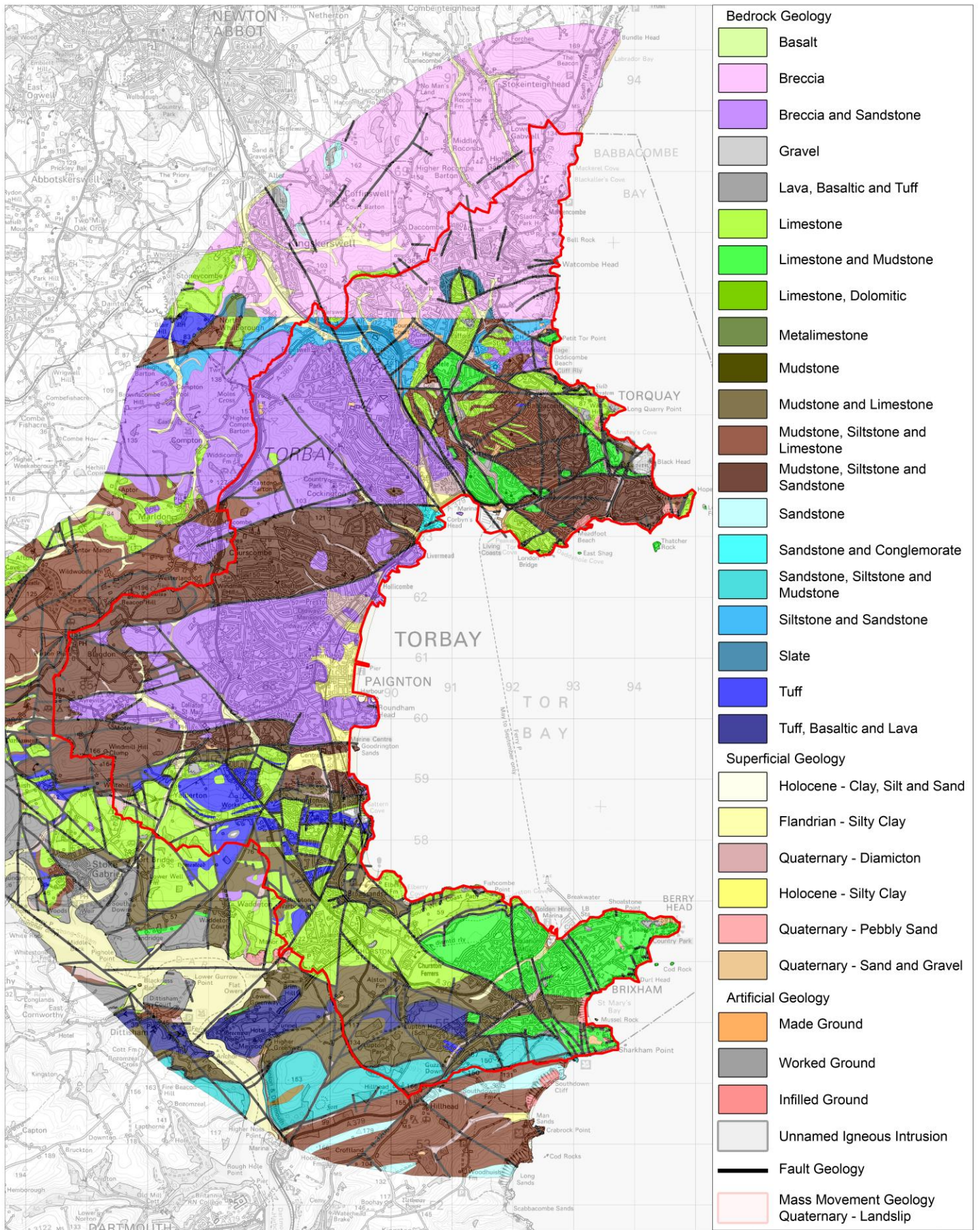
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Geology and soils


- 2.2 Devon is a county with a complex geology. It contains a range of hard, older rocks which date from the earliest Ordovician and Silurian times (found as exotic blocks within slightly younger Devonian rocks) through to more recent, generally softer sediments dating from the Tertiary Period. Torbay is located on the eastern most edge of the harder older rocks which extend across the west of the county and across Cornwall. The Torbay area also sits on the eastern edge of the ring of rocks which were affected by the igneous intrusions which formed the granite boss which we now call Dartmoor. Torbay district in particular is geologically famous for its limestone cliffs and quarries, it has rich and well exposed geological heritage, from Devonian reefs to Pleistocene bone-caves (Kent's Cavern). This limestone has also created a range of habitats supporting living species of national and international importance. Torbay includes one of the highest concentrations of protected

geological sites in the UK. The complex geology of the area has contributed to the designation of part of the Torbay coast as a Geopark (described in the Glossary).

- 2.3 In general, softer rocks tend to weather more than harder rocks, leaving the harder rocks as higher land, (although this can vary if the harder rocks have been subjected to much longer periods of weathering). In the Torbay area there are three main geological strata, all of which run broadly east to west. The highest ground is located on Devonian limestone, whilst the softer rocks such as Permian sandstone and Permian conglomerates form generally lower ridges or hills. This geomorphology has given rise to a unique and fascinating coastline of rock cliffs, attractive bays and sandy beaches. There are a number of bright red cliff exposures (between Hollicombe Head and Corbyn's Head) that can be easily viewed across the bay, whilst Permian Tor Bay Breccias form Roundham Head in Paignton.
- 2.4 In the south of Torbay the harder and older Devonian sandstone is found in the east-west ridge which ends where it meets the limestone at Sharkham Point. This ridge is generally higher than the Devonian limestone of Berry Head, a massively quarried limestone headland that stands 60 metres above sea level forming the southern arm of Torbay to the north. Another flatter and slightly higher area of Permian sandstone then separates this Devonian limestone from the Paignton area which is located on a bowl of land which was formed from Permian sandstone and Conglomerate. This softer material has been eroded more heavily by the action of the sea to form Tor Bay. The higher land to the west of Paignton is again derived from the harder sandstones which are also found wrapping round the northern edge of Torbay, although softer Permian conglomerates have eroded to form a valley between Torquay and Paignton. This broadly coincides with the Torre Abbey valley. A slightly lower area of Carboniferous limestone wraps around the main Devonian sandstone ridge in Torquay which forms the main area of hills which are now occupied by the suburbs of Babbacombe, Wellswood, Ellacombe, Plainmoor and Upton. The local Devonian stones, and particularly limestone, were used for the construction of a number of buildings, including the old Torquay Town Hall and Museum. The local geology also influences the street scene. It is also a common material for the building of boundary and sea walls. Variations occur across Torbay; for example between Torquay and Paignton the boundary wall material changes from grey limestone to red sandstone.
- 2.5 The soils derived from the Devonian sandstones are generally the characteristic free draining red sandy soils that are so closely associated with the county, whilst those derived from the limestone are heavier clay soils. The soils derived from the sandstones and covering most of the district are noted as '*Freely draining slightly acid loamy soils*', which are suited to arable and grassland cropping^c. The soils of the headland areas derived from the limestone, between Torquay and Hope's Nose, and the Churston to Berry Head area are identified as '*Freely draining slightly acid but base-rich soils*'. The latter soils are more naturally fertile than the former, and are also suited to grassland and arable cropping. Specialist calcicole plants live on the thin dry limestone soils which have survived on the more exposed parts of the coast. Unusual marine life inhabits the underwater reefs and submarine caves within the limestone too.



Geology

 Study Area Boundary

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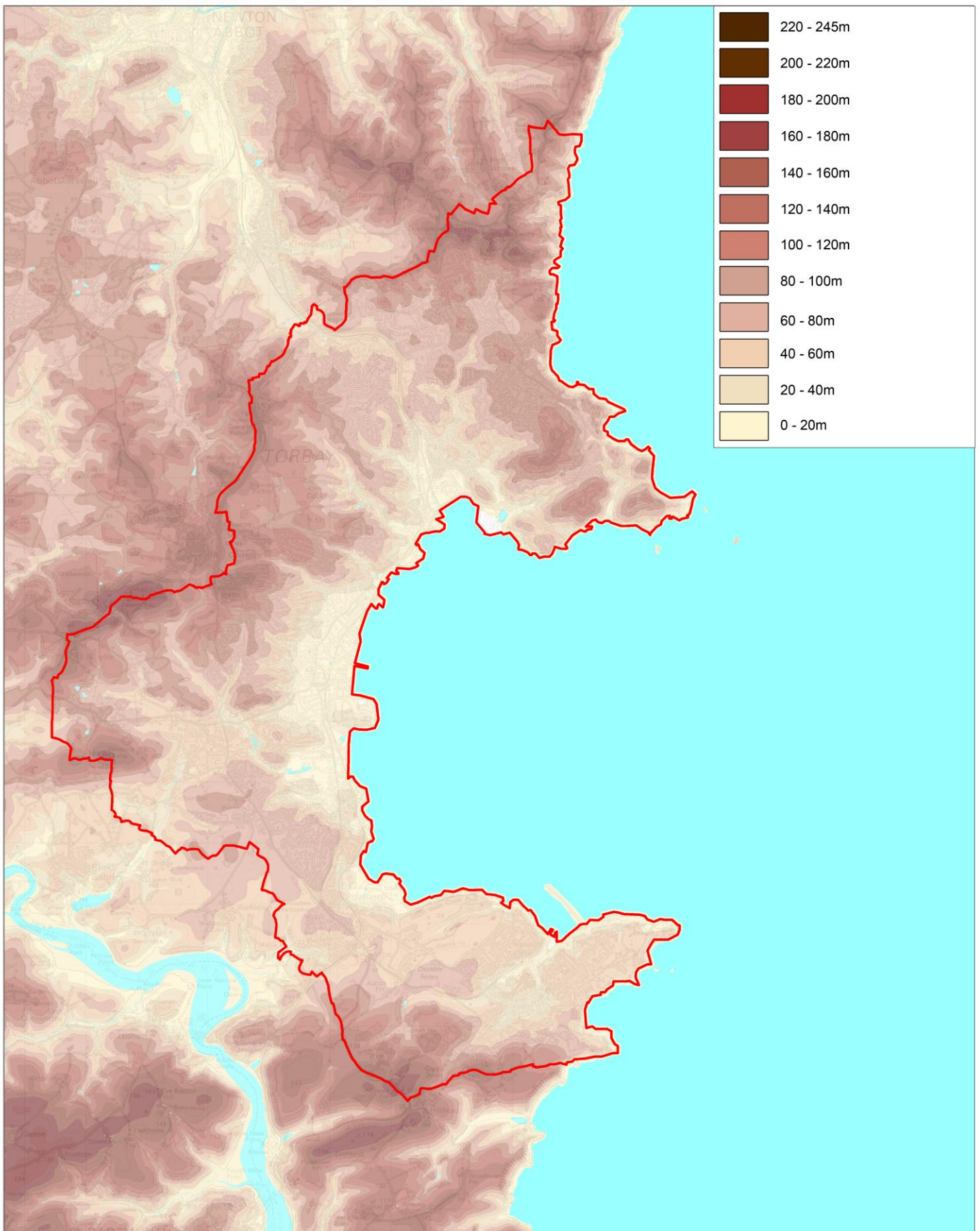
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Figure 3: Geology

Topography and drainage

- 2.6 Erosion of the three main geological strata found within the area (Permian sandstone, Devonian limestone or Permian conglomerate) has determined the landform. In essence Torbay is surrounded by a bowl of higher ground and land generally slopes eastwards towards the bay, from the higher land in the west and north. There are no major rivers in the district, only relatively small streams which flow down into the bay. The streams which drain Torbay are the Higher Brixham, Clennon, Churston, Yalberton, Victoria, Occombe, and Aller Brook which are now classed as rivers. These streams are the relics of more powerful rivers which drained the thawing snows of the Ice Ages and carved the steep valleys which are features of the area today. Some fringes of the area drain southwards into the River Dart, whilst the northern parts drain northwards away from the Bay into the River Teign. The highly urbanised nature of many of these catchments has meant that these watercourses are subject to sudden flash flooding, and a series of storage areas have been constructed to accommodate the peak flows which can occur. Coastal flooding due to high tides can also occur, with land at Goodrington being one of the most vulnerable areas of the Bay.
- 2.7 The land which is derived from the Permian sandstone is characterised by rolling topography. The flatter hilltops vary in height from 100 to 190 metres Above Ordnance Datum (AOD) and are dissected by quite steep sided narrow valleys. The land derived from both the Devonian limestone and the Permian conglomerates is generally less steep and lower lying, with the highest land being located in the north close to the cliff tops at Babbacombe.
- 2.8 The Torbay coast varies from the steep limestone headlands of Hope's Nose and Sharkham Point and the limestone headland of Berry Head which protect Torbay from the worst of the winter weather, through to the sandy beaches of Broadsands, Goodrington and Torre Abbey. The cliff tops are often of geological and wildlife value, supporting rare species and important rock exposures. The unusual geology, warm climate, and sheltered aspect allow various continental plant species to flourish. A part of the distinct and varied coastal landscape between Berry Head and Sharkham Point has been designated as a Special Area for Conservation (SAC) under European legislation.






<p>Topography</p>	 <p>1:80,000</p>	
<p> Study Area Boundary</p>		
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Figure 4: The topography of the study area

The pre-historic landscape

- 2.9 The natural vegetation which developed during the warmer climatic period following the most recent Ice Age would have been dominated by trees and woodland. This is the prehistoric forest or wild wood, that evolved as trees re-colonised the south west from mainland Europe as the climate improved. Different woodland species became dominant and pollen records suggest that as the Mesolithic (Middle Stone Age) period came to an end, the woods in the Torbay area were likely to have contained Birch, Hazel, Lime, Oak and Elm, and may have contained Beech and Ash. Exposed cliff tops may well have contained clearings or been dominated by scrub, whilst the valley bottoms would have contained marshland. Coastal lowlands tended towards heathland if the salt winds and high water table prevented woodland development. Natural clearings occurred within the wildwood, and would have been grazed by deer and other herbivores which in turn were preyed on by predators such as wolves. Early humans are likely to have had relatively little impact on this natural landscape but as the populations grew and techniques and technologies developed human influence on the Torbay landscape became more significant.

Early human history

- 2.10 The dating of artefacts and bones indicate that Kent's Cavern in Babbacombe, Torquay and Windmill Hill cave in Brixham were occupied by Palaeolithic (Old Stone Age) hunter gatherer people from as far back as 450,000 BC through to the Mesolithic (Middle Stone Age) period in approximately 8000BC, and then sporadically right up to the Roman period. The development of more settled farming began following clearance of the natural wooded landscape and arable cropping with the improved stone axes of the Neolithic (New Stone Age) from c.4000 BC. A Middle to Late Neolithic chambered tomb was constructed on the top of the hill above Broadsands in the period 3400-2400BC; a late Neolithic to Early Bronze Age bowl barrow lies on Beacon Hill, which straddles the Torbay boundary to the west of Marldon, and four similar bowl barrows (from the period 2400-1500BC) lie north of Barton Pines. All of these have subsequently been identified as scheduled monuments.

Bronze and Iron Age history

- 2.11 There is considerable evidence of human occupation on the southern side of Dartmoor from the Bronze Age, and parts of Torbay were being occupied at the same time; the Churston limestone plateau shows evidence of occupation from Early Neolithic to the Late Bronze Age. Whilst aerial photography has helped to identify the earthworks on Dartmoor and throughout South Devon where the land has been largely undisturbed in recent centuries, later development masks evidence from this period in Torbay in most cases. Nevertheless a late Bronze Age/early Iron Age field system (1200-700BC) has survived on the cliff tops at Walls Hill (Babbacombe) and a rare hilltop enclosure complex of similar age overlies the bowl barrows at Barton Pines. There are also documentary records of earthworks which have subsequently been destroyed by development at Warborough Beacon (Warberry Hill) and Great Hill (now the site of a reservoir) and are now recognised as prehistoric.
- 2.12 It is known that the Bronze Age field systems continued to expand during the Iron Age in other parts of Devon, and this is likely to have also occurred in Torbay. There are fortified hilltop settlements from the period close to Torbay, at Milber Down near Newton Abbott, as well as a promontory fort at Berry Head close to Brixham. The remains of the latter are now largely lost having been destroyed by the construction of defences and garrisons to protect the Torbay anchorage during the French wars of the 18th and 19th centuries. A series of routes linking fields, villages and camps evolved, which have been identified running along the higher ground and ridge tops. One of these (Swedwell Lane) links Watcombe to the Iron Age Camp at Milber Down.

Roman invasions and settled agriculture

- 2.13 The Roman invasion in 43AD had some influence west of Exeter (Isca Dumnoniorum – an early legionary fortress and later Civitas capital) and some settlement has been recognised in the landscape to the west of Torbay, mainly through crop marks in the valleys of the Dart and Teign. Roman contact with the Celtic Dumnonii was mainly commercial, Roman coins have been found at Berry Head which may indicate a settled trading environment. The remains of a person who had been buried with Roman pottery and artefacts were uncovered in the 1990s in the Hookhills area of Paignton.
- 2.14 The Dumnonii outlasted the Roman period and continued in Devon until the 7th Century AD despite plague and emigration, having been largely Christianised. The landscape of the time is likely to have been progressively cleared for cultivation. The woodlands which remained are likely to have been on the sides of the steep narrow valleys where cultivation and clearance were most difficult. At this stage it is suggested that Oak, Ash and Beech would have been the dominant tree species of the remaining woodland.
- 2.15 A series of Saxon invasions and campaigns in the 7th and 8th Centuries are thought to have displaced or subjected the Dumnonii and introduced the Saxon pattern of settlement and land use which was to form the core of the subsequent medieval landscape. The Saxon pattern of villages based on church parishes and hundreds (Torbay was part of the hundred of Kerswell – but known as Haytor) evolved and much of this pattern remains today. Nucleated villages existed in the Saxon Period; Paignton was thought to have been one such settlement but recently Late Iron Age pottery (c.200BC) has been found suggesting Celtic foundation. Similarly St. Marychurch, Torre, Cockington, Churston and Brixham were well established in Saxon times but may not have been new foundations as they could equally have been taken over from earlier Celtic settlements.
- 2.16 The Saxons introduced their open field system to the larger villages to enable the co-ordinated co-operative cropping which this system entailed. The Devon Historic Landscape Characterisation Study^d has explored the patterns of field systems throughout the County and, whilst these include many more recent field systems, at least some field boundaries, particularly those on Parish boundaries, are likely to date from the Saxon period. Other features of the Saxon landscape were the parish churches. Torre Church was originally dedicated to St. Petrox, a Celtic saint, and was located next to a spring. It was subsequently changed to St. Saviours after the Norman invasion.
- 2.17 Torbay provides a sheltered approach to the land for ships and this, combined with the shelving beaches has made the area accessible to both friendly and less friendly visitors in the past. A Danish invasion in 851, repulsed by warriors led by the local ealdorman, was once thought to have been preceded by the sack of Paignton, but the Anglo-Saxon Chronicle makes no mention of Paignton and the site is likely to have been at Wembury. The Saxons used various hilltops as lookout areas for watch or *ward*, which was reflected in the names of Warborough (two instances, both next to Warberry Hill, and at Galmpton) and Warbreck (south of Brixham). Hill tops were also important as meeting sites, (the Saxon Hundred Court is thought to have met at Gallows hill next to Marldon), worship and warning beacons (there are two named 'Beacon' hills).

Medieval history 1068-1540AD

- 2.18 The Norman Conquest was followed by Domesday, the great cadastral survey of 1086 which documented manorial holdings throughout England. In Devon many of the smaller settlements, hamlets and isolated farmsteads were occupied by smallholders and, while they are recorded as tenants, these smaller settlements are rarely named. Domesday records that Paignton (Peintone) was held by the Bishop of Exeter, Brixham (Briseham) by Iudhael of Totnes, and Torre (Tormoham) by William the Usher. At this time Paignton was by far the largest settlement in the Bay, with both Brixham and Torre much smaller by comparison. Paignton's assets include a salt pan, a valuable asset for helping to preserve fish and meat over the winter. Paignton's location on the fertile and productive red soils meant that the village could produce food to support a larger population. The manor of Paignton was held by the Bishop of Exeter from 1050 to the dissolution, part of the palace, the 14th century crenellated walls and a corner tower, with a lodging house remain today.

- 2.19 Torre was much smaller than Paignton or Brixham. Much of the manorial land was granted to the Premonstratensian Abbey founded in 1196 by William de Brewer, one of the Justiciars responsible for the government of the country whilst Richard 1st was absent on the Third Crusade. Various charters describe the lands granted to the Abbey which included meadow, arable, stream and sheep pastures. The Abbey constantly expanded its land holdings; by 1370 it held the whole of the manor of Tormoham and much land elsewhere. During the later Middle Ages granges were established at Torwood, Shiphay and Ilsham. Water mills are recorded on the stream through the Abbey lands at Chelston; the last, Fulford Mill, was only demolished in the 1870s.
- 2.20 The period after the Norman Conquest was a period of woodland clearance, growing population and agricultural expansion. In the period between 1150 and 1350 many new smallholdings were created primarily by peasants claiming wasteland, combining strip fields (enclosures) and exchanging bound manorial labour for paid tenancies. The Devon Historic Landscape Characterisation (HLC) identifies these areas (see Figure 8), which shows both medieval enclosures and enclosures based on strip field systems, with extensive areas of the former to the south of Ayreville on the Totnes Road, and areas of medieval enclosure based on strip field systems in the Lower and Middle Blagdon areas, which are still evident today.
- 2.21 The coming of the Black Death caused a massive shrinkage in the primarily rural population from 1348 onwards, which did not recover until the 16th century. This period led to the desertion and abandonment of settlements in some parts of the county, with Hound Tor on Dartmoor being a nearby example, and their replacement in some instances by animal husbandry, especially sheep.
- 2.22 However, prosperity returned to the County with renewed growth in the cloth trade and tin mining and, in the case of Torbay, through the growth of the fishing industry in Brixham. One of the medieval manor houses from this period is located at Blagdon Barton; the current manor house has its origins in the 1500s (probably on the site of earlier antecedents) with alterations in the 17th and 18th centuries, as well the 20th century. The farm complex is dominated by a number of 17th and 18th century barns.

Reformation and growth of estates (1540-1800 AD)

- 2.23 Torre Abbey grew to become one of the wealthiest monastic institutions in the region at the end of the 15th century. At its dissolution in 1539 it was the richest house of its order in England; the sale of its estates and properties, through the Court of Augmentations, helped to establish a network of small estates managed by a rising class of gentry. Often these were formerly the secular stewards and other officials who went on to occupy the monastic houses and develop rural industries, which were to leave a rich pattern on the landscape of Torbay in the 18th century. These families included the Carys, formerly of Cockington, who purchased Torre Abbey in 1660; the Ridgways (who became Earls of Londonderry) who acquired Torwood; the Mallocks of Cockington; and the Palks (Barons Haldon) who subsequently purchased the Ridgeway lands, not already in Cary Ownership, in 1768.
- 2.24 A slowly expanding population encouraged developments in the mechanisation of the traditional rural industries, which added a new feature to the landscape of the area. The first recorded manorial grant to erect a windmill was made in 1673 for the construction of a mill at Yaddon Down, (now called Windmill Hill). Windmills were painted by Reverend Swete between 1793 and 1810; they were not common in Devon but well known in the Torbay area. There are also 'Windmill Hill's' at Churscombe, Collaton St. Mary, and Brixham, whilst there is a separate Windmill Copse on the edge of Lupton Park and Kings Barton.

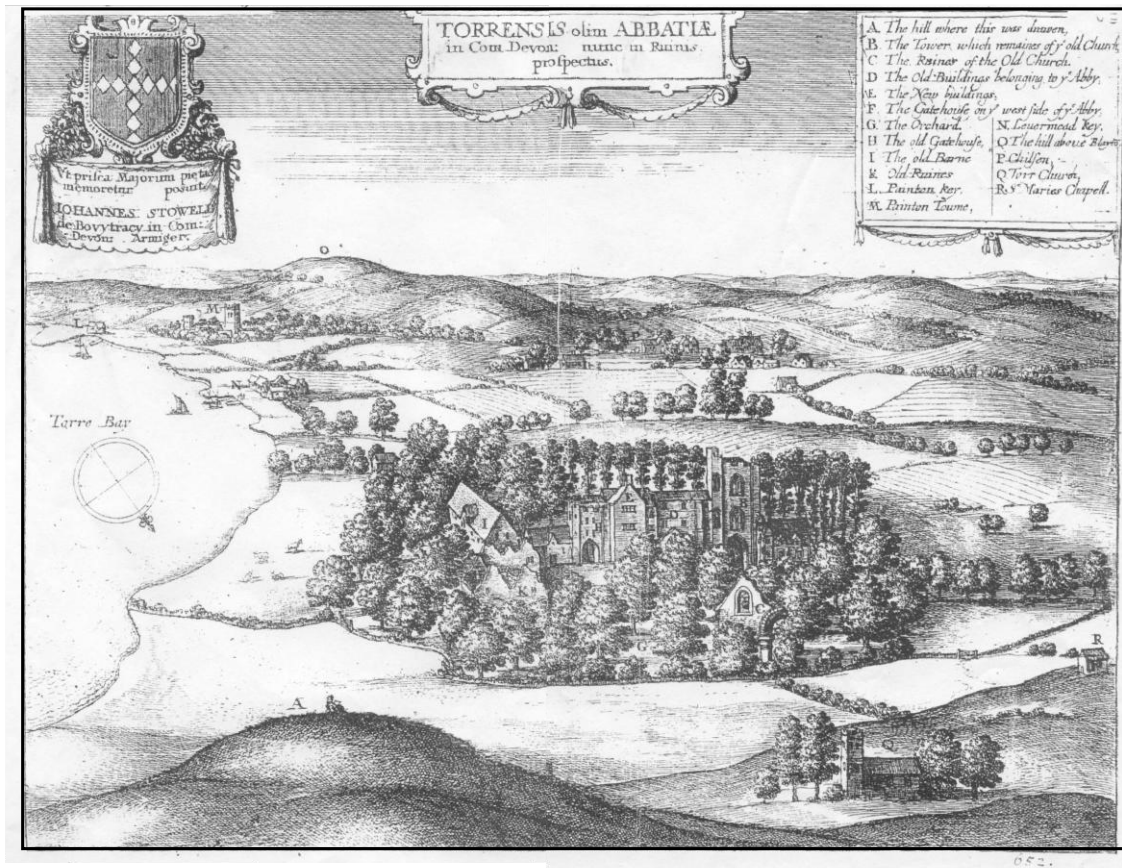


Figure 5: Birds eye view of Torre Abbey 1662, attributed to Hollar

- 2.25 The continuing growth of the fishing industry, with Brixham developing into Devon's foremost commercial port, led to further growth at the harbour and in Higher Brixham. The inner harbour was filled in during the 18th century and a naval reservoir built. Net fishing in Torbay was also undertaken by boats from St. Marychurch and Paignton, with landings at local quays. A stone quay is thought to have been present at 'Torkay' from the 16th century. Torbay took centre stage in 1688 at the start of the 'Glorious Revolution' when the Protestant William of Orange landed an invading force of 15,000 men at Brixham, to depose the last Catholic Stewart monarch, James II.
- 2.26 Artillery batteries were first established at Berry Head in 1779-1780 to counter the danger of attack from France and Spain. During the French Wars of 1793-1815 the whole headland was occupied with two stone-walled forts (out of the four planned), in order to counter any Napoleonic invasion, with barracks, magazines, ancillary buildings and artillery redoubts being built to defend the batteries. A military hospital was established below the forts on the Brixham side, and a naval Hospital at Goodrington, south of Paignton. During periods of westerly gales Torbay was the chosen anchorage for the naval ships which were blockading the French port of Brest. It remained so for both merchant and naval vessels until the completion of the Plymouth breakwater in 1840.
- 2.27 Despite the restrictions imposed by the French wars, agricultural improvements continued and the local gentry were consolidating their estates and embellishing their manor houses, such as the Cary and Mallock seats at Torre Abbey and Cockington Court, and the Yarde Bullers at Churston Court, and Lupton house – all formerly medieval estates. The fashion for the picturesque encouraged the owners to develop ornamental grounds and picturesque features such as tree groups, lakes and carriage drives. The 18th and 19th century parkland and pleasure grounds associated with Cockington and Lupton remain significant features of the current landscape of Torbay, although significant changes occurred subsequently in the 20th century.



Figure 6: View of Torbay from Vane Hill (John Rawson Walker)

- 2.28 At the beginning of the 19th century Torquay was still only a small harbour and scattering of houses at the inner harbour, with the main village of Tormohun (medieval Torre) set back a mile inland. While the British Naval fleet used Torbay as an anchorage during the Napoleonic wars, the officers' wives and families started to take lodgings in the area. Afterwards with the fashion for sea-bathing, the perceived benefits of its 'healthy airs' and its likeness to the Mediterranean Riviera, Torquay slowly started taking shape as a fashionable resort. Improvements to the Harbour (1806-14), combined with new rail links to Newton Abbot in the 1820s, supported the entrepreneurial development of new suburbs of spacious villas in their own grounds from the 1830s.

The railways and coastal development

- 2.29 The growth of Torbay as a popular seaside resort accelerated after the arrival of the railway at Torre in 1848, bringing more visitors to the area, and stimulating the growth of the Victorian villas and terraces to cover what had been open fields at the turn of the century. However, it was not until 1859 that the railway advanced to reach the coast at Torquay and continued south to Paignton; a branch line was constructed from Churston to Brixham in 1868. Whilst urban development subsumed many fields, meadows and woods, new estates were also being established. These included Brunel's planned estate at Watcombe – the house and grounds were incomplete at his death in 1859, though considerable planting to his designs was carried out, and Oldway where the industrialist Isaac Singer constructed, on the old Fernham estate north of Paignton, a Rotunda in 1873 and his 'Wigwam' in 1875. Torquay's large garden suburbs of Warberries, Lincombes and later Chelston were more or less completed by 1900, and those of Paignton (Roundham and Polsham), executed between 1880-1900 and are now Conservation Areas.



Figure 7: View across Torquay from Old Wood fields circa 1838

The 20th Century

- 2.30 Further growth across the Torbay area continued into the 20th century. The area has been promoted as the Devon Riviera, and the mild climate has enabled the parks and gardens to be planted with exotic species including the so called Torbay Palm (*Cordyline australis*), a 'signature' species for the area. Other popular exotics which feature within the more mature parks and gardens, include Monterey cypress (*Cupressus macrocarpa*), Holm Oak (*Quercus ilex*), and Corsican pine (*Pinus nigra*).
- 2.31 The Torbay countryside has experienced a greater rate of change in the 20th Century than ever before. Agricultural mechanisation which began in the 19th century gathered pace in the early 20th century. Change from draught bullock teams to heavy horses and steam traction encouraged a move towards larger fields. This pressure increased as a result of the development of the diesel tractor and progressively larger machines during and after the Second World War. Devon's traditional mixed cropping and dairy farming systems moved towards arable mono-cropping during the 1950's and 60's as a result of the introduction of agrochemicals which enabled continuous arable cropping where soils and topography allowed. This period saw the highest rate of hedgerow clearance, and the loss of farm ponds and copses; and an increase in under-soil drainage in order to support government programmes to produce 'food from our own resources'. The area to the south of Galmpton illustrates this trend; average field sizes here are probably now two or three times larger than during the Victorian period
- 2.32 The growth of tourism has also had a major impact on the countryside. Both touring and permanent mobile home parks have spread out into agricultural areas to support agricultural enterprises that have struggled during the last decade. Other forms of diversification such as car boot sales have tended to remove land from agricultural cropping.
- 2.33 Local government in the earlier part of the century was in disparate authorities. In 1968 parts of the Borough of Torquay, the Paignton and the Brixham Urban District Councils, and the Totnes Rural District Council were merged to form Torbay Borough Council. The Council has been a unitary authority since 1998. This merger brought the historic buildings and grounds of Torre Abbey, Cockington Court, and Oldway Mansion (reconstructed by Paris Singer 1906-11 as an *homage* to Versailles and subsequently used as hospital, country club and WWII pilot training establishment) which had all been acquired by the former authorities, into one ownership. While Cockington and its Country Park have been

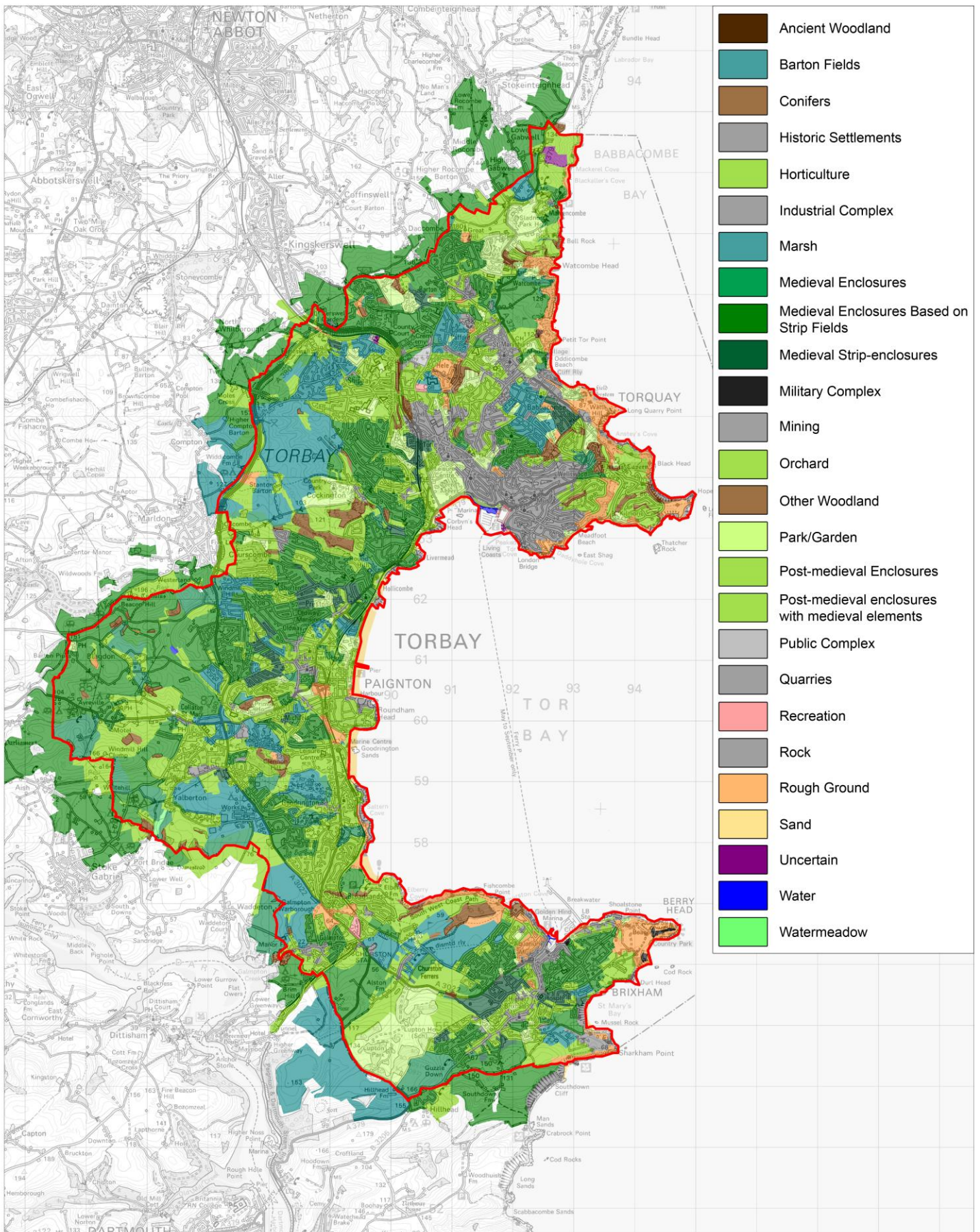
transferred to the Torbay Coast and Countryside Trust, Torre Abbey and Oldway remain in municipal ownership and management. The Heritage Lottery Fund (HLF) has funded major restoration works to Torre Abbey and awarded funding to Cockington Court. Smaller properties such as Paignton's medieval Bishop's Place and the WWII Coastal Defence Battery at Brixham have received smaller but substantial HLF funding towards restoration and interpretation. Historic properties which remain in private ownership have been converted to institutional uses; Churston Court is a hotel, and Lupton, set within a large park was, until recently, a private school but is now empty. Nearly 1000 properties are subject to statutory protection, many being located within designated Conservation Areas. The locations of these and the Registered Parks and Gardens are shown on Figure 11. The following have been designated by English Heritage as Registered Parks and Gardens:

- Brunel Manor and Watcombe Park (Watcombe Park Conservation Area)
- Castle Tor, Torquay
- Lupton Park, Brixham
- Oldway Mansions, Paignton
- Princess Gardens and Royal Terrace Gardens (Belgravia and Torquay Harbour Conservation Areas), Torquay
- Barton Road Cemetery, Torquay.

2.34 A historic landscape characterisation study of Devon was undertaken for the County Council in 2005. This primarily desk based study considers the historical development of the current landscape, and the development of the existing field systems in rural areas. The pattern of field systems within the rural parts of the study area is derived from historical records and includes:

- Medieval enclosures based on strip fields
- Medieval enclosures
- Post-medieval
- Barton fields
- Modern enclosures adapting medieval fields
- Modern enclosures adapting post-medieval fields
- Former orchards.

2.35 The mapping in Figure 8 shows an extract from the Devon study, and how the pattern of field systems has evolved across the study area. This shows how much of the current field pattern is based on either medieval patterns or post medieval enclosures. A summary of the historical characterisation findings has been included for each Area of Local Character (AoLC) in Part 2 of the study.






<p>Historic Landscape Character</p>			
	<p>Study Area Boundary</p>		
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Figure 8: Extract from Devon CC Historic Landscape Characterisation Study

- 2.36 Parts of the Torbay area around Brixham and South of Paignton fall within the South Devon Area of Outstanding Natural Beauty (AONB) which was designated in 1960. The South Devon AONB is now part of a national family of protected landscapes afforded statutory protection by the Countryside and Rights of Way Act (CROW Act) 2000. The primary purpose of designation is to conserve and enhance the natural beauty of the AONB. A specific duty applies to public bodies and organisations (defined in law as 'relevant authorities') to have regard to this primary purpose when making decisions or carrying out functions that affect the AONB. An Area of Great Landscape Value (AGLV) was defined as part of the Devon County landscape policy local plan in 1985, which also introduced Coastal Preservation Areas, and nature conservation zones. The current Torbay Local Plan designates the majority of the countryside area of Torbay as AGLV, where development is restricted.

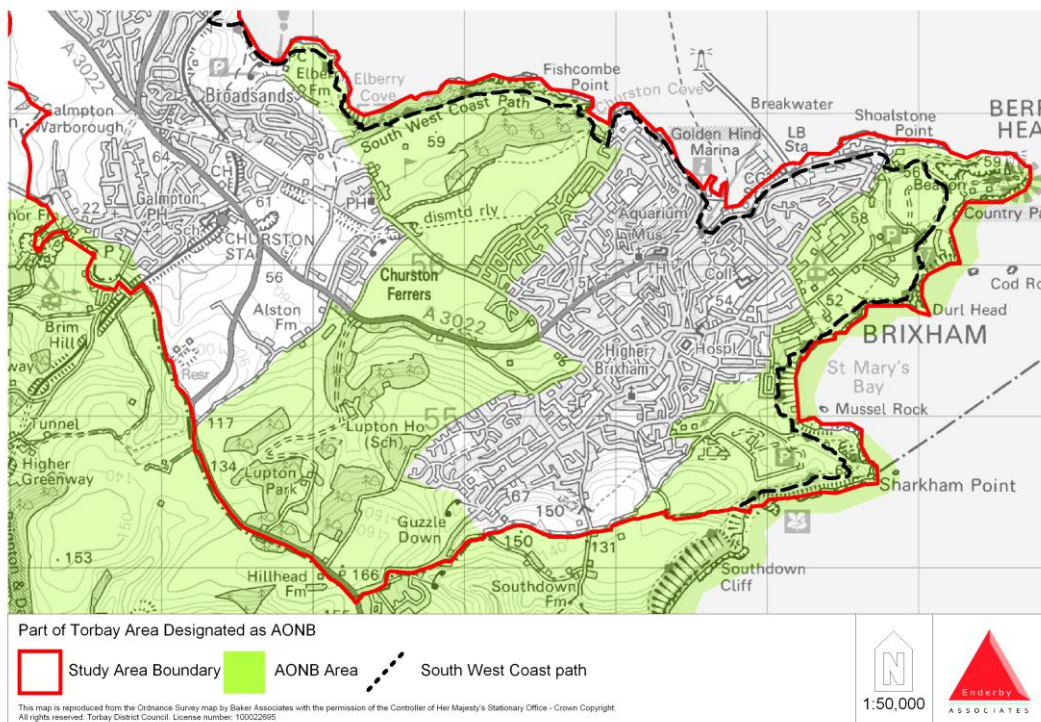
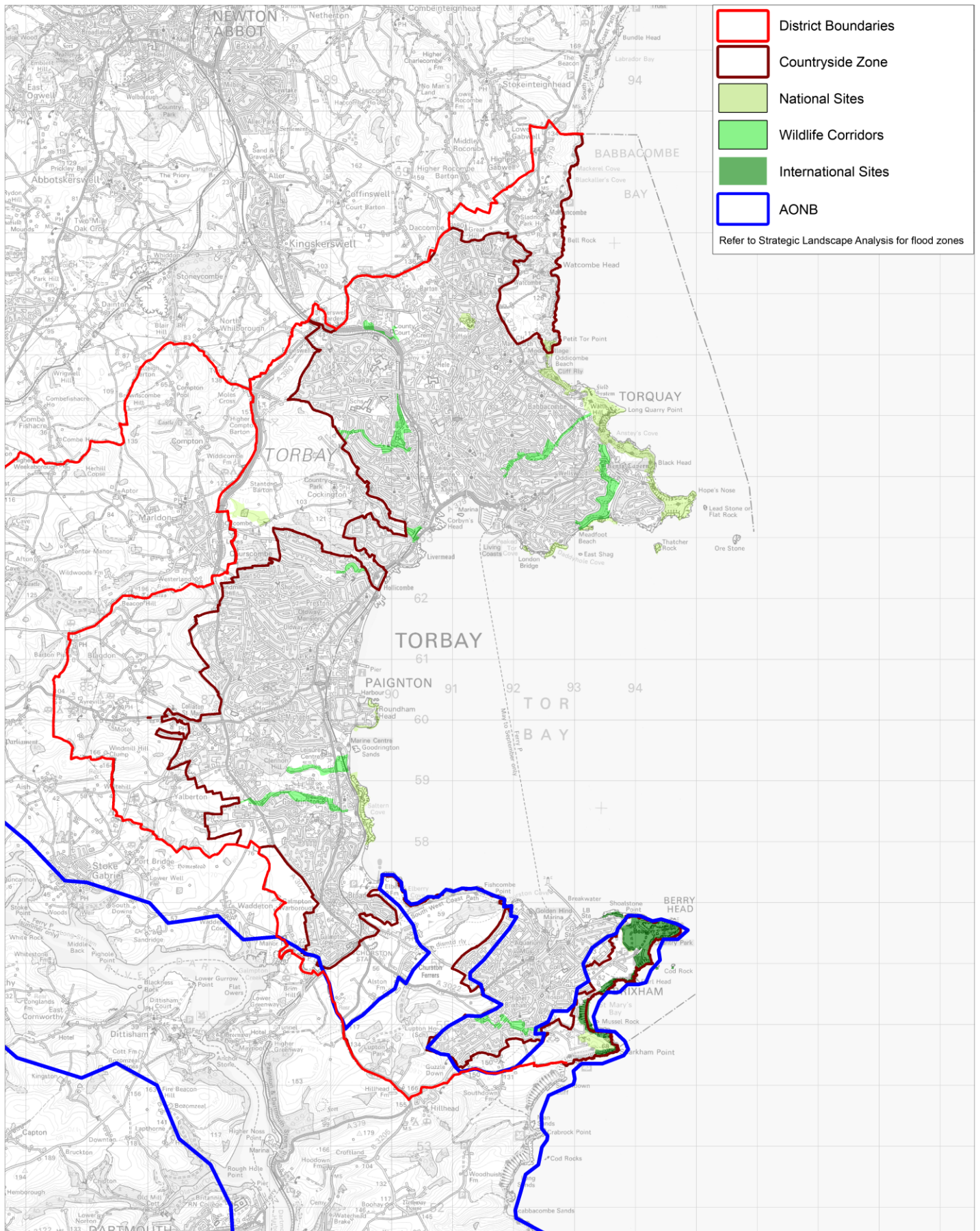


Figure 9: The Boundary of the South Devon AONB in Torbay.

- 2.37 The South West Coast Path which runs all around the South West peninsula passes through the district. This provides well signposted access to much of the coast through Torbay, including a number of sections of cliffs and foreshore which are Sites of Special Scientific Interest (SSSIs) or National Nature Reserves (NNRs), and described separately later in this report.
- 2.38 A more recent development has been the designation of the English Riviera Geopark, in September 2007. This encompasses the entire area of Torbay including 42 square kilometres of sea. It is one of only six such sites in the UK (and the first 'urban' Geopark), and recognises the rich geological, historical and cultural heritage where education and access to geology are recognised and promoted.



Environmental Constraints 1

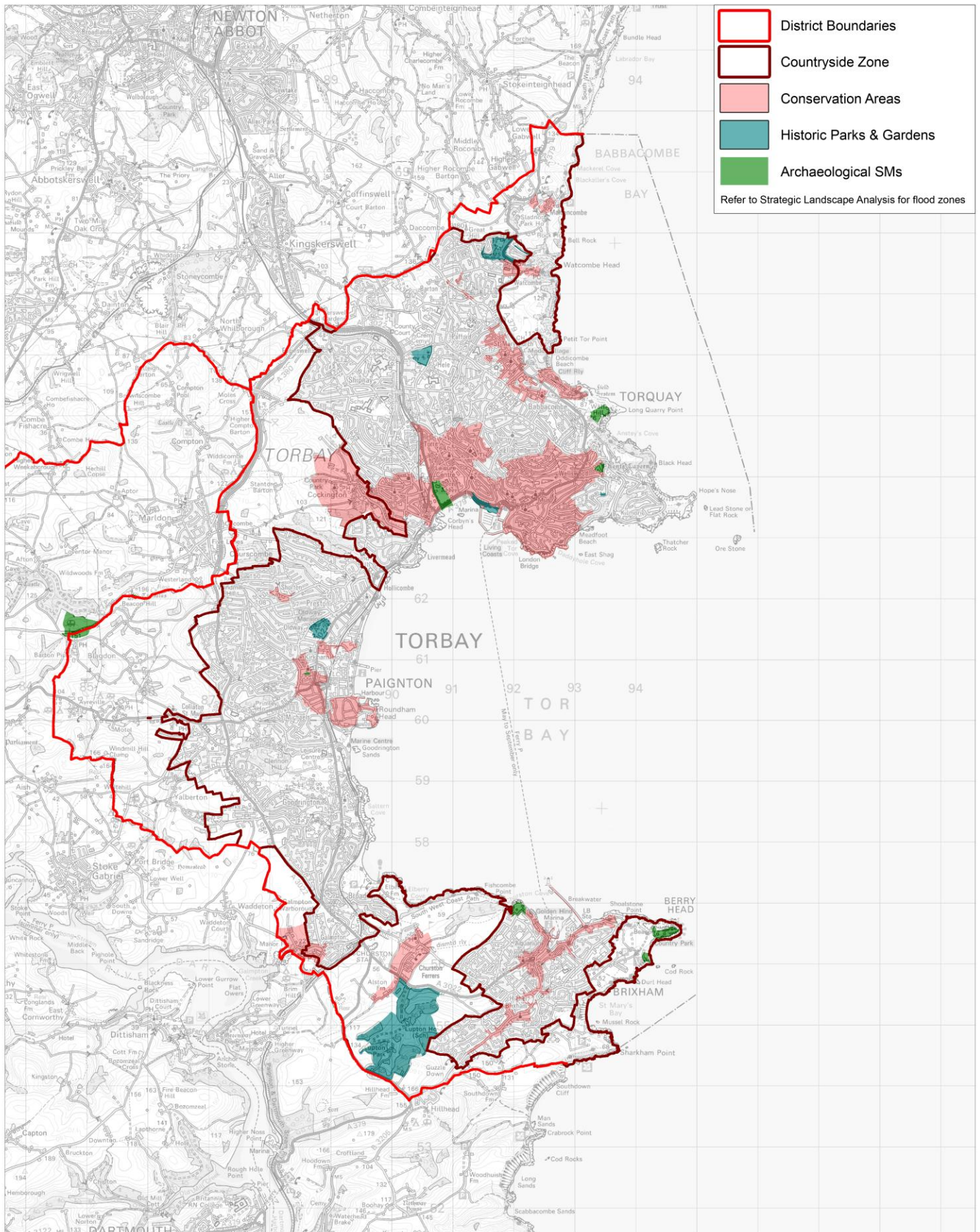
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Figure 10: Principle environmental constraints (1)



- District Boundaries
 - Countryside Zone
 - Conservation Areas
 - Historic Parks & Gardens
 - Archaeological SMs
- Refer to Strategic Landscape Analysis for flood zones

Environmental Constraints 2

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Figure 11: Principle environmental constraints (2)

Biodiversity value

- 2.39 The South West Nature map (Produced by Biodiversity South West, the former South West biodiversity partnership) highlights various habitat areas within Torbay as of being of regional significance. These habitats include:
- A major area of woodland which is shown extending from Berry Pomeroy across to the Cockington valley. Whilst this area contains small pockets of woodland it is currently mainly agricultural land;
 - Maritime cliff and slope, which extends around much of the Torbay Coast;
 - Mudflats which occur in Brixham harbour.
- 2.40 The Torbay Biodiversity Steering Group have prepared a Biodiversity Action Plan (BAP) for Torbay and this can be accessed on the web site ("The Nature of Torbay" (www.countryside-trust.org.uk/lbap.htm) of the Torbay Coast and Countryside Trust, (TCCT) who have helped to co-ordinate the preparation and implementation of the plan. The sites are now leased and managed by the TCCT who have prepared management plans for a number of the key areas, with the long term aim of achieving enhancements for biodiversity.
- 2.41 The sites which have been designated for their nature conservation interest are listed in Appendix 1 of the BAP.
- 2.42 In addition to specific sites, there are certain rare habitats or groups of species which are the focus of local management projects or species action plans, these include:
- The Torbay limestone grassland, which is almost unique in the country due to the combination of mild maritime climate and underlying geology. This is found on the cliff tops and quarries where scrub encroachment has not yet occurred.
 - The seabird colonies which roost over-winter in Torbay and nest on the offshore rocks and steep cliff areas.
 - The Cirl Bunting, which is nationally rare as a result of the intensification of agriculture and has been lost from much of southern England, but has clung on in South Devon. This bird needs a habitat of small scale fields and mixed farming, and has responded to targeted agri-environment schemes in Devon. These include areas under the control of TCCT at Maidencombe and Berry Head.
 - The Small Blue Butterfly is associated with its main food plant which is Kidney Vetch which can occur within the Torbay limestone grassland areas. There is one site where this butterfly occurs, although other areas which may be suitable are being brought under appropriate management.
 - The Greater and Lesser Horseshoe Bats are both nationally rare and occur within Torbay, using roost and hibernation sites in caves and tunnels at Berry Head among others.
 - White Rock-rose is a species of plant which is at the northern extremity of its European range in the South West of England. It occurs within the Torbay limestone grassland areas at Berry Head, Walls Hill, and Daddyhole. These are being managed to suit the requirements of this species as part of the Torbay 'Loving our limestone' project.
 - Two species of Seahorse which are found in UK waters are thought to occur in the bay, these are the Spiney Seahorse, and the Short Snouted Seahorse.
 - Dolphins, Porpoises and Basking Sharks regularly visit the Bay. A pod of 50 Bottlenose dolphins spend time visiting Torbay and Lyme Bay.

Forces for future landscape change

- 2.43 The Torbay area has been identified as the site for future housing expansion, and this will inevitably lead to some landscape change. However, there are a range of additional pressures which may also lead to significant positive or negative changes to the landscape of the area in the short, medium, or long term.
- 2.44 These changes include changes in agricultural land management, where the current environmental stewardship regime is encouraging the retention and replanting of field boundaries and small woodlands as well as the retention of traditional orchards. These are generally positive changes, which will help to maintain or enhance the character of the agricultural landscape in the medium term. Intensification of agricultural production may well cause negative landscape impacts if it leads to the construction of new agricultural buildings or the loss of field boundaries, although there was little evidence of this found during the survey.
- 2.45 Trees and woodlands are an essential part of Torbay's character and identity and it has the highest density of urban forest in the south west of England. The aesthetic aspirations of our forefathers in the towns of Torbay, and their love of trees and landscape, are reflected in the rich variety of landscape types and qualities. Some of the most important natural elements of the local environment are trees. These trees help define Torbay, and add to its attraction as the foremost UK Tourist resort. Trees, whether appearing as individuals, groups or as woodlands, have a significant effect on our quality of life by providing direct and indirect benefits. Torbay Council manages a large number of trees both directly and indirectly. However, a relatively small amount of the woodland in the area is subject to forestry management, the majority of the areas of woodland are either unmanaged or managed for amenity purposes. Current policies are encouraging the management of woodland for amenity or nature conservation, and the planting of broadleaves rather than conifers. These are generally likely to be beneficial landscape changes in the longer term. Clearance of trees and scrub which have developed on the areas of cliff and limestone grassland for the benefit of nature conservation, whilst changing the appearance of these areas will help to restore the romantic wild windswept character and generate landscape benefits in the medium term. The arboricultural section of Torbay Council is currently preparing a Tree and Woodland Framework to ensure that the tree resource is sustained and enhanced. It will help to promote trees as a valuable asset in the environment and provide a strategy for maintaining and expanding the tree resource for future generations through good stewardship.
- 2.46 The Torbay area is a popular holiday and recreation area, and this pressure can cause negative landscape impacts, the creation of new holiday parks campsites and caravan parks are likely to have a negative landscape impact as are the smaller scale occasional alternative uses such as fishing lakes, car boot sales and pony paddocks which add suburban clutter to the countryside leading to incremental change in the landscape character from rural to suburban.
- 2.47 Development pressures do not just imply additional housing; there will also be a requirement for associated employment, education and recreational facilities, as well as a need for additional sustainable energy production, such as wind turbines, and transport infrastructure.
- 2.48 Section 2 of the study looks at the sensitivity and capacity of each area to development and landscape change, and whether landscape management strategies should be conservation enhancement or restoration.

3. THE LANDSCAPE CONTEXT

3.1 This section describes the landscape context of Torbay. It sets out:

- The context provided by landscape characterisation at the European and National level
- The framework provided by the Devon wide character studies, including the definition of landscape character types and land description units
- The prevailing local landscape context within Torbay
- An analysis of the key components of the Torbay landscape, and how they are often seen from key viewpoints and are part of the setting of Torbay.

European Context

3.2 The European Landscape Convention (ELC) sets the European context for this study, and establishes the principle of the consideration of landscape as a whole and is dedicated to the protection, management and planning of all landscapes throughout Europe. It was ratified by the UK government in 2006 and became binding in the UK on 1st March 2007. Implementation of the convention, (for which DEFRA are the UK lead department), is encouraged through action plans produced by Natural England and English Heritage, with Natural England being the lead organisation for England. Articles 5 and 6 of the Convention commit the UK to establish and implement policies aimed at landscape protection, management and planning through a range of measures which include (6C) landscape identification and assessment *'to identify landscapes and analyse their characteristics, and the forces and pressures for change and ...to assess landscape values and involving interested parties and the population concerned'*.

The Torbay landscape character assessment is consequently undertaken as a way of implementing the objectives of the ELC at a local level to inform the Local Development Framework and future landscape policies, as well as the legal requirements under the CROW Act 2000 mentioned earlier.

National Context

3.3 An overall Landscape Character Assessment of England was prepared by consultants on behalf of the Countryside Agency following a regional pilot study based on the South West. The results were published by the Countryside Agency in 1999. The Torbay area is included within the South Devon Character Area (CA), as CA 151. The key characteristics identified in this assessment for CA 151 are as follows:

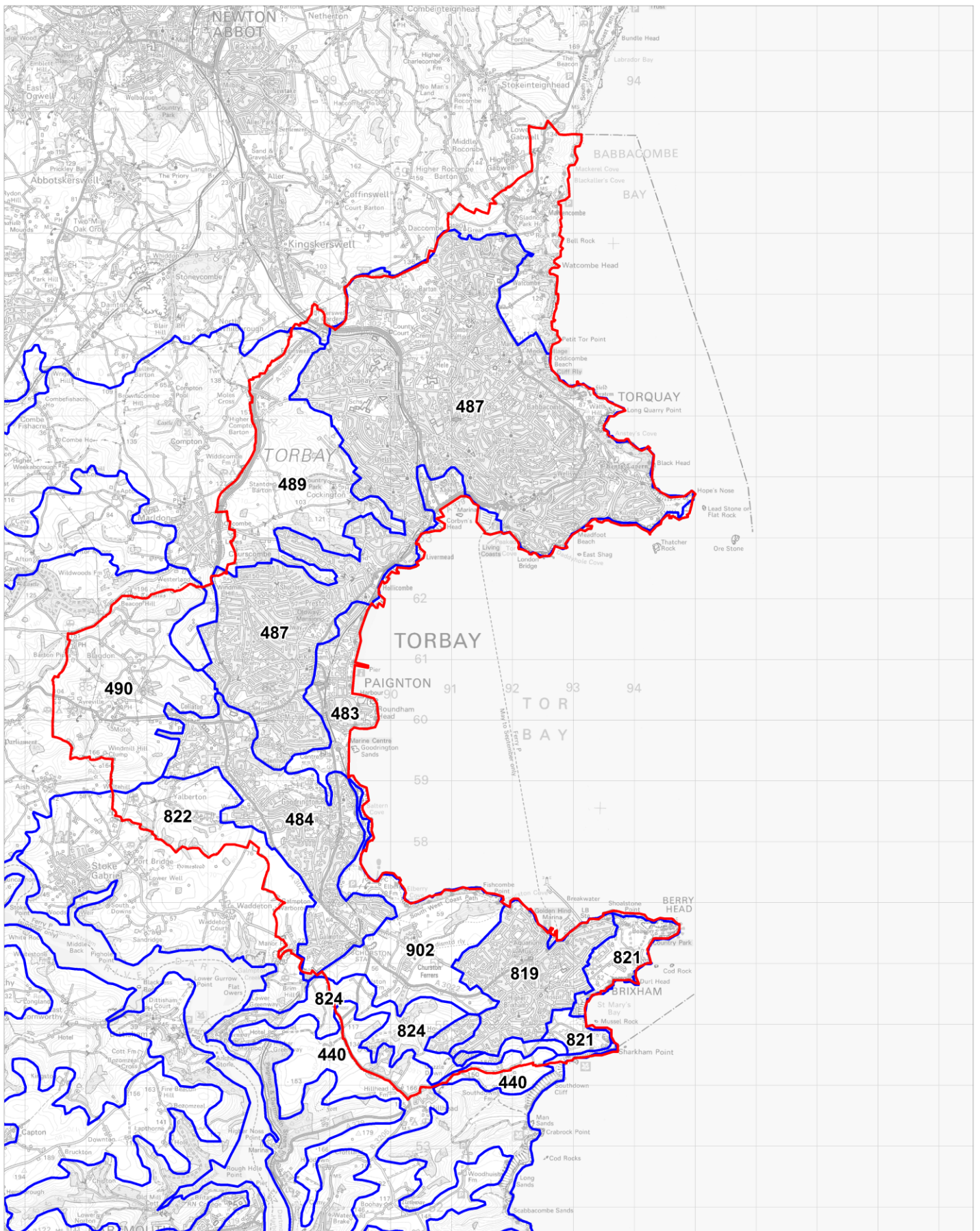
- *Rounded hills without a strong pattern, separated by steep intricate wooded valleys*
- *Red and pink soils appear when parts of this mixed farming area is (sic) ploughed*
- *Wooded rias with large expanses of tidal water and mudflats extending far inland*
- *Diverse and complex coastline with fine scenery and spectacular views, often looking deep inland along the rias*
- *Sunken lanes link numerous farmsteads and hamlets with cob slate and thatched buildings*
- *Wildflower rich often treeless Devon banks*
- *Villages and towns generally in sheltered valley locations with towns located at the heads of the rias*

- *Distinctive landscape of ball clay extraction in the Bovey basin.*

3.4 Much of rural Torbay exhibits these characteristics, although the absence of rias and ball clay extraction mean that these particular characteristics are absent. Torbay is only a small part of the South Devon Character Area, and more detailed study identifies variations. This is usually the case as landscape character assessments are intended to fit or 'nest' together. More detailed studies identify variations in character at a more local level that may not apply at a higher level in the process. A key difference between the different levels of character assessment which are being undertaken, are the scales of the work. Torbay is approximately 67 Km² of which approximately half is countryside, whilst Devon is 6560 Km².

County Context

- 3.5 Devon County Council undertook a Landscape Character Assessment of the County in 2002 which identified Torbay as being within the Tourist Riviera Character Area. This assessment has subsequently been replaced by an ongoing county-wide study which is being implemented in a phased manner in partnership with local authorities in the county.
- 3.6 The County assessment comprised a desk based study using the 'Living Landscapes^{er}' method based on a Geographic Information System (GIS) analysis of a range of attributes. This identified Land Description Units (LDUs) from the presence or absence of particular attributes such as settlement types, nature of topography and geology. They subdivide the rural parts of Torbay into sixteen LDUs, and these are indicated by the blue lines superimposed on the mapping of the district included in Figure 12.
- 3.7 This initial desk based identification of LDUs has been tested and refined through field based assessment undertaken by individual districts/AONBs. These have generally seen LDUs refined to follow field boundaries or prominent visual edges rather than the contours used in the desk-based study. This work will be finalised once all areas of the County have had their Landscape Character Assessments completed. This is because the completion of each district's LCA is likely to see new LCTs being identified that are unique to that district. This has proven to be the case in Torbay.
- 3.8 LDUs have then been grouped where appropriate into landscape character types that exhibit the same key characteristics and aesthetic/perceptual qualities. A list of landscape character types (LCTs) occurring throughout Devon is being developed, and is referred to as the Devon Menu of LCTs. A number of the LDUs cover wholly urban areas. These are outside of the scope of the Torbay LCA study, and have subsequently been merged into a single urban landscape character type in line with the current Devon Menu of LCTs.



Devon Wide Land Description Units



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ASSOCIATES

Figure 12: Showing DCC LDU boundaries and numbering.

The primary attributes of each of the 16 LDUs are shown on the table below.

LDU no	Physiography	Land cover	Settlement	Ground type
440	Hard rock uplands	Settled pastures	Clustered with estate farms	Loamy brown soils with shallow patches
481	Marine levels	Urban open space	Urban	Dry meadowland
484	Hard rock lowlands	Urban	Urban	Loamy brown soils
485	Soft rock uplands	Settled pastures	Clustered with small farms	Sandy brown soils with shallow patches
487	Soft rock uplands	Urban	Urban	Sandy brown soils with shallow
488	Marine levels	Urban open space	Urban	Dry meadowland
489	Soft rock uplands	Settled pastures	Clustered with small farms	Sandy brown soils with shallow patches
490	Hard rock uplands	Ancient pastoral farmlands	Clustered with estate farms	Loamy brown soils with shallow patches
818	Hard rock slopes	Urban	Urban	Loamy brown soils with shallow patches
819	Hard rock uplands	Urban	Urban	Loamy brown soils
820	Hard Rock slopes	Urban	Urban	Loamy brown soils with shallow patches
821a	Hard rock uplands	Settled pastures	Clustered with estate farms	Loamy brown soils
821b	Hard rock uplands	Settled pastures	Clustered with estate farms	Loamy brown soils
822	Hard rock lowlands	Ancient pastoral farmlands	Clustered with estate farms	Loamy brown soils
823	Hard rock cliffs	Settled pastures	Clustered with estate farms	Loamy brown soils with shallow patches
824	Hard rock slopes	Ancient pastoral farmlands	Clustered with estate farms	Loamy brown soils with shallow patches

Table 1: LDU numbers and primary attributes taken from Devon County Council 'Living Landscapes' study

3.9 The character types identified as part of the Devon wide study which have been applied to the Torbay area or the immediately adjoining land are detailed in Appendix 4, they are:

LCT 1B: Open Coastal Plateau

LCT 3A: Upper Farmed and Wooded Valley Slopes

LCT 3B: Lower Rolling Farmed and Settled Valley Slopes

LCT 3E: Lowland Plains

LCT 3H: Secluded Valley

LCT 4A: Coastal Slopes and Combes

LCT 4B: Settled Coastal Slopes and Combes

LCT 4D: Cliffs

LCT 4G: Low Lying Coast and/or Beach

LCT 5: Offshore Islands

LCT6: Main Cities and Towns

3.10 In a similar manner to adjoining districts, these character types have been refined and developed through a process of site survey, and checking and then subsequently mapped for the Torbay area, using the established Devon wide character types. This mapping is included at Figure 13, and shows how the character types in neighbouring areas have been extended across the Torbay area as part of the Devon wide study.

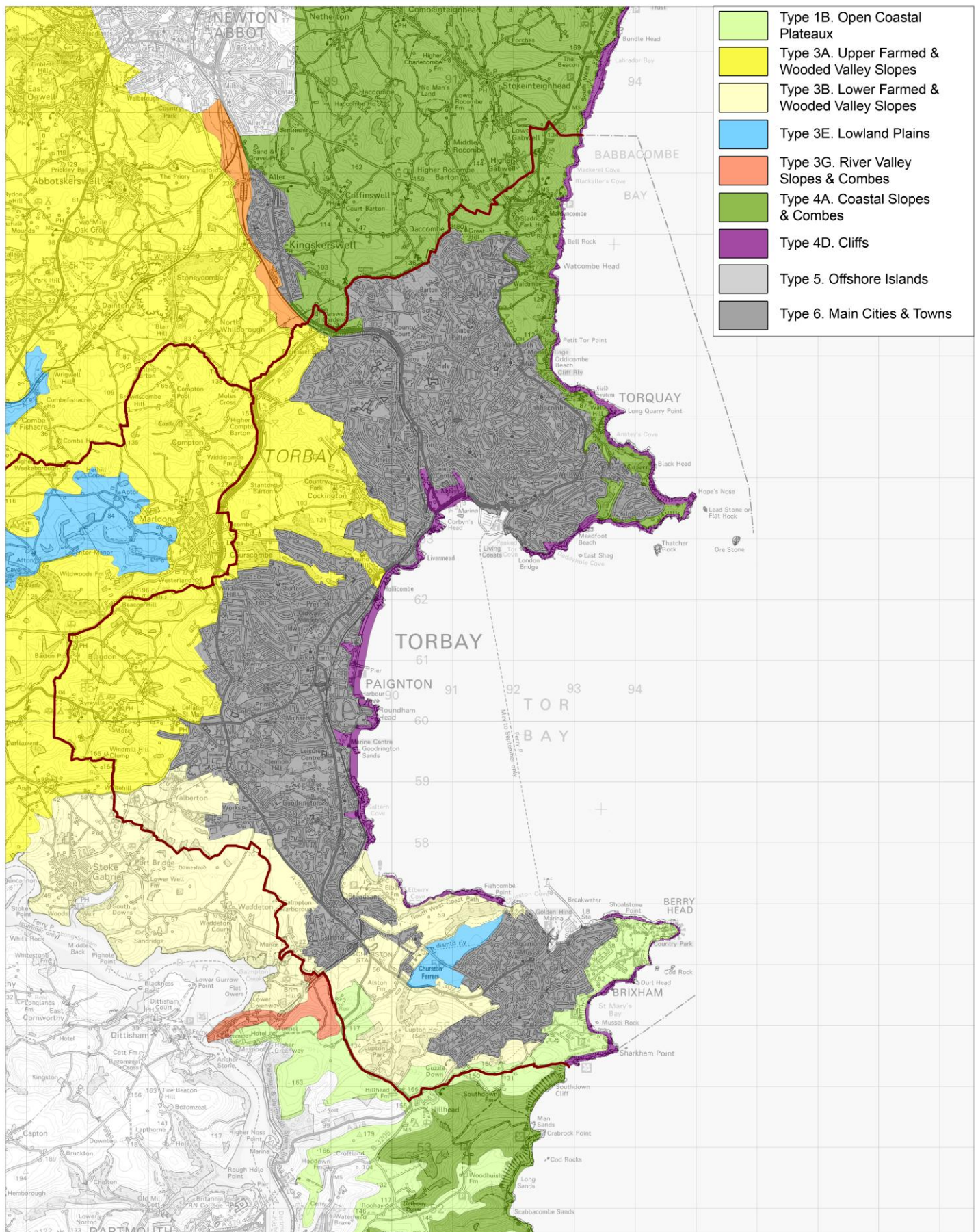


Figure 13: Landscape character mapping of Torbay at the Devon wide level

3.11 The Torbay study is being undertaken as part of the evidence base for the Local Development Framework which will ultimately need to identify locations for development to meet the requirements of the Regional Spatial Strategy (RSS), if adopted, or other development policy requirements. The county level assessment was therefore developed further to a more detailed level in order to inform the LDF. This detailed character assessment of the Torbay area utilises in depth desk study and site survey to identify and describe character areas at the level that the LDF requires. This has produced a 'finer grained' assessment with boundaries of character areas being defined along identifiable features such as field boundaries. In some cases it also meant that Devon wide character types were subdivided, merged, changed or created to suit the characteristics found in Torbay.

Assessment within adjoining Districts.

3.12 Teignbridge District Council has recently undertaken a character assessment of their district as part of the Devon wide study^f. The Consultation Draft was available to inform the Torbay Assessment and the boundaries of the adjoining character areas are plotted on Figure 13. This shows that the character type adjoining the northern boundary of Torbay is the Settled Coastal Slopes and Combes' (4B) character type. The key characteristics identified for this character type within the Devon study include:

- Steeply sloping narrow valley systems
- A mix of unenclosed woodland and small to medium irregular fields with wide hedgebanks
- Pasture, with frequent wet pasture and horse paddocks
- Extensive linear settlement just above narrow, flat valley floor, with Victorian architecture and small-scale 20th century 'resort' development
- Sparse winding narrow lanes, with South West Coast Path present along coastal edge and many other rights of way
- Coastal influence, even where sea views restricted by narrowcombe mouth
- Small scale, confined and sheltered valleys, exposed, open ridges and higher slopes
- Lushly vegetated.

3.13 Whilst the mapping of the land adjoining the Torbay boundary at the County level can be broadly defined as this character type, once the area is considered at a more detailed level, certain differences become apparent. In particular County Landscape Character types in Torbay, adjoining Teignbridge (see Figure 13), are consistent across the boundary, but once the area is considered at a more detailed level new character types and descriptions are appropriate.

3.14 The South Hams District and South Devon AONB also used the same approach and Devon menu of LCTs as the basis for their Landscape Character Assessment, using the character types described in Appendix 4. The Torbay study was found to be broadly consistent with the South Hams/South Devon AONB study across the authority boundaries, although in one case it was possible to merge two of the Devon wide character types once the area was examined at a detailed level within Torbay. This was due to the clear differences between Types 3A and 3B that were identified at the County level not being apparent in the smaller area of Torbay.

Characterisation of Torbay

3.15 The Torbay character assessment was commissioned in April 2008 and commenced with data gathering and desk study. Site work was undertaken in early summer. The method is described in detail in Appendix 1. This involved the completion of a survey pro-forma and collecting photographs for a number of locations to give an even coverage across the rural part of the district. A completed example of the pro-forma, and the photographs for the point at which the survey was undertaken, are also included in the methodology section at Appendix 1.

3.16 An independent surveyor (i.e. with no previous involvement with work in the area) undertook the survey and drafted the initial character assessment prior to considering the other assessments. This prevented the previous studies influencing the assessment. The

results of this assessment have then been compared with the County and adjoining district studies. In many cases the adjoining assessments were found to be identifying similar key characteristics, and in these cases the Devon wide types and descriptions were used. Liaison has taken place with staff responsible for the county work and the adjoining districts and modifications to descriptions and / or boundaries have been made where appropriate to ensure cross boundary compatibility. It has also been necessary to add further character types to the Devon wide character types to accommodate the particular characteristics found in Torbay. All of the Torbay character types identified in this study now refer to the Devon wide character types in brackets (in both descriptions and mapping as appropriate).

3.17 A total of nine different character types have been identified: These are:

Rolling Farmland (*a combination of Devon LCT 3A and B*)

Level Farmland (*Devon LCT 3E*)

Secluded Valley (*Devon LCT 3H*)

Low Lying Coast and/or Beach (*Devon LCT 4G*)

Open Coastal Plateau (*Devon LCT 1B*)

Offshore Islands (*Devon LCT 5*)

Cliffs (*Devon LCT 4D*)

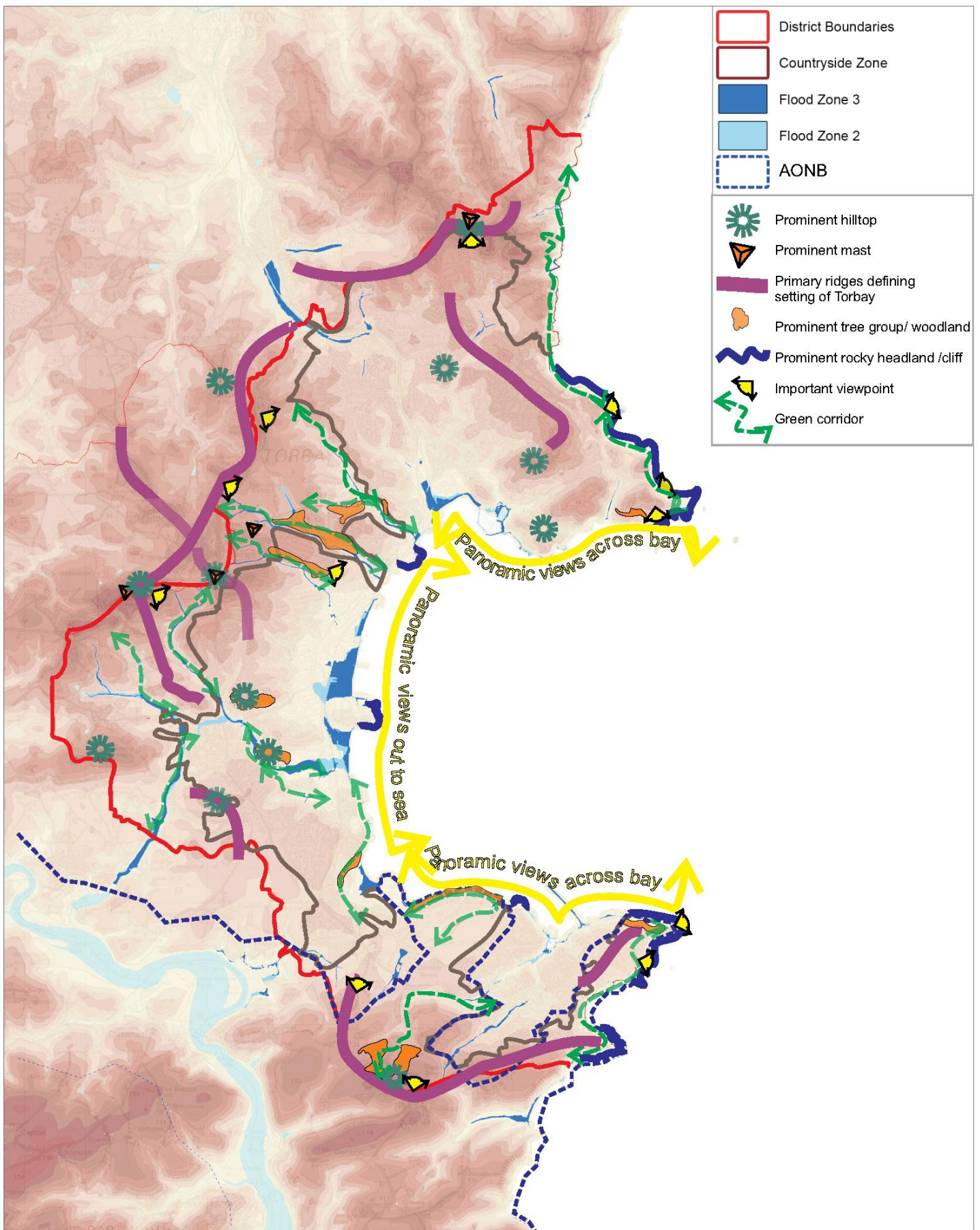
Coastal Slopes and Combes (*Devon LCT 4A*)

Main Cities and Towns (*Devon LCT 6*).

3.18 These different character types are described fully in Chapter 4, and identified in Figures 13 and 15. The identification of individual Areas of Local Character (AoLC) informs the more detailed description and analysis which is undertaken in Part 2 of this report and are identified by a number reflecting the Torbay character type and a following letter reflecting the AoLC (these are shown on Figure 15; a larger version of this plan is provided in Appendix 5).

Analysis of the Torbay landscape and visual context

3.19 Torbay has been promoted as the English Riviera since the 19th Century when parallels to the French Riviera were first drawn. This was due to the amenable climate and the combination of cliffs, picturesque trees, and sheltered bays with views (on a good day) across a turquoise blue sea. The rolling topography and distinctive groups of evergreen and deciduous trees contribute much to the Mediterranean character of the resort. Whilst the building styles and urban design may not quite match the French equivalent, one of the key landscape benefits which Torbay enjoys is the landscape setting of the three towns next to the bay, with a backdrop of higher often undeveloped land. The key elements of this are shown graphically on the Landscape analysis drawing at Figure 14. In general where the high ground and skyline is rural or wooded, the wider setting of the bay remains broadly intact. In locations where development has extended up onto the ridge tops, the views have become more urban in character. In certain key situations the remaining wooded valleys within the urban areas which extend down to the coast from the higher land help to mitigate what might otherwise be an urban skyline.



Strategic Landscape Analysis

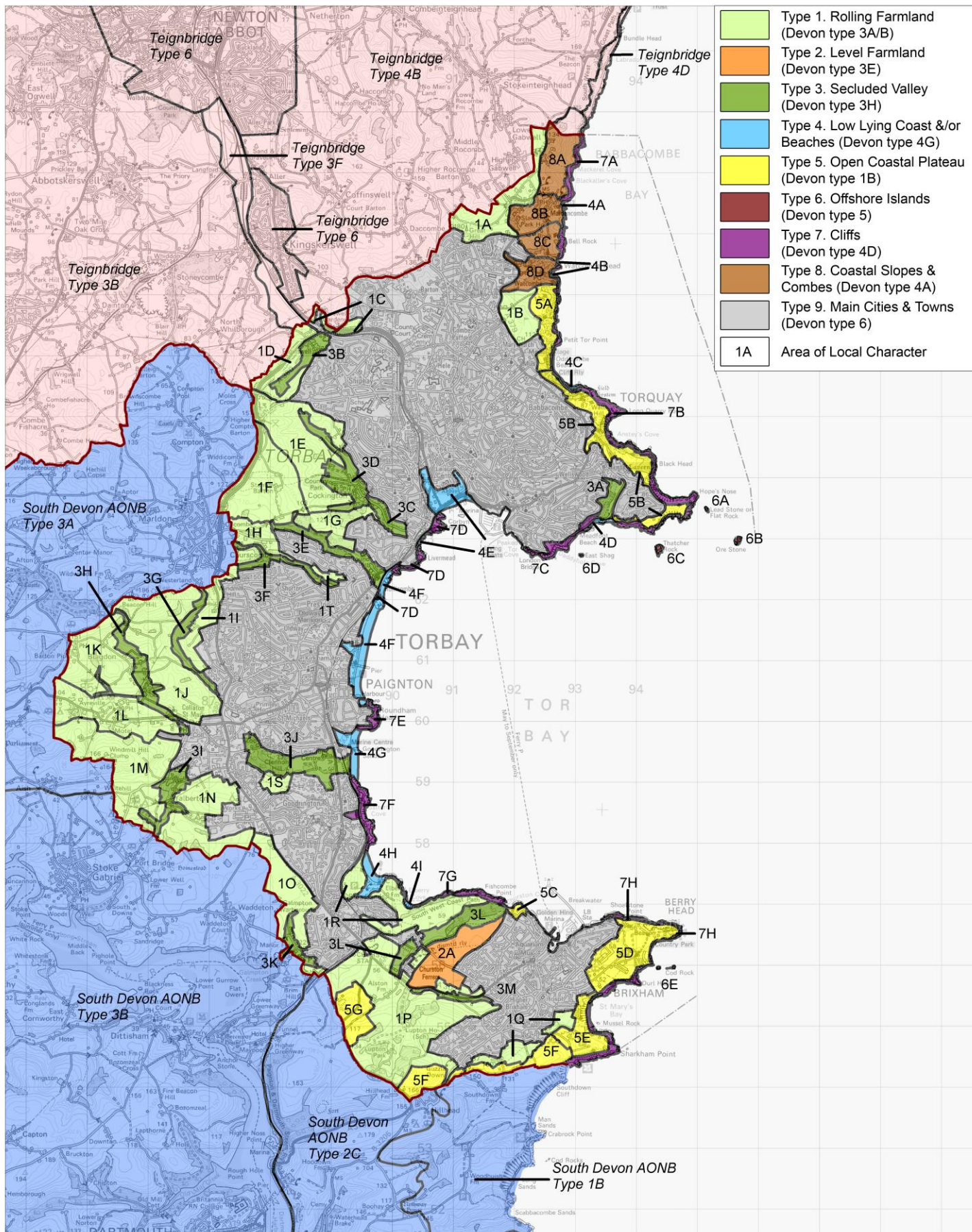


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Figure 14: Strategic landscape analysis of Torbay and its setting



- Type 1. Rolling Farmland (Devon type 3A/B)
- Type 2. Level Farmland (Devon type 3E)
- Type 3. Secluded Valley (Devon type 3H)
- Type 4. Low Lying Coast &/or Beaches (Devon type 4G)
- Type 5. Open Coastal Plateau (Devon type 1B)
- Type 6. Offshore Islands (Devon type 5)
- Type 7. Cliffs (Devon type 4D)
- Type 8. Coastal Slopes & Combes (Devon type 4A)
- Type 9. Main Cities & Towns (Devon type 6)
- 1A Area of Local Character

Torbay Landscape Character Types and Local Character

Local Authority Boundaries

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Figure 15: Torbay Landscape Character Types and Areas of Local Character (AoLC)

Compatibility with other assessments

3.20 The table below shows how the detailed character types identified within the Torbay assessment integrates with the character types within the County and adjoining district studies.

Torbay Landscape Character type	Devon CC/ South Hams / South Devon AONB and Teignbridge studies	Comment
Type 1 Rolling Farmland	Part of Type 3A 'Upper Farmed Wooded Slopes' and 3B 'Lower Rolling Farmed and Settled Slopes'.	The Torbay description includes hilltops as well as upper and lower slopes. It covers types 3A and 3B. However, secluded valleys that are within these types have been identified separately in the more detailed Torbay study.
Type 2 Level Farmland	Part of Types 3A 'Upper Farmed Wooded Slopes' and 3B 'Lower Rolling Farmed and Settled Slopes'.	This is a distinct sub-section of the merged Types 3A and 3B, which is similar to the County wide landscape character Type 3E Lowland Plains identified at a County scale
Type 3 Secluded Valley	Part of Types 3A 'Upper Farmed and Wooded Valley Slopes' and 3B 'Lower Rolling Farmed and Settled Valley Slopes'.	This is a detailed type found within Types 3A and 3B. Consultation identified this as an important distinct character type. It is to be added to the County landscape character types as Type 3H Secluded Valley.
Type 4 Low Lying Coast and / or Beach	New character type	This type covers urban beaches which are significant within Torbay. The type is to be added to the County wide landscape character types as Type 4 G Low Lying Coast and / or Beach
Type 5 Open Coastal Plateau	Type 1B 'Open Coastal Plateau'.	This is a County wide type.
Type 6 Offshore Islands	Type 5. 'Offshore Islands'	This is a County wide type.
Type 7 Cliffs	Type 4D 'Cliffs'.	This is a County wide type.
Type 8 Coastal Slopes and Combes	Type 2B 'Coastal Slopes and Combes'	This is a County wide type

Table 2: Showing compatibility between character types.

4. PROFILES OF TORBAY CHARACTER TYPES

4.1 The character types used in the Torbay study are summarised in this section of the report. More detailed descriptions of individual AoLC are provided in Part 2 of the report.

4.2 The **Rolling Farmland** (Devon Type 3A & B merged) character type is the archetypal Devon landscape of rolling hills incorporating hedge banks and narrow secluded lanes. The topography is characterised by the lack of pattern to the series of relatively flat topped hills and irregular concave/convex valley sides and floor. The land-cover is a mixture of arable and ley grass land with some permanent pasture. The characteristic reddish soils define the arable areas in autumn and winter. Narrow copses often run beside the lanes and the streams. Settlements in the form of nucleated hamlets or farmsteads are dispersed throughout the area.

Key characteristics of this character type are:

- *The rolling topography which is the key defining feature of this landscape, where subtle changes in slope and gradient occur constantly, without a strong pattern. Flat land is uncommon and generally located on the hill tops.*
- *A rolling well farmed landscape with an irregular pattern of field boundaries and occasional hilltop woodland.*
- *A network of sunken lanes with tall hedge-banks and trees cross the area, and occasionally allow wider views across this landscape.*
- *An irregular patchwork of arable and pasture land with the distinctive red soils visible in autumn and winter.*
- *Thinly populated, with nucleated hamlets or farmsteads dispersed throughout the area.*



Figure 16: Showing typical **Rolling Farmland** landscape type

- 4.3 The **Level Farmland** (Devon Type 3E) character type is generally level or slightly undulating. As a result it has been converted to continuous arable cropping during the last century. The move from mixed farming has rendered the hedgerows and banks redundant and encouraged the removal of these features to enable amalgamation of smaller fields to suit modern machinery. The larger rectilinear field boundaries which do remain still retain hedgerow trees but are permeable and in places overgrown. The absence of discreet narrow lanes and hedge-banks is noticeable.

Key characteristics of this character type are:

- *A regular pattern of large arable fields on relatively flat or gently undulating land.*
- *Hedgerows along the side of relatively straight roads, although gateways may have been enlarged to suit modern machinery.*
- *Stark prominent edges to the urban areas which have expanded into this character type.*
- *A general lack of enclosure with some distant views.*



Figure 17: Showing typical **Level Farmland** landscape type

- 4.4 The **Secluded Valley** (Devon Type 3H) character type occurs within the areas of Rolling Farmland; however these have been defined separately as a distinctive character type at the Torbay level. These areas, within the context of Torbay, have a distinctly different character and would benefit from different management policies. They are characterised by steep sided valley landforms with a narrow valley floor in their lower reaches. There is often a complex and irregular small scale pattern of hedge-banks and lanes, which separate small woodlands, orchards and smaller fields of permanent pasture. Nucleated and linear settlements sometimes occur at the bottoms of these valleys, located to make use of the water supplied by the streams.

Key characteristics of this character type are:

- *A steep valley landform with narrow valley floor in the lower reaches of each valley.*
- *A topography which helps to enclose and separate these areas from the wider landscape.*
- *A secluded character due to the enclosing topography and complex network of narrow sunken lanes enclosed by high hedge-banks which contain views across fields and out to the surrounding landscape.*
- *A complex and irregular small scale pattern of hedge-banks and lanes, which separate small woodlands, orchards and areas of permanent pasture.*
- *The lanes and fields are often damp and species rich with small streams, overhanging trees and small scale enclosure.*



Figure 18: Showing typical **Secluded Valley** landscape type

- 4.5 The **Low Lying Coast and/or Beach** (Devon type 4G) character type includes a series of parks, beaches, coastal golf courses, associated car parks and other recreational areas within Torbay. This is an urban landscape character type and has been developed and managed for recreation.

Key characteristics of this character type are:

- *Recreation land and associated urban furniture (seats, signs, litter bins) and other features of an urban landscape such as beach huts, cafés, amenity buildings, and hard sea defences.*
- *Proximity to the sea, which is often partially hidden from the hinterland by beach huts and sea defences. Some areas of windblown scrub, occasional tree groups and amenity planting of exotics in local amenity spaces.*

- *Low lying landform with some gentle valleys running down to the sea.*
- *Occasional areas of woodland and trees on higher ground obscure adjacent housing.*



Figure 19: Showing typical **Low Lying Coast and/or Beach** landscape type

- 4.6 The Open **Coastal Plateau** (Devon type 1B) character type is characterised by close proximity to the coast and often extensive views out to sea. This area includes the headlands of Sharkham Point and Berry Head as well as the coastal plateau between the Valley of the Rocks and Hope's Nose. The vegetation is normally a combination of stunted coastal woodland, scrub, or permanent pasture. The coastal edge is generally defined by steep cliffs although sections of this type extend westwards along a ridge inland from Sharkham Point above Brixham. This ridge extends up as far as Guzzle Down containing Torbay from land to the south. This character type extends further west into South Hams.
- 4.7 Around Brixham these areas are located in close proximity to housing although the sense of wildness and isolation becomes apparent where the urban areas are hidden from view. Some of these areas have been designated for their natural landscape or geological heritage. Berry Head is also of particular historical interest due to the presence of the Napoleonic fort.

Key characteristics of this character type are:

- *High, open plateau.*
- *Little woodland.*
- *Few roads but crossed by a number of rights of way.*
- *Distinct influence of geology on landform.*
- *Visually prominent holiday parks close to the coast.*

- *Extensive views along the coast and out to sea.*
- *Close proximity to development around Brixham and views over the built up area.*
- *Presence of recreational facilities, such as golf courses, sports pitches, and holiday camps.*
- *Presence of coastal and historic features such as navigation marks, military forts and lighthouses.*
- *Vegetation is often wild with windswept trees, scrub or flower rich grassland.*



Figure 20: Showing typical **Open Coastal Plateau** landscape type

- 4.8 The **Offshore Islands** (Devon Type 6) are located off the two main headlands which protect Torbay - Berry Head and Hope's Nose. At the northern end of the bay, three of the islands lie off Hope's Nose, these are: Thatcher Rock, Ore Stone and Lead Stone (or Flat Rock). There are also two smaller rocks close by, the East and West Shag Rocks which lie off Daddyhole Cove. This northern grouping of rocks is visually more significant as they form significant features of the coastal landscape which are visible across most of the bay.
- 4.9 On the southern side of Torbay south of Berry Head, are Cod Rock, Durl Rock, and Mew Stone, with two smaller rocks, Mussel Rock and Mag Rock, lying closer to Sharkham Point.

Key characteristics of this character type are:

- *Rugged, steep sides and general absence of vegetation.*
- *Close to shore but inaccessible.*
- *Important seabird roosts.*
- *Formed of similar hard limestone as the adjoining cliffs and headlands.*



Figure 21: Showing typical *Offshore Islands* landscape type

- 4.10 The **Cliffs** (Type 4D) character type is characterised by steep rocky cliffs which vary in height from a maximum of 90 metres at Hope Cove down to the low rocky headlands within the bay which are no higher than 10 metres above sea level. Geologically, the higher cliffs are formed from the grey Barton and Berry Head limestones, whilst the lower cliffs within the bay are formed from the distinctive red Torbay Breccias formation. The South West Coast Path often follows the inner edge of this character type, running along the top of the cliffs. There is considerable variation in the relationship between the cliffs and adjoining urban land. In some locations the two are closely connected, whilst in others there is a real sense of natural seclusion just a short distance from the built up area. Maintaining the separation of the urban areas from the cliff tops is critical where this occurs.
- 4.11 The vegetation on the cliffs is often dominated by scrub or sycamore woodland which has colonised the steep slopes since grazing ceased at the beginning of the 20th century. This is illustrated on the print of Babbacombe seen from Petit Tor (Figure 22) which shows the cliffs clear of significant woody vegetation.



Figure 22: Showing that the cliffs were grazed bare by sheep in the 19th century.

Key characteristics of this character type are:

- *Steeply sloping cliffs, near-vertical at times.*
- *Unenclosed, and almost inaccessible in places.*
- *Narrow shingle beaches, small stony coves or rocky foreshore at foot of cliffs.*
- *Accessible only along cliff top via South West Coast Path or via the foreshore.*
- *Very sparsely settled on less steep slopes.*
- *Scrub or pasture on less steep landward slopes.*
- *Clearly expressed variable geology and geological features.*
- *Extensive views along coastline and out to sea from cliff-tops.*
- *Wild and exposed with dominant marine influence.*
- *Extensively vegetated slumped landslips on lower half of cliff locally.*



Figure 23: Showing typical **Cliffs** landscape type.

- 4.12 The Coastal **Slopes and Combes** (Devon Type 4A) character type occurs in the northern part of the district primarily around the village of Maidencombe, extending north to the boundary with Teignbridge. It includes a series of steeply sloping and sheltered combes which run down to the sea. Geologically this area is part of the Permian New Red Sandstones which extend along the coast to Exeter and beyond.

Key characteristics of this character type are:

- *Narrow, steep individual valley systems forming bowl like Combes.*
- *Coastal exposure, vegetation and extensive seaward views.*
- *Densely wooded, in places predominantly with broadleaves with small areas of pasture and scrub with irregular pattern marked by low hedge-banks.*
- *Small to medium fields.*
- *Extensive coastal rights of way with steep paths down to beaches.*
- *Narrow winding roads and limited vehicle access to coast.*
- *Intimate, small-scale and enclosed in combes.*
- *Tranquil and remote.*
- *Coastal influence and sea views, often restricted by narrowness of combe mouth or high, open and exhilarating on top slopes, changing to intimate and enclosed in lower valley.*



Figure 24: Showing typical ***Coastal Slopes and Combes*** landscape type

Amenity landscape areas

- 4.13 Following the initial stages of the study the scope of the study was extended to cover the main areas of undeveloped land within the built up area. Given that many of these areas are now managed for amenity purposes and have different characteristics to the rural areas of Torbay it was difficult to reconcile the extension of the rural character landscape types into the urban area. However, by reference to geology and topography it was possible to make judgements regarding the previously undeveloped character of these areas in order

to assign them to character types. The areas of amenity landscape within the built up area areas are now subject to a very different management regime compared to the agricultural or forestry use in rural areas. These areas, such as recreation fields, seafront, golf course and parks, do not easily fit within the rural landscape character typology and therefore the descriptions of these types, when applied within the built up area, should be interpreted with particular care.

APPENDIX 1

BRIEF AND METHODOLOGY

TORBAY LANDSCAPE CHARACTER ASSESSMENT: BRIEF AND METHODOLOGY

Background.

The process of Landscape Character Assessment has been developed and refined since the process of landscape assessment was developed in the late 1970s. The process has been developed through funding of research by the Countryside Commission and subsequently the Countryside Agency since the 1980s. The latest guidance on the process and methodology was published in 2002 as '*Landscape Character Assessment guidance for England and Wales*'. This publication provides guidance; however the detailed methodology for each project should be developed to suit the requirements of the brief, the nature of the area, and the intended final outcome.

Brief.

The brief for this study included the following background explanation of the council's requirements:

In accordance with Planning Policy Statement 7, Planning Authorities should ensure that the quality and character of the wider countryside is protected and where possible enhanced with particular regard to statutory designations (including landscape, wildlife or historic qualities). The emerging Regional Spatial Strategy for the South West (RSS Policy ENV2 Protected Landscapes) and the Devon Structure Plan, a desk based study for Devon County Council has recently been completed (2006), which included Torbay Borough. This identified a series of Land Description Units (LDUs) based on physiography, land cover, settlement and ground type. A judgement was made on ecological, cultural and visual sensitivity for each LDU. Further work is now needed to validate the LDU assessment in the field and provide a classification of landscape types with guidelines for development management and landscape management.

The purpose and objectives included the following:

- *To provide an assessment of the character, distinctiveness and qualities of the Torbay landscape, including cultural and natural heritage resources and to classify the landscape into distinct landscape types using the existing Land Description Units as a basis for information and the identification of Landscape Areas.*
- *To provide a description of each Landscape Type and identify key characteristics for each type*
- *To provide an analysis of each (areas) type's scenic qualities, sensitivity to change and future development pressures and the capacity and suitability of areas to accommodate development.*
- *To identify opportunities for conservation, restoration, enhancement or renewal as appropriate and provide strategic guidelines and recommendations for each landscape type to guide development and landscape management decisions; (this may include environmental improvements or improvement of public access or facilitating a range of appropriate recreational facilities). To state what it is about this landscape type that requires protection and why.*
- *To promote awareness of landscape character and the importance of landscape conservation, enhancement and restoration*

Purpose.

The purpose of the Torbay Landscape Character Assessment is to inform the LDF which is required to meet the requirements of the RSS. As such, the character assessment needs to be undertaken at a detailed level. It is also required to determine the sensitivity of the landscape to change, in order that it can inform decision making in developing the LDF and development control.

Landscape assessment methodology

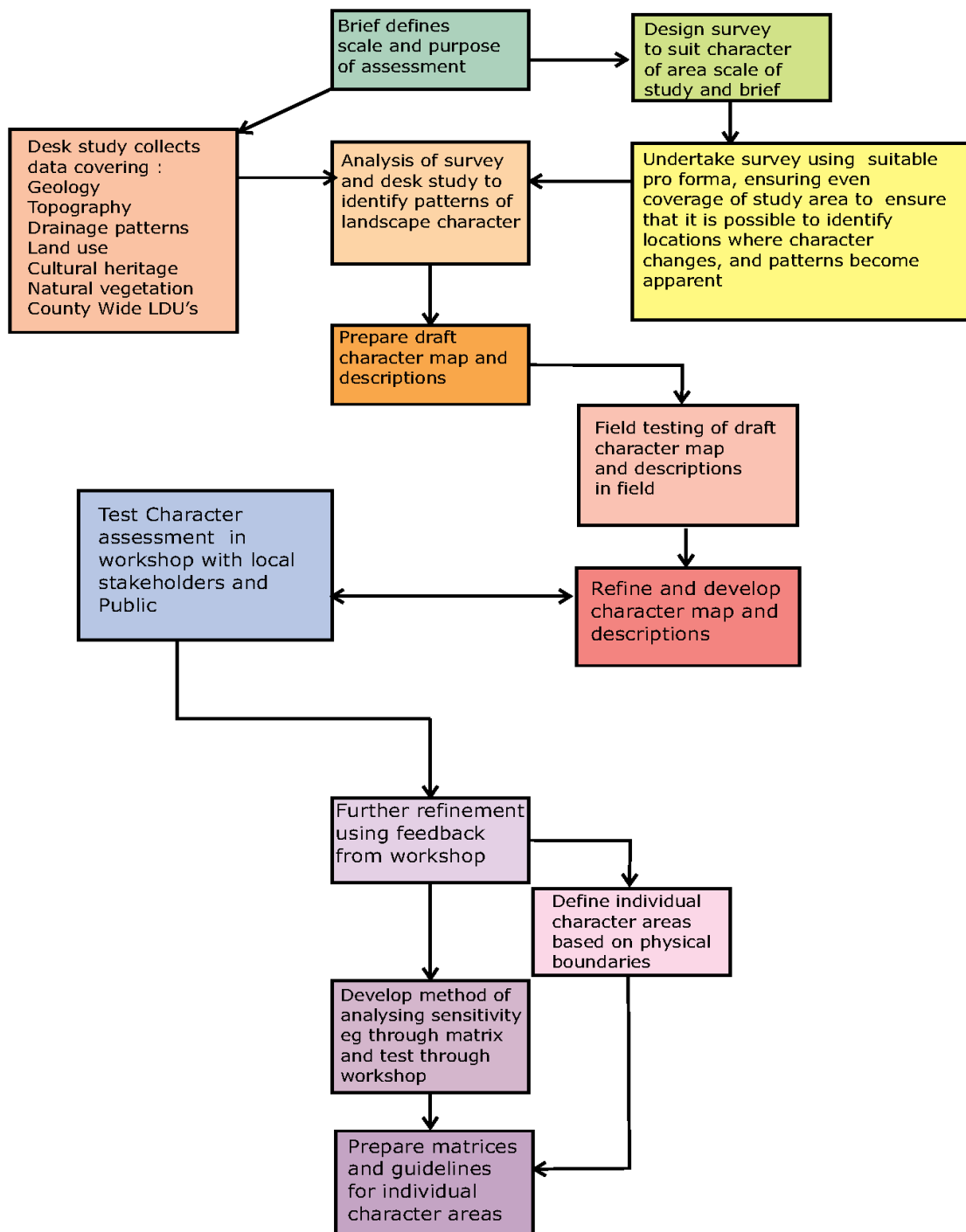


Diagram showing process of Torbay Landscape Character Assessment

Survey.

A landscape character survey of the district was undertaken over a three day period in May 2008. This included the completion of a survey pro-forma and taking photographs at a series of positions throughout the area. A total of 80 locations were visited and recorded with a total of 300 photographs.

A completed example of a survey pro-forma is included below.

Field survey sheet no	4	Date :	Co-ordinates	Surveyor	weather				
LDU code		12/05/2008	SX 29210 / 05460	DH	Fine				
Location	Style on footpath between Higher Brixham and Southdown Cross		Photos nos: 100-107	AONB	AGLV	SSSI	Countryside Zone	Urban LPA	SMR
Designations	Pasture field with extensive views to North over Brixham and Torbay								
Site description	flat	Undulating	Rolling	Steep valley side	gentle valley side	valley floor	Ridge top	plateau	Cliff
LANDSCAPE CHARACTER Topography			Permanent	Woodland	Recreation	Other eg	Condition 1-4 3	1= good	4= poor
Predominant Landcover	Arable	Grass ley	Pasture	hedgerow inc trees	hedge bank	Wall	Ditch/ watercourse		
Field boundaries	fence	hedge only	inc trees	hedge bank	Wall				
Boundary Pattern / scale	Intimate	Small	Medium	Large	Other eg	Condition 1-4 1= intact	2	4	
Character Cultural pattern	Complex	Diverse	Simple	Uniform	Other eg	Condition 1-4 1= intact	2	4	=disfunctional
Character Built environment	Urban	Settlement edge	Playing field	Farm buildings	Other eg	Condition 1-4 1= Cohesive	2	4= chaotic	
Predominant view nature	Extensive bay views	sea views	rural views	urban views	views	Other eg			
view character	Panoramic	Open/ wide ranging	Moderate/ mid distance	Short distance	Contained				
Dominant Skyline	Wooded	Built	open Ponds /water bodies	Pylons/ masts	Other eg				
Present/absent Isolated features	Isolated field trees	Tree clumps	Traditional village	Farm Buildings	Other eg Mast				
Settlement character	Dense urban	Urban fringe	Traditional village	Hamlet	Scattered farm	Linear	Nucleated		
perception Density of amenity trees	Many large trees	Occasional large trees	Some small trees	Little or/ no trees					
Building type	Traditional rural	Low density victorian	Terrace	Modern	Other eg				
PERCEPTUAL QUALITY	High	Medium	Low						
Tranquility		✓							
Wildness			✓						

Example of survey proforma - completed for a location south of Brixham.

Analysis.

Analysis of a range of mapped data, in conjunction with the site survey allowed an initial draft character assessment to be prepared. Initial comparisons with the Devon wide LDU work were made, and whilst some matching was found to be possible, it was apparent that to fulfil the requirements of the brief a more detailed character assessment was necessary. The resultant two stage process first involved the preparation of a character assessment at an intermediate 'Devon wide' scale, and then at a more detailed Torbay scale. A draft character assessment at the more detailed scale was subsequently prepared and tested in the field prior to modifications and further testing at the first workshop. The brief required two workshops to be held at distinct stages of the work. Such workshops

were considered to be particularly important to seek views and comments on the findings of the study and to assist in achieving a consensus, particularly on more subjective aspects of the study. The first workshop focussed on the draft landscape character types that were emerging. The second workshop explained the development of the work on LCTs since the first workshop, and focussed on the approach to the assessment of sensitivity.

Workshop 1.

A total of 66 invitations were sent to a range of agencies and local organisations prior to the first workshops which took place on 9th July 2008. These were based at Oldway Mansions in Paignton. Two workshops were planned; an afternoon workshop for the staff of Government agencies and NGOs and an evening workshop for local representatives of amenity and community groups. A set of briefing papers were issued to participants describing the process and the initial findings prior to the workshop. Presentations at the workshops described the purpose of the study, the process and methodology, and draft findings. Participants were then subdivided into groups to explore and comment on the details of each character type identified.

This proved to be a very helpful and informative exercise, although it was disappointing that attendance (23 people) was relatively low. It was clear that local people were pleased to have been consulted and were able to contribute to the development of the character descriptions. Details of the agencies and organisations invited, and the attendees for the two workshops are included at Appendix 3.

Development of the Assessment and Mapping.

One of the common themes that emerged from the first workshop was a desire for the study to be extended into the main undeveloped parts of the built up areas, with a particular focus on the urban cliff-tops, beaches and headlands within the bay. These areas were subsequently surveyed and added into the character assessment mapping. Next, more detailed desk study and site visits were made to identify locations at which it was appropriate to subdivide landscape character types into individual Areas of Local Character (AoLC), following a combination of actual physical boundaries on the ground, and subtle changes within the character type. A draft sensitivity matrix was developed to allow a more detailed assessment of the sensitivity of the defined local character areas for consideration at the second workshop.

Workshop 2.

A slightly larger number of participants (27) attended the second workshop at Oldway, which followed the same format as the first workshop. This included a summary of the changes which had been made to the character assessment following the first workshop and then focussed on the method of undertaking sensitivity assessment using a draft sensitivity matrix and examples. Three separate groups considered three draft sensitivity matrices in both the afternoon and evening workshops. In general it was felt that the matrix approach was a useful and transparent way of identifying the sensitivities of each local landscape character area, although some simplification of the matrix was suggested, as well as further clarification of the glossary of terms. These suggestions have now been built into the format of the sensitivity matrices which have been used for the sensitivity analysis in Part 2 of this report.

Co-ordination of the Torbay Landscape Character Assessment with the Devon wide study.

After the second workshop had confirmed the principles of the Landscape Character Assessment and mapping, a moderation exercise was undertaken in consultation with officers from the adjoining AONB unit and local authorities and who were involved with undertaking the character assessments of adjoining areas as part of the Devon wide study (co-ordinated by the Devon Landscape Policy Group). This led to some modifications of the character types and mapping to more closely relate the Torbay study to the Devon wide character assessment types at the intermediate level.

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APPENDIX 2

DESIGNATED WILDLIFE SITES

<p>Special Areas of Conservation (SAC)</p> <ul style="list-style-type: none"> • Berry Head to Sharkham Point, Brixham 	<p>County Wildlife Sites (CWS) continued</p> <ul style="list-style-type: none"> • Tor Rocks • Galmpton Common • Churston Railway • Churston Point–Elberry Cove • Elberry Cove • The Grove • Battery Grounds • Southdown and Woodhuish • Sharkham Point • Berry Head Farm • Lower Gabwell Fields • Churston Ferrers • Potential Stoke Hill Road and Whitehill, Yalberton <p>Local Wildlife Sites (LWS)</p> <ul style="list-style-type: none"> • 2 Sladnor Road • Great Hill • Brunel Woods • Mincen Hill • Torbay Ring Road • Marldon Road • Edginswell • Shipway Hospital • Chapel Hill • Mainline Railway • Rainbow Fields • Chelston Slopes • Cockington Court • Windmill Hill • Daison Wood • Stantaway Hill • Stentiford Hill • Warberry Copse • Asheldon Copse • Burial Ground • Black Head • Lincombe Slopes • Scadson Plantation & Ten Acre Brake • Occombe Woods E • Shorton Woods • Blagdon Woods • Brake Copse • Broomhill Plantation • Yalberton Stream • Lower Yalberton • Yalberton Quarry • Primley Woods • Paignton Zoo • Grange Farm • Waddeton Woods • Sugar Loaf • Meadowside • Dartmouth Road • Manor Farm • Broadsands Marsh • Churston Quarry • Brokenbury Quarry, Churston Ferrers • Kennels Road • Alston Lane • Lupton Park • Rydons • New Road • Mudstone Lane • Berry Head Farm • Highfield Crescent
<p>National Nature Reserve (NNR)</p> <ul style="list-style-type: none"> • Berry Head and Sharkham 	
<p>Sites of Special Scientific Interest (SSSI)</p> <ul style="list-style-type: none"> • Dyer's Quarry • New Cut, Torquay • Lummaton Quarry • Babbacombe Cliffs • Hope's Nose to Walls Hill • Kent's Cavern • Meadfoot Sea Road • Daddyhole • Occombe • Roundham Head • Saltern Cove • Berry Head to Sharkham Point (as SAC) 	
<p>Local Nature Reserve (LNR)</p> <ul style="list-style-type: none"> • Occombe Farm • Scadson Woods • Occombe Valley Woods • Saltern Cove and Sugar Loaf Hill 	
<p>County Geological Sites (CGS) or RIGS</p> <ul style="list-style-type: none"> • Breakwater Quarry, Brixham • Goodrington Road Cutting and Quarry • Barcombe Mews, Quarry • Quarry Wood Quarry • Chapel Hill • Brokenbury Quarry, Churston Ferrers • Proposed Barton Quarry • Proposed Berry Head NNR to Sharkham • Proposed Brixham Cavern • Proposed Churston Cove/Point • Proposed Hollicombe Head to Corbyn Head • Proposed Black Head, Ansteys Cove • Proposed Hopes Nose South • Proposed Petitor/Maidencombe • Proposed Roundham Head • Proposed Saltern Cove LNR 	
<p>County Wildlife Sites (CWS)</p> <ul style="list-style-type: none"> • Maidencombe • Ashleigh • Petit Tor to Watcombe Coast • Smalldon Lane & Easterfield Lane • Torbay Golf Course • Cockington Court • St Marychurch Down • Black Head Field • Ilsham Marine Drive • Thatcher Point • Daddyhole Cove to Peaked Tor Cove • Occombe Meadows • Livermead–Hollicombe • Occombe Woods W • Clennon Woods • Clennon Ponds • Torbay–Dartmouth Railway • Ramshill • Blue Waters Drive 	

APPENDIX 3

WORKSHOP INVITATIONS AND ATTENDANCE

Torbay Landscape Character Workshop 1: Oldway Mansions, Paignton - 9th July 2008.

Invitations were sent to the following:

South West Regional Assembly
 South West of England Regional Development Agency
 The Environment Agency - Area Office
 Natural England
 English Heritage
 South West Water
 Dartmoor National Park
 Devon County Council
 Devon Wildlife Trust
 Teignbridge District Council
 South Hams District Council
 Berry Pomeroy & Marldon Parish Council
 Coffinswell Parish Council
 Kingswear Parish Council
 Kingskerswell Parish Council
 Stoke Gabriel Parish Council
 Stokeinteignhead Parish Council
 Brixham Community Partnership
 Cockington, Chelston & Livermead Community Partnership
 Blatchcombe, Clifton and Maidenway Community Partnership
 Ellacombe Community Partnership
 Goodrington, Roselands & Hookhills Community Partnership
 Preston Community Partnership
 Paignton Town Community Partnership
 Shiphay and the Willows Community Partnership
 St. Marychurch & District Community Partnership
 Tormohun Community Partnership
 Barton and Watcombe Community Partnership
 Wellswood & Torwood Community Partnership
 South Devon AONB Unit
 Planning Aid South West
 Torbay Coast & Countryside Trust
 Torbay Strategic Partnership, Torbay Council
 South Devon Chamber of Commerce
 Torbay Civic Society
 Torbay and Teignbridge CPRE
 Paignton Preservation Society
 National Farmers Union
 Country Land and Business Association
 Torbay Council
 Brixham Town Council
 Scotts Meadow Millenium Group
 Chelston Parks Friends Group
 St Mary's Park Friends Group
 Victoria Park Action Group
 Friends of Furzeham Green
 Upton Park Friends Group
 Youngs Park People

The following groups were represented at the workshops:

Afternoon Workshop The Environment Agency - Area Office: Cherry Herbert
 Devon Wildlife Trust: Bill Broadbent
 NFU: Emma Woodhouse
 Torbay Council: Steve Turner, Chris Panceri, Colin Jacobs, Tracy Brooks
 Enderby Associates: Chris Enderby, David Hares, Lynnette Leeson.

Evening Workshop

Brixham Town Council: Brian Harland
Torbay Heritage Forum: John Risdon
St Marys Park Brixham: Megan Hart
Friends of Furzeham Green: David Lilley and Lynne Armstrong Lilley
Wellswood & Torwood Community Partnership: Philip Wilson
Youngs Park People: Barry Hawkesworth
Tormohun Community Partnership: Margaret Forbes-Hamilton
Paignton Preservation Society: Eileen Donovan
Cockington, Chelston & Livermead Community Partnership: Ron Ashcroft
CPRE: Jane Hill
Roseland Community Partnership: Kay Groves
Paignton Town Community Partnership: Louise Gibson
Torbay Council: Steve Turner, Chris Pancheri, Colin Jacobs, Tracy Brooks
Enderby Associates: Chris Enderby, David Hares, Lynnette Leeson

Torbay Landscape Character Workshop: Oldway Mansions, Paignton - 9th September 2008.
Invitations were sent to the following:

South West Regional Assembly
 South West of England Regional Development Agency
 The Environment Agency - Area Office
 Natural England
 English Heritage
 South West Water
 Dartmoor National Park
 Devon County Council
 Devon Wildlife Trust
 Teignbridge District Council
 South Hams District Council
 Berry Pomeroy & Marldon Parish Council
 Coffinswell Parish Council
 Kingswear Parish Council
 Kingskerswell Parish Council
 Stoke Gabriel Parish Council
 Stokeinteignhead Parish Council
 Brixham Community Partnership
 Cockington, Chelston & Livermead Community Partnership
 Blatchcombe, Clifton and Maidenway Community Partnership
 Ellacombe Community Partnership
 Goodrington, Roselands & Hookhills Community Partnership
 Preston Community Partnership
 Paignton Town Community Partnership
 Shiphay and the Willows Community Partnership
 St. Marychurch & District Community Partnership
 Tormohun Community Partnership
 Barton and Watcombe Community Partnership
 Wellswood & Torwood Community Partnership
 South Devon AONB Unit
 Planning Aid South West
 Torbay Coast & Countryside Trust
 Torbay Strategic Partnership, Torbay Council
 South Devon Chamber of Commerce
 Torbay Civic Society
 Torbay and Teignbridge CPRE
 Paignton Preservation Society
 National Farmers Union
 Country Land and Business Association
 Torbay Council
 Brixham Town Council
 Scotts Meadow Millennium Group
 Chelston Parks Friends Group
 St Mary's Park Friends Group
 Victoria Park Action Group
 Friends of Furzeham Green
 Upton Park Friends Group
 Youngs Park People

The following groups were represented at the workshop:**Afternoon Workshop**

The Environment Agency - Area Office: Cherry Herbert
 Dartmoor National park Authority: Brian Beasley
 Devon Wildlife Trust: Bill Broadbent
 East Devon District Council: Neil Blackmore
 English Riviera Geopark: Mel Border
 NFU: Emma Woodhouse
 Natural England: Kathy Fitzroy
 Devon County Council: Peter Chamberlain and Christine Suckley
 Teignbridge District Council: Olwen Maidment
 South Hams District Council: Ross Kennerley
 South Devon AONB Unit: Roger English
 Torbay Coast and Countryside Trust: Alex Bolton
 Torbay Council: Steve Turner, Chris Pancheri, Tracy Brooks
 Enderby Associates: Chris Enderby, David Hares, Lynnette Leeson.

Evening Workshop

Torbay Civic Society: Tony White
Friends of Furzeham Green: David Lilley and Lynne Armstrong Lilley
Paignton Preservation Society: Tony Moss
Youngs Park People: Barry Hawkesworth
Tormohun Community Partnership: Margaret Forbes-Hamilton and Susie Colley
Torbay and Teignbridge CPRE: Joan Mazumdar
Torbay Council: Steve Turner, Tracy Brooks, Lindsay Evans
Enderby Associates: Chris Enderby, David Hares, Lynnette Leeson

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APPENDIX 4

DEVON WIDE LANDSCAPE CHARACTER TYPE DESCRIPTIONS

The Devon Wide Landscape Character Type descriptions used in Torbay and adjoining areas

(NB. where particular characteristics are not apparent within Torbay, they have been identified in italics)

LCT 1B Open Coastal Plateau

- High, open plateaux, *dissected by combes and river valleys OR separated by river valleys and dissected by combes*
- Windblown vegetation
- *Regular medium to large field pattern*
- *Stone Boundary walls* Dense low hedges (often elm) with occasional hedgerow oaks
- Mixed land use, *mainly pastoral OR arable*
- Little woodland or limited deciduous woodland
- Few roads but many rights of way
- Very low or low settlement density
- Influence of geology on landform OR Influence of geology on soil colour
- Extensive views along coast

LCT 3A: Upper Farmed and Wooded Valley Slopes

- Undulating or rolling upper valley slopes
- Pastoral farmland, with *a wooded appearance*, and arable cultivation on lower slopes
- Small to medium size fields with irregular boundaries
- Deciduous woods and copses, especially on hilltops and upper slopes
- Very wide, usually low, species-rich hedges with many hedgerow trees
- Dispersed settlement pattern of isolated farms and small villages
- Very winding narrow lanes
- An intimate and intricate landscape with wider views often restricted by vegetation
- Frequently remote and tranquil with little modern development

LCT 3B: Lower Rolling Farmed and Settled Valley Slopes

- Gently rolling lower valley slopes
- Pastoral farmland, with a wooded appearance
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields with medium to tall boundaries and a regular pattern.
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.
- *Presence of leisure-related development often associated with coast*
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- Streams and ditches
- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation

LCT 3E: Lowland Plains

- Level to gently sloping or rolling plain
- Mixed farmland with other land uses, *possibly extractive industry or commercial development*
- *Orchards sometimes common*
- Settlement pattern varies according to location from sparsely to densely settled with a mixed pattern of villages and hamlets
- Regular or irregular medium to large scale field pattern.
- *Local dominance of stone as a building material, but great variety of materials and styles throughout*
- Variable woodland pattern sometimes with small discrete woodlands, large plantations, *hilltop beech clumps* or linear amenity planting.

- Roadside hedges. Hedgerow trees may be sparse or dominant
- Variable highway network from sparse to major roads
- Long views variable in quality sometimes marred by pylons and communication masts
- *Surprising feeling of remoteness in some parts*

LCT 3H: Secluded Valley

- A steep valley landform with narrow valley floor in the lower reaches of each valley.
- A topography which helps to enclose and separate these areas from the wider landscape.
- A secluded character due to the enclosing topography and complex network of narrow sunken lanes enclosed by high hedge-banks which contain views across fields and out to the surrounding landscape .
- A complex and irregular small scale pattern of hedge-banks and lanes, which separate small woodlands, orchards and areas of permanent pasture.
- The lanes and fields are often damp and species rich with small streams, overhanging trees and small scale enclosure.

LCT 4A: Coastal Slopes and Combes

- Individual or multiple branching valleys that can range from *narrow and steep* to more open shallow systems.
- Coastal influence in exposure, vegetation and extensive views
- Broadleaved woodland, dominant in places.
- Small areas of pasture or mixed cultivation and scrub with small to medium irregular field pattern marked by often low hedgebanks
- Extremely sparsely settled, old settlements in combes, with stone as dominant building material
- Extensive coastal rights of way with steep paths down to beaches
- Narrow winding roads and limited vehicle access to coast unless a main road follows the coast.
- Intimate, small-scale and enclosed in combes
- Tranquil and remote in areas with limited vehicle access, contrasting with less tranquillity where main roads and main settlements are in proximity.
- Coastal influence and sea views. High, open and exhilarating on top slopes, grading to intimate and enclosed in lower valley where views are restricted by narrowness of combe mouth

LCT 4B: Settled Coastal Slopes and Combes

- Steeply sloping narrow valley systems
- A mix of unenclosed woodland and small to medium irregular fields with wide hedgebanks
- Pasture, with frequent wet pasture and horse paddocks
- Extensive linear settlement just above narrow, flat valley floor, with Victorian architecture and small-scale 20th century 'resort' development
- Sparse winding narrow lanes, with SWCP present along coastal edge and many other rights of way
- Coastal influence, even where sea views restricted by narrow combe mouth
- Small scale, confined and sheltered valleys, exposed, open ridges and higher slopes
- Lushly vegetated

LCT 4D: Cliffs

- Steeply sloping cliffs, near-vertical in places, sometimes heavily incised
- Narrow beaches, small stony coves or rocky foreshore at foot of cliffs
- Accessible only along cliff top paths or in some places along shore
- Unsettled or very sparsely settled on less steep slopes
- Scrub or coastal grassland on less steep landward slopes
- Variable geology, rock faces and visible geological features, sometimes with landslips evident
- Extensive views along coastline and out to sea
- Exposed and sometimes wild with dominant marine influence

LCT 4G: Low Lying Coast and/or Beach

- Recreation land and associated urban furniture (signs, litter bins) and other features of an urban landscape such as Beach huts, cafés, amenity buildings and hard sea defences.
- Proximity to the sea, which is often partially hidden from the hinterland by beach huts and sea defences.
- Some areas of windblown scrub, occasional tree groups and amenity planting of exotics in local amenity spaces.
- Low lying landform with some gentle valleys running down to the sea.
- Occasional areas of woodland and trees on higher ground obscure adjacent housing

LCT 5: Offshore Islands

- Small offshore island ,either inhabited or uninhabited
- Rocky foreshore or rock dominant
- Few trees and no hedges
- Grazed pasture and scrub, divided by post-and-wire fences
- Paths; no highway network

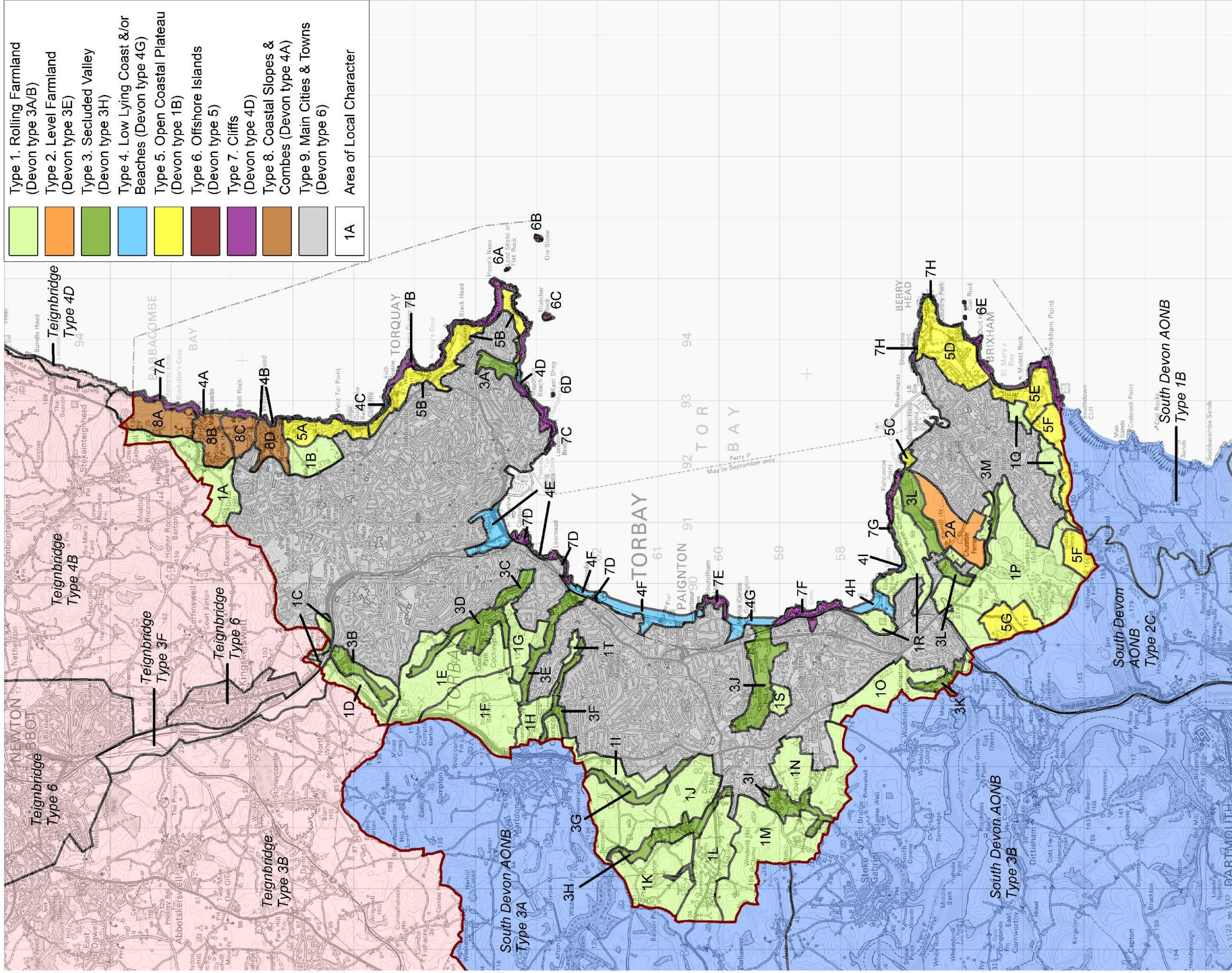
LCT 6: Main Cities and Towns

- Large settlement over 200ha in area, where the landscape is dominated by built development;
- Varied landform, often masked by development and only apparent when particularly pronounced;
- Nucleated historic cores, frequently including and surrounded by 19th century development, with more recent 20th century and later development on fringes.

APPENDIX 5

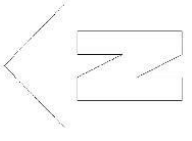
TORBAY LANDSCAPE CHARACTER TYPES AND AREAS OF LOCAL CHARACTER

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Torbay Landscape Character Types and Local Character

Local Authority Boundaries



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APPENDIX 6

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