

Review of Urban Landscape Protection Areas in Torbay

March 2013



Introduction

The purpose of the Urban Landscape Protection Areas (ULPAs) Review is to:

- provide an assessment of whether or not each of the Council's 46 ULPAs meet the criteria set out in Policy L5 'Urban Landscape Protection Areas' of the Adopted Torbay Local Plan
- identify instances where a particular ULPA no longer meets these criteria, in part or in entirety and recommend where boundary changes, deletion or a reclassification of the ULPA might be appropriate
- identify additional potential ULPAs that could be designated.

Policy L5 - Development will not be permitted within Urban Landscape Protection Areas, as listed below, which would seriously harm the value of the area as an open element within the townscape and the contribution it makes to the quality of the urban environment

Methodology

The justification for the designation of urban landscape protection areas in the Local Plan is described at paragraphs 11.41 and 11.42. This text forms the preamble to saved Policy L5 and at the start of the review process the narrative from this policy was used to devise a set of criteria for the designation of ULPAs as follows:

- local vantage point
- amenity open space
- local landmark/gateway
- ecological significance

Spaces which fall into one or more of the four categories above will be identified as potential ULPAs.

The starting point for the review was the Proposals Map Booklet showing those ULPAs identified in the saved adopted Torbay Local Plan 1995-2011. Using aerial photographs and the base ordinance survey maps, individual areas were reviewed and any potential additional spaces noted.

A proforma sheet was developed to record information consistently, recording role in the townscape, intrinsic quality and visual amenity as well as a space to record information from site surveys including a description of GIS Data, land use, vegetation cover, general comments and a recommendation as to the suitability of the space to designated as an ULPA and the reasons for selection, rejection or modification. The proforma was initially completed in the office as a desk study and then checked on site and a photographic record taken. This forms a part of the Council's evidence base for the Local Plan and for future reference by planning officers when assessing planning applications and other site related queries.

Intrinsic quality was judged against a set of criteria based upon those outlined in landscape assessment guidance. These include such factors as:

- scenic quality – the degree to which the ULPA is attractive with pleasing patterns and combinations of features;

- sense of place - the extent to which the ULPA retains a distinctive character and sense of place;
- unspoilt character – the degree to which the ULPA is affected or unaffected by intrusive or detracting influences;
- condition and intactness – the condition of individual components and the degree to which landscape character remains intact;
- landscape as a resource – whether the ULPA landscape represents a scarce or especially fragile landscape resource;
- conservation interests – whether there are other notable conservation interests (e.g. ecological, historic or cultural) that contribute to the ULPA landscape value.

The combination of the above factors produce an overall assessment of high, moderate or low intrinsic quality. Areas categorised as ‘high’ quality normally meet most of the above criteria whereas those in the ‘low’ category meet few if any. Those in between have been rated as moderate quality, meeting some but not all of the criteria.

Visual amenity is a function of two main factors:

- The visual prominence of the ULPA when viewed from the town and surrounding areas – this was assessed on a scale from high, through moderate to low depending upon how widespread and significant the views of the area;
- The degree of intervisibility within the area itself – this was also assessed on a scale of from high, through moderate to low depending upon the degree to which views within the area are contained or interrupted by landform and/or vegetation cover.



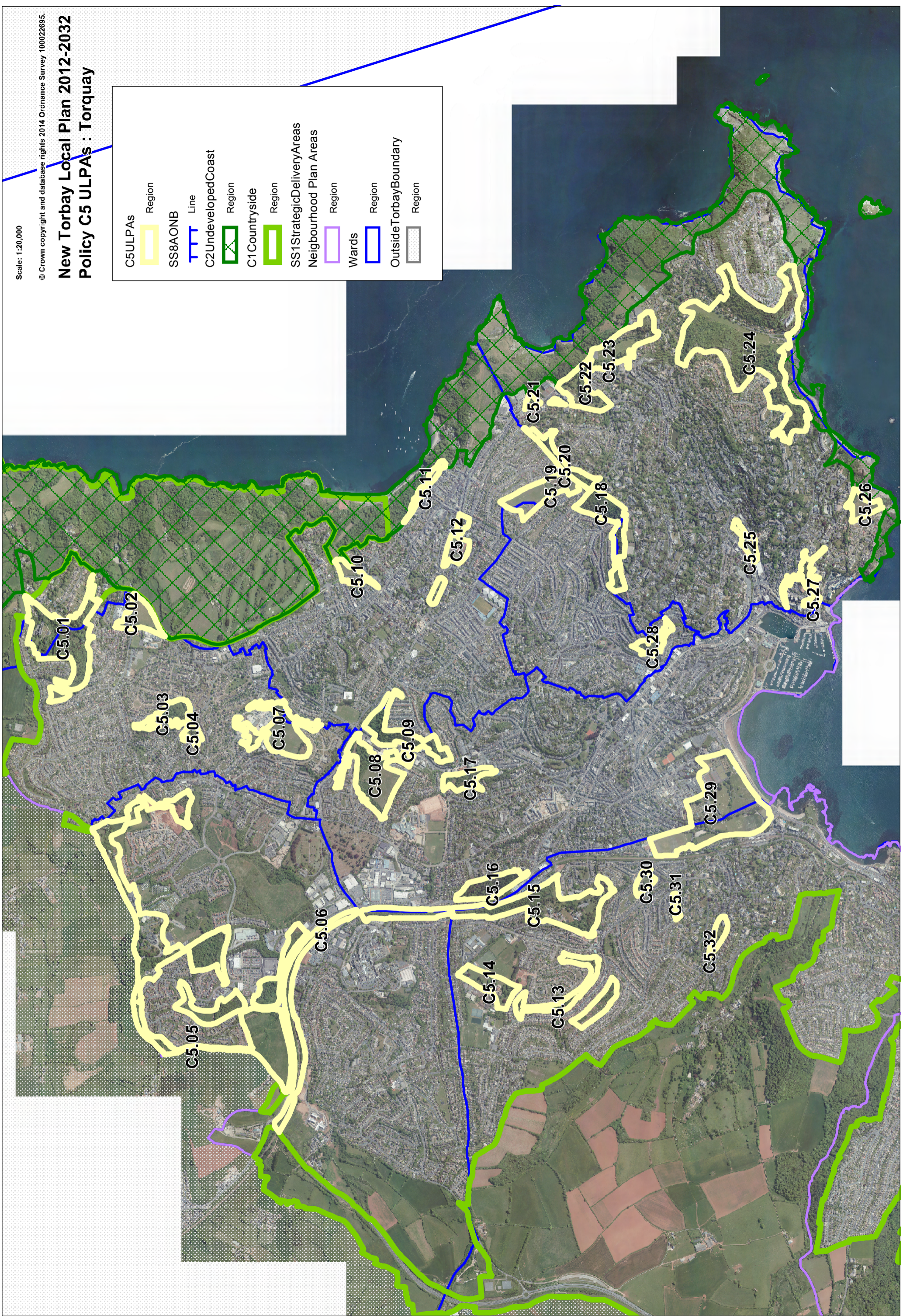
TORQUAY ULPAs

Scale: 1:20,000

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New Torbay Local Plan 2012-2032 Policy C5 ULPAs : Torquay

C5ULPAs	Region
SS8AONB	Line
C2UndevelopedCoast	Region
C1Countryside	Region
SS1StrategicDeliveryAreas	Region
Neighbourhood Plan Areas	Region
Wards	Region
OutsideTorbayBoundary	Region



C5.01 Watcombe Park and Heights

GIS Data Conservation Area, Brunel Manor Listed Building, Historic Park and Garden, Other Site of Wildlife Interest, District Distributor Road Network

Landform Ridgeline and gentle slopes around Brunel Manor, steep slopes to south

Land use / Land cover Private Grounds, formal garden, ornamental/exotic trees and mixed woodland on south facing slopes



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity						
							Visual Prominence			Intervisibility			
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	

Description and Recommendation (AMENDED)

Gateway to Torbay and important transition from countryside to the built up area

Elevated position so visually prominent in views from the south and affords panoramic views across Torbay

Ridgeline contains urban area therefore performs a critical role in the setting of Torbay

Post war residential development is visually contained by landform topography and treed ridge line

ULPA boundary amended to include area of similar character east of Teignmouth Road, two previous ULPAs amalgamated.

C5.02 Steps Cross, Watcombe

GIS Data Conservation Area, Torbay Major Road Network

Landform Gentle slopes

Land use / Land cover School Grounds, Public Open Space, Playing Field and Play Area

Amenity Grassland, Ornamental trees, Hedges and Hedgerow trees



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

The space is important in providing a green break in an otherwise built up area
 Area related to housing which surrounds it and to the school which sits above it
 Boundary change to remove recent school buildings from ULPA

C5.03 Mincent Hill, Barton

GIS Data Conservation Area, Regionally Important Geological Site, Other Site of Wildlife Interest

Landform Knoll

Land use / Land cover Public Woodland, Deciduous wood, Scrub, Rock Outcrops



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area

Maintenance of separate identity between post war housing development and vernacular buildings in Conservation Area

Softens the impact of development and green backdrop to Conservation Area

Retain as ULPA unchanged

C5.04 Clennon Lane, Barton

GIS Data Conservation Area, Regionally Important Geological Site, Other Site of Wildlife Interest, District Distributor Road Network

Landform Knoll

Land use / Land cover Public Woodland, Deciduous wood, Scrub, Rock Outcrops



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area

Maintenance of separate identity between post war housing development and vernacular buildings in conservation area

Softens the impact of development and green backdrop to Conservation Area

Retain as ULPA unchanged

C5.05 Scotts Bridge, Barton

GIS Data Valley floors within Flood Risk Area, Torbay Major Road Network, District Distributor Road Network

Landform Undulating rising to ridgeline

Land use / Land cover Mixed Public Woodland on slopes rising to ridgeline, Plantations, Public Open Space Native Trees, Scrub, Exotic Trees, Ornamental Trees and Shrubs, Amenity Grassland, Rough Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

- Transition between town and high quality rural Teignbridge landscape beyond
- Vegetation along boundary currently forms a strong defensible edge to Torquay (Scotts Meadow)
- Panoramic views across Torquay from higher ground
- Ridgeline and valley 'green fingers' are critical elements in the character and quality of the landscape immediately surrounding and penetrating the built area and therefore has a supportive role in the wider setting of Torbay
- Prominent views from Riviera Way, gateway to Torbay
- Boundary change to include Public Open Space within housing development not just boundary vegetation

C5.06 Riviera Way Corridor

GIS Data Other Site of Wildlife Interest, Torbay major road network, District Distributor Road Network, National Cycle Network

Landform Flat valley floor

Land use / Land cover Road/rail transport corridor, storm lagoon, native woodland, scrub, natural grassland, wetland/pond, ornamental trees and exotic trees on Newton Road grassed landscaped verges



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity						
							Visual Prominence			Intervisibility			
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	

Description and Recommendation (AMENDED)

Gateway to Torbay, heavily treed valley floor particularly along the railway line, road boundaries and hospital approaches, contributes to a network of linear linkages throughout the urban area, acts as green corridors for wildlife

ULPA extended to include both sides of Riviera Way and land to west of Newton Road from Lawes Bridge junction to Shiphay Lane junction

C5.07 Lummaton Hill, Combe Pafford

GIS Data Sites of Special Scientific Interest (SSSI)

Landform Knoll with steep slopes rising to level plateau

Land use / Land cover Public Woodland, Former Limestone Quarry, Rock Outcrops, Public Open Space, Sports Facilities, Playing Fields, Native Woodland, Scrub, Exotics, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Hillock with wooded sides and playing fields on the hill top with a distinctive group of pines which stand along the sky line, the remnants of a much more extensive ridgeline shelterbelt

The space is important in providing a green break in an otherwise built up area surrounded by post war residential development and industrial units at Lummaton Quarry

Provides foil and green backdrop and for urban development

Elevated position so visually prominent with views out across Torquay

Intervisibility within the area varies, from high in the case of large POS/recreation area, to low within the more heavily treed areas around the periphery of the knoll

Retain as ULPA unchanged

C5.08 Hele Woods / Windmill Hill Woods

GIS Data Other Site of Wildlife Interest, Torbay major road network, District Distributor Road Network

Landform Knoll with steep slopes rising to level plateau

Land use / Land cover Public Woodland, Windmill, Public Open Space, Sports Facilities, Playing Fields, Clubhouse, Car Park, Native Woodland, Scrub, Exotics, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Valley with wooded sides and playing fields on the plateau with a distinctive group of pines and windmill on sky line.

The space is important in providing a green break in an otherwise built up area surrounded by post war residential development and industrial units at base of former quarry fronting Teignmouth Road Gateway to Torquay town centre

Provides foil and green backdrop and for urban development

Elevated position so visually prominent

Intervisibility within the area varies, from high in the case of large, POS/recreation area to low within the more heavily treed areas around the periphery of the knoll

Retain as ULPA unchanged

C5.09 Daison Woods

GIS Data Listed Building, Other Site of Wildlife Interest, District Distributor Road Network, Flood Risk Area

Landform Steep valley side with Teignmouth Road running along valley floor

Land use / Land cover Public Woodland, Native Woodland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area surrounded by post war residential development and industrial units fronting Teignmouth Road

Gateway to Torquay town centre

Provides foil and green backdrop and for urban development

Elevated position so visually prominent

Retain as ULPA unchanged

C5.10 St Marychurch Road

GIS Data Conservation Area, Torbay major road network, South West Coast Path, adjacent to Listed Building (School), adjacent to Undeveloped Coast, Countryside Area

Landform Gentle slopes

Land use / Land cover Landscaped roadside verges and Public Open Space, Woodland, Scrub, Natural Grassland, Amenity Grassland with Specimen Trees



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Buffer between built up area and designated coastal landscape beyond

Prominent piece of townscape/landscape either side of major road, providing an attractive tree lined approach to Torbay and gateway to St Marychurch

Highly attractive having a pleasing combination of landscape elements

ULPA reduced in size by removing the coastal slopes which are designated as Undeveloped Coast as the area adjacent to St Marychurch Road exhibits a very different character being urban rather than coastal

EN3.11 Babbacombe Downs

GIS Data Conservation Area Core Tourism Investment Area Coastal Change Management Area Adjacent to Site of Special Scientific Interest and Undeveloped Coast

Landform Flat Cliff top Plateau

Land use / Land cover Cliff top Public Park, Formal Park, Public Open Space, Amenity Grassland, Coastal Influence



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

This level green space forms the interface between the coast and town, and is a prominent piece of townscape/landscape. The area is critical to the setting of Babbacombe by providing a buffer between the built up area and designated coastal landscape beyond, highly attractive having a pleasing combination of landscape elements the area has strong sense of place and high scenic quality, being an open and elevated site it has an exposed, maritime character with extensive panoramic views across Lyme Bay
Retain as ULPA unchanged

C5.12 Cary Park

GIS Data Conservation Area, Listed Buildings, District Distributor Road Network

Landform Level

Land use / Land cover Series of linked formal landscaped public parks and public open spaces, play area, private sports facilities on southern boundary, Bowling Green, Tennis Courts, Clubhouse, Play Area, Specimen Mature Broadleaf Trees with some Exotics, Hedges, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape lending a tree lined parkland feel to the Conservation Area
 Highly attractive having a pleasing combination of landscape elements the area has strong sense of place
 Provides a landscape setting for All Saints' Church, local landmark
 Satisfies the criteria for designation as a new ULPA

C5.13 Markham Plantation and Sherwell Valley

GIS Data Other Site of Wildlife Interest

Landform Steep sided valley

Land use / Land cover Native deciduous public woodland, Private Gardens, Allotments, Native Trees, Scrub, Amenity Grassland, Post War Residential Development on Valley Floor



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Urban fringe character

The space is important in providing a green break in an otherwise built up area

post war residential development is visually contained by landform topography

The space is important in providing a green break in an otherwise residential area

Valley sides provides foil and green backdrop and for urban development

Combines with steep wooded slopes of ULPAs C5.15 Rowcroft, Shiphay Plantation and C5.16 Chapel Hill, Torre to provide a linked network woodland prominent in long views from the south

ULPA extended to include both valley sides previously only northern slopes were designated

EN3.14 Shiphay Manor (Girls' Grammar School)

GIS Data Listed Buildings

Landform Level

Land use / Land cover Formal Landscaped School Grounds, Private Open Space, specimen mature broadleaf trees and exotics, amenity grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Highly attractive having a pleasing combination of landscape elements and no obvious detracting features
 The area has strong sense of place and parkland quality contributes greatly to the character of the area
 The space is important in providing a green break in an otherwise built up area
 Maintenance of separate identity between the two grammar schools, there are some listed derelict buildings and structures to the extreme south of the area
 Retain as ULPA unchanged

C5.15 Rowcroft, Shiphay Plantation

GIS Data Listed Buildings Other Site of Wildlife Interest, Torbay major road network, Proposed extension to National Cycle Network

Landform Knoll with steep slopes rising to level ground on hilltop

Land use / Land cover Private Grounds, Formal Parkland setting to Rowcroft Hospice on higher ground ornamental/exotic trees, specimen mature broadleaf trees and amenity grassland and mixed woodland, scrub and rough grassland on steep slopes



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Formal Parkland setting to Rowcroft Hospice

The buildings and landscaped semi-natural grassland and parkland around Rowcroft contribute to the quality of the landscape the distinctive copper domed building and mature trees on the sky line lend a strong identity and sense of place to this part of Torquay

The space is important in providing a green break in an otherwise built up area surrounded by post war residential development

Gateway to Torquay town centre

Provides foil and green backdrop and for urban development

Elevated position so visually prominent with views out over Torbay

Combines with steep wooded slopes of ULPAs C5.13 Markham Plantation and Sherwell Valley and C5.16 Chapel Hill, Torre to provide a network of woodland prominent in long views from the south

Retain as ULPA unchanged

C5.16 Chapel Hill, Torre

GIS Data Scheduled Monument, Regionally Important Geological Site, Other Site of Wildlife Interest, Torbay major road network

Landform Steep valley side

Land use / Land cover Public mixed woodland, native deciduous trees, exotics, scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area surrounded residential development, light industrial buildings, road and railway corridors, station and self storage container units
Elevated position so visually prominent in close and long views

Gateway to Torquay town centre

Contributes to a network of linear linkages throughout the urban area, act as green corridors for wildlife

Combines visually with steep wooded slopes of ULPAs C5.13 Markham Plantation and Sherwell Valley and C5.15 Rowcroft, Shiphay Plantation to provide a linked network of woodland prominent in long views from the south

Retain as ULPA unchanged

C5.17 Stantaway Hill, Upton

GIS Data Other Site of Wildlife Interest, Flood Risk Area, District Distributor Road Network

Landform Knoll with steep slopes rising to level plateau

Land use / Land cover Public Wood, Public Open Space, Native Mixed Woodland, Scrub, Rough Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area surrounded by post war residential development and industrial units on Lymington Road

Provides foil and green backdrop and for urban development

Gateway to Torquay, close to coach station

Elevated position so visually prominent with views out

intervisibility within the area varies, from high in the case of large POS, to low within the more heavily treed areas around the periphery of the knoll

Retain as ULPA unchanged

C5.18 Grange Road, Warberry Copse

GIS Data Conservation Area, Other Site of Wildlife Interest, District Distributor Road Network

Landform Steep slopes to ridgeline

Land use / Land cover exotic trees and public mixed woodland on skyline and north facing slopes, allotments in west towards Rosehill , public viewing platform, adjacent to school playing fields and covered reservoir



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Elevated position so visually prominent in views from the north and south, affords panoramic views across Torquay towards Dartmoor

Ridgeline contains urban area therefore performs a critical role in the setting of Torbay

Post war residential development on north facing slopes is visually contained by landform topography and treed ridgeline

Provides a backdrop to Warberries Victorian villa development on south facing slopes

Retain as ULPA unchanged

C5.19 The Quinta

GIS Data None

Landform Elevated tract of level land on local ridgeline

Land use / Land cover School playing fields, Public Open Space, Allotments, Hedges, Hedgerow trees, Amenity Grassland





Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity						
							Visual Prominence			Intervisibility			
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	

Recommendation

An open and elevated site it has an exposed, windswept character with extensive panoramic views towards Dartmoor and across Lyme Bay
 The space is important in providing a green break/backdrop in an otherwise built up area
 Development on this site would lead to the loss of Public open space, recreation area which also provides a green context for the school and immediate housing
 Retain as ULPA unchanged

C5.20 Lydwell Road

GIS Data District Distributor Road Network

Landform Ridge with gentle slopes

Land use / Land cover Public woodland and footpath, mixed wood, native trees, exotic trees including mainly pines on ridge



Analysis

Role in Townscape					Intrinsic Quality			Visual Amenity					
								Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	

Description and Recommendation (AMENDED)

Trees include pine and other exotics stand along the sky line the remnants of much more extensive ridgeline shelterbelts

Wooded land provides foil for residential development and a ridgeline feature

Provides a wooded skyline to visually contain the residential development and creates a green foil for the built form

Prominent in views from Babbacombe Road (Torbay major road network) Gateway feature

Links with C5.18 Grange Road, Warberry Copse to provide a continuation of the wooded skyline and acts as green corridors for wildlife

ULPA boundary change, reduced at eastern end due to small scale infill residential development

C5.21 Palace Hotel Grounds (North)

GIS Data Other Site of Wildlife Interest, Torbay major road network

Landform Gentle slopes

Land use / Land cover Private Grounds, Mixed wood, Native trees, Exotic trees



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The space is important in providing a green break in an otherwise built up area

Softens the impact of development on Babbacombe Road, a major gateway to Torquay town centre

Provides foil and green backdrop and for urban development

Maintains a separate identity between Babbacombe and Wellswood

Retain as ULPA unchanged

C5.22 Palace Hotel Grounds (South)

GIS Data Borders 2 Conservation Areas, Unconfirmed Wildlife Site, Torbay Major Road Network, Coastal Change Management Area

Landform Shallow valley

Land use / Land cover Private Parkland, Formal Garden, Golf course, Native trees, Ornamental/exotic trees, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

High quality piece of townscape/landscape lending a tree lined parkland feel to the Conservation Area
 Highly attractive having a pleasing combination of landscape elements the area has strong sense of place
 Provides a landscape setting for Palace Hotel, local landmark
 Exposed limestone cutting, native and exotic roadside trees contribute greatly to the character of the area
 The space is important in providing a green break in an otherwise built up area
 Maintains a separate identity between Babbacombe and Wellswood
 ULPA increased to include landscaped area between the hotel car park and Babbacombe Road (over page)



C5.23 Ansteys Playing Field

GIS Data District Distributor Road Network, Other Site of Wildlife Interest, Coastal Change Management Area, Stoodley Knowle School Grounds , Adjacent to Other Site of Wildlife Interest, Unconfirmed Wildlife Site and Kent's Cavern Scheduled Monument

Landform Gentle valley

Land use / Land cover Private School Grounds, Public Open Space, Recreational Space, Sports Facility, Changing Rooms and Toilets, Mixed wood, Native trees, Exotic trees, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Views out towards ULPA C5.24 Lincombe Slopes on skyline

Area related to housing which surrounds it and to the school which sits above it

The space is important in providing a green break/backdrop in an otherwise built up area

Development on this site would lead to the loss of Public open space, recreational area which also provides a green context for the school and immediate housing

Creates a mature tree- lined park edge Cary Park to Ilsham Road (District Distributor Road Network)

Retain as ULPA unchanged

C5.24 Ilsham Valley, Lincombe Slopes

GIS Data Conservation Area, Listed Buildings, Castle Torre Historic Park and Garden, Site of Special Scientific Interest, Other Site of Wildlife Interest, Unconfirmed Wildlife Site, Flood Risk Area, Coastal Change Management Area, District Distributor Road Network, Adjacent to Kent's Cavern Site of Special Scientific Interest and (Geopark Access Hub) and County Wildlife Site

Landform Broad Valley, Steep Coastal Slopes

Land use / Land cover Private Formal Garden, Public Open Space, Recreational Space, Mixed wood, Native Trees, Exotic trees, Extensive Network of Woodland Walks, Amenity Grassland





Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Secluded wooded valley with open grassland public open space on valley floor, views towards the sea at Meadfoot

Provides green backdrop to Meadfoot Beach and Hesketh Crescent, a local landmark, in views from the sea and adjacent headlands

Site plays a critical role in the setting of the seafront

The area has strong sense of place

The space is important in providing a green break in an otherwise built up area ridgeline and valley 'green fingers' are critical elements in the character and quality of the landscape immediately surrounding and penetrating the built area, separates the neighbourhoods of Lincombes and Thatcher Pines

Two previously designated ULPA's amalgamated to include both sides of valley system

C5.25 Torwood Gardens

GIS Data Conservation Area, Flood Risk Area, Torbay Major Road Network

Landform Gentle slope towards Torquay Harbour

Land use / Land cover Public Park, Parkland trees, Native Trees, Exotic Trees, Hedges, Shrubs
Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape and gateway to Harbour Area

The space is important in providing a green break in an otherwise built up area

Highly attractive having a pleasing combination of landscape elements the area has strong sense of place which enhances the Conservation Area

Provides a landscape setting for Public Buildings (Torquay Museum, Riviera Life Church formerly Methodist Church, and former Church of St Andrews)

Views across Torquay Harbour and Tor Bay beyond

Satisfies the criteria for designation as a new ULPA

C5.26 Daddyhole Plain

GIS Data Conservation Area, County Wildlife Site, South West Coast Path, Coastal Change Management Area, Adjacent to Undeveloped Coast and Site of Special Scientific Interest

Landform Level, Cliff top Plateau

Land use / Land cover Public open space informal car park vantage/viewing point, Amenity Grassland, Rough (Limestone) grassland, Scrub, Isolated trees



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

An open and elevated site it has an exposed, windswept common land character

Local Public vantage point, panoramic views across Torbay, Lyme Bay and offshore islands

This plateau forms the interface between cliffs and an area of Victorian terraced housing inland

Area of limestone grassland habitat of nature conservation importance

Retain as ULPA unchanged

C5.27 St. Johns Wood, Park Hill

GIS Data Conservation Areas, Adjacent Listed Buildings

Landform Knoll with steep slopes

Land use / Land cover Built-up area, Public open space, Public/Private Mixed wood, Native trees, Exotic trees, Amenity Grassland, Rough grassland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
Visual Prominence		Intervisibility										
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Wooded area provides a foil to urban development and skyline feature (Pines and other exotics) critical to setting of Torquay

Iconic image of English Riviera in views from the south, views out across Old and New Harbours to Tor Bay beyond

Exceptional piece of townscape, tall buildings, Historic Italianate buildings appear to 'grow' out of the wooded backdrop

ULPA enlarged to include woodland on northern slopes

C5.28 Stentiford Hill

GIS Data Other Site of Wildlife Interest

Landform Knoll with steep slopes

Land use / Land cover Built-up area, Rock Outcrops, Disused Quarry, Playground, Car Park, Public Open Space, Native trees, Exotic trees, Amenity Grassland, Rough grassland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Provides setting, backdrop to town centre,

Provides foil and green backdrop and for urban development

Elevated position so visually prominent with views out across Torbay

Softens the impact of development and green backdrop to Conservation Areas

Retain as ULPA unchanged

C5.29 Torre Abbey Meadows and Sports Grounds

GIS Data Listed Buildings, Scheduled Monument, Conservation Area, Unconfirmed Wildlife Site, Flood Risk Area, Torbay Major Road Network and District Distributor Road Network, South West Coast Path

Landform Level

Land use / Land cover Public Formal Garden, Public Park, Public Open Space, Recreational Space, Sports Facilities, Sports Pitches, Tennis Courts, Bowling Greens, Grandstand, Clubhouse, Car Parks, Ponds, Stream, Parkland Trees, Native trees, Exotic Trees, Street Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Well used recreation space its relationship with foreshore and the town enhances its overall quality
 The space is important in providing a significant green break in an otherwise built up area in views from neighbouring hills, Shedden Hill and Chelston
 Mature tree lined roads, avenues and park edges
 Development on this site would lead to the loss of Public open space, recreational area which also provides a green context for seafront and setting for Torre Abbey, local landmark
 Gateway to Torquay seafront (Torbay Major Road Network and District Distributor Road Network)
 The area has strong sense of place, contributes greatly to the character of the Conservation Area

This level green space forms the interface between the coast and town and is critical to the setting of Torquay

Views across the Bay

ULPA extended to include sports grounds to the north and west and to accord with Torbay Landscape Character Type 4E in the Landscape Character Assessment of Torbay (Enderby Associates May 2010)

C5.30 Sherwell Park

GIS Data Flood Risk Area

Landform Gentle valley

Land use / Land cover Public Park, Parkland trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland, Stream



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape lending a tree lined parkland feel to Victorian Chelston Garden Suburb

Highly attractive having a pleasing combination of landscape elements and no obvious detracting features

The area has strong sense of place and parkland quality contributes greatly to the character of the area

The space is important in providing a green break in an otherwise built up area

Satisfies the criteria for designation as a new ULPA

C5.31 Ashfield Gardens

GIS Data Conservation Area

Landform Gentle slope

Land use / Land cover Public Open Space, Parkland trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape lending a tree lined parkland feel to Victorian Chelston Garden Suburb and Conservation Area

Highly attractive having a pleasing combination of landscape elements and no obvious detracting features

The area has strong sense of place and parkland quality contributes greatly to the character of the area

The space is important in providing a green break in an otherwise built up area prominent in long distance views from Shedden Hill to the east

Satisfies the criteria for designation as a new ULPA

C5.32 St Matthew's Field

GIS Data Conservation Area, Listed Building, District Distributor Road Network

Landform Gentle slopes, shallow valley

Land use / Land cover St Matthew's Church and Churchyard, Public Open Space, Parkland trees, Native Trees, Exotic Trees, Hedges, Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape lending a tree lined village green feel to Victorian Chelston Garden Suburb and Conservation Area

Highly attractive having a pleasing combination of landscape elements and no obvious detracting features

The area has strong sense of place and parkland quality contributes greatly to the character of the area

The space is important in providing a green break in an otherwise built up area

Provides a landscape setting for St Matthew's Church, local landmark

Satisfies the criteria for designation as a new ULPA

PAIGNTON ULPAs

Scale: 1:12,000

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New Torbay Local Plan 2012-2032

Policy C5 ULPAs : Paignton

C5ULPAs

-  Region
- SS8AONB**
-  Line
- C2UndevelopedCoast**
-  Region
- C1Countryside**
-  Region
- SS1StrategicDeliveryAreas**
- Neighbourhood Plan Areas**
-  Region
- Wards**
-  Region
- OutsideTorbayBoundary**
-  Region



C5.33 Preston Green

GIS Data Flood Risk Area, Coastal Change Management Area, Torbay Major Road Network, National Cycle Network, South West Coast Path

Landform Level

Land use / Land cover Public Open Space, Recreation Space, Seating Shelters, Public Toilets, Beach Huts, Preston Sands Promenade, Hedges, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

This level green space forms the interface between the coast and town, and is a prominent piece of townscape/landscape. The area is critical to the setting of Preston by providing a buffer between the built up area and coast

The area has strong sense of place, iconic Victorian Seaside Townscape compare with Exmouth, Teignmouth, Paignton

Open character exposed to the coast

Colourful beach huts

Long distance views across Bay to both headlands which enclose the Bay

Area links with neighbouring ULPAs C5.34 Parkfield, C5.35 Paignton Green North, C5.36 Paignton Green South and C5.37 Queen’s Park to provide a continuation linear network of open spaces around coast road (Torbay Major Road, Network National Cycle Network)

Satisfies the criteria for designation as a new ULPA

C5.34 Parkfield

GIS Data Conservation Area, Parkfield Listed Building, Torbay Major Road Network, Coastal Change Management Area

Landform Level

Land use / Land cover Public Grounds/Garden, Community Recreation Facility, Ponds, Parkland Trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

The semi-natural parkland around Parkfield House contributes to the quality of the landscape and the mature native and exotic trees lend a strong identity to this part of Paignton seafront Area links with neighbouring ULPAs C5.33 Preston Green, C5.35 Paignton Green North, C5.36 Paignton Green South and C5.37 Queen's Park to provide a continuation linear network of open spaces around coast road (Torbay Major Road, Network National Cycle Network)
Satisfies the criteria for designation as a new ULPA

C5.35 Paignton Green North

GIS Data Flood Risk Area, Coastal Change Management Area, Torbay Major Road, Network National Cycle Network

Landform Level

Land use / Land cover Public Open Space, Beach Managers Office, Access to Pier Recreation Space, Play Area, Seating Shelters, Public Toilets, Paignton Sands Promenade, Beach Managers Office, Access to Pier Recreation Space, Windblown Trees, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

This level green space forms the interface between the coast and town, and is a prominent piece of townscape/landscape

The area is critical to the setting of Paignton by providing a buffer between the built up area and beach

A well used recreation space its relationship with foreshore and the town enhances its overall quality

The area has strong sense of place, locally distinctive

Open character exposed to the coast with wind pruned stunted trees lining the green

Long distance views across Bay to both headlands which enclose the Bay

The area is critical to the setting of providing a green edge to the coastline and is an important foreground in views of the coastline from adjacent headlands

Area links with neighbouring ULPAs C5.33 Preston Green, C5.34 Parkfield, C5.36 Paignton Green South and C5.37 Queen's Park to provide a continuation linear network of open spaces around coast road (Torbay Major Road, Network National Cycle Network)

Small addition to ULPA in south east corner to include promenade and shelter to be consistent with ULPAs

C5.33 Preston Green and C5.36 Paignton Green South

C5.36 Paignton Green South

GIS Data Adjacent to Conservation Area, Flood Risk Area, Coastal Change Management Area, Torbay Major Road Network, National Cycle Network

Landform Level

Land use / Land cover Public Open Space, Recreation Space, Crazy Golf, Seating Shelters, Paignton Sands Promenade, Exotic Trees, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

The area is critical to the setting of Paignton by providing a buffer between the built up area and beach. This level green space forms the interface between the beach and town, a well used recreation space its relationship with foreshore and the town enhances its overall quality.

The area has strong sense of place

Open character exposed to the coast with wind pruned stunted trees lining the green Paignton

Long distance views across Bay to both headlands which enclose the Bay

The area is critical to the setting of providing a green edge to the coastline and is an important foreground in views of the coastline from adjacent headlands

Area links with neighbouring ULPAs C5.33 Preston Green, C5.34 Parkfield, C5.35 Paignton Green North and C5.37 Queen's Park to provide a continuation linear network of open spaces around coast road (Torbay Major Road, Network National Cycle Network)

ULPA extended to include crazy golf and open green adjacent to cinema

C5.37 Queen's Park

GIS Data Adjacent to Listed Buildings, Flood Risk Area, Coastal Change Management Area, Torbay Major Road Network

Landform Level

Land use / Land cover Public Formal Park, Recreation Space, Sports Facilities, Sports Pitches, Bowling Greens, Grandstand, Clubhouse, Parkland trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

High quality piece of townscape/landscape lending a tree lined parkland feel to the town centre

The space is important in providing a green break in an otherwise built up area

These two Green fingers are critical elements in the character and quality of Paignton Town Centre penetrating the built area

Provide a landscape setting for Saint Andrew's Church, Queens Park Listed Buildings and Paignton and Dartmouth Steam Railway Station

Area links with neighbouring ULPAs C5.33 Preston Green, C5.34 Parkfield, C5.35 Paignton Green North and C5.36 Paignton Green South to provide a continuation linear network of open spaces around coast road (Torbay Major Road, Network National Cycle Network)

Satisfies the criteria for designation as a new ULPA

C5.38 Victoria Park

GIS Data Adjacent to Conservation Area and Other Site of Wildlife Interest ,Torbay Major Road Network, Railway Line

Landform Level

Land use / Land cover Public Park , Recreation Space, Sports Facilities, Hard Tennis Courts, Play Area, BMX Track, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland, Stream, Ponds



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

The area has strong sense of place and parkland quality contributes greatly to the character of the Conservation Area

Gateway to Paignton Town Centre (Torbay Major Road Network)

The space is important in providing a significant green break in an otherwise built up area providing mature tree-lined park edge to Torquay Road

Development on this site would lead to the loss of Public open space, recreational area which provides an important informal open space resource for local people and visitors

Retain as ULPA unchanged

C5.39 Paignton Cemetery & Allotments

GIS Data Torbay Major Road Network, District Distributor Road Network, Flood Risk Area

Landform Gentle slopes, steeper towards east of area

Land use / Land cover Cemetery, Allotments, Recreation Space, Sports Pitches, Parkland trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

The space is important in providing a green break/backdrop in an otherwise built up residential area
Mature tree-lined roads avenues provided by cemetery boundary planting visible from Torbay Major Road Network, District Distributor Road Network

An elevated Public Open Space providing views across Paignton towards the Bay and features in views from the east

Satisfies criteria for designation as a new ULPA

C5.40 Monastery, Winner Hill

GIS Data Flood Risk Area

Landform Steep Sided Valley and Ridgeline

Land use / Land cover Mixed Wood, Institution (Abandoned Monastery), Private Gardens, Play Area, Native Trees, Exotic Trees, Rough grassland, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Elevated position so visually prominent in views from the east

Wooded land provides foil for residential development and a ridgeline feature in views from the sea

Encroaching on skyline would detract would detract from the quality of the towns setting

Monastery and wood on skyline is a Local Landmark

Softens the impact of residential development and green backdrop to Conservation Area

Retain as ULPA unchanged

C5.41 Primley Woods and meadow to south

GIS Data Listed Buildings , Other Site of Wildlife Interest, Torbay Major Road Network, District Distributor Road Network

Landform Steep Sided Slopes either side of north/south ridgeline

Land use / Land cover Private Wood with Public Access, Public Park Recreation Space, Play Area, Private Grounds/Gardens, Parkland Trees, Mixed Wood, Native Trees, Exotic Trees, Scrub, Rough Grassland, Amenity Grassland





Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Prominent in views from sea views, ridgeline visually contains urban area therefore performs a critical role in the setting of Torbay

Elevated position, area crosses ridgeline so visually prominent in views from higher ground to north and south

Gateway as prominent in views from Totnes Road and Ring Road (Torbay Major Road Network)

Panoramic views out from open Public Open Space

Wooded land provides foil for residential development

Encroaching on skyline would detract from the quality of the towns setting

Softens the impact of residential development and green backdrop to Listed buildings

Retain as ULPA unchanged

C5.42 Goodrington Park, Roundham

GIS Data Conservation Area, Site of Special Scientific Interest (SSSI), Flood Risk Area, Coastal Change Management Area, National Cycle Network, Adjacent to Regionally Important Geological Site, Geopark Access Hub, Other Site of Wildlife Interest and Geopark Access Hub

Landform Goodrington Park Level, Roundham Elevated Coastal Headland

Land use / Land cover Public Open Space, Public Park, Recreation Space, Play Area, Pitch and Putt, Boating Lake, Café, Car Park, Public Toilets, Goodrington Sands Promenade, Parkland Trees, Native Trees, Exotic Trees, Hedges, Ornamental Shrubs, Amenity Grassland, Rough Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Two previously designated ULPAs amalgamated

Youngs Park - The Park has strong sense of place

High quality piece of townscape/landscape, gateway and setting to Goodrington Beach
Relationship with foreshore and the town enhances its overall quality.

Views over Paignton harbour and Tor Bay

Elevated views of Youngs Park from headlands and Quay West visitor attraction

Roundham - Elevated position so visually prominent in views from the south and affords panoramic views across Torbay

Landmark headland marks middle of Bay therefore performs a critical role in the setting of Torbay

Row of pines on headland is a local landmark

The area is critical to the setting of Paignton

Open grassland, local vantage point, panoramic views across the bay, Lyme Bay and offshore islands

An open and elevated site it has an exposed, windswept character with extensive panoramic views towards

Long distance views

Views over Paignton Harbour and Tor Bay

Two previously designated ULPAs adjacent to each other have been amalgamated

C5.43 Quay West Corner

GIS Data Torbay Major Road Network, District Distributor Road Network, Flood Risk Area, Adjacent to Other Site of Wildlife Interest and gateway to Geopark Access Hub, Paignton and Dartmouth Steam Railway

Landform Gentle slopes

Land use / Land cover Private Grounds, Mixed Wood, Native Trees, Exotic Trees, Hedges, Rough Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Gateway as prominent in views from Dartmouth Road (Torbay Major Road Network) and elevated views from Penwill Lane (District Distributor Road Network), Paignton and Dartmouth steam railway and Geopark Access Hub

The space is important in providing a green break in an otherwise built up area, softens the impact of development along Dartmouth Road

This area has a semi-rural character, strong sense of place with exotic evergreen trees surrounding rough grassland

ULPA extended to include prominent mixed woodland north of Quay West access road

C5.44 Clennon Hill, Roselands Valley

GIS Data County Wildlife Site, Ancient Woodlands Inventory, Other Site of Wildlife Interest, Flood Risk Area

Landform Wide valley

Land use / Land cover Native deciduous woodland, Informal Public Open Space, Public Park, Recreation Space Isolated Trees, Ornamental/Exotic Trees, Hedges, Hedgerow Trees, Amenity Grassland, Rough grassland, Lake, Ponds, Marsh



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Prominent in views from Dartmouth Road (Torbay Major Road Network), elevated views from Penwill Lane (District Distributor Road Network), holiday/residential development to the south and Paignton and Dartmouth Steam Railway

This area forms an attractive piece of semi-rural landscape

Attractive rural backdrop to residential areas and is important in providing a green break in an otherwise built up area separates neighbourhoods of Clennon Hill and Goodrington

Highly attractive having a pleasing combination of landscape elements , the area has strong sense of place

High scenic quality, contains freshwater lakes a scarce resource within the Torbay the urban area

Enclosed and sheltered Woodland on the higher ground provides a strong sense of enclosure and soft green skyline

Retain as ULPA unchanged

C5.45 Sugar Loaf Hill

GIS Data Other Site of Wildlife Interest, South West Coast Path, Torbay Major Road Network, Proposed extension to National Cycle Network

Landform Knoll with steep slopes

Land use / Land cover Informal Public Open Space, Native Hedgerow Trees, Native Hedges, Scrub, Rough grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Prominent knoll, open character exposed to the coast, the area has strong sense of place

Local landmark

Prominent in views from sea and panoramic views out across the Bay

The space is important in providing a green break in an otherwise built up area softens the impact of residential development and Holiday Caravan Park

Forms part of a green corridor for wildlife

Retain as ULPA unchanged

C5.46 Waterside, Goodrington

GIS Data Regionally Important Geological Site, Other Site of Wildlife Interest, Torbay Major Road Network, South West Coast Path National Cycle Network

Landform Knoll with steep slopes

Land use / Land cover Public Open Space, Rock Outcrops, Disused Quarry and Road Cutting, Holiday Caravan Park Access Road, 4 Detached Dwellings , Private Gardens, Native Trees, Exotic Trees , Scrub, Rough grassland, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

Goodrington Road cutting, disused quarry affords long distance views across Tor Bay to Torquay Harbour when travelling north on Dartmouth Road (Torbay Major Road Network)

Together with ULPA C5.45 Sugar Loaf Hill softens the impact of development Holiday Caravan Parks and residential development in close views from Dartmouth Road and the South West Coast Path

Local landmark

Views in from sea and panoramic views out across the Bay

The area has strong sense of place

Coastal wildlife corridor

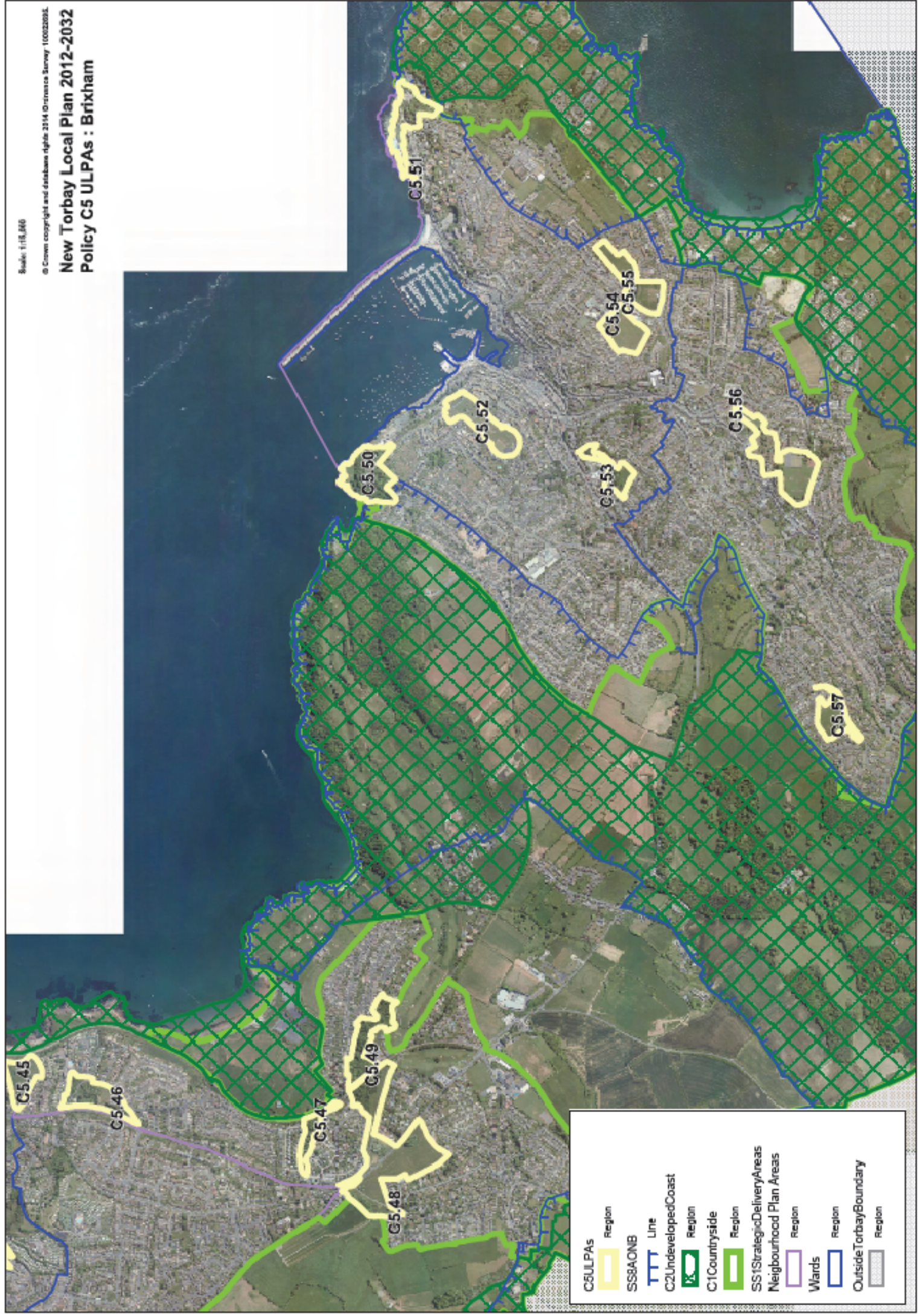
ULPA extended to include the partially wooded lower slopes of the knoll

BRIXHAM ULPAs

Scale: 1:18,000

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New Torbay Local Plan 2012-2032 Policy C5 ULPAs : Brixham



C5 ULPAs	Region
SSSA/CNMB	Line
C2 Undeveloped Coast	Region
C1 Countryside	Region
SS1 Strategic/Delivery Areas Neighbourhood Plan Areas	Region
Wards	Region
Outside Torbay Boundary	Region

C5.47 Tor Rocks, Broadsands

GIS Data County Wildlife Site

Landform Gentle valley

Land use / Land cover Native Deciduous Woodland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity						
							Visual Prominence			Intervisibility			
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low	

Description and Recommendation

Combines with steep wooded slopes of C5.48 Galmpton Warborough and C5.49 Brunel Woods, Galmpton to form a wooded backdrop to Broadsands Beach either side of narrow steep sided valley over which the Paignton and Dartmouth steam railway is carried on a limestone viaduct which is both a local landmark and gateway feature

The deciduous woodland provides a strong sense of enclosure and soft green skyline to Broadsands Beach in views from the sea and is also prominent in views from adjacent coastal headlands

Retain as ULPA unchanged

C5.48 Galmpton Warborough

GIS Data County Wildlife Site, Torbay Major Road Network, Proposed extension to National Cycle Network

Landform Level, Gentle Slopes towards sea, steeper wooded slopes in the east of area

Land use / Land cover Common Land, Public Recreation Space, informal car parks, vantage/viewing points, Rough grassland, Amenity Grassland, Native Deciduous Woodland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

An open and elevated site it has an exposed, windswept character with extensive panoramic views across Tor Bay

Provides magnificent views for users of Dartmouth Road (Torbay Major Road Network)

Lower wooded slopes combine with steep wooded slopes of ULPAs C5.47 Tor Rocks, Broadsands and C5.49 Brunel Woods, Galmpton to form a wooded backdrop to Broadsands Beach

The area has strong sense of place and high scenic quality unspoilt it represents open common land and scrub a landscape resource scarce in Torbay

Commons physically and visually separate and provide a gateway to the Churston and Galmpton Limestone grassland habitat of exceptional nature conservation importance

Retain as ULPA unchanged

C5.49 Brunel Woods, Galmpton

GIS Data Other Site of Wildlife Interest

Landform Steep slopes

Land use / Land cover Public and Private Native Deciduous Woodland, Private Gardens, Scrub



N.B future review should consider combining the steep wooded slopes of ULPA's C5.48 Galmpton Warborough, C5.47 Tor Rocks, Broadsands and C5.49 Brunel Woods, Galmpton as they form a single valley system and backdrop to Broadsands Beach, illustrated below



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Combines with steep wooded slopes of ULPA C5.47 Tor Rocks, Broadsands to form a wooded backdrop to Broadsands Beach either side of narrow steep sided valley over which the Paignton and Dartmouth steam railway is carried on a limestone viaduct which is both a local landmark and gateway feature

The deciduous woodland provides a strong sense of enclosure and soft green skyline to Broadsands Beach in views from the sea and is also prominent in views from adjacent coastal headlands

Provides both a foil and a screen for residential development

Retain as ULPA unchanged

C5.50 Battery Grounds

GIS Data Battery Gardens Scheduled Monument, Conservation Area, Regionally Important Geological Site, Other Site of Wildlife Interest, South West Coast Path, Coastal Change Management Area, District Distributor Road Network

Landform Gentle Coastal Slopes

Land use / Land cover Public Woodland, Public Park, Recreation Space, Limestone Outcrops, Native Deciduous Woodland, Exotic Trees, Amenity Coastal Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Public Open Space POS fronting the rocky coastline is a mixture of open grassed and wooded areas creating an informal landscape setting for the c.1940 Battery Grounds, heritage asset

The area is critical to the setting of Brixham and has strong sense of place

Local landmark and gateway to Brixham via South West Coast Path

Views from sea and panoramic views out across the Bay, local vantage point

Views over Outer Harbour Area and Fishcombe Cove

Represents a well used recreation space its relationship with foreshore and the town enhances its overall quality

Retain as ULPA unchanged

C5.51 Shoalstone and Ashhole Wood

GIS Data Ashhole Cavern Scheduled Monument, Conservation Area, Listed Buildings, County Wildlife Site, South West Coast Path, Coastal Change Management Area, District Distributor Road Network, Adjacent to Site of Special Scientific Interest

Landform Gentle Coastal Slopes

Land use / Land cover Limestone Outcrops, Disused Quarry, Public Woodland, Public Park, Recreation Space, Car Park, Public Toilets, Native Deciduous Woodland, Exotic Trees, Amenity Coastal Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (AMENDED)

The space is important in providing a green break in an otherwise built up area surrounded by residential development

The space is important in providing a green break/backdrop in an otherwise built up area with close views from Berry Head Road (access and gateway to Berry Head Country Park and Area of Outstanding Natural Beauty) the sea and in long elevated views from Furzeham

Softens the impact of development and green backdrop to conservation area and listed coastguard cottages

Provides a buffer between the built up area and designated Berry Head coastal landscape beyond to the east

Public Open Space is critical to the setting the seafront providing a green edge to the rocky limestone Shoalstone coastline

Native Deciduous Woodland around and above disused quarry provides a foil for residential development

Views from sea and panoramic views out across the Bay

The ULPA has been reduced in size as recent infill residential development has resulted in housing being the dominant land use. It is considered that only Ashhole Wood and the coastal Public Open Space now meet the criteria

C5.52 Furzeham Recreation Ground

GIS Data Conservation Area, District Distributor Road Network and National Cycle Network

Landform Recreation Ground Level, Public Gardens Steep Slope towards Oxen Cove

Land use / Land cover Public Park, Recreation Space, Public Gardens, Sports Pitches, Playground, Bowling Green, Tennis Courts, Native Trees, Exotic Trees, Ornamental Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

Level Public Park, Recreation Ground and Public Garden (local vantage point)

Area is critical to the setting of Brixham by providing a buffer between the built up area and coast beyond, highly attractive having a pleasing combination of landscape elements the area has strong sense of place and high scenic quality, being an open and elevated site it has an exposed, maritime character with extensive panoramic views over harbour, outer harbour, breakwater and Tor Bay

Public Gardens are important in providing a green break in an otherwise built up area in views from Shoalstone Point to the east

Prominent in close views from District Distributor Road Network and National Cycle Network which dissect the area of open space

Satisfies criteria for designation as a new ULPA

C5.53 Parkham Field

GIS Data None

Landform Steep Slopes rising to Ridgeline

Land use / Land cover Trading Estate, Native Deciduous Woodland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

Gateway to Brixham town centre

Provides green backdrop to Conservation Area

The space is important in providing a green backdrop/foil to town centre and provides a wooded skyline in views from New Road (Torbay Major Road Network) on valley floor and residential development on south facing valley slopes opposite

Abandoned/Neglected land with an urban fringe character, detracting influences include Trading Estate Industrial units

Retain as ULPA unchanged

C5.54 Brixham Community College Playing Fields

GIS Data None

Landform Level

Land use / Land cover School Playing Fields, Playgrounds, Amenity Grassland, Hedges, Deciduous Trees around periphery of site



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

The School playing fields together with ULPA C5.55 Astley Park and Playing Fields represent an extensive elevated area of undeveloped land within an established residential area

Enjoying views to the south west across Higher Brixham and countryside which encloses Brixham to the west (Area of Outstanding Natural Beauty)

Important in providing a green break in an otherwise built up area in close views from Higher Ranscombe Road (District Distributor Road Network) and Rea Barn Road (access and gateway to Berry Head Country Park)

Satisfies the criteria for designation as a new ULPA

C5.55 Astley Park and Playing Fields

GIS Data District Distributor Road Network

Landform Level

Land use / Land cover Sports Pitches, Playground, Swimming Pool, Car Parks, Grandstand, Amenity Grassland, Hedges, Deciduous Trees, Exotic Trees, Conifer Windbreak



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

The sports grounds together with ULPA C5.54 Brixham Community College Playing Fields Represent an extensive elevated area of undeveloped land within an established residential area Enjoying views to the south west across Higher Brixham and countryside which encloses Brixham to the west (Area of Outstanding Natural Beauty)

Important in providing a green break in an otherwise built up area in close views from Higher Ranscombe Road (District Distributor Road Network) and Rea Barn Road (access and gateway to Berry Head Country Park)

Satisfies the criteria for designation as a new ULPA

C5.56 St Mary's Churchyard and Park

GIS Data Conservation Area, Listed Building, District Distributor Road Network

Landform Both the Churchyard and Park are flat but there is a change in level between the two at Bakers Hill

Land use / Land cover Church and Cemetery, Public Park, Recreation Space, Sports Pitches, Tennis Courts Bowling Green, Clubhouse, Car Park, Playground, Native Trees, Exotic Trees, Ornamental Trees, Hedges, Ornamental Shrubs, Amenity Grassland



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
Visual Prominence		Intervisibility										
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation (NEW)

Represents a high quality piece of townscape/landscape lending a tree lined parkland feel to Higher Brixham Conservation Area

Highly attractive having a pleasing combination of landscape elements and no obvious detracting features

The area has strong sense of place and contributes greatly to the character of the Conservation Area

The mature parkland churchyard contributes to the setting of St Mary's Church a local landmark, and is important in providing a green break/backdrop in an otherwise built up area.

Mature trees in Churchyard are particularly prominent in long views from higher ground to east and west

Satisfies the criteria for designation as a new ULPA

C5.57 Summercombe

GIS Data None

Landform Gentle slope

Land use / Land cover Informal Public Open Space, Native Hedges with Native Hedgerow Trees, Amenity Grassland, Rough grassland, Scrub



Analysis

Role in Townscape				Intrinsic Quality			Visual Amenity					
							Visual Prominence			Intervisibility		
Local Vantage Point	Amenity Open Space	Local Landmark / Gateway	Ecological Significance	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low

Description and Recommendation

An elevated area of undeveloped land within a residential area and is important in providing a green break/backdrop in an otherwise built up area

Elevated tract of open space provides panoramic views across the Bay (local vantage point) and also features in short views from surrounding higher ground and long views from Brixam Town and sea
Native vegetation represents a valuable wildlife asset within the urban environment

This area forms an attractive piece of semi-rural landscape

Retain as ULPA unchanged

FINDINGS

For the reasons set out on the individual site record sheets the recommendations of the review are as follows:

- 28 existing ULPAs to remain unchanged
- 16 existing ULPAs require boundary modifications
- 12 new ULPAs have been identified
- 2 existing ULPAs lose ULPA status.

Designated Urban Landscape Protection Areas are:

Torquay

- 01 Watcombe Park and Watcombe Heights (AMENDED)
- 02 Steps Cross, Watcombe (AMENDED)
- 03 Mincent Hill, Barton
- 04 Clennon Lane, Barton
- 05 Scotts Bridge / Barton (AMENDED)
- 06 Riviera Way Corridor (AMENDED)
- 07 Lummaton Hill, Combe Pafford
- 08 Hele Woods / Windmill Hill Woods
- 09 Daison Woods
- 10 St Marychurch Road (formerly Oddicombe Downs) (AMENDED)
- 11 Babbacombe Downs
- 12 Cary Park (NEW)
- 13 Markham Plantation and Sherwell Valley (AMENDED)
- 14 Shiphay Manor (Girls' Grammar School)
- 15 Rowcroft / Shiphay Plantation (AMENDED)
- 16 Chapel Hill, Torre
- 17 Stantaway Hill, Upton
- 18 Grange Road / Warberry Copse
- 19 The Quinta
- 20 Lydwell Road (AMENDED)
- 21 Palace Hotel Grounds (North)
- 22 Palace Hotel Grounds (South) (AMENDED)
- 23 Ansteys Playing Field
- 24 Ilsham Valley / Lincombe Slopes (AMENDED)
- 25 Torwood Gardens (NEW)
- 26 Daddyhole Plain
- 27 St. Johns Wood, Park Hill (AMENDED)
- 28 Stentiford Hill
- 29 Torre Abbey Meadows and Sports Grounds (AMENDED)
- 30 Sherwell Park (NEW)
- 31 Ashfield Gardens (NEW)
- 32 St Matthew's Field (NEW)

Paignton

- 33 Preston Green (NEW)
- 34 Parkfield (NEW)
- 35 Paignton Green North (AMENDED)
- 36 Paignton Green South (AMENDED)
- 37 Queen's Park (NEW)
- 38 Victoria Park
- 39 Paignton Cemetery & allotments (NEW)
- 40 Monastery, Winner Hill
- 41 Primley Woods and meadow to south
- 42 Goodrington Park / Roundham (AMENDED)
- 43 Quay West Corner (AMENDED)
- 44 Clennon Hill / Roselands Valley
- 45 Sugar Loaf Hill
- 46 Waterside, Goodrington (AMENDED)

Brixham

- 47 Tor Rocks, Broadsands
- 48 Galmpton Warborough
- 49 Brunel Woods, Galmpton
- 50 Battery Grounds
- 51 Shoalstone and Ashhole Woods (AMENDED)
- 52 Furzeham Recreation Ground (NEW)
- 53 Parkham Field
- 54 Brixham Community College Playing Fields (NEW)
- 55 Astley Park and Playing Fields (NEW)
- 56 St Mary's Churchyard and Park (NEW)
- 57 Summercombe

