

**Inglewood, Paignton**

## **Landscape and Visual Impact Assessment**

**A Report on behalf Abacus Projects Ltd**

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## SUMMARY

### Introduction

The Landscape and Visual Impact Assessment (LVIA), in accordance with Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> edition, (GLVIA 3), investigates the potential impacts (on the site and its locality and on the viewers) of proposed residential development on agricultural land west of and adjacent to the urban edge of Goodrington, Paignton, Devon. The landscape receptors, visual receptors and the viewpoint locations were agreed with the local planning authority landscape officers (for Teignmouth-Torbay and for the South Hams) and the South Devon AONB manager. The full LVIA and associated figures are contained within the Environmental Statement. Landscape and visual considerations have been integrated into the scheme design with those of other disciplines such as ecology, drainage, lighting, cultural heritage, architecture and urban design.

### Landscape Character and Visibility

The site lies within Devon wide Landscape Character Area/ Type: LCT 3B: Lower rolling farmed and settled valley slopes, as defined by Devon Council. The site landscape and its surroundings, with its rolling agricultural fields, high hedge-banks, hedgerow trees and copses, is typical of this South Devon landscape type. The south western part of the site is more closely associated with the River Dart valley sides. The Waddeton and Galmpton Conservation Areas (CA)s lie within this local landscape some fields away from the site.

The site is visible from the some of the elevated AONB landscape, as it rises to the south and to the south west. The South Devon AONB is around 500m from the nearest part of the site, where the River Dart valley side meets the rolling plateau. Visibility varies as the site lies on an undulating plateau, which falls overall to the south/south-west, to the River Dart.

Scattered woodland blocks, hedgerows on hedge-banks, the urban edges of Goodrington to the East, and Galmpton to the southeast limit possible views to the site, reducing the visual envelope. The visual envelope was used to determine the extent of the study area.

Selected viewpoint photographs from various orientations and locations were chosen to represent and describe the views obtained by the visual receptors,

- Residents,
- Road users,
- Recreational and non-recreational users of Public Rights of Way (PRoWs),
- The local AONB as a whole as a visual receptor,

Mitigation has been part of the iterative design process. It includes the selection of fields for development and structural planting.

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## **Landscape Effects**

### ***On the Rolling Farmed and Valley Slopes within the study area***

The development and structural planting have been carefully located with sensitivity to the wider context to integrate the scheme into the locality. Although the development will mean the landscape within the site will change, the level of effect is moderated as the site is on the urban edge and only a small area of this local landscape type is involved. It is considered that the essential quality of this wider landscape within the study area will not be significantly changed.

### ***Conservation Areas***

The Waddeton and Galmpton Conservation Areas (CA)s lie within this landscape on the valley side. There are no direct landscape effects on the CAs. Indirect landscape effects are changes to the landscape surrounding the conservation areas. The development footprint has been moved away from the edge of the site to the south and southwest, the valley side. This, combined with supporting structure planting in key locations, results in the landscape around the conservation areas not being significantly changed and the designation of the conservation area will not be affected.

### ***On the local South Devon AONB within the study area***

The development is not within the AONB but there is intervisibility between some of the site landscape and some of the AONB. The urban edge is a feature in the wider context of the AONB, as noted in the AONB Management Plan. Key structural planting will integrate the development into the landscape. It is judged that the essential landscape quality of the local AONB within the study area will not be significantly changed.

## **Visual Effects**

### ***On viewers***

For road users on the Brixham Road and residents on the urban edges of Goodrington and Galmpton, near views are afforded from the east over the site and the traditional South Devon countryside towards the AONB hills and the hills beyond to the south and south west. For road users, along a traditional high-banked lane, Waddeton Road, near views are obtained.

At the end of the construction period, the visual effects are judged to be moderate to substantial adverse and moderate adverse respectively. The receptors experience a greater change in these very near views than receptors in other locations, which are further away. Over time as the

structural planting grows, the impact on these receptors will reduce. The effects are considered to be not significant.

#### ***On viewers in the Conservation Areas***

For viewers in the residences, road users and walkers on the north eastern part of Waddeton CA, the change to the glimpsed views from limited locations will be low and further reduced by the site design and structure planting. (Viewers in the Galmpton CA are scoped out as the wider village of Galmpton lies between the CA residences and the site.) The effects are judged not to be significant.

#### ***On the local South Devon AONB within the study area***

Views from the south west and south are mainly elevated distant and middle distance views respectively from within the AONB. For the receptors in the AONB, whether users of the PRoWs, road users or residents, in views from the south west, where available, the site lies below a local ridge with Torquay on the skyline, which is brightly lit by night.

From the south, the views of the site are against a distant darker rural backdrop, broken by the lights on the local ridge at White Rock just north of the site.

The effect on these receptors, sensitive because within the AONB, is judged to be slight adverse. The impact on the local AONB within the study area is considered to be not significant.

#### **Night Time Effects**

Lighting has been an important part of the iterative design process, particularly for landscape and visibility, as well as for wildlife. Lighting is downward directed and pointing towards the north and east away from the AONB. It merges in with the existing lighting along the urban edge. Lighting effects are considered to be not significant.

#### **Cumulative Effects**

Cumulative effects have been considered for five Torbay Council sites, three Brixham Peninsula Neighbourhood Plan (BPNP) sites, and three South Hams Council sites in Stoke Gabriel. The Torbay sites are not in the South Devon (SD) AONB but the Stoke Gabriel and the BPNP sites are in the SD AONB. Night-time effects consider the effect of light particularly on the AONB. One of the Torbay sites has intervisibility with the AONB and night-time lighting will be apparent from certain locations in the AONB. However, Inglewood lighting, which has been carefully designed, contributes little to this. Overall, the cumulative effects for both landscape and visibility are considered to be not significant.



### **Green Infrastructure Parameter Plan, Framework Landscape and Ecological Management Plan (FLEMP) and Management of the Green Infrastructure (GI)**

To promote the development of the Green Infrastructure as described in this LVIA, the following have been produced as part of the planning application:

- Green Infrastructure Parameter Plan,
- Framework Landscape and Ecological Management Plan (FLEMP).

How the GI will be managed and maintained has been discussed with the council and the GI will be managed by the council or through the appointment of a management company.



## 1.0 INTRODUCTION

### 1.1 Background Information

1.1.1 Nicholas Pearson Associates was appointed by Abacus Projects Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) to investigate the potential impacts on the site and its locality, of proposed residential development on agricultural land west of and adjacent to the urban edge of Goodrington, Paignton, Devon. For location of the site, see Figure 1.

1.1.2 The purpose of the LVIA is “to identify and assess... the effects of change resulting from the proposals on both the landscape as an environmental resource in its own right and on people’s views and visual amenity” (LI and IEMA 2013 3rd Ed.).

1.1.3 The assessment was undertaken:

- because the potential impacts on landscape character and visual amenity are a material planning consideration in determining the acceptability of development;
- because the development lies close to an Area of Outstanding Natural Beauty (AONB), a statutory landscape designation, and adjacent to the urban edge.
- to inform development proposals.

### 1.2 Outline of the Proposed Works

1.1.4 For a description of the proposed residential development refer to the relevant Chapter of this Environmental Statement.

## 2.0 SCOPE AND METHODOLOGY

### 1.3 Methodology

2.1.1 This Landscape and Visual Assessment has been prepared in accordance with GLVIA 3 (Guidelines for Landscape and Visual Impact Assessment, IEMA/ LI, 3rd Edition) which provides a suitable framework for such appraisal work. Further guidance also considered is provided within ‘An Approach to Landscape Character Assessment’ (2014),<sup>1</sup> produced by Natural England. For a more detailed methodology, please refer to **LVIA Appendices Appendix I Methodology and Appendix IV and Appendix V.**

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<sup>1</sup> An Approach to Landscape Character Assessment (2014), Christine Tudor, Natural England

- 2.1.2 The LVIA is divided into a landscape character and a visual amenity assessment. Relevant planning policy and published landscape character assessments have been reviewed and relevant parts incorporated into the baseline section of this chapter. The figures in LVIA Appendix 2, which include maps and photographs, should be read in conjunction with the text.
- 2.1.3 Both the landscape features of the site and its local context, and the visual context are assessed. Opportunities and constraints are set out to inform potential development proposals such that any adverse landscape and/ or visual effects can be considered and efforts made to avoid, reduce or mitigate. Landscape and visual mitigation has informed the design. The impact assessment sets out the considered effects on both landscape receptors and viewers/ visual receptors of the proposals and the significance of these effects. Landscape design and general layout considerations are presented as 'primary' mitigation. Cumulative-effects are also considered.
- 2.1.4 This chapter should be read in conjunction with the rest of the Environmental Statement (ES). The extent of the study area was determined by the anticipated visual envelope of the proposals and of the existing site. The visual envelope is defined as the area in which the site and proposed scheme options are potentially visible. To determine this field of visibility a Zone of Theoretical Visibility (ZTV), based on hypothetical development details and existing site structures, was calculated using QGIS specialist computer software and land form modelling maps. These are used to inform the selection of potential landscape and visual receptors, which are verified through site survey.
- 2.1.5 When the final site layout was available, the preliminary ZTV was refined using digital surface model data (DSM). The DSM includes vegetation, structures and buildings, to provide a more accurate model of potential visibility, based on known development details and building heights. This ZTV will inform the impact assessment in the Visual context baseline section below. The ZTV for the proposals is illustrated in LVIA Appendix, LVIA Figures, Figure 3.
- 2.1.6 At this stage, photomontages (Visually Verifiable Montages - VVMs) were also prepared to inform the LVIA and final outline design stages.
- 2.1.7 The purpose of a Visually Verifiable Montage (VVM) is to represent the proposed development, as it would appear, using a baseline of verifiable visual data and information. A VVM combines photographic views with accurate CAD 3-D representations of the proposals to an agreed level of detail. Using quantifiable data this verifiable image can then be used by others (if required) to scrutinise the work, without its veracity being questioned.

- 2.1.8 For the methodology used in the preparation of photographs and photomontages, refer to **LVIA Appendices, Appendix IV & Appendix V**
- Appendix IV Visually Verified Montages Methodology &
  - Appendix V Visually Verified Montage Figures of Selected Representative Views Figures A to Z2
- 2.1.9 A visit to the site and local surroundings was undertaken in April 2016, in July 2016 in December 2016 and in January 2017. Photographs were taken using digital photography.
- 2.1.10 Photographs were produced in accordance with Landscape Institute Advice Note 01/11, entitled 'Use of Photography and Photomontage in Landscape and Visual Assessment.'<sup>2</sup> Photographs were taken using a Nikon D40 camera, with 35mm or 18mm lens setting (18mm setting giving a 28mm focal length) and presented to give the digital equivalent of 50mm lens (for standard 35mm format camera), viewed at a distance of 300mm at A3. In some instances, the representative viewpoint photograph was cropped to a different size, adjusted so it could still be viewed at the same viewing distance.
- 2.1.11 Photomontages were also produced with a viewing distance of 400mm. For methodology for the Photomontages refer to **LVIA Appendices, Appendix IV**.
- 2.1.12 Following the site visits in which the site and surrounding landscape were assessed and the extent of visibility of the site ascertained, landscape and visual receptors have been selected.
- 2.1.13 The key viewpoint locations (see LVIA Appendices, Appendix II Figure 8) and methodology (see Methodology section of LVIA Appendices, Appendix I, Methodology) were submitted to and agreed with Torbay Council, the South Devon AONB manager and the South Hams Landscape Officer in January and February 2017.
- 2.1.14 While the site lies totally within the Torbay District boundary, the western site boundary runs along the district boundary of Torbay with the South Hams. The adjacent fields lie within the South Hams District. The agricultural landscape is identified as designated as Area of Great Landscape Value (AGLV) in the Enderby Torbay Landscape Character Assessment (2010) - it is no longer locally designated in the current Torbay Local Plan or the South Hams District Council's Core Strategy adopted 2006, instead the value of the landscape is determined from the Planning Authority's Landscape Character Assessment.

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<sup>2</sup> Landscape Institute Advice Note 01/11 – Use of Photography and Photomontage In Landscape Assessment, February 2011

2.1.15 For clarity throughout this section, the term ‘landscape’ has been used to describe all combinations of, and relationships between, built form, surrounding ‘open’/undeveloped space and other natural and man-made features within the site location. Landscape is defined in the European Landscape Convention (ELC), as follows

*‘...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’.*

2.1.16 Landscape character is described by the physical parameters and features of a locality, which are characteristic of, and which define the locality, giving it a ‘sense of place’. An evaluation of the character is made to identify the most valued areas and those displaying high quality characteristics.

2.1.17 Visual considerations relate specifically to the views of a landscape afforded to people.

2.1.18 For convenience the fields within the site have been numbered as in the diagram below.

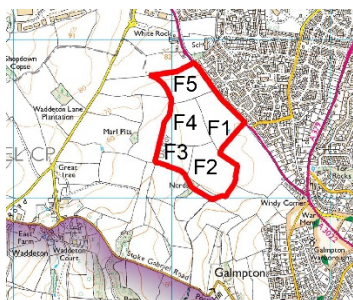


Figure A The site and field numbering

## 1.4 Summary of the Landscape and Visual Assessment Process

2.1.19 The chapter is divided into landscape and visibility considerations. Firstly, in the baseline section, landscape is considered, then visual amenity. The development proposals are described with ‘primary’ mitigation measures included in the design process. Finally, the potential effects of the scheme together with cumulative effects of other schemes on landscape character and on visual amenity (to include night-time effects) are assessed.

2.1.20 The focus of the chapter is the development proposals associated with the outline planning application. This comprises the construction phase, where the works are carried out and additional machinery and work compounds are housed on site; and the operation phase, when the works are completed and site is in use. The operation phase includes a phase of establishment maintenance and management of the soft landscape.

2.1.21 The LVIA chapter is a 3-stage assessment process, leading to an overall conclusion, as follows:

- Baseline description of landscape and visual receptors;
- Appreciation of scheme design, avoidance, and mitigation (Primary) and where possible, enhancement measures;
- Assessment of potential effects on the landscape receptors, and the viewers (visual receptors). This includes the sensitivity (susceptibility and value), the magnitude of impact/ the nature of the change, and a judgement of the level of effect resulting from the proposed scheme. A conclusion is then drawn on whether these effects would be significant or not.

2.1.22 The LVIA will present a reasoned summary of the overall effects of the specific development proposals on the baseline landscape character and visual receptors.

### **3.0 LANDSCAPE PLANNING POLICY CONTEXT**

#### **1.5 Landscape Planning Policy – National**

##### ***National Planning Policy Framework (NPPF)***

3.1.1 The National Planning Policy Framework 2012 (NPPF)<sup>3</sup> sets out the Government planning policies for England and how these are expected to be applied. The specific policies of the NPPF that relate to issues of landscape character and visual impact are set out below. One of the core principles in the NPPF (para 17) is that planning should

*‘take into account the different roles and character of different areas.. (and recognise)... the intrinsic character and beauty of the countryside.’*

3.1.2 The NPPF states that local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside. The site does not lie within an AONB, but the South Devon AONB, lies within the study area. The Heritage Coast, a non-statutory designation, is outside this area and is therefore scoped out.

3.1.3 With regard to Areas Of Outstanding Natural Beauty, and places of tranquillity, the NPPF states in paragraphs 115 and 116 states that:

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<sup>3</sup> Department for Communities and Local Government (2012) *National Planning Policy Framework*. London; DCLG

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*115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas*

- 3.1.4 NPPF recommends in Para 116 that rather than develop in the AONB, consideration should be given to

*developing elsewhere outside the designated area, or meeting the need for it in some other way*

- 3.1.5 The same point is made in Footnote 9 relating to

*9 For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.*

- 3.1.6 This is the footnote to para 14 in the Introduction to the NPPF

*14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted..*

- 3.1.7 With regard to non-designated landscapes which nevertheless have value, local planning policy should set policy based criteria:

*109. The planning system should contribute to and enhance the natural and local environment by:...protecting and enhancing valued landscapes, geological conservation interests and soils;*

*113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.*

- 3.1.8 With regard to tranquillity and dark skies:



*123. Planning policies and decisions should aim to.... Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

*125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

### **Planning Practice Guidance Notes (PPG)**

3.1.9 The PPG is intended to be read alongside the NPPF and the most relevant guidance to considerations of landscape character and visual impact is set out below.

3.1.10 PPG Natural Environment – Landscape, Paragraph 001 (ID: 8-001-20140306) addresses the assessment of landscape character. It advises that landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment should help to understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place.

3.1.11 There is also a planning practice guidance note specifically on Light Pollution (ID 31-001-20140306 Last updated 06 03 2014) and at section 5 it states that:

*lighting schemes for developments in protected areas of dark sky or intrinsically dark landscapes should be carefully assessed as to their necessity and degree.*

3.1.12 The effects of lighting at night on both landscape character and visibility is included in this assessment.

## **1.6 Landscape Planning Policy – Local**

### **Adopted Torbay Local Plan 2012-2030**

3.1.13 Existing planning policies relating to landscape matters are set out in the Torbay Local Plan 2012-2030 (adopted by Torbay Council on 10 December 2015). This forms part of the development plan for Torbay and provides the basis for decisions on spatial planning within Torbay over the next fifteen or so years. It supersedes the Torbay Local Plan 1995-2011.

3.1.14 Policies which are particularly relevant to landscape and visual amenity include:

- Policy SS8, Natural Environment
- Policy CI Countryside and the rural economy
- Policy C4 Trees, hedgerows and natural landscape features

3.1.15 The Local Plan covers some ‘big ticket’ items for the Torbay Area. The items listed below illustrate key projects promoted in the Plan and the delivery focused nature of the Local Plan.

*‘Big Ticket’ Items and Aspirations in the Local plan*

3.1.16 It aims to create a context for growth – see also Future Growth Areas below:

*A strong urban focus – on Town Centres, brownfield sites, empty buildings and other urban sites, but out of necessity a limited amount of ‘greenfield’ development.*

3.1.17 The local plan has various aspirations. Aspiration 3 is to **Protect and enhance a superb natural and built environment** with the following objective applying to landscape character:

*To ensure new development makes a positive contribution to local character and identity, including the wider landscape character river corridors, open spaces, country parks and natural areas and setting of proposals.*

*Protection for and enhancement of AONB;*

*Identification of Village envelopes for Churston, Galmpton and Maidencombe, with greater opportunity for sensitive, modest development to support local communities.*

3.1.18 The area, White Rock Extensions, in which the site lies, was broadly considered as a future growth area but has not been allocated in the current Local Plan. This was because of uncertainty about matters concerning the AONB and Habitats Regulations, as outlined in the Inspector’s report. For landscape, an LVIA was needed to evaluate potential landscape and visual effects.

*Policy SS3. The Presumption in favour of Sustainable Development and exceptions*

3.1.19 Policy SS3 outlines the presumption in favour of sustainable development.

3.1.20 Exceptions to this are covered in the explanatory notes, which refer to factors, which might outweigh the presumption in favour of sustainable development, such as development in relation to AONBs as described in para 115, and Footnote 9 of the NPPF, both quoted above in relation to AONBs.

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Policy SS8, Natural Environment

- 3.1.21 Policy SS8 Natural Environment describes the relationship of the landscape with development is as follows:

*All development should have regard to its environmental setting and should positively contribute to the consideration and enhancement of the natural assets and the setting of the Bay.*

- 3.1.22 Paragraph 3 describes consideration of development outside of the AONB and its possible effect on the AONB.

*Development proposals outside of the AONB will be supported where they conserve or enhance the distinctive landscape character and biodiversity of Torbay or where the impact of development is commensurate with the landscape and ecological importance. However, it will be particularly important to ensure that development outside the AONB does not have an unacceptable impact on the special landscape qualities of an adjoining or nearby AONB or other valued landscape such as country parks. In assessing new development outside the AONB, the value of natural landscapes will be carefully considered, using the Torbay Landscape Character Assessment and other relevant management plans, to help ensure the objective for their conservation are met.*

- 3.1.23 For the proposed locations of country parks please refer to the Green Infrastructure Strategy for Paignton, described below. The landscape west of Goodrington is described as a countryside area.

- 3.1.24 Paragraph 4 describes the need for long-term landscape/ countryside management practices, landscape restorations and improved public amenity.

*The Council will, in considering major planning applications, seek long-term land management practices to maintain or restore landscapes, greenspace, dark corridors, and amenity open spaces, integrating biodiversity and green infrastructure objectives including improved public access. If development impacts adversely upon biodiversity, geodiversity or countryside management, developer contributions and mitigation measures will be required to improve management of enhancement of the natural environment with a goal of achieving a net gain in biodiversity.*

- 3.1.25 Paragraph 4.4.5 provides further explanation of the effect on the AONB (an indirect effect) as follows:

*In landscape terms, about 700 hectares around Brixham and the south of Paignton are within the South Devon AONB. In addition, some land to the south west of Paignton has an indirect effect upon the setting of the AONB within the South Hams. The AONB is a nationally important asset and must be given the highest status of protection from development and change. Policy SS8 is consistent with the NPPF.*

- 3.1.26 Paragraph 4.4.6 refers to the landscape character assessment and to the AONB management plan as tools in integrating the development into the landscape, and states that consideration

should be given to landscape as a 'setting' for existing developments and in preventing coalescence.

*The landscape character and management schedules contained in the Torbay Landscape Character Assessment (2010) will be taken into account when assessing the landscape impact of the proposed development.*

*Consideration should also be given to the strategic significance of key landscape areas in relation to maintaining the identity of settlements (see also policy CI Countryside and the rural economy).*

*In addition other plans give guidance on landscape and related matters. These include the South Devon AONB management plan (2014) and Torbay Green infrastructure delivery plan (2011).*

3.1.27 The Torbay Green Infrastructure (GI) Project is being taken forward by a partnership championed by Torbay Coast and Countryside Trust, Torbay Council and Natural England. One of the strategic aims of the plan is 'to enhance biodiversity and landscape character' and the plan includes a number of main objectives under this theme for protection, creation, restoration enhancement and management of biodiversity assets that occur in Torbay. <http://www.torbay.gov.uk/media/7000/torbay-green-infrastructure-delivery-plan.pdf>

3.1.28 The plan also includes objectives specific to Paignton, which has been identified as one of four 'action areas' which, due to their unique characters, have individual priorities for biodiversity and GI delivery. The northern part of the site, field 5, and the field north of that with the fields across Waddeton Road is hatched as a future country park /woodland country park. See the ecological chapter for a discussion on wildlife. The area north of the site is already planted as a country park woodland, that is a woodland with proposed access.

*Policy CI Countryside and the rural economy*

3.1.29 Policy CI Countryside and the rural economy covers development in the open countryside.

*In the open countryside, away from existing settlements, and in rural areas surrounding the three towns of Torbay, development will be resisted where this would lead to loss of open countryside or creation of urban sprawl, or where it would encourage the merging of urban areas and surrounding settlements to the detriment of the special rural character and setting.*

*Major new urban development should focus on the Future Growth Areas in the Strategic Delivery Areas set out in the Key Diagram, consistent with the ambition and policies of the Local Plan. Otherwise development outside the main urban areas and Strategic Delivery Areas will normally only be permitted within the established boundaries of villages (village envelopes) and hamlets, provided that it is of an appropriate modest scale and consistent with relevant Local Plan Policies.*

3.1.30 Paragraph 6.3.1.12 states that development outside of the intended Future Growth Areas as shown on Diagram 4 should occur inside the village envelopes according to details added in the Neighbourhood Plans.

*Where new development proposals come forward, the Council will also have regard to the need to protect, conserve or enhance the distinctive landscape characteristics and visual quality of a particular location, as identified in the Torbay Landscape Character Assessment, the suitability of development and the capacity of the countryside to accommodate change.*

3.1.31 The countryside area is shown on the policies map and Policy CI states that it has been identified for the following reasons:

- *To identify the countryside around Torbay as a finite source and encourage its best use,*
- *To safeguard Torbay from further urban sprawl and maintain important green wedges,*
- *To prevent the main urban areas of Torbay from merging with each other and neighbouring settlements,*
- *To preserve the special character of the towns and villages within Torbay's overall landscape setting,*
- *To recognise the need to adapt to changing demands in the countryside around Torbay an priorities for development,*
- *To concentrate building development within the urban area and prevent the unnecessary spread of inappropriate uses into the countryside and*
- *To maintain a connected network of landscape features set out in the Torbay Green Infrastructure Delivery Plan.*

*Policy C4 Trees, hedgerows and natural landscape features*

3.1.32 Policy C4: Trees, hedgerows and natural landscape features states that

*Development will not be permitted when it would seriously harm, either directly or indirectly, protected or veteran trees, hedgerows, ancient woodlands or other natural features of significant landscape, historic or biodiversity value.*

*Where the loss of, or impact on trees hedgerows or landscape features is considered acceptable as part of development, replacement and other mitigation measures will be required through planning condition or legal requirement, [which] should at least off-set any harm, and preferably achieve landscape and biodiversity improvements, and make provision for ongoing management.*

*Development proposals should seek to retain and protect existing hedgerows, trees and natural landscape features wherever possible, particularly where they serve an important biodiversity role.*

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*Proposals for new trees and woodlands will be supported in principle and will be a specific requirement of proposals in Strategic Delivery Areas and related Future Growth Areas.*

- 3.1.33 Note: The Torbay Landscape Character Assessment Part I describes potential future landscape change due to housing, recreation, employment and energy development and states in paragraph 2.44 that

*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.*

- 3.1.34 It also describes the importance of woodland and trees to Torquay in paragraph 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. ... 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.*

## **1.7 Landscape and relevant designations. See LVIA Appendices, Appendix II, Figures 2 & 3**

- 3.1.35 Relevant designations to be included in consideration of landscape receptors include the South Devon AONB and the Waddeton and Galmpton Conservation Areas.

- 3.1.36 AONBs are designated by Natural England (NE) in order to conserve and enhance their natural beauty, now, and for future generations.

- 3.1.37 The site does not lie within an AONB. It lies in the landscape between the South Devon AONB, (which lies to the south east, south and west of the site within the South Hams District Landscape) and the urban edge of Goodrington.

### ***The South Devon AONB. See LVIA Appendices, Appendix II, Figure 2***

- 3.1.38 The South Devon AONB has a Management Plan which is a statutory document and forms an important role in the delivery of services by the local authorities and which:

*Taken as a whole, ... provides guidance on how to conserve and enhance the special qualities and key features of this nationally important protected landscape. A particular role for the Management Plan is to assist public organisations (defined in law as 'relevant authorities') to understand and act on their duty to 'have regard to the purpose of conserving and enhancing the natural beauty of the AONB'. The Management Plan helps to translate this duty and illustrate what it means in the context of the South Devon AONB.*

The South Devon AONB Management Plan 2014 to 2019

3.1.39 The South Devon AONB Management Plan covers the five-year period 2014-19 and comprises two parts:

- The Strategy
- A separate Delivery plan which provides the supporting programme of action

3.1.40 The reasons why the South Devon AONB is considered outstanding are outlined in the Strategy section. With regard to the surrounding landscape of the AONB, which functions as a 'transition' between the AONB into the adjoining landscape, the Management Plan provides the following rationale and describes the key distinctive characteristics for the South Devon AONB Designations. It describes the surrounding landscape as the 'hinterland of the AONB – particularly the rural largely undeveloped countryside, farmland and woodland' as being 'particularly significant as a setting for the AONB'. The following paragraphs are taken from the AONB Management Plan:

Rationale

*The setting to the AONB provided by surrounding areas of land, sea and urban settlement together with the inter-visibility between the AONB and these areas is of great significance.*

*Distant views from locations within the South Devon AONB include many significant features that are not located within the AONB boundary.*

Distinctive characteristics (DC) of the AONB (selected relevant)

3.1.41 Distinctive Characteristics (DC) are those components that define what it is that gives South Devon its sense of place. They generally apply to areas smaller than the AONB as a whole.

3.1.42 The urban edge is described in the DC as a recognised part of the surrounding character of the AONB.

*Plymouth and Torbay form important components of the South Devon AONB setting at the western and eastern ends of the area and contrast strongly with the deeply rural nature of the AONB itself.*  
DC

*Residents from Plymouth, Torbay and other areas of the South Hams choose to visit the South Devon AONB in significant numbers throughout the year for both leisure and business purposes. The reverse is also true with a high dependency of South Devon AONB residents for employment opportunities, goods and services provided by the neighbouring towns and city. – DC*

*Away from Torbay and Plymouth City, the principal character of neighbouring inland areas forming the setting of the AONB is one that is sparsely settled and deeply rural in nature.*

*The inland boundary of the AONB is mostly not marked by a distinct change in scenery and the landscape character continues seamlessly into the neighbouring countryside. The hinterland of the AONB – particularly the rural largely undeveloped countryside, farmland and woodland – is particularly significant as a setting for the AONB.*

*Relevant Special Qualities of the AONB described in the Management Plan-*

3.1.43 The following italicised list of special qualities define the unique “natural beauty” for which the South Devon AONB is designated as a nationally important protected landscape:

3.1.44 The AONB blends into the surrounding rural landscape and is highly varied.

- *Iconic wide, unspoilt and expansive panoramic views.*
- *A variety in the setting to the AONB formed by the marine environment, Plymouth City, market and coastal towns, rural South Hams and southern Dartmoor*

3.1.45 The AONB lies adjacent to the tranquil and remote South Hams landscape.

- *Away from Torbay and Plymouth City, the principal character of neighbouring inland areas forming the setting of the AONB is one that is sparsely settled and deeply rural in nature.*

3.1.46 In this locality, the AONB is grouped around the River Dart watercourses.

- *Ria estuaries (drowned river valleys), steep combs and a network of associated watercourses.*
- *Deeply rural rolling patchwork agricultural landscape.*
- *Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.*
- *Areas of high tranquillity, natural nightscapes, distinctive natural soundscapes and visible movement.*
- *A breadth and depth of significant habitats, species and associated natural events.*



- *A landscape with a rich time depth and a wealth of historic features and cultural associations.*

#### Vision for the AONB

3.1.47 Paragraph 4.2 in the Management Plan describes the Vision for the AONB as:

- *a place valued, recognised and treasured forever for its nationally important natural beauty and distinctive character;*
- *its rugged, undeveloped coastline with wooded estuaries, secluded river valleys, rolling hills, abundant wildlife and rich natural environment;*
- *its distinctive historic landscape character including its patchwork fields, Devon banks and hedges, green lanes, historic settlements and archaeological remains shaped by centuries of human activity and maritime and farming traditions;*
- *its rural tranquillity, dark skies, fresh air, clean water, fertile soils and mild climate;*
- *its living, working countryside where community and economic activity sustain the landscape*
- *and bring prosperity and social well-being to ensure a good quality of life for its residents.*

#### **The Waddeton and Galmpton Conservation Areas**

3.1.48 These conservation areas lie to the south west and south east of the site respectively.

## **4.0 BASELINE CONDITIONS**

### **1.8 Published Landscape Character Assessments**

4.1.1 For details of Devon Landscape Character Assessment please refer to **LVIA Appendices, Appendix III a**

4.1.2 Existing Landscape Character Assessment (LC Assessment) studies help to establish a baseline for landscape receptors. Such LC Assessments may be of varied scales, ranging from broad national character area studies to detailed local authority assessments. GLVIA3 recognises that LC Assessments

*“adopted and published by competent authorities are usually the most robust and considered documents” (GLVIA3; 77).*

4.1.3 Baseline studies exist to:

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*Establish the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the development proposal. (and to) Include information on the value attached to the different environmental resources. (GLVIA3; 27).*

- 4.1.4 For the purposes of this assessment existing National Character Area studies are described to provide context only, whilst character areas described by studies at a more local level are described in more detail particularly where they are especially relevant to the site.

#### **National Character Area (NCA)**

- 4.1.5 Originally published by the Countryside Agency in 1999, the Character of England Map, Volume 8 (South West) set out landscape character areas on a national scale. Natural England, now part of DEFRA, has updated these descriptions. The site lies within NCA 151 South Devon. This record was published by Natural England on 17 July 2012. For National Character Areas, see **LVIA Appendices Appendix II Figure 4**.

- 4.1.6 Relevant Characteristics include the following:

*South Devon NCA is predominantly a plateau, dissected by steep valleys and rivers, most rising on the adjoining Dartmoor NCA. Towards the coast the often wooded valleys and rias are remote and hard to access from the land. The majority of the area consists of mixed farming, with fields flanked by Devon hedgerows and narrow winding lanes. The south of the area contains many internationally important coastal and estuarine habitats.*

*Historically South Devon has tended to be an isolated part of the country, the main communities confined to the coast and estuaries and communication being by sea.*

*South Devon today*

*At its core, South Devon is a fertile, agricultural landscape, with smooth, rounded hills separated by deep, wooded valleys; a patchwork landscape of arable and improved pasture. Larger fields occur on higher, flatter land with more intricate, smaller-scale fields on the valley sides. The resultant rich and complex mosaic of habitats, supporting many arable and grassland plants and farmland birds, is further emphasised by a network of hedgerows providing a stronghold for important, rare species, such as curlew, and foraging grounds for greater horseshoe bats. A sense of enclosure pervades, particularly alongside ancient, sunken lanes, often topped with closely trimmed hedges and accompanied by a profusion of wildflowers, connecting scattered farmsteads and hamlets.*

*Occasional views of the sea glinting on the horizon signal the proximity of the coast. The northern edge of the area merges with the pastoral landscape of the Dartmoor fringe. The mass of Dartmoor provides a backdrop to most of the NCA.*

*The length and complexity of river valleys and rias, which cut through the southern plateau, impair east-west travel, contributing to the feeling of remoteness. In the valleys and estuaries semi-natural and ancient woodlands of oak and ash remain, often on steep north-facing slopes inaccessible for farming.*

4.1.7 Given the relatively small scale of the type of works involved and the location adjacent to the urban edge of the Torbay urban area, the character of the NCA (South Devon) will not be affected and is not considered further, but it sets the context and describes elements of the landscape.

#### **Local Landscape Character Areas (LCA)**

4.1.8 The Devon County Council, Devon wide Landscape Character Area/ Type: LCT 3B: Lower rolling farmed and settled valley slopes, includes the landscape both sides of this district boundary as one landscape type. (The site lies within the Torbay District but adjacent to the South Hams District as the western site boundary is contiguous with the South Hams-Torbay District Boundary.)

4.1.9 Refer to *Devon Landscape Character Types (LCTs) Summary List of Key Characteristics*.  
<https://new.devon.gov.uk/planning/planning-policies/landscape/devons-landscape-character-assessment>.

4.1.10 The Devon Landscape Character Type, mentioned above coincides with that described in the South Hams District Council and South Devon AONB (SHSDA) Landscape Character Assessment (2007), which uses a similar name, LCT 3B Lower Rolling Farmed and Settled Slopes and description so the published assessments are co-ordinated.

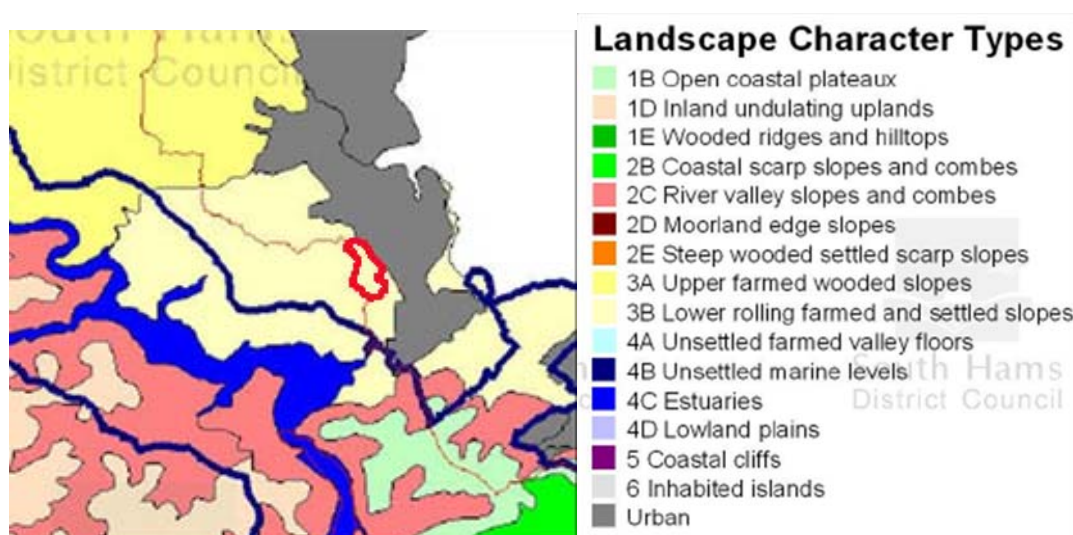


Figure B Landscape Character Types taken from the South Hams District Council and South Devon AONB (SHSDA) Landscape Character Assessment (2007).

4.1.11 Characteristics are as follows:

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LCT 3B: Lower rolling farmed and settled slopes

*Location*

*This type occupies the transitional slope immediately above the flat river valleys and tributaries in South Devon.*

*Key Characteristics*

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

4.1.12 Other relevant landscape types in the SHSDA character assessment with intervisibility with the site include the following

- *LCT 1B Open Coastal Plateau*
- *LCT 1D Inland undulating uplands*
- *LCT 2C: River valley slopes and combs*
- *LCT 3A: Upper farmed and wooded slopes*
- *LCT Urban (The site lies adjacent to the Brixham Road and Goodrington on the urban edge of Paignton)*

**Area of Local Landscape Character**

4.1.13 The site itself lies within the Torbay District, which is covered by the Torbay Landscape Character Assessment. This provides a finer scaled study of the landscape character found within the Torbay District on the east of the Devon Wide/ South Devon AONB and South Hams DC Landscape Assessments. The report is in two parts. Extracts from the landscape character assessment in Part I are included below.

4.1.14 The site lies wholly within the Torbay Area of Local Landscape Character (AoLC): 10 North Galmpton and in the Landscape Character Type (LCT), 1 ROLLING FARMLAND, shown in light green.

4.1.15 Within the study area to the south of the site is the Torbay LCA/ AoLC: 3K Galmpton Valley, Landscape Character Type (LCT) 3: SECLUDED VALLEY, shown in dark green, see figure B below, taken from the Torbay Landscape Character Assessment Enderby Associates, (Pages 34, 35, 71 and 72).

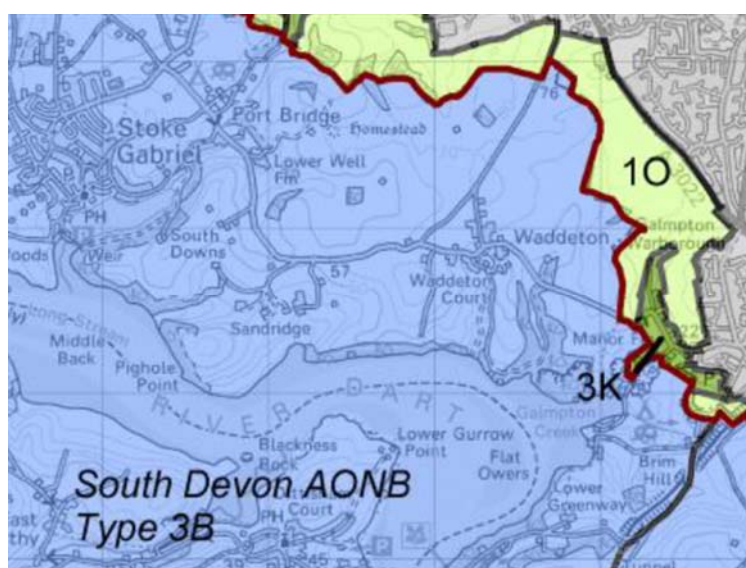


Figure C Landscape Character Types taken from the Torbay Landscape Character Assessment Part 2 (2010) to show areas 10 and 3K Note: the blue area is not the extent of the AONB but rather the extent of the SHSDA LCT 3B

4.1.16 The Rolling Farmland is described in part I of the Enderby Report as the typical Devon landscape.

*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.*

4.1.17 The 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.*

4.1.18 The other Torbay local landscape type is Secluded Valley. In part I of the Enderby assessment this is described as:

*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.*

4.1.19 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.*

4.1.20 This LCA/AoLC is described as a subdivision of the Rolling Farmland. It could be seen as relating more to the River Dart and the start of a creek. In the Torbay assessment, this landscape character area is a field away from the site.

*How the LCAs relate to the site*

4.1.21 Overall, the LLCA (Local Landscape Character Assessment) generally represents an accurate and appropriate basis for assessing the effects of the proposals, and this is supplemented below by site-specific appraisal work. The site lies in the middle of the character area with most of the LCA to the north. The fields are undulating. Part 2 of the assessment states:

*Parts of the southern area are slightly less sensitive due to visual containment.*

## **1.9 Historic Landscape Character - refer also to Cultural Heritage Section of the ES.**

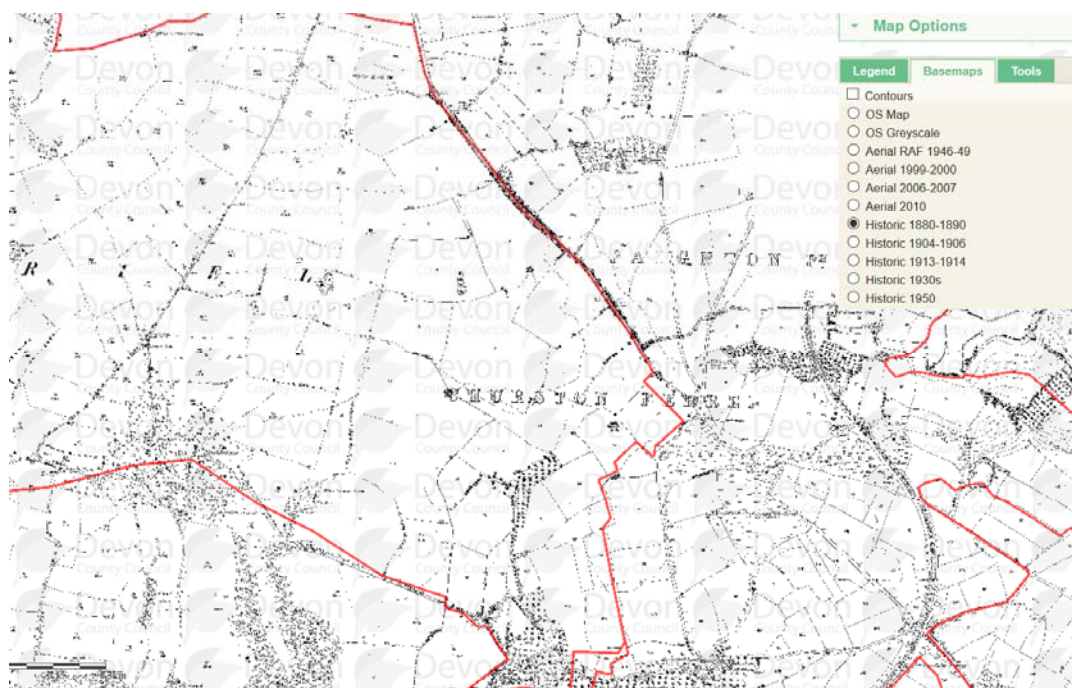


Figure D Historic map dated from around 1880 to 1890 from the Devon County Council website.

- 4.1.22 As part of the Devon wide Landscape Character Assessment, the county was divided into Landscape Description Units (LDUs) and the site lies within LDU 822, for which the land cover is described as 'Ancient pastoral farmlands' and settlement is described as 'Clustered with estate farms'.
- 4.1.23 The earliest map shown on the Devon historic landscape Characterisation website is the 1888 OS map which is compared with the current landscape.
- 4.1.24 The tree-lined Brixham road is on the 1888 map with agricultural fields rather than housing of Goodrington to the east.
- 4.1.25 The agricultural fields of the site are currently as shown on the 1888 OS map except for the removal of some hedgerow boundaries along the site boundary, and in field 1 leading to the pond, which is also on the map. Just south of the southern field boundary of field 2 there is another field boundary running along the district boundary and just north of the southern boundary of field 1 is a similar width strip of a smaller field. For field numbering used in this chapter, refer to Figure A.
- 4.1.26 A field to the east of the site, Marls woodland, which arose in connection with quarrying, is shown. Nords Wood is not on the map as it was planted early in the 1900s. Isolated trees in the middle of the adjacent fields are also not shown. South of Nords, the copse is associated with quarrying and is replanted ancient woodland. Traditional orchards are still part of

Waddeton Conservation Area, while an orchard to the south east of the site has been lost. Further east are some blocks of plantation tree planting.

- 4.1.27 The nearest large estate is Waddeton Court, the buildings of which lie within the Waddeton Conservation Area and South Devon AONB to the southwest. A garden attached to Waddeton Court is shown on the Devon interactive historic maps. It lies outside the conservation area but within the AONB. Just south of the site the historic mapping shows the remains of a castle.
- 4.1.28 All the fields within the site boundary are Post Mediaeval. The southern fields are referred to as Barton fields, as some of the boundaries are curved, a remnant from mediaeval enclosure. The fields outside the site boundary, such as the adjacent Car Boot field to the south is Modern, as are the fields to the immediate east of the planted field north of field 5 the northernmost field. The fields adjacent to the site leading south to the River Dart are Mediaeval and the fields adjacent to the Waddeton orchards are Post Mediaeval, Barton Fields.
- 4.1.29 In the Torbay Landscape Character Assessment (2010) part I, the fields are described as 'ancient agricultural probably as part of an estate'. No evidence of ornamental estate planting is on site. Moving south west away from the top of the site and away from the Brixham Road, the southern end of Waddeton Lane and the landscape around the Stoke Gabriel Road becomes more tranquil and feels more remote,. It is more of a valley side landscape before the land is wooded and drops down to the River Dart

#### **1.10 Public Rights of Way (PRoWs), National Cycle Routes and Steam Railways**

- 4.1.30 Although there are some urban footpath and cycle paths east of the site, there are no PRoWs on or adjacent to the site. Refer to LVIA Appendix II, LVIA Figures, Figure 2.
- 4.1.31 The nearest PRoW runs south from the Stoke Gabriel Road on a slope facing away from the site through woodland down to the River Dart, where it joins the Recreational Trail, the Greenway Walk. It is not in the visual envelope due to intervening woodland and landform and is therefore scoped out.
- 4.1.32 There is a network of PRoWs running across the AONB plateau. Some of these run across the AONB slopes that face the site. PRoWs to the south of the site include the following Recreational Trails and bridleways:
- the JMH (John Musgrave Heritage) Trail,



- the Greenway Walk,
- the Dart Valley Trail and
- the Capton bridleway.

4.1.33 To the west the National Cycle Route, Route 2 and the JMH Trail run past the entrance to Sharpham House Grounds. This is scoped out due to distance and landform.

4.1.34 To the north a PRow leads from Buttshill Cross along a gravel track to a reservoir. This is scoped out due to distance and landform, the site lies behind (south of) the ridge to the south of White Rock.

4.1.35 The steam railway from Paignton to Dartmouth runs to the south of the site between the site and the River Dart and within the AONB.

## **1.11 Local Landscape Character Baseline - The Site and Environs**

4.1.36 The site comprises five fields, both pasture and arable, and is set on the lower slope of a rolling plateau area. As a whole the site slopes down to the south, while gently undulates in all directions. The higher land is at the top (northern end) of field 5, along the contour running along the field boundary at 73m AOD. The lower land lies to the south east (at around 61m AOD) and to the south west (at around 55m AOD) on the southwestern corner edge.

4.1.37 Just north of the site and outside of the site boundary, between the boundary of White Rock and the site, lies a field planted with woodland whips (young saplings).

4.1.38 The field pattern is defined by typical Devon hedge banks, some of which have hedgerows and hedgerow trees. The western site boundary runs along the district boundary between Torbay and South Hams, which, as shown on older maps, was previously defined by field boundaries. However, some of these hedgerows/ hedge-banks have been removed so that field 3 has no southern hedgerow and field 5 no western hedgerow.

4.1.39 The northern site boundary runs along the northern boundary of field 5. The new woodland planting in the field behind (north), is part of the mitigation for White Rock.

4.1.40 The eastern site boundary is defined by a hedge-bank along the A3022, the Brixham Road, the hedgerow along field 5 is minimal, while along field 1 a line of trees runs along the hedge-bank. This line with an initial gap to the south east near the road continues round the boundary to the south between fields 1 and 2 and the car boot field. As the boundary around field 2 leaves the car boot field, the trees become less frequent and although the field

boundary is marked by a low hedgerow under 2m height on a hedge-bank, the site boundary runs along the district boundary, through the adjacent field to the south without a hedgerow boundary.

- 4.1.41 The southwestern boundary of field 2 is defined by Nords (wood) and the site boundary runs south of this including a small part of Nords. Although once bound by hedgerow, there is no current southern boundary, marking field 3, which runs from the northwest corner of Nords to meet the western boundary hedgerow and hedge-bank boundary of field 3.
- 4.1.42 The western boundary continues along the edge of field 4, where the hedge-bank is almost devoid of hedgerow/ with a low hedge, but with three hedgerow trees defining the western edge of field 4. The boundary continues across field 5 without any defining hedgerow.
- 4.1.43 The northern site boundary runs along the boundary of field 5, which has limited hedgerow to the east and a substantial block of hedgerow with 4 characterful, mature trees in varying states of vigour to the eastern end.
- 4.1.44 Internal hedgerow boundaries comprise hedge-banks with hedgerows and some mature hedgerow trees. A few hedgerow trees have been planted in the hedge-bank between fields 1 and 4 as part of White Rock mitigation and are still establishing.
- 4.1.45 Within the site, there are localised undulations with a plateau area in the middle of field 1 and field 4 at around 65 to 64m AOD and slightly higher ground at 68m AOD to the south west edge of Field 1 and the top (north east) of field 2 where the field boundaries are contiguous. At a lower point, to the south of field 1, there is an old quarry pond, (refer to cultural heritage chapter), surrounded by a few trees. Other low points occur along the western edges of fields 4 and fields 3. The southern part of field 2 falls steeply. Field 5 lies on higher sloping land rising up to the north to a local treed ridgeline, behind which lie the residences of White Rock, under construction to the north and northwest. An employment area is situated to the northwest of White Rock.
- 4.1.46 The surrounding topography is characterised by the gently rolling farmed landscape of the South Hams to the west and immediate south. Further south and west within the South Devon AONB, the land drops down into the estuarine landscape of the River Dart before rising up to form another plateau, twice the height of the site further southwest.
- 4.1.47 To the east, the tree-lined Brixham Road (A3022) contiguous with the eastern site boundary, runs uphill from Galampton to the local ridgeline near White Rock and defines the edge of the urban area of Goodrington. On the rising land, east of the A3022, lie the

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residences on the urban edge of Goodrington near Paignton stacked up the hill. Further east the land drops down to the Torbay coastal landscape. The suburbs of Torquay lie further north on a higher ridge, merging with Paignton to the northeast. While undulating, the land falls to the west and south and rises to the north and east.

- 4.1.48 To the southeast lies the car boot field and south of that, on a lower contour than the site, Galmpton, which comprises the Open Access Land at Windy Corner and residential area. The Galmpton Conservation Area is tucked away further from the site, behind the more modern residential area and is scoped out. Further south there is rolling farmland typical of the South Hams District with the characteristics described in the LCA, namely a traditional South Devon rural landscape with hedge banks and sunken lanes. Some of this land to the south lies within the AONB.
- 4.1.49 Throughout much of the rolling farmed plateau landscape to the south and west, the integrity of the existing hedge-banks/ hedgerows and hedgerow trees, patches of woodland provide varying levels of enclosure. The site blends in well and is part of this agricultural landscape with its blocks of woodland and other trees. There is a line of trees on the eastern boundary of field 1 along the Brixham Road and on the other side of the road is wooded so that to the north and east, the residential areas are integrated into the landscape by lines and /or blocks of trees. To the west, there are isolated trees in the middle of the fields. Further west lies Marls Quarry with its tree group, with a plantation and historical copse even further east. To the southwest lie the traditional orchards of the Waddeton Conservation Area around the thatched cottages. To the south lies Nords woodland block comprising Pines to the north and Holm Oaks to the south and to the southeast a crescent shaped line of evergreen trees further define the landscape. The landscape is characterised by rolling agricultural fields, defined by hedgerows and hedgebanks and scattered woodland blocks, which provide some enclosure.
- 4.1.50 The South Devon AONB lies approximately 500m south of the nearest site boundary (the boundary across field 3 and just south of field 2). Further south the AONB land falls away from the site down to the River Dart/ Dart Estuary landscape and Dittisham. The land then rises to around 170 to 190m AOD with the slope as a whole facing north east towards the site and the urban area of Torbay beyond. The land then plateaus at around 5km from the site and starts to fall to the southeast and southwest.
- 4.1.51 Waddeton Conservation Area, which includes the hamlet and adjacent orchards, is situated to the south west at approximately 60m AOD in a wooded area. Its boundary lies about 500m from the nearest site boundary and there is some intervisibility with the site and

residences and/or the curtilages to the south west of the site. The River Dart Estuary wraps round to the southwest of Waddeton. Further to the southwest lies Stoke Gabriel on lower land near the River Dart at about 40m AOD.

4.1.52 To the west and northwest lies rolling farmland typical of the South Hams landscape with typical characteristics as mentioned above and some scattered small woodland blocks. Within this agricultural landscape, Sharpham House lies to the far west on the other side of the River Dart within the AONB and Totnes lies to the far northwest on the north edge of the AONB.

#### **1.12 Landscape Receptors (LRs). See LVIA Appendices Appendix II Figure 6**

4.1.53 Landscape receptors, which will be used in the assessment process, have been identified. Identification of landscape receptors includes:

*the constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape in different areas (GLVIA 3, 36)*

4.1.54 Some are based on the published local character area descriptions and others have been selected in order to capture the local character of the site and its context. Other landscape character areas in the SHSDA Landscape character assessment as shown in figure 6 were considered in selecting the landscape receptors but as they will not be physically altered by the proposals nor by their adjacency to the proposals, these receptors are scoped out at this stage. Refer to Figure B Landscape Character Types taken from the South Hams District Council and South Devon AONB (SHSDA) Landscape Character Assessment (2007) also found in **LVIA Appendices, Appendix II Figure 6.**

4.1.55 The wider local landscape character area lies within the local Devon Landscape Character Type 3B Lower Rolling Farmed and Settled Slopes. This relates to SHSDA Landscape Character Type (LCT) 3B & TDC LCA (AoLC) 10. The landscape character area sweeps across the district boundary and so the local landscape both sides are considered within this landscape receptor.

4.1.56 The agricultural landscape is both pastoral and arable. It comprises the rolling plateau on which the site lies, and which extends to the south and west. Although not in the AONB, some of it lies within the landscape context of the AONB. The landscape used to be locally designated as AGLV by both authorities. As there was to be greater reliance on the Landscape Character Assessments, this local landscape designation is now omitted from both districts' Local Plan/ Core Strategy.

4.1.57 The partially open aspect in certain locations allows views out towards and in from the distant higher land of the Devon AONB (and the rolling hills beyond and outside the AONB) to the south and west, filtered by woodland blocks, such as Nords.

4.1.58 It is assessed as a receptor in its own right, see LR5 below and also further subdivided locally in relation to the site into the following Local Landscape Receptors, LR1a and LR1b as shown in Figure E below in this Chapter and Figure 6c in the **LVIA Appendices Appendix II Figure 6c**.

4.1.59 The selected landscape receptors, shown in figure E below, are as follows:

- LR1a Rolling Farmed Landscape and
- LR1b Valley Side Landscape. The Waddeton Conservation Area and part of the Galmpton Conservation Area are set within the LR1b the Valley Side Landscape.
- LR2 The tree-lined Brixham Road Corridor, A3022.
- LR3 Urban edge/ urban landscape -To the east and north of the site lies the urban edge of Goodrington/ Paignton and to the south the urban edge of Galmpton. (The urban edge of White Rock, which lies to the north, is behind (north of) a line of mature trees and over the ridgeline, which separates it from the Inglewood site.)

4.1.60 The AONB and local landscape character type 3b are also included as landscape receptors:

- LR4 The Local AONB landscape as a whole. This includes LR4 [SHSDA LCT 1B] Open Inland Plateau of the AONB east of the River Dart; and LCT 2C: River valley slopes and combes
- LR5 The local landscape character area as a whole. This comprises LR3B Lower Rolling Farmed and Settled Slopes [SHSDA and Devon wide Landscape character type] to include both that in the Torbay District and that in the South Hams district as it is one Devon landscape character area
- LR6 The Conservation Areas (CA)s. There may be indirect landscape effects on the Waddeton CA and the Galmpton CA.

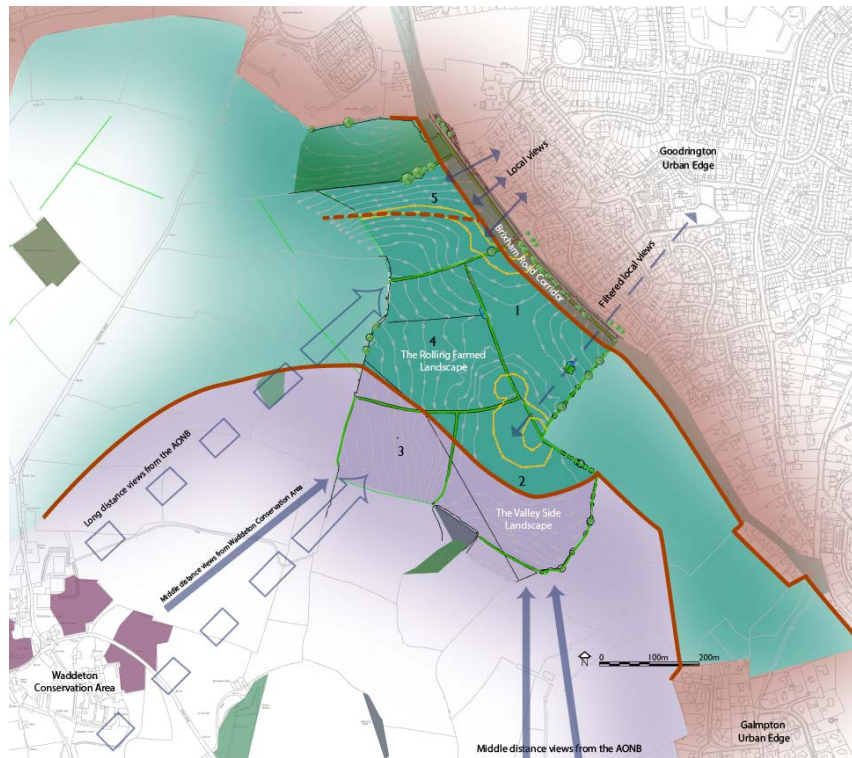


Figure E Local Landscape Receptors: LR1a Rolling Farmed landscape, LR1b Valley Side landscape, LR2 Brixham Road Corridor, LR3 Urban edge landscape-Goodrington & Galmpton. Woodland is shown in various shades of dark green, orchards around Waddeton in purple. Yellow dotted lines within the site indicate the 67m and 68m AOD contour. Site fields numbered 1 to 5. Local woodland and copses are shaded in green, coniferous in grey, orchards in purple. Note Waddeton and Galmpton CAs are shown in LVIA Appendix II Figures.

Table I: Summary of Landscape Receptors (LR) Considered for Assessment

<b>Table I</b>	<b>Landscape Receptors (LR) within the study area</b>
<b>LR</b>	<b>Name</b>
LR1a	The Rolling Farmed Landscape lies between Goodrington and Waddeton Lane to the west and beyond. It includes most of the site and the area outside the site in which ecological mitigation will occur.
LR1b	The Valley Side Landscape. This includes the southern part of the site and the slopes just south of the site leading to the Stoke Gabriel Road and the wooded slopes of the River Dart.
LR2	The Brixham Road, A3022 tree lined road corridor
LR3	The urban edge/ urban landscape/ Goodrington and of Galmpton
LR4	The local AONB landscape within the study area as a whole.
LR5	The local area (ie within the study area) of the Devon Landscape Character Type (LCT) 3B called the Lower Rolling Farmed and Settled Valley Slopes landscape as a whole to include both that in the Torbay District and that in the South Hams district as it is one landscape.
LR6	The Conservation Area (CA) of Waddeton
<p>Note re LR5 and AGLV</p> <p>The agricultural land to the west of Goodrington. The area within the South Hams was valued as AGLV by South Hams District Council and the adjacent area within the Torbay boundary is still valued as AGLV in some Torbay Council SPDs. This is also the landscape on the edge of the AONB, between the AONB and the urban edge. This is divided into receptors LR1 Rolling Farmed Landscape and LR2 Valley Side Landscape. It is assessed locally as a whole as LR 5 above.</p>	

### ***Landscape Value, Susceptibility and Sensitivity***

4.1.61 Value, Susceptibility and Landscape Sensitivity are examined in the Assessment of Visual Effects, Section 8 of this report.

### **1.13 Visual Context Baseline, Visual Receptors and Existing Views**

#### ***Zone of Theoretical Visibility (ZTV) and Visual Envelope.***

4.1.62 The Zone of Theoretical Visibility (ZTV). provides an indication of the area from which views of the development may be gained (the potential visual envelope).

4.1.63 As an initial tool for site survey, the ZTV was calculation was based on landform only, using an anticipated component height of 9m and 12m from fields within the site.

4.1.64 The visual envelope was refined following desk study and site visit. Visual receptors were identified within this envelope and illustrative/representative viewpoints selected. Night-time photos were taken for key Representative Viewpoints.

4.1.65 Further illustrative viewpoints were added following viewpoint agreement with the AONB manager, and the landscape officers for the South Hams and for the combined authority of Teignmouth and Torbay.

4.1.66 As the built form became more defined, a ZTV calculation, based on a Digital Surface Model (DSM) was made. In addition to landform, this ZTV included landscape features such as buildings, hedgerows and trees.

#### ***Description of the site in the visual envelope***

4.1.67 Both the site and surroundings lie on a landscape, which undulates in all directions with an overall fall to the south/ southwest down to the River Dart. The undulation means visibility varies. The overall fall to the south and southwest means visibility is possible from the landscape to the south when it rises and to the south west on the rising landscape on the other side of the River Dart. Scattered woodland blocks, hedges on hedge-banks, and the urban edges of Goodrington to the East, and Galampton to the southeast further curtail possible views, reducing the visual envelope. The AONB lies to the south of the site within the visual envelope.

4.1.68 The visual receptor groups have been selected from within this visual envelope. Refer to LVIA Appendix- Figures, Figure 3 for DSM ZTV, which shows the visual envelope.

#### ***Selection of Visual Receptors - People Receiving Views and the Representative Viewpoints***

4.1.69 Identification of visual receptors is the process of identifying

*‘the people who will be affected by the changes in the views or visual amenity at different places’ (GLVIA3,36) and their ‘Value, importance, susceptibility and resilience’ (GLVIA3,37)*

4.1.70 Viewers/ Visual Receptors are viewers in publically accessible places. From private locations, ie local residences, views are assessed through intervisibility. As it is unlikely that Railway users on the Dartmouth to Paignton steam train, travelling on lower lying land, will obtain views of the site, they are scoped out. Views from private land, such as those distant/ middle distance views, afforded to viewers from the access track to and from the top of Windmill Hill, are not assessed.

4.1.71 The visual receptor groups with the potential to be affected by the proposed development have been identified as:

#### ***Visual Receptor 1 (VR1) Residents***

- in the Conservation Area
- outside of Conservation Areas and on the Urban Edge (outside of the AONB).



- in the settlements and scattered farmhouses in the AONB
- in the landscape outside the AONB

Visual Receptor 2 (VR2) Road users

- on the road network such as motorists and cyclists in the AONB
- on the road network such as motorists and cyclists outside the AONB

Visual Receptor 3 (VR3) Recreational and non-recreational users of Public Rights of Way (PRoWs) and Public Access land

- Recreational and non-recreational users of Public Rights of Way (PRoWs) within the AONB
- Recreational and non-recreational users of Public Rights of Way (PRoWs) outside of the AONB

Visual Receptor 4 (VR4) The AONB as a whole as a visual receptor

Visual Receptor 5 (VR5) The Conservation Areas

- Waddeton Conservation Area
- Galmpton Conservation Area viewers are scoped out as the wider village Galmpton lies between the CA residences and the site.

4.1.72 Selected viewpoint photographs from various orientations and locations were chosen to represent and describe the views obtained by the visual receptors. For representative viewpoint (RV) locations refer to LVIA Appendix, LVIA Figures, and for the RV photographs and descriptions, refer Figures 9 to 44. The RVs are also included as a list in the LVIA Appendix, in the section called 'List of Selected Representative Viewpoints'. These RVs have been used in the assessment to appreciate the visual context of the visual receptors and describe the changes in the views resulting from the proposed development. This analysis has been used to assess the impact of these proposals on the visual receptor groups. The visual receptor groups are described and linked to associated Representative Views in Table 2 below at the end of this visual baseline section.

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## **Description of Visual Receptors - People Receiving Views**

### VR1 Residents

4.1.73 The group VR1 is subdivided further into VR1a to VR1d as described below:

#### VR1a Residents on the urban edge of Goodrington to include the houses near the top of the site

4.1.74 Visibility for these residents was assessed both from publically accessible locations such as the footpaths and Brixham Road, and by noting where there was intervisibility of windows from the site. RVs 13 and 14 were taken to describe the type of views available to these visual receptors. The west facing windows have views out across the Brixham Road onto the rolling agricultural landscape extending towards a local ridge. The site lies within this landscape adjacent to the Brixham Road. To the south west the views are out towards the AONB landscape beyond the woods on the banks of the River Dart and towards hills beyond.

#### VR1b Residents on the urban edge of Galmpton (outside the CA) south of the site and south of the car boot field

4.1.75 Residents on the northern and northwestern edge of Galmpton have glimpsed views of the site, filtered by the boundary vegetation. RVs 11 and 12 were taken to represent these receptors. The views are looking up from lower ground, across the car boot field towards the treed hedgerows of the site. Views of the site and landscape beyond are oblique. Nords is visible over the tops of the treed hedgerow in some views.

#### VR1c Residents in the settlements (such as Dittisham) and in the scattered farmhouses within the AONB

4.1.76 Residents in Dittisham whose windows or gardens are within the visual envelope will receive views of the site. Due to landform and intervening vegetation, views are available only on higher land in lower Dittisham and RV 7e would represent these views. The view is of the River Dart in the middle distance seen through woodland in the foreground. From this elevation of around 55m AOD slightly lower than most of the site, the site is seen obliquely in the far distance against the Ridge at White Rock, which from this elevation forms the skyline. A small part of the field surface of field 5 is visible. For the rest of the site as a whole, the field boundary vegetation blending in with the surrounding hedgerows and trees, rather than the surfaces of the fields is visible as a thin strip.

4.1.77 RV 5c was taken for views on higher land entering the Dittisham from the south and as representative of farmhouses in this orientation. This view includes the River Dart in the middle distance with its wooded banks and fields either side. In the far distance the site is visible as a thin strip of fields adjacent to the urban area of Torbay on the distant skyline.

4.1.78 RV 5c was also taken as representative of farmhouses south of the River Dart in this orientation, such as Cott Farm, which is near the southern boundary of the AONB.

VR1d Residents in the scattered farmhouses outside the AONB

4.1.79 On the higher more remote rural, less inhabited land just outside the AONB, views are mostly obscured at this distance (around 5km from the site) due to intervening vegetation and/ or landform. Views are obtained from windows facing the site in locations where the land slopes down in the direction of the site and there is no intervening vegetation. The views to the west, north and east includes the AONB countryside and the agricultural landscape beyond. The more elevated views include Dartmoor to the northwest and Torbay and the East Devon Coast to the northeast.

4.1.80 This is the case for farmhouses or residences such as those in the location of Foxenhole at a southwest orientation from the site as in RVs 5a and 5b; and from the upper windows of the farm residence at Kingston near the Capton Bridleway, RV4a.

4.1.81 RV4a, a distant elevated view of about 120m AOD at about 5km from the middle of the site), taken from the road at the bottom of the Capton bridleway, is representative of views from this area in a west southwest orientation.

4.1.82 In RV 5a, the site lies in the far distance and from this elevated view the urban area of Torbay forms a considerable part of the view on the distant skyline. The site is tucked directly under this, a small element in the fields on the urban edge.

Visual Receptor 2 (VR2) Road users, such as motorists, cyclists, farm vehicle drivers, pedestrians

4.1.83 The group VR2 is subdivided into groups Vr2a to VR2d:

VR2a-1 Users of the road network within the AONB –south of the River Dart

4.1.84 High hedge-banks with treed vegetation and/ or robust hedgerows tend to prevent views along the lanes crossing the more rural landscape south of the River Dart. Views where available tend to be transient through gateways. However, in locations where the road runs down a slope towards the site, sequential views are available, often framed by hedge-banks.

4.1.85 RV3 represents a view through a gap in the hedgerow over the River Dart in the foreground with the site a small element in the background on the urban edge of Torbay. RVs 5 represent sequential views available to road users driving into Dittisham from Capton or Dartmouth. The view is of the fields comprising the site as a small element in the middle to far distance, set against the urban edge of Torbay, a wide element in the background. Initially the view sequence starts on a section of road outside the AONB (RV5a) moving into the AONB (RV 5b) until just beyond Cott Farm (RV 5c), when the road drops into Dittisham and the view is lost. These views are approximately 3km from the nearest site boundary. Views of the southeastern part of the site are prevented by landform and Nords wood.

VR2a-I Users of the road network outside the AONB –south of the River Dart

4.1.86 On the road from Capton to Dittisham, road users would just be able to discern the site around Bruckton Cross, where elevated views are possible over the hedgerows from the road up to near Downton Cross. Refer to RV5a. The site is not visible until reaching Foxenhole when sequential views are possible as the AONB is approached and entered, travelling towards Cott Farm. Refer to RV 5b leading into RV 5c in the AONB.

VR2b Users of the road network within the AONB –north of the River Dart –Kennel Lane near the Galmpton, Greenway Road & Stoke Gabriel Road.

4.1.87 Road users travelling north along Kennel Lane as it drops down towards the edge of the Dart Valley are facing the site and will receive sequential views of the site, framed by the high hedge-banks either side of the road. Views from other neighbouring roads are curtailed by intervening vegetation/ built form. Refer to RV9. Although views are possible from a short stretch of the Greenway Road, drivers will barely perceive the site as it is at right angles to the direction of travel. Walkers would have more time to stop and turn to look over the 1m high hedge-bank/ wall. See VR3 below. Drivers and walkers along the Stoke Gabriel Road leaving Waddeton and moving east towards Galmpton would barely perceive the site, although filtered views of field 3 are available. Refer to RV 17. Continuing towards Galmpton, views are then curtailed by landform and wooded areas. Nearer Galmpton, filtered views of the site are available through limited gateways and with the buildings of Galmpton and Goodrington in the view. Refer to RV 17.

VR2c Users of the roads outside the AONB – Brixham Road.

4.1.88 Travellers along the Brixham Road will experience a broad multi-lane road by the White Rock entrance changing into a fairly narrow, two lane, tree-lined road, as it moves south up towards and over the ridge. Looking southwest from near the top of the ridge, views open out across the landscape, which rolls down to the River Dart valley and up past Dittisham to

the rolling hills beyond. Refer to RV14. The traffic on Brixham Road is rather fast without a footway so avoided by pedestrians and a footpath runs parallel and offset to the east from the road up to the ridge. Over the ridge, there is a short length of footway and the occasional driveway onto the road. Refer to RV 18, RV 14, RV 13, and RV 12.

#### VR2d Users of the roads outside the AONB – Waddeton Lane

- 4.1.89 Waddeton Lane is a narrow rural mostly single-track lane with high hedge banks, typical of the South Hams rural landscape. It runs roughly parallel to the western site boundary, one or two fields away. Glimpsed views through gateways are possible of the urban edge of Goodrington. However, on the whole, views are obscured by the hedge-banks. The Lane runs from the recent development and now urban area of White Rock to the traditional thatched cottages and orchards of Waddeton in its own large Conservation Area. Refer to RV 15

*Visual Receptor 3 (VR3) Recreational and non-recreational users of the PRoWs Viewers using the PRoWs are further divided into VR3a to 3d.*

#### VR3a Users of the PRoWs outside the AONB south of the River Dart

- 4.1.90 Views of the site are available to walkers, horse riders and other bridleway users from the Capton Bridleway (Dittisham Bridleway 5) as it comes over the ridge and descends down to the farm at Kingston. At this distance of over 5km, the site is a small element in the view with the urban areas of Torbay extending across much of the skyline to the northeast, and with the East Devon coastline in the very far distance further east. Dartmoor forms the skyline in the far distance to the southwest. Refer to sequential views RV 4c to RV 4b.

#### VR3b Users of the PRoWs within the AONB south of the River Dart.

- 4.1.91 The Capton Bridleway descends into the AONB by the farm at Kingston and stops at the road. The road runs parallel rather than towards the site and so views are glimpsed through an occasional gateway and through gaps in hedgerows. Refer to RV 4a. Views are possible from the upper part of the PRoW (Dittisham Path 4) running down from this road just east of the farm.
- 4.1.92 A recreational trail runs from Dartmouth towards Beacon Hill. As the path passes Beacon Hill, and reaches the top of a ridge, the site becomes visible. The path follows a track to a gateway onto the road from Bozomzeal Farm to Bozomzeal Cross, near Cott Farm. Views from the ridge to the road are sequential and elevated. Refer to RVs 6b to 6a.

4.1.93 A PRow (Dittisham Path 3), also a recreational trail, runs from lower down the same road to Bozomzeal Cross, down to Dittisham and sequential views are possible for most of the length of the path. Refer to RVs 7, the sequential views start from 7b continuing to 7e.

4.1.94 A PRow (Dittisham Path 2) runs across a triangular field near Bozomzeal Cross Farm down to lower Dittisham, Views are possible from the triangle but then the path runs down along a sunken lane track with high hedgerows until it is joined by path 3, when views are possible but very oblique from this lower vantage point. Refer to RV 5d (and 7e).

VR3c Users of the PRows within the AONB north/east of the River Dart

4.1.95 The undulating landform, hedge-banks and treed landscape prevents views from most stretches of the PRows.

4.1.96 Views are possible for about a 500m stretch of the recreational trail, the John Musgrave Heritage Trail (JMH Trail) where the views are across a slight valley with open fields towards, field 2 of the site. Refer to sequential RVs 8a to 8c with glimpsed view 8d.

4.1.97 Views are available from the Greenway permissive footpath as it crosses the Greenway Road. Sequential views of part of the site are possible for walkers as they walk along the Road to the recreational trail, the Greenway Walk. Refer to RV19.

VR3d Users of the PRows outside the AONB north of the River Dart

4.1.98 These are scoped out as there are no PRows within the visual envelope in this area.

Visual Receptor 4 (VR4) The Local AONB as a whole within the study area as a visual receptor

4.1.99 The South Devon AONB website describes the South Devon AONB as follows:

*Covering 337 square kilometres (130 square miles) of coastline, estuaries and countryside, South Devon Area of Outstanding Natural Beauty (AONB) stretches from Berry Head in Brixham to Jennycliff in Plymouth. As well as being a place of fabulous views and fantastic countryside it is home to 34,000 people. The shaded area in the map below shows the South Devon AONB designated area.*

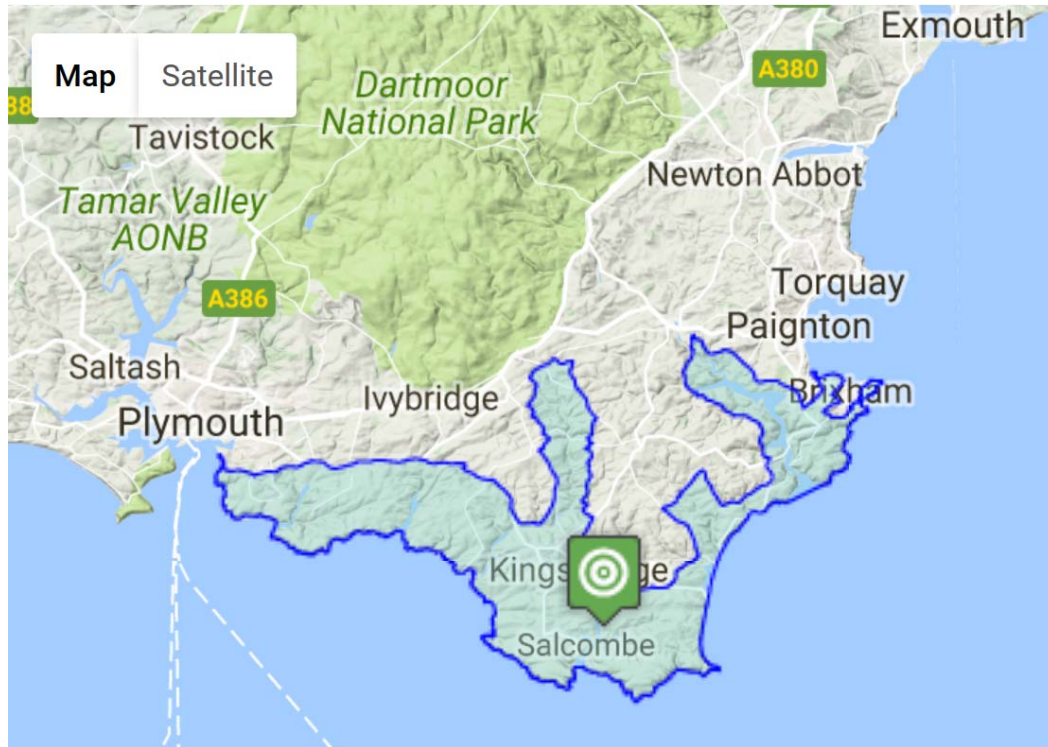


Figure F - Plan taken from South Devon AONB website.

<http://www.southdevonaonb.org.uk/about-the-aonb/map-of-south-devon-aonb>

4.1.100 The development site is not in the AONB but will have some effect on views out from and into the AONB.

4.1.101 Views from the AONB are mainly concentrated in two areas of higher land, where the views are sequential:

- South of Dittisham, refer to RVs 5, 6, 7
- South of Galmpton, refer to RVs 8, 9

4.1.102 Views from the AONB are also possible from other locations

- Around Kingston, refer to RV 4a
- Glimpsed view over a gateway travelling from Cornworthy towards Dittisham, refer to RV3
- Glimpsed views are possible through some gateways on the lanes between Cornworthy and Kingston.

4.1.103 Only a limited numbers of visual receptors have views that look over the site towards the AONB. These are a relatively small number of residents on the urban edge of Goodrington, and road users travelling south along the Brixham Road. Refer to RV 14.

Visual Receptor 5 (VR5) The Conservation Area of Waddeton as a whole as a visual receptor

4.1.104 For viewers in the residences, road users and walkers on the northeastern part of Waddeton CA, the change to the glimpsed views from limited locations will be low and further reduced by the site design and structure planting.

VR5 Residents on the eastern edge of the Waddeton Conservation Area (CA)

4.1.105 Although not publically accessible, a site visit confirmed that views, mostly filtered through vegetation, were possible from windows of one or two of the cottages, and from the road, through the gates of orchards, or through the trees in the garden curtilages on the Conservation Area boundary nearest the site, and from within the curtilage of Waddeton Court. The view is towards the southwestern part of the site as it falls to the Stoke Gabriel Road and across to Waddeton Lane. The residents' view would range from glimpsed views of fields 4, the top of field 2 and a partial view towards field 3, which slopes down to the south and west. Representative View (RV) 15 and RV16 were taken to represent these viewers with additional descriptions to describe the type of views available.

VR6 Residents in Galmpton Conservation Area (CA).

4.1.106 The residences and associated roads in the Galmpton Conservation are located south of the more recently built area of Galmpton, so are scoped out. The Conservation Area extends to the west of Galmpton and includes some of the Stoke Gabriel Road. It lies on a lower contour (at 50m AOD, which is lower than the site) and includes a private track through a wooded valley. The whole of the CA is therefore scoped out as views of the site are not available to viewers from either the residences or the roads.

4.1.107 Summary of Baseline Visual Amenity

4.1.108 Overall, the existing site lies on the side of an undulating plateau with an overall south and southwest facing slope. This faces the north and northeast facing slopes of the undulating AONB landscape. The undulations and intervening woods and hedgerows to some extent prevent views.



- 4.1.109 Viewers from the south of the River Dart, such as users of the PRoWs, on a limited area of the AONB, south and northeast of the River Dart will obtain sequential views.
- 4.1.110 Possible viewers on PRoWs from locations over 5km distance to the north (RV1) and west (RV2) have been scoped out due to distance and to landform. Views from Challeycroft, Brixham to the south east (RV10) are scoped out due to intervening built form and vegetation. Also to the east, the listed park and garden lies on lower land in woodland and so is also scoped out.
- 4.1.111 Residents such as those living in settlements in the AONB such as Dittisham will obtain oblique views of the site over the wooded sides of the Dart Estuary. Farmhouses on more elevated contours would obtain views but many of these are in dips in the landscape and surrounded by trees and other vegetation.
- 4.1.112 Residents outside the AONB include those living on the urban edges of Goodrington and Galmpton. These are near views and the site is a part of their view.
- 4.1.113 While views of the site from the residential part of the Galmpton Conservation Area are prevented by the intervening more recent residences in the rest of Galmpton, from a few residences in Waddeton, a few glimpsed views through the orchards may be available.
- 4.1.114 Road users with potential views of the site include those travelling along the local historic roads all of which feature in the pre-1900 OS map. The busy Brixham Road to the east of the site and the quiet single-lane Waddeton Lane to the west, lie outside the AONB. The Stoke Gabriel Road and Kennels Lane run along the AONB boundary and are both busier than Waddeton Lane, while in the more distant AONB locations south of the River Dart one or two roads and lanes run towards the site, affording the road users with views to the site.

Table 2: Summary of Viewers (Visual Receptors) and Representative Viewpoints (RVs). For location of the RVs, see Figure 8 in the LVIA Appendix 11- Figures

<b>Table 2 –Summary of Viewers/ Visual Receptors</b>		
	Viewers/ Visual Receptors	View they receive
VRI	Residents	
VRIa	Residents on the urban edge of Goodrington to include the houses near the top of the site	RVs 12, 13, 14.
VRIb	Residents on the urban edge of Galmpton (outside the CA) south of the site and south of the car boot field	RV 11 (Windy Corner)

<b>Table 2 –Summary of Viewers/ Visual Receptors</b>		
	<b>Viewers/ Visual Receptors</b>	<b>View they receive</b>
VR1c	Residents in the settlements (such as Dittisham) within the AONB and  Residents in the scattered farmhouses in the AONB	RV5c –Dittisham, RV7e, going into Lower Dittisham RV5c –Cott Farm B and B,
VR1d	Residents in the scattered farmhouses outside the AONB	4b Kingston 5b Foxenhole
VR2	Road users such as motorists, cyclists, farm vehicle drivers, pedestrians	
VR2a-1	Users of the road network within the AONB –south of the River Dart	Glimpsed views RV 3, RV 4a, RV7a Sequential views From 5b outside the AONB to 5c within the AONB,
VR2a-2	Users of the road network outside the AONB – south of the River Dart	Sequential views 5a, 5b Foxenhole to 5c in AONB,
VR2b	Users of the road network within the AONB –north of the River Dart –Stoke Gabriel Road, Kennels Lane, Greenway Road	RV 16, RV17 Stoke Gabriel Road, Sequential views 9a -9b Kennels Lane; RV 19 Greenway Road
VR2c	Users of the roads outside the AONB – Brixham Road.	RV18, RV 14, 13, 12.
VR2d	Users of the roads outside the AONB – Waddeton Lane	RV15
VR3	Recreational and non-recreational users of the PRoWs	
VR3a	Users of the PRoWs outside the AONB south of the River Dart (the Landscape 'transition' into the AONB)	RV 4c-4b, sequential Transition into the AONB
VR3b	Users of the PRoWs within the AONB south of the River Dart.	Transition RV 4c-4a Sequential within AONB, 6b-6a, 7a-7e, 7d
VR3c	Users of the PRoWs within the AONB north/ east of the River Dart	Sequential 8a-8d - JMH trail Sequential views, 9a-9b – Galmpton Reservoir/ Kennels Lane views, RV19 Greenway,
VR3d	Users of the PRoWs outside the AONB north of the River Dart	Scoped out as none exist within the near visual envelope
VR4	The AONB	
	The AONB as a whole within the study area as a visual receptor	RV 3, RV 4, RVs 6, RVs7, RV 19, RV 16, RV17
<del>VR5</del>	<del>Railway users</del>	<del>scoped out</del>
VR5	Residents and road users in Waddeton Conservation Area (CA)	RV 16 (Stoke Gabriel Road)

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<b>Table 2 –Summary of Viewers/ Visual Receptors</b>		
	<b>Viewers/ Visual Receptors</b>	<b>View they receive</b>
VR6	Residents road users in Galmpton Conservation Area	RV17, (Stoke Gabriel Road)

### ***Value, Susceptibility and Visual Sensitivity***

Value, Susceptibility and Visual Sensitivity are examined in the Assessment of Visual Effects, Section 8 of this report.

## 5.0 THE DEVELOPMENT PROPOSALS AND MITIGATION MEASURES

### 1.14 Description of the Development

5.1.1 For a description of the development, please refer to the relevant chapter of this ES.

### 1.15 Landscape and Visual Mitigation as Incorporated into the Design Process

5.1.2 The ongoing designs of the proposed housing scheme, and the associated works, have responded to the initial landscape and visual findings to reduce impacts on landscape receptors and viewers/ visual receptors. Landscape and visual considerations have been integrated into the design, woven in with the input from the other technical disciplines, to produce a co-ordinated masterplan.



Figure G - Stride Treglown Masterplan I5230\_P\_010\_Rev A

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### ***Spatial mitigation***

5.1.3 Various spatial considerations have been incorporated into the masterplan to reduce landscape and visual effects:

- For residents along Brixham Road with extensive rural views, a green area/ soft landscape area (allotments) is proposed opposite their houses.
- The low topography of the landscape in the southernmost field along Brixham Road has provided opportunities for increased height and density.
- Proposed road widening and the introduction of a roundabout would have meant removal of the whole of a large landscape element, namely a treed hedgerow on a hedge-bank along the site edge of Brixham Road as well as some vegetation on the opposite side of the road. However, the roundabout has been moved north so that hedgerow removal is reduced and the lower section of hedgerow is retained.
- The development footprint has been excluded from field 3, the lower part of field 2, and the southwestern edge of field 4, to provide a greater area of physical separation from the AONB boundary along the Stoke Gabriel Road and from the Waddeton Conservation Area, and from the Galmpton urban edge.
- Field 5 although more distant from both the AONB boundary and Waddeton, is more widely visible but development is only on the lower contours and mitigation has included trees in the public realm, which will filter views and assist in integrating the built form into the adjacent landscape.
- Long-term management of the new (mitigating) vegetation has been considered and a management plan (LEMP) has been submitted as part of this outline planning application and a management company will be appointed. This will assist in ensuring that the proposed woodland blocks, hedgerow strengthening with woodland planting bands, and internal planting within the site will thrive and grow to maturity. Advance planting to the south and west of the development within the site is planned to start when outline planning permission is received.

### **1.16 Landscape Works**

#### ***Hard Works***

5.1.4 The impact of the housing on both landscape character and visual amenity will be reduced by the following:

- The colours and materials of the development will be mid-tone and in recessive colours.

- Layout patterns within the field pattern structure.
- Building height, building and vegetation location parameters will be sensitively adjusted – e.g. heights across the site with greater height on the urban edge and lower land to the east and lower ridge heights on the rural edges to the east and south.

### **Soft Works**

5.1.5 Soft works/ green spaces to assist in integrating the scheme into the landscape will include:

- Replacement planting to replace tree and hedgerow removals
- New native planting as hedgerow reinforcement, reinstatement of field boundaries, woodland blocks, single and grouped trees, and strips of trees
- Advance planting of the above where possible.
- New planting within the public realm within the development to include avenues and orchards.
- Some evergreen planting at key locations to reflect the surrounding landscape, but mostly native deciduous species.
- Areas of Public Open Space.

## **1.17 Construction and Operation**

5.1.6 The residential development will occur in phases, each phase going through the construction, then the operation process as described below:

### Construction works

- Demolitions to include unavoidable vegetation removal.
- Additional machinery traffic and noise involved in the demolition/ construction process.
- Construction of infrastructure and major road.
- Excavation of foundations and construction of residences.
- Hard landscaping.
- Soft landscaping.

5.1.7 Construction for each phase is temporary, anticipated to last 12 to 18 months.

## **1.18 Operation**

5.1.8 Operation is considered to be permanent and starts when the final scheme has been fully implemented, i.e. when construction to include planting and seeding has been completed.

5.1.9 It will include any implementation of planting postponed due to seasonal requirements and the establishment period required for the other soft landscape elements such as:

- Grass seeding, in autumn of the year of construction or in spring the following year and which will establish in the season following the seeding.
- New planting, which will mature in the 2 to 5 year establishment maintenance phase and the woodland planting, which will take 15 – 20 years to make substantial growth.

5.1.10 Long-term management of the landscape will also begin in all elements of the green infrastructure.

## 6.0 ASSESSMENT OF EFFECTS

### 1.19 The Process

6.1.1 The assessment of effects for landscape and visual receptors is carried out in separate sections. Both assessments follow a similar process as described below.

### 1.20 Nature of the Receptor / Sensitivity

6.1.2 The landscape and visual receptors are assessed for their **sensitivity** by consideration of their **susceptibility to change** from the type of development proposed on the site and adjacent road and the **value of the landscape receptor or the value the visual receptor (viewer) places on the view**. The sensitivity to change is assessed within a scale of High, Medium, Low.

### 1.21 Nature of Effect / Nature of Change

6.1.3 For each landscape receptor and each type of viewer/ visual receptor an assessment will also be made of the **magnitude of effect** (also referred to as nature of effect/ nature of the change/ magnitude of change) based on the scale of effect and the duration/ reversibility of effects resulting from the proposals. This is assessed on a scale of High, Medium Low, Negligible.

### 1.22 Level of Effect

6.1.4 Together, the Sensitivity to change and the Magnitude of Change will be used to make an assessment of the **Level of Effect** on each landscape receptor and each visual receptor and their view (Substantial, Moderate, Minor, Negligible) and whether this change would be beneficial or adverse. See the Methodology section of the LVIA Appendix for a more detailed description of these categories.

### 1.23 Construction Effects & Operational Effects

6.1.5 Construction, then operational effects, are assessed first on the landscape and then on the viewers and visibility.



## 7.0 ASSESSMENT OF POTENTIAL EFFECTS ON LANDSCAPE RECEPTORS

### 1.24 Landscape Effects

7.1.1 Landscape effects are now considered. This includes an evaluation of landscape sensitivity, of the magnitude of change to the landscape receptor and a judgement of the ensuing potential level of effect, given the magnitude of change and the sensitivity of the receptor.

7.1.2 For the Green Infrastructure Parameter Plan, refer to the appropriate Appendix of this ES. This plan details the vegetation framework of the development in terms of existing retained and proposed woodland, woodland belt, hedgerow reinforcement, avenue trees, parkland trees, and new hedgerows supporting existing landscape character and ecological requirements.

#### ***LRI THE AGRICULTURAL LAND WEST OF GOODRINGTON-***

##### ***LRI a The Rolling Farmed Landscape***

###### *Sensitivity*

7.1.3 The landscape is valued as a rural, undulating traditional farmed area, with narrow lanes and hedge banks, typical of Devon. To the east it lies adjacent to a main road and on the urban edge of Goodrington, where it is less tranquil.

7.1.4 The scheme involves the introduction of housing onto the urban edge of Goodrington. The type of development is compatible with the existing context and does not involve the introduction of new elements, but does involve the loss of some countryside. The sensitivity of this landscape receptor, which comprises the landscape from the Brixham Road to the wider landscape beyond the Waddeton Road, to this type of works is therefore judged to be **medium**.

###### *Construction phase effects*

7.1.5 During construction the nature of these changes will include:

- Construction effects will be reduced as construction will be in phases as the various areas of the development are built.
- Hedgerow and hedge-bank sections will be removed as part of the works to the Brixham Road.

- Within the development site, the field pattern and hedgerows will be kept largely intact with some removals to allow for circulation. (See hedgerow removals and retentions diagram on the masterplan.)
- Hedgerow strengthening and other advanced works will have occurred after receiving planning permission. Refer to Green Infrastructure Parameter Plan.
- There will be movement and disturbance from machinery on site.

7.1.6 The hedgerow removal will be combined with hedgerow restoration. Items found elsewhere in this landscape such as woodland blocks, single or small groups of trees and lines of trees will be introduced around the site. This will have a positive effect.

7.1.7 However, the excavations, road and house construction, and the machinery involved in these processes will be a change to the local landscape. The machinery involves an intensification of activity and a loss of tranquillity but this will be temporary, while the phased works occur. The magnitude of these changes is **medium to high** in the local landscape.

7.1.8 The effects of construction will be noticeable and disruptive but they are slightly moderated due to the introduction of some positive landscape elements. The level of effect on the local landscape character is considered to have a **moderate adverse** effect on the local landscape, LR1a Rolling Farmed Land, during each construction phase.

#### Operation effects

7.1.9 During operation, the new landscape around that particular phase of the residential development will be establishing and starting to integrate the development into the landscape.

7.1.10 Changes from the baseline condition will be that the urban edge will move westward. A new green infrastructure framework will be establishing to include the blocks of native deciduous woodland, lines of trees, small groups of trees, orchards, strengthened hedgerow, restored hedgerows and new hedgerows. Some hedgerow sections along field boundaries, which have been lost over the last hundred years, will have been replanted. The alignment of some short sections of the internal hedgerows will have been adjusted to accommodate circulation within the development. Other hedgerow boundaries will be reinforced with woodland planting. All the new planting will be establishing within a two to five year period. The advance planting will be more established. The magnitude of change is judged to be **medium**.

7.1.11 The level of effect on the local landscape character is considered to be **moderate adverse**.

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### ***LRIb The Valley Side Landscape***

#### *Sensitivity*

- 7.1.12 As part of LRI, the agricultural land west of Goodrington, the Valley Side Landscape is valued as a rural, undulating traditional farmed area, with narrow lanes and hedge banks, typical of Devon. However, it is a more intimate landscape, relating to the more rural Stoke Gabriel Road area on the edge of the AONB and including the Waddeton Conservation Area, and Waddeton Court, rather than the more urban Brixham Road and Goodrington.
- 7.1.13 The introduction of additional housing onto this landscape would involve the introduction of new elements as well as loss of countryside with many traditional elements. The sensitivity of the landscape which falls to and faces the Stoke Gabriel Road, to this type of works is therefore judged to be **high**.

#### *Construction phase effects*

- 7.1.14 The proposed residential development has been drawn back from this landscape receptor and this landscape will be used for ecological mitigation and returned to pasture fields, for cattle grazing. Advance works will include woodland block planting at the top northern edge of this area, hedgerow reinstatement and hedgerows reinforced with woodland planting.
- 7.1.15 The additional landscape elements are in keeping with this landscape and the planned long-term management will continue the maintenance of this landscape. The magnitude of change will be **low**.
- 7.1.16 The effects of construction and implementation of the woodland blocks and strengthening of the hedgerow field patterns are in character with this agricultural landscape. The use of machinery will be intensified while the advance works are being carried out. For construction, the machinery will be larger than typically used agricultural machinery in this area. The level of effect on the local landscape character is considered to have a **minor adverse** effect on the local landscape.

#### *Operation effects*

- 7.1.17 Changes from the baseline condition will be that advance planting works and strengthened green infrastructure (comprising new blocks of native deciduous woodland, lines of trees, small groups of trees, strengthened hedgerow, restored hedgerows and new hedgerows) are now establishing and growing.

7.1.18 The changes are in keeping with this landscape and the planned long-term management of the planting will continue its maintenance. The magnitude of change is **low**. The effects of the adjacent works in field 2, as the last phase of the development is completed, will be considerably reduced as the woodland planting will have been establishing for about 5 years or more. As the planting establishes over time, the overall direct and indirect level of effect on this landscape will be **minor adverse** becoming **negligible** as the woodland planting matures.

**LR2 The Brixham Road Corridor**, (associated with the site).

Sensitivity

7.1.19 As the Brixham Road passes White Rock and moves south towards the top of the ridge, the road becomes tree-lined and narrows to two lanes. This character continues down the southern side of the ridge. On the western side of the two-lane road, there is a narrow grass verge with hedge-bank and increasingly treed hedgerow along the site boundary. On the eastern side, there are the Goodrington residences with a narrow pavement for a short length of the road. The eastern edge of the road is integrated with Goodrington by groups of trees. The road is shown as tree-lined on the 1880-1890 historic map with fields either side before Goodrington was built. The value of the road lies in its narrow tree lined character, giving it an enclosed feel as it near Hunters Tor Drive. The landscape character of this road is highly susceptible to road widening. The sensitivity of the landscape associated with the Brixham Road to this type of works is therefore judged to be **medium**.

Construction phase effects

7.1.20 Construction of the road infrastructure will occur at the beginning of the development. Several iterations of the road scheme have been tabled to meet highway safety and other requirements, whilst reducing loss of existing landscape features. For a description of these changes to the road, please refer to the relevant chapter of the ES.

7.1.21 During construction the nature of these changes will include tree and hedgerow removal, which will alter the character of the northern part of the historic road. This will temporarily be increased by the excavations and the machinery involved in these processes. However, the character on the lower part of the road will be largely retained approaching the junction near Windy Corner, Galmpton. The magnitude of these changes is **medium to high** on this landscape receptor.

7.1.22 The effects of construction are noticeable and out of character. The effect comes from the tree, hedgerow and hedge-bank loss and the permanent widening of stretches of the road. The level of effect on the local landscape character receptor is considered to have a **moderate to substantial adverse** effect during the construction phase.

*Operation effects*

7.1.23 During operation, the new alignments of the Brixham Road will be functioning and the new trees, hedgerows and grass verges will be establishing and blending in with the existing retained. At the start of operation, the magnitude of change is considered to be **medium to high reducing to low** as the vegetation establishes over the following 10 to 20 years, when the change will become less noticeable.

7.1.24 The level of effect on the local landscape character is considered to be **moderate adverse reducing to minor adverse** as the trees establish and mature but the narrow lane character of the road, a historic landscape feature will have been permanently changed.

**LR3 Urban edge Goodrington/ Galmpton**

*Sensitivity*

7.1.25 Part of the value of the urban edge adjacent to the Brixham road is its proximity to the countryside across the road. When this is developed, this part of its value will be lost. The sensitivity is **medium to low**. The Galmpton urban edge on the side nearest the site has a 'Green Wedge' between it and the site, so has a lower sensitivity to the development.

*Construction phase effects*

7.1.26 Construction of the road infrastructure and associated vegetation removal at the beginning of the development phases will be adjacent to the western edge of Goodrington, with the phased development construction works adjacent to the road. Some of the vegetation on the edge of the development will be removed for the road improvement works.

- Trees and hedgerows to be retained will be protected from being damaged by the works.
- There will be additional machinery on the road.

7.1.27 The change to the western edge of Goodrington will be **medium** and the level of effect is judged to be **moderate to minor adverse**.

7.1.28 The northern and western edges of Galmpton are not directly affected by either the road works or the development and only slightly indirectly affected. The magnitude of change is **low** and the level of effect is considered to be **minor adverse**.

Operation effects

7.1.29 During operation, the replaced trees and vegetation on both the Goodrington urban edge, the Brixham Road and the advance planting on the site, will be establishing. The construction machinery will have left and the road will be functioning once more. At the start of operation, the magnitude of change is considered to be **medium**, but over the following 10 to 20 years as the vegetation establishes the change will become less noticeable and for Galmpton **low becoming negligible** as the vegetation matures.

7.1.30 The level of effect on the local landscape character receptors, the Goodrington and the Galmpton urban edges facing the site, is considered to be **minor adverse for Goodrington** as the trees establish and mature but the indirect landscape effects from the road and the development will remain. The level of effect for Galmpton urban edge is judged to be **minor adverse to negligible** as the vegetation matures.

***LR4 The AONB landscape as a whole within the study area.***

7.1.31 The development is not within the AONB. Therefore, there are no direct landscape effects. However, there will be indirect landscape effects.

Sensitivity

7.1.32 The site does not lie within the AONB but it lies within the landscape between the urban area and the AONB. The residences and a road are part of this landscape, as are the rolling agricultural fields. From higher elevations in the AONB, the site is just a small element near the Torbay urban edge, which extends across the skyline.

7.1.33 The value of this area of the landscape is that it is seen from, and relates to, the AONB but only on a small part of its northeastern edge (compared to the size of the AONB and its surrounding landscape). As there are already two storey houses in this landscape, the susceptibility to the type of development (2 storey houses, with 3 storeys in selected locations) is reduced and the sensitivity is considered to be **Medium to High**.

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Construction phase effects

7.1.34 Construction of the road infrastructure, the development and associated vegetation removal at the beginning of the development phases will all be in the landscape outside the AONB. However, it is adjacent to the urban edge and pulled away from the Valley Side Landscape and the AONB boundary.

7.1.35 The magnitude of change to the landscape on a comparatively short length along the north eastern edge of the AONB will be **medium to low** and the level of effect, which is an indirect landscape effect on the local AONB landscape, is judged to be **moderate to minor adverse**.

Operation effects

7.1.36 During operation, the replaced trees and vegetation on the Goodrington urban edge, the Brixham Road, and the advance planting on the site, will be establishing. The construction machinery will have left the site. At the start of operation, the magnitude of change is considered to be **medium to low**, but over the following 10 to 20 years as the vegetation establishes, the change will be **low** as the development become less noticeable from limited locations of the AONB.

7.1.37 Although some of the adverse indirect landscape effects from parts of the development will remain, they represent very minor elements in the landscape surrounding the AONB as a whole. Positive effects include the reinstated hedgerows along the site boundary, and new woodland and new orchard planting as shown in the Green Infrastructure Parameter Plan. The level of effect on the AONB as a whole is indirect and is considered to be **minor adverse to negligible** as the establishes and matures.

***LR5 - The Local Landscape Character Area as a whole - outside the AONB***

7.1.38 The local area of the Devon / SHSDA LCT - 3B, **Lower Rolling Farmed and Settled Valley Slopes outside the AONB**, within the study area, is considered as a whole to include both that in the Torbay District and that in the South Hams District as it is one landscape. Similarly, it does not stop at the AONB boundary but runs across to meet the adjacent landscape character area within the AONB. However to avoid double counting when the AONB as a whole is assessed separately, the AONB area of this landscape character area is not included.

Sensitivity

7.1.39 The lower rolling farmed landscape to include the part of the Landscape Character Area 3b, which lies outside the AONB, and which lies either side of the South Hams/Torbay district boundary, was part of a previous AGLV, a local landscape designation applied by both authorities to this landscape. This landscape still has the same value but this is now reflected in the local Landscape Character Area descriptions. The site lies within the Torbay section of this landscape.

7.1.40 Torbay is more urban than the South Hams, but the landscape, apart from the proximity of the urban edge, shows no difference across the boundary. However, the way the landscape is interpreted might differ as Torbay is more urban and the South Hams rural and in places remote.

7.1.41 The local landscape merges seamlessly with the AONB, the part of the landscape to the north of the AONB (for both authorities) is farmed land, as in Rolling Farmed Land/ Rolling Farmland.

7.1.42 The SHSDA LCA describes this as follows:

- *LCT 3B: Lower rolling farmed and settled valley slopes (Note: the LCT3B landscape type is also part of flows across into the AONB).*

7.1.43 This landscape area is valued, both in its own right as the typical traditional South Devon landscape, and as the landscape surrounding the AONB. It comprises the rolling agricultural fields with high hedge-banks, which merge into the AONB landscape edge.

7.1.44 It is adjacent to a road and residences on its eastern and northern eastern urban edge, with Galmpton village a field away from the site boundary to the south. As there are already two storey houses in this landscape, the susceptibility to the type of development on the site (2 storey houses with some 3 storey in places) is reduced and the sensitivity is considered to be **medium**.

#### Construction phase effects

7.1.45 The landscape character area extends to the northwest and west. Construction of the road infrastructure, the development and associated vegetation removal at the beginning of the development phases will all be in a small part of this landscape. It will not be in the middle of it but adjacent to the urban edge.



7.1.46 The magnitude of change to the Landscape character area, 3B, Lower Rolling Farmed and Settled Valley Slopes outside the AONB, on a comparatively short length along the eastern edge will be **medium to low** and the level of effect is judged to be **minor adverse**.

Operation effects

7.1.47 During operation, the planting on the site and the replaced vegetation on the Goodrington urban edge and the Brixham Road will be establishing. The construction machinery will have left the site. At the start of operation, the magnitude of change on this local landscape 3B as a whole outside of the AONB is considered to be **low**, but over the following 10 to 20 years as the vegetation establishes, the change will be **low to negligible** as the woodland planting establishes and becomes more prominent in the landscape.

7.1.48 The level of effect on this local landscape 3B as a whole outside of the AONB is considered to be **minor adverse becoming minor adverse to negligible** as the trees establish and mature. The direct effects from parts of the development and the indirect landscape effects from the road will remain.

**LR6 - The Conservation Area (CA) of Waddeton**

Sensitivity

7.1.49 LR6. The Waddeton Conservation Area lies within LR1b the Valley Side landscape, which is valued as a more intimate landscape and part of the rural, undulating traditional farmed area, with narrow lanes and hedge banks typical of Devon. The rural Stoke Gabriel Road, marking the South Devon AONB boundary, runs through the village. The value of Waddeton village and orchards, recognised as an area worthy of Conservation Area status, lies partly in its traditional rural context.

7.1.50 Although the development is not in the CA, it is in close proximity and could affect the rural context and historic character of the village, by bringing housing closer. The sensitivity of the Waddeton CA to this type of works is therefore judged to be **high**.

Construction phase effects

7.1.51 As there are no works planned within the CA, effects will be limited to indirect effects.

7.1.52 The indirect landscape effects on the Waddeton CA arise from the works to the fields on the south western edge of the development: fields 3 and 4 and some of the inner fields, fields

5 and 1. The development edge has been pulled back from field 3 and 4, to, in part, maintain some distance between the CA and the site. Advance planting along the south western and western edge of the development is proposed, reducing the effects of the works in Field 4.

7.1.53 For Waddeton, when these works are under construction, the magnitude of change will be **low** as it will be reduced by the maturing woodland planting, planted in advance. The level of effect is judged to be **minor adverse** due its sensitivity to modern change and to nearby disruption caused by the construction process including excavation machinery, and a loss of tranquillity.

*Operation effects*

7.1.54 Changes from the baseline condition will be that not only the advance planting works but also the strengthened green infrastructure (comprising new blocks of native deciduous woodland, lines of trees, small groups of trees, strengthened hedgerow, restored hedgerows and new hedgerows) are now establishing and growing a few fields away.

7.1.55 The changes are in keeping with this sensitive landscape and the planned long-term management of the planting will continue its maintenance. The magnitude of change is **low** with some positive and some negative changes. As the planting establishes over time, the indirect level of effect on this landscape around and relating to the CA is judged to be **minor adverse** becoming **negligible** as the woodland planting matures.

7.1.56 This, combined with supporting structure planting in key locations, results in the landscape around the conservation area not being significantly changed and the designation of the conservation area will not be affected.

### 1.25 Summary of Effects on Landscape Receptors

Table 3: Summary of Effects on Landscape Receptors

Table 3 : Summary of Effects on Landscape Receptors								
Landscape Receptor Group	LR1a	LR1b	LR2	LR3	LR4	LR5	LR6	
	The Rolling Farmed Landscape	The Valley Side Landscape with Waddeton Conservation Area	The Brixham Road,	Urban edge Goodrington/ Galmpton	The local AONB landscape as a whole within the study area*	The local landscape 3B as a whole outside of the AONB	Waddeton CA/	
Sensitivity to Change from the proposals	Medium	High	Medium	Medium/ Low	Medium to High	Medium	High	
Construction Phase	Magnitude of Effect	Medium to High	Low	Medium to High	Medium/ Low	Medium to Low	Medium to Low	Low
	Level of Effect	Moderate Adverse	Minor Adverse	Moderate to Substantial Adverse	Moderate to Minor Adverse/ Minor adverse	Moderate to Minor Adverse	Minor Adverse	Minor Adverse
Operation phase	Magnitude of Effect	Medium	Low	Medium to High becoming Low	Medium/ Low to Negligible	Medium to Low becoming low	Low becoming low to negligible	Low
	Level of Effect	Moderate Adverse	Minor Adverse to Negligible over time	Moderate becoming Minor adverse.as the vegetation establishes and grows	Minor Adverse/ Minor Adverse to Negligible	Minor Adverse becoming Negligible	Minor Adverse becoming Minor Adverse to Negligible as vegetation establishes	Minor Adverse becoming Negligible over time.
* The development is not within the AONB. Therefore there are no direct landscape effects. However, there will be indirect landscape effects.								

## 8.0 ASSESSMENT OF POTENTIAL EFFECTS ON VISUAL RECEPTORS

### 1.26 Assessment of Effects on the Visual Amenity of the VRs (Viewers).

8.1.1 The assessment of visual effects on viewers follows a similar process to the assessment of effects on landscape. Each VR (and the related RV- Representative View) is considered in turn. The sensitivity of the VR is assessed as a function of value of the view and susceptibility of the VR to the view. Then the magnitude of change resulting from the proposal, is assessed. Finally, the Level of Effect for the Construction Phase, followed by the Level of

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Effect for the Operation Phase, is assessed by considering the magnitude of change to the view/views and the sensitivity of the viewer. For the relevant RVs noted below, please refer to the **LVIA Appendices, Appendix II RV Figures**.

### **VR I RESIDENTS**

8.1.2 The group VR I is subdivided further into VR Ia to VR Ie as described below:

#### ***VR Ia Residents on the urban edge of Goodrington to include the houses near the top of the site***

##### *Sensitivity of the viewers*

8.1.3 The residents' views from the bungalows and gardens, to the north, is from near the top of the ridge. Its value is that, beyond the adjacent road, it is a rural view, over the fields of the site to the west, towards the undulating countryside. Part of the value lies in the oblique views towards the elevated AONB landscape in the distance to the southwest with the hills above and outside the AONB.

8.1.4 The bungalows face out onto the road over a low wall and the hedgerow on the opposite side is minimal. It is judged that they would be susceptible to changes to this countryside view, which they would value, and they would have a **high** sensitivity to the type of development proposed. RV14 and RV 13 represents these views.

8.1.5 The views from houses lower down the road (further south) are towards the higher area in the eastern part of the site as it drops down to the Brixham Road at the south eastern edge. Fewer houses and/ or windows face the site. The views are out to the west and less elevated and filtered by substantial trees either side of the road. The sensitivity to the type of development proposed is judged to be **medium**.

##### *Construction Phase Effects*

8.1.6 During construction, the works include the road improvement work and the phased development, which will occur over a period of time.

8.1.7 During this period, the residents' views from the bungalows, to the north near the top of the ridge, would be across the works being carried out to widen Brixham Road to accommodate the development, with nearby crossing, new roundabout and, located further into the site, bus stops. The construction of the residential development would follow the

road construction and occur in phases, so the road improvement works would probably have finished before the first phase of development began. There would be a **high** magnitude of change to the view.

8.1.8 For houses near the proposed roundabout the mature trees from the site side of the road and some of the tree covering from the Goodrington side will have been removed to accommodate the roundabout and visibility splays. The view will have changed from a wooded scene to a wider road. As the phased development begins, the excavation and construction machinery and materials, and the new houses, will also become visible in the scene. The viewers, in the few residences that front onto the Brixham Road and the site, will experience a **high** magnitude of change.

8.1.9 From houses along the lower part of the Brixham Road opposite the site, glimpsed views through the retained substantial vegetation, to the road improvement works and development would be possible. The change to the viewer's experience would be **medium to low**.

8.1.10 The Level of Effect is considered to be **substantial adverse**, as the residents in the bungalows and those near the roundabout will experience a major change to their visual amenity. Nearer the Hunter's Tor Drive end the level of effect is judged to be **moderate adverse**, due to the reduced scope of the road widening and the retention of the trees.

8.1.11 These residents taken as a whole would experience a high magnitude of change to the view and the level of effect is judged to be **substantial to moderate adverse**.

#### Operation Phase Effects

8.1.12 Once the construction of the road is completed, and then after the construction of each phase, the machinery will leave the site until the next phase begins. For the residents facing onto the Brixham Road, the road will be slightly wider in places than in the baseline. As the vegetation, where possible planted in advance, matures and the houses are built, the view of the wider landscape will be replaced by filtered views of housing in treed areas. The houses to the north of the new roundabout are set back from the Brixham Road reducing the impact. The area opposite the bungalows will not be built on but will comprise either orchards or allotments. The area round the roundabout will be planted with trees where visibility splays allow. The magnitude of change will be **high to medium** for the upper part of the road opposite the site **and medium** for the lower part, reducing as the vegetation establishes and grows.

8.1.13 The level of effect for operation is judged to be **substantial to moderate adverse** for the residents living adjacent to the upper part of the road and **minor adverse** for the residents living nearer Hunters Tor Drive.

***VRIb Residents on the urban edge of Galmpton facing the site – directly or obliquely***

*Sensitivity of the viewers*

8.1.14 From the north and northwest facing windows and back gardens of Galmpton, the residents obtain near to middle distance views towards the site. The north facing windows face the site, while the northwest to west facing windows have a more oblique view. The view is screened in most places and filtered in others by the continuous line of hedgerow trees marking the perimeter of the site. The view is over the car boot field towards Goodrington urban edge and/or to the rolling agricultural landscape beyond. The susceptibility of the viewers to the type of development proposed is reduced as the new residences will be of similar height and massing to the existing Goodrington residences. RVI from the edge of the Galmpton Common just west of Windy Corner represents these views. The car boot field provides a valued 'Green Wedge' between Goodrington and Galmpton. It is judged that residents would have a **medium** sensitivity.

*Construction Phase Effects*

8.1.15 During construction, the works include the road improvement work and the phased development, which may occur over a period of time. The road improvement works will be in the middle distance and will involve vegetation removal before proposed vegetation has properly established and started to grow. However, the proposed road works, although they will be in some of the views from north facing properties, are several fields away and will be partially visually contained by the existing treed hedge-line. The houses are lower down the valley slope than the site, so the vegetation is effective in screening views

8.1.16 The phase of development in fields 1 and 2 will be nearer the Galmpton residences than the phases in fields 4 and 5. Fields 2 and 5 fall towards the south and therefore are on south and southwest facing slopes respectively and potentially more visible from this viewpoint. Earlier phases will be in field 1, 4 and 5. Field 4 falls away from Galmpton but field 5, although the most distant field, is on higher land, which faces Galmpton. Field 1 would be more visible at its northern end, which would be against the backdrop of Goodrington and the road works. The southern part of field 1 is less visible as it falls to the southeast behind the strengthened

existing treed boundary hedgerow. These earlier phases will occur before the proposed woodland planting has established and matured.

8.1.17 The proposed final phase to be carried out is likely to be that in field 2, which falls towards the south and which relates most to the Galmpton edge. This means the proposed woodland planting, roughly along the 65m contour of field 2, will have established and be gaining some height, as will the reinforced woodland planting along the treed perimeter boundary. However, during construction, machinery will be visible over the top of this planting and the tops of the houses, as they are built.

8.1.18 As a whole, viewers in residences and gardens along the Galmpton northern and northwestern edge, would experience a **medium** magnitude of change, depending on the boundary vegetation to their gardens.

8.1.19 The Level of Effect during construction, allowing for advance planting, on Galmpton residents (VR1b) on the urban edge is considered to be **moderate adverse**.

#### Operation Phase Effects

8.1.20 Once the construction of the road is completed, and then after the construction of each phase, the machinery will leave the site until the next phase begins.

8.1.21 As the vegetation matures and the houses are built, the view will have changed from glimpsed views of fields beyond the car boot field to filtered views of housing in treed areas. The receptors are viewing from ground floor locations that are lower than the site. As the planting matures over a period of about ten years, a treed area beyond the car boot field will replace ground floor level views of the tops of the new houses. When the woodland further matures, woodland will replace housing in first floor views. The magnitude of change will be **medium reducing to low** as the woodland planting grows and matures and over the following 20 years.

8.1.22 The level of effect for operation on residents is judged to be **moderate adverse** reducing to **minor adverse** and then to **negligible** as the woodland planting and trees belts mature.

#### ***VR1c Residents/ workers in the settlements (such as Dittisham) and in the scattered farmhouses within the AONB***

#### Sensitivity of the viewers

- 8.1.23 Within the AONB within the 5km study area, although most views are limited by intervening landform or vegetation, views are available from some residences on the higher land around the edges of a settlement such as Dittisham and from a few scattered farmhouses on the slopes facing the site.
- 8.1.24 Views are available from Cott Farm B and B, on the upper eastern edge of lower Dittisham (RV 5c, a distant elevated view from 120m AOD, at about 4km from the middle of the site). The view is representative of viewers in the upper parts of lower Dittisham, which lies on the shores of the River Dart within the South Devon AONB.
- 8.1.25 Views are also possible, from this orientation at varying levels AOD, from residences in the upper southern edge of lower Dittisham, (see RV7e), where the nearest site boundary is about 2.5 km away with the AONB in the foreground and middle distance. (See RVs 5c, 7d and 7e in the LVIA Appendices, Appendix II Figures.)
- 8.1.26 Various landscape elements in the AONB would arrest the eye of the viewer taking it away from the site, a small element in the distance. The views are across Dittisham and the River Dart, the wooded slopes on the other side of the River Dart and across some agricultural fields where the site is obliquely visible against the backdrop of Goodrington, with the wider urban edge of Torbay on the skyline in the far distance.
- 8.1.27 In views such as 5c from 120m AOD, the viewers look down on the site over the hedge-banks, if viewed from upper windows. From lower windows the views can be obscured by intervening hedge-banks. For views such as 7d, (100m AOD), the view is panoramic and the site is seen more obliquely than for 5c. In view 7e, from a lower contour, at about 70m AOD, on approximately the same level as the site, the site is viewed at an even more oblique angle and is largely hidden behind the wooded slopes of the left bank of the River Dart. The local White Rock ridge is on the skyline and Torbay tucked behind this ridge is not visible.
- 8.1.28 The value of the views lie in the panoramas with a harmonious variety of elements. The panorama is over the agricultural landscape with Torbay urban area over a wide part of the skyline from higher elevations but Torbay is less apparent from lower elevations. The site is a small element between the lower urban edge and the agricultural fields, slightly reducing the susceptibility (as it is a small area and as it is near the urban edge).
- 8.1.29 The sensitivity is **high** for viewers on upper contours **and medium** from contours similar to that of the site, where views are more oblique.



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### Construction Phase Effects

- 8.1.30 During construction, from contours higher than that of the site, the works will be less screened and/or filtered by intervening vegetation. These views are from a distance of 2.5 km and seen against the backdrop of Goodrington and Torbay urban areas, on the northeastern skyline. For the more elevated views, the agricultural fields to the north of the AONB, between the wooded edge to the River Dart and the site, will be seen in the view. As the site is only a small element in the view for a very low number of farmhouses, and the road widening and development phases will occur consecutively rather than all at once, the magnitude of change is **moderate to low**.
- 8.1.31 The high sensitivity of the receptors weighed against the small number of receptors as most of Dittisham is on lower land and intervening vegetation on the banks of the River Dart obscure views and as the site is a small element set in fields against the urban area of Torbay in an otherwise potentially more sensitive view.
- 8.1.32 The Level of Effect is considered to be **minor adverse**.

### Operation Phase Effects

- 8.1.33 During operation, the machinery will have left the site and the vegetation will be growing and although not completely screening the development for the more elevated viewers, will assist in integrating it into the distant landscape. The magnitude of change will be **low** as the site is a small element in a distant view with few visual receptors. For the less elevated views, this will reduce as the new and advance planting matures.
- 8.1.34 The level of effect for operation on residents and on viewers in residences in the upper part of lower Dittisham and for scattered farmhouses in the AONB is judged to be **minor adverse** as the site is a small element on the urban edge and only comparatively few residents obtain a view.

### ***VRI d Residents in the scattered farmhouses outside the AONB***

#### Sensitivity of the viewers

- 8.1.35 There are a few farmhouses in the elevated rural landscape above the AONB, at around 5km from the site. They lie within but on the edge of the study area. Most of their views of the site curtailed by intervening landform or vegetation.

8.1.36 Views are possible from the upper windows of the farm residence at Kingston (R4a, a distant elevated view of about 120m AOD at about 5km from the middle of the site) and potentially from residences in the Foxenhole area.

8.1.37 These views are from the South Hams Landscape, once locally designated as AGLV, and which functions as the landscape adjacent to the AONB. The views to the west, north and east are valued because they are panoramic over the rural rolling Devon landscape, which includes AONB countryside and the agricultural landscape beyond. The more elevated views include Dartmoor to the northwest and Torbay and the East Devon Coast to the northeast.

8.1.38 The sensitivity of Residents in the scattered farmhouses outside the AONB (VR1d) is **high**.

Construction Phase Effects and Operation Phase Effects

8.1.39 During Construction, the works will be visible in these elevated views but as a small element on the urban edge behind (north of) the agricultural fields beyond the AONB Dart Estuary. The magnitude of change will be **low**.

8.1.40 Similarly for Operation; due to the distance of the site and to the elevation, the magnitude of change will be **low**.

8.1.41 The Level of Effect is considered to be **minor adverse to negligible** for both construction and operation as the growth of vegetation will only make a small difference given the elevation and the distance of the site, assuming the residential development blends in with the existing dwellings and vegetation.

## **VR2 ROAD USERS**

### **(Motorists, Cyclists, Farm-Vehicle Drivers, Pedestrians)**

8.1.42 The group VR2 is subdivided further into VR2a to VR2d.

#### **VR2a-1 Users of the road network within the AONB –south of the River Dart**

##### Sensitivity of the viewers

8.1.43 The road user travelling through the AONB south of the River Dart will view the site from the south west against the backdrop of Torquay on the skyline. Where landform, vegetation and built form permits, available views will be through gateways. The vegetated high hedge-banks generally preclude visibility.

8.1.44 Where roads run directly downhill from higher land towards the site, elevated views of part of the site are available. Field 2 and most of field 1 will be hidden behind Nords Wood. The roads tend to be quiet and winding so traffic moves more slowly.

8.1.45 A view is available to car drivers and walkers from a stopping point over a gap in the hedgerow to the far southwest of the study area. In the view, the River Dart lies in the middle distance with agricultural fields, the site and the urban edge of Torquay in the far distance. Generally, due to the rolling landform and vegetation, views are not available from this orientation. Refer to RV3.

8.1.46 To the far southwest of the study area at 5km from the site, glimpsed views are available to car drivers and walkers from the farm gateway opposite Kingston Farm buildings and other adjacent gateways/ stiles, which provide gaps in the hedgerow/ hedgebank near Kingston. In the view, the River Dart lies in the middle distance with agricultural fields, the site and the urban edge of Torquay in the far distance. Refer to RV4a in the AONB.

8.1.47 Views are available to the road user from the south and southwest. The sequential views are from a comparatively short stretch of road as it descends into the AONB from Foxenhole (outside the AONB) towards Dittisham, as the road descends towards Cott Farm. They are framed by hedge-bank either side and, as the road descends, the site is seen more obliquely until it is hidden behind vegetation. Refer to RV5c, which is about 3.5 km from the nearest site boundary.

8.1.48 A glimpsed view is possible through a gateway on the road leading from Bosomzeal Farm to Bosomzeal Cross. Refer to RV7a.

8.1.49 The value of the views lies in the beauty of the River Dart Estuary, where it forms part of the view. Otherwise the value lies in the typical South Devon rural panoramas. The road user, walker or driver, is likely to be aware of the view and to be susceptible to changes in the view, particularly when the road runs directly towards the site and affords sequential views. They are judged to have a **high** sensitivity as they are driving through the AONB.

Construction Phase Effects

8.1.50 There will be more machinery on site than in the baseline condition but in the transient views from distant roads, these will not be particularly noticeable as, in the wide vista, the site will be seen as a small treed housing element against Goodrington. The construction period is temporary and of short duration. Given the distance of the view and the limited number of locations, where views are available, the magnitude of change to the viewer's experience will be **low**. The Level of Effect, given the high sensitivity is considered to be **minor adverse**.

Operation Phase Effects

8.1.51 Once construction is completed, machinery will have left the site, the residences will be in place and the new vegetation establishing. As the views are elevated, the new houses will remain partially visible even as the planting matures but the massing will be broken up by the maturing planting. The change to the experience of the road users compared to the baseline will be **low**. The Level of Effect is considered to be **minor adverse**.

**VR2a-2 Users of the road network outside the AONB – south/ south west of the River Dart**

Sensitivity of the viewers

8.1.52 The road user travelling through the higher plateau land outside and south of the AONB will find that where land form permits, available views will be through gateways, as the vegetated high hedge banks generally preclude visibility. However in some locations sequential views are available over certain sections of road.

8.1.53 Where roads run directly downhill from this higher land towards the site, elevated views of part of the site are available with Torquay residential areas on the skyline. Field 2 and most of field 1 are hidden behind Nords Wood.

- 8.1.54 Views are available to the road user from the southwest. The sequential views are along a stretch of road as it descends from Downton Cross with a break and then more sequential views from Foxenhole and on into the AONB towards Bosomzeal Cross and Cott Farm. Refer to RVs 5a and 5b respectively. The sequential views continue into and within the AONB along this stretch of road. See Visual Receptor, VR2a-1 and RV5c above
- 8.1.55 The value of the views lies in the extent of the panorama showing the distant townscapes within the South Hams rural landscape. The viewer, whether walker or driver, is likely to be aware of the view, and to be susceptible to changes in the view. This is both because of the nature of this elevated rural landscape with panoramic views and because this is the landscape with ridgelines that contains the 'viewshed' area to the north and leads into the AONB. The viewers are judged to have **high** sensitivity.

#### Construction Phase Effects

- 8.1.56 There will be more machinery on site than in the baseline condition and as the homes are built they and the machines will be just perceptible in treed vegetation against the backdrop of the Torbay urban edge and the wider panoramic views. Given the distance of the view, the magnitude of change to the viewer's experience will be **low**. The Level of Effect, given the high sensitivity is considered to be **minor adverse**.

#### Operation Phase Effects

- 8.1.57 Once construction is completed, machinery will have left the site, the residences will be in place. The new establishing vegetation will never fully screen site as the views are elevated. The change to the experience of the road users compared to the baseline will be **low**. The Level of Effect is considered to be **minor adverse**.

#### **VR2b Users of the road network within the AONB –north of the River Dart**

##### **VR2b-1–Stoke Gabriel Road, VR2b-2 Greenway Road, VR2b-3 Kennels Lane near Galmpton Reservoir,**

- 8.1.58 Near to middle-distance views are possible from some stretches of the road network to the southwest and south of the Site and north/ northeast of the River Dart.

##### **VR2b-1–Stoke Gabriel Road,**

#### Sensitivity of the viewers

- 8.1.59 The Stoke Gabriel Road defines the AONB northern boundary. From the southwest, when travelling east, views are possible, glimpsed through roadside vegetation, from approximately at the same level as the site, as the road approaches Waddeton. Travelling along this road, views are screened by the village buildings and filtered through the orchards to the northeast on leaving Waddeton. As the road descends to 45m AOD near and north of Waddeton Court, glimpsed views through intermittent vegetation are possible of the western part of the site, which is on higher land. The views are more apparent in winter after leaf fall. Although the site is partially visible, the urban edge is not, and the view seems very rural in spite of the proximity of the urban edges of Goodrington and Galmpton. Refer to RVI6.
- 8.1.60 The value of the view lies in its rural qualities with cows in pasture fields, small woodlands, ancient field patterns and historic field banks, typical of the South Devon Area. Viewers would be susceptible to the introduction of a modern housing development, as it would involve the introduction of a new and discordant element into the view. They are judged to have a **high** sensitivity. Refer to RVI6.
- 8.1.61 The road users become less sensitive to the type of development proposed as the road approaches Galmpton, where views of the Goodrington and Galmpton urban edges are possible, broken up by woodland strips and blocks and trees hedgerows. They are judged to have a **medium** sensitivity. Refer to RVI7.

#### Construction Phase Effects

- 8.1.62 During construction, for users of the Waddeton end of Stoke Gabriel Road, only filtered views of the site several fields away will be possible. The development has been pulled back from field 3, from the edge of field 4 and trees planted on the high point of field 2.
- 8.1.63 Nearer Galmpton, views of the construction activities for the road improvement works and of fields 1 and 2 in the site will be possible. The urban edge of Goodrington will appear less integrated into the landscape, as the tree removal is needed to allow for the visibility spays for the roundabout, bus stops and pedestrian crossing point. The early phases such as the road works and construction of the homes in the northern part of field 1 will be slightly more visible, as they are on higher ground and will occur before the new woodland and hedgerow planting has fully established and grown. However, they take up less of the view, as they are further away than field 2. The part of field 1 with residential development, nearest the viewer, is on a lower contour behind an established treed hedgerow. In field 2, the homes will be less than 9m in height and this will be the last phase of the development, which will allow the new woodland planting to establish and grow, so that construction

activities in the view in this the nearest field will be reduced and the magnitude of change further diminished as the construction period is temporary. The magnitude of change to the viewer's experience will be **moderate to low** as the views are transient. The Level of Effect is considered to be **moderate to minor adverse**.

#### Operation Phase Effects

8.1.64 Once construction is completed the machinery will leave the site, and the new woodland planting will continue growing until after 15 to 20 years the view will be of blocks of woodland and the homes will be hidden from these views. The change to the experience of these viewers will be **medium reducing to low**. The Level of Effect is considered to be **moderate adverse to minor adverse**, reducing to **minor adverse to negligible** after 15 to 20 years.

#### **VR2b-2 Greenway Road**

#### Sensitivity of the viewers

8.1.65 The Greenway Road is a narrower, less-used road leading to Greenway House and Garden and the foot ferry to Dittisham. Middle distance sequential views are possible, at around 2km from the site, along a stretch of the road from the permissive route stile, up to where the Greenway Walk Recreational Trail crosses the road. The views are over a low wall, looking over the Dart valley with the Dart estuary to the west, towards the site on rising higher land. Field 2 is visible to the east of Nords with the treed urban edge behind (northeast) integrating Goodrington into the landscape so it is barely discernible. The edge of field 4 to the west and the rest of the site is screened behind Nords. The value of the view lies in the rolling hills with small woodlands and the small stretch of water, while the distant urban edge lies behind groups of trees. The road users are considered to have a **high** sensitivity, as the view is rural with little urban influence.

#### Construction Phase Effects

8.1.66 The works are set against the urban edge of Torbay in the distant background on the skyline to the north with the wooded urban edge of Goodrington on the nearer skyline to the north east.

8.1.67 The road improvement works and associated tree removal, on both the Goodrington side and the site side, will be partially screened behind Nords woodland and trees in intervening

field boundaries. Works to the northern end of field 1 and to the south eastern end of field 4, will be in the view, becoming partially filtered as the advance planting establishes. The works in the nearest and most visible field will occur much later when the woodland blocks are more established and maturing, so for this phase during construction, the views will be of filtered roof tops and cranes in the trees, replacing the baseline view of Goodrington urban edge in its wooded setting. The magnitude of the changes will be **medium to low**. Given the high sensitivity and that the viewers receive continuous sequential views for this short stretch of road, the level of effect is judged to be **moderate to minor adverse**.

#### Operation Phase Effects

- 8.1.68 During operation the advance planting will grow and the development will be increasing integrated into the landscape. As the road works and the various early phases are completed, the advance planting will be starting to grow and to have some value in partially filtering the views. The magnitude of change experienced by the viewer will be medium to low. The interim level of effect is judged to be **moderate to minor adverse**.
- 8.1.69 Once the final phase, in field 2, has been completed, woodland will be the main element in this location in the view. The magnitude of change experienced by the viewer will be **low**. The level of effect is considered to be **minor adverse** reducing to **minor adverse to negligible**.

### **VR2b-3 Kennels Lane near Galmpton Reservoir**

#### Sensitivity of the viewers

- 8.1.70 The sequential view for the road user travelling north directly towards the site starts at around 115m AOD and at 2km from the site down a stretch of Kennels Lane near Galmpton Reservoir. It is elevated and views of the site are oblique aerial. Some of the slopes on the site face south, and Kennels Lane falls down to the north enabling the road users to see the site directly ahead. Views become more oblique and increasingly screened by intervening vegetation at the lower part of the Lane until the road user reaches the bridge over the steam railway line at about 70m AOD and 1.5 km from the site. Green fields are visible between the site and Galmpton and the AONB boundary. The value of the view lies in the rural interest provided by the rolling fields, woodlands with some elements of recent residential development, and the extent of the view. Susceptibility to this type of development is lower as there are urban residential elements in the views from the lane,



both of Goodrington and Galmpton urban edges, with Torbay built up area on the skyline in the background. Viewers are judged to have a **high** sensitivity.

#### Construction Phase Effects

- 8.1.71 The road works and the construction works on the residential development will be visible in the middle to far distance with green fields to the south and west, seen against the backdrop of built up areas of Torquay to the north, on the far distant skyline. Galmpton is seen as a scalloped edge of homes, in the near middle distance, south of the site. A Green Wedge, the car boot field, separates Galmpton from both the development and from Goodrington.
- 8.1.72 The lane descends rapidly to about 70m AOD near the steam railway bridge. This is approximately the same level as the site. As the views become less aerial and more side on, they are increasingly screened by trees and other intervening elements.
- 8.1.73 The magnitude of change from the baseline is **medium** at the top of the Lane decreasing to **low nearer the bridge**. The Level of Effect is considered to be **moderate to minor adverse**.

#### Operation Phase Effects

- 8.1.74 Once construction is completed the machinery will leave the site, and the new woodland planting will continue growing. From the more distant elevated start of the sequential views, the planting will assist in integrating the development into the view and as the road user moves down the hill, the planting will be more effectual in filtering and then screening the views. The change to the experience of these viewers will be medium to low reducing to low to negligible. The Level of Effect is considered to be **moderate adverse to minor adverse** reducing to **minor adverse to negligible** after a hypothetical 20 years.

#### **VR2c Users of the roads outside the AONB – Brixham Road.**

#### Sensitivity of the viewers

- 8.1.75 Road users within the study area will be driving south towards the site along the four-lane road with additional widening at the White Rock entrance off the Brixham Road. The Brixham Road reduces to a narrow two-lane road with trees either side and continues up the hill to the ridge. A separate footway cycleway runs parallel to the east, separated from the road by roadside vegetation.

- 8.1.76 The road continues over the ridge and the footway-cycleway joins the road once more as a short stretch of pavement, which soon separates from the road again. Views are available to the southwest out over a low hedge-bank with few trees. The view is over the rolling agricultural fields of the site towards the distant hills, the higher land and skyline. To the south, the skyline lies partly within the AONB. Within the AONB, to the southeast the wooded grounds of Lupton Park Registered Park and Garden can be observed on the skyline in the distance, screening the listed parkland buildings near the western urban edge of Brixham. The skyline around Fire Beacon Hill to the southwest, west of Nords in the view, is outside the AONB and is part of the rural South Hams landscape, once designated as AGLV.
- 8.1.77 As the road descends towards the lower part of the site, the road is more contained with well-established mainly native deciduous trees either side of the road. The trees are on hedge-banks. The site and the landscape beyond are less noticeable.
- 8.1.78 As the road passes the southeastern end of the site, and approaches Hunters Tor Drive and the car boot field, the trees give way to a wider grassy verge with the development on the urban edge of Goodrington more visible to the east and the car boot field to the west.
- 8.1.79 The value of the view is the panorama that becomes available on coming over the ridge. Road users may or may not be focusing on the views, which are transient and sequential. They are judged to have a medium sensitivity to views. The sensitivity of road users is judged to be **lower** in views from the four-lane section of the road by the White Rock junction. RV19 represents this sequence of the view. As the ridge is approached and crossed, the road narrows and becomes more typical of the rural roads of South Devon, with distant views available across the landscape. It is judged that they would have a **higher** sensitivity to the type of development and road works proposed. RV14 represents this part of the sequential view. Overall, the sensitivity of the road users is considered to be **medium**.

#### Construction Phase Effects

- 8.1.80 During construction, the impact of the works as well as the phased development includes the road widening to allow for the increased volume of traffic brought about by the development.
- 8.1.81 Road users might notice the following changes in the sequential view due to the road widening and the residential development:
- Tree and vegetation removal to allow for excavation of the eastern bank of the road leading up to the ridge.

- Lowering of the ridge.
- Partial removal of the hedge-bank to field 5 in the vicinity of the roundabout, removal of trees and hedge-bank possibly both sides of the road at the north eastern end of Field 1 to allow for the construction of the roundabout, and pedestrian crossing point leading to the school and associated visibility splays.
- Where tree and hedge-bank removal has occurred more of the site and the construction works being carried out on site will be visible.
- A few of the Goodrington residences will be visible in one or two locations, where trees/ shrubs have been removed.
- The road works will involve signage with the carriageway width reduced to one lane to allow the works to occur.

8.1.82 The road users and users of the short stretch of pavement could experience a **high** magnitude of change in the views, which are sequential.

8.1.83 As the road descends beyond the new roundabout, the trees on both sides of the road will be retained. This has been made possible by careful design of the new pedestrian crossing point, so it is positioned to allow for visibility splays without tree and hedge-bank removal. The magnitude of change to this sequence of the view would be **low**.

8.1.84 The level of effect is described in three parts as it changes in the sequential views travelling south and in one part travelling north.

- On the approach from the north, the sensitivity is low but the change is high, and the impact on the road users is **moderate adverse** in travelling in either direction along this section.
- On the section, descending from the ridge to the end of the roundabout, the sensitivity of the viewer is judged to be high as the baseline views are of the AONB and South Hams rural landscape on higher land in the distance with rolling farmland in the foreground. Even though the distant hills will be in the view the foreground will be urban. The change is high, the level of effect is judged to be **substantial adverse**, as the road users will experience a major change to their visual amenity.
- Once past the roundabout, approaching Hunter's Tor Drive the change is very low, the sensitivity medium. The reduced scope of the road widening and the retention of the trees mean the character of that section of the road, typical of older South Devon roads, is not changed. The development is glimpsed behind the trees. The level of effect is judged to be **minor adverse to negligible**.

- When travelling north, that is in the opposite direction, the works around the roundabout and to the ridge will be in the view, but not AONB and the hills beyond, so the change is judged to be **moderate adverse**.

8.1.85 For road users experiencing sequential transient views along this stretch of Brixham road as a whole, the level of effect is judged to be **substantial to moderate adverse**.

#### Operation Phase Effects

8.1.86 Once the construction of the road is completed and then after the construction of each phase, the machinery will leave the site until the next phase begins. For the road users travelling along the Brixham Road, the road will be noticeably wider in places than in the baseline. As the vegetation, where possible planted in advance, matures and the houses are built, the distant view will be replaced by filtered views of housing in treed areas. The area round the roundabout will be planted with trees where visibility splays allow. Some trees will be planted in the middle of the roundabout without affecting visibility. The magnitude of change will be **high to medium** for the approach to the ridge and for the northern upper part of the road opposite the site and **low** for the lower part.

8.1.87 The level of effect for operation is judged to be **substantial to moderate adverse** for the road users along the approach to the ridge and the upper part of the road. This will reduce as the proposed new/ replacement vegetation establishes to **moderate adverse** and for road users on the lower section approaching Hunters Tor Drive, and those driving in the opposite direction, **minor adverse**.

#### **VR2d Users of the roads outside the AONB – Waddeton Lane/Waddeton Road**

#### Sensitivity of the viewers

8.1.88 Waddeton Lane is single-laned and runs between high hedge-banks. It lies within the South Hams but given the closeness to Torbay is surprisingly rural. The views are glimpsed through gateway openings from approximately at the same level as the site. Road users will include car drivers, walkers, and cyclists. The value of the views, where available, lies in the rolling, traditional, agricultural fields with the trees along the Brixham Road in the distance and glimpses of the residences on the Goodrington urban edge through the trees. Viewers, whether walkers, cyclists, horse riders or car users, are judged to have a **high** sensitivity.

#### Construction Phase Effects

8.1.89 The machinery and construction works on site will be noisy and will be audible from the quiet rural lane and clearly visible through gateway views, as it is only a few fields away. The Goodrington urban edge, well integrated into the landscape in the baseline view, will have trees removed as part of the road improvement works and then the homes will be built on site in phases. Advance planting along the western and southern edges of the development will have started to establish and grow, partially integrating the site into the wider landscape. If the development in field 4 occurs early, before the planting has started to grow, it will be less integrated and the housing will be more visible, than when the previous urban edge in the baseline was along the treed Brixham Road. The urban edge will be nearer in the views. It will be less tranquil. The construction period is temporary. The magnitude of change to the viewer's experience will be **medium to high**. The Level of Effect is considered to be **substantial to moderate adverse**.

#### Operation Phase Effects

8.1.90 Once construction is completed, the noise on the site will have lessened but will still be more than in the baseline, so the original level of tranquillity will not have been restored.

8.1.91 As the planting matures the new houses will become more integrated into the landscape. The new strategic planting in the public realm within the site will be particularly valuable in breaking up the housing mass. The views are glimpsed through gateways reducing their impact on the road users. The magnitude of change to the experience of these viewers will be **medium**. The level of effect is considered to be **moderate adverse** reducing to **minor adverse** after 10 years as the planting within the site (whether inside or outside the development) matures.

#### **VR3 RECREATIONAL & NON-RECREATIONAL USERS OF THE PROWS**

8.1.92 The group VR3 is subdivided further into VR3a to VR3d. VR3d is scoped out as there are no relevant PRowS outside the AONB, north of the River Dart within the ZTV and study area. VR3a, 3b and 3c are described below:

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***VR3a Users of the PRoWs outside the AONB south of the River Dart (the ‘transition’ landscape into the AONB, south of the AONB)***

*Sensitivity of the viewers*

- 8.1.93 VR3a is included for completeness, although it is on the boundary of the study area and is over 5km from the site, as it is the landscape adjacent to and within the same viewshed as the AONB. The sequential views continue into the AONB. The views are available to the walker, cyclist or horse rider along the final stretch of the bridleway leading north from Capton village to Kingston. Refer to RVs 4c and 4b.
- 8.1.94 The value of the views lies in the sequential panoramic views are over the AONB and River Dart, over the agricultural fields and the site north of the Dart looking towards Dartmoor, the urban edge of Torbay and the East Devon Coast on the far distant skyline. The views of the site are elevated, oblique, aerial, being from 160m to 120m, which is approximately twice the elevation of the site. The value of the views lies in their rural nature, tranquillity, beauty (even though technically outside the AONB) and the extent of the views. The view is remarkable.
- 8.1.95 The site is a small element in a valued rural panoramic view, reducing the susceptibility of the viewers to the type of development (proposed residences mostly 2 storey i.e. less than 9m ridge height but with some in less obtrusive locations of up to 11.9m height and in recessive colours). Modern residential development is already an element already in this view. The sensitivity is judged to be **medium**.

*Construction Phase Effects*

- 8.1.96 Although there will be road works and tree removals adjacent to the site and more machinery on site than in the baseline condition, these will be barely perceptible in the overall panorama. The magnitude of change to the experience of viewers using the PRoW outside the AONB south of the River Dart will be **Low**. The Level of Effect is considered to be **minor adverse to negligible**.

*Operation Phase Effects*

- 8.1.97 Once construction is completed, the change to the experience of these viewers will be **low**.

8.1.98 The Level of Effect is considered to be **minor adverse** to **negligible**, similar to construction where the very slight change to the landscape will be barely perceptible, assuming recessive colours are used.

***VR3b Users of the PRowS within the AONB south of the River Dart.***

*Sensitivity of the viewers*

8.1.99 A network of PRowS lie within the study area and ZTV in the AONB to the south west of the site. Sequential views are available from this orientation with elevated views (160m AOD) dropping down to views at a similar level to the site (70m AOD). Refer to views from Recreational Trails, RVs 6a, 6b, 7a and 7b to 7e inclusive. (Views are unavailable between 7a and 7b due to the footpath running along a high hedgerow). See also 5d from the PRow across Bosomzeal Cross triangular field.

8.1.100 Panoramic views are available at the higher elevations, becoming more framed by surrounding hedgerow field boundaries and by intervening layers of vegetation as the walker moves down the PRow. The views are sequential and as they become nearer the site they become less elevated. The more elevated views are from about 3.7 km from the site and about 3 km for the views on a similar level to the site.

8.1.101 In the elevated, panoramic views, the urban edge of Torquay, Torbay, the sea, and the East Devon Coast are visible over the agricultural fields beyond the AONB and River Dart. The value of the panoramic view lies in the variety with rural landscape, and distant seascape and townscape elements adding interest.

8.1.102 The Torbay urban edge according to the AONB Management Plan is one of the Distinctive Characteristics of the transition landscape of the AONB;

*'Plymouth and Torbay form important components of the South Devon AONB setting at the western and eastern ends of the area and contrast strongly with the deeply rural nature of the AONB itself.'*

8.1.103 The susceptibility of the viewer to changes is reduced given that the urban edge is already part of the landscape surrounding the AONB described in the AONB management plan as *'the South Devon AONB setting'*. The sensitivity of the viewer is judged to be **high**.

### Construction Phase Effects

8.1.104 During construction, the road works and tree removals adjacent to the site, and more machinery on site than in the baseline condition, will be perceptible but not a point of focus in the rich panorama of landscape elements, which will attract the attention of the viewer. From lower elevations, the views become sequentially less panoramic and intervening vegetation plays a greater role in screening the development. The magnitude of change afforded by the road works and residential development of the site to the experience of viewers using the PRoW outside the AONB south of the River Dart will be **low**. The Level of Effect is considered to be **minor adverse**.

### Operation Phase Effects

8.1.105 Once construction is completed, the change to the experience of these viewers will be **low** as the site is a small urban addition to the existing urban edge defining the edge of the AONB transition landscape. The Level of Effect is considered to be **minor adverse** as the slight change to the landscape will be only just perceptible.

### **VR3c Users of the PRoWs within the AONB north of the River Dart**

#### Sensitivity of the viewers

8.1.106 The PRoW, the John Musgrave Heritage (JMH) Trail, a long distance recreational path runs across a small hill, which lies to the south of the site and faces it. Sequential views are available from this trail, which runs along contours between about 110m to 120m AOD, at about twice the elevation of the site. The view from the side of the hill is to the north. In this view, the site lies behind Galmpton and the green car boot field with Goodrington residences and trees to the east. The sea contained by Torbay is visible behind (north of) Goodrington. The built up area of Torquay lies on the north eastern skyline. Farther away on the north western skyline lies Dartmoor. The panoramic view is partially framed by the rolling pastoral landscape in the immediate foreground.

8.1.107 The walker in this rural location would enjoy the interest in the view and their susceptibility to a slight extension to the urban edge where no new types of element are introduced is lowered. However as they are viewing from within the AONB, their sensitivity is judged to be **high**.



### Construction Phase Effects

8.1.108 As for VR3b above, the road works and tree removals adjacent to the site and more machinery on site, than in the baseline condition, will be noticeable particularly as it will be moving around, and the new residential area will appear as a scalloped area behind Galmpton and its 'Green Wedge', the car boot field. However, the works will not be the sole point of focus in the rich panorama of landscape elements. The magnitude of change to the experience of viewers using the PRoW within the AONB north of the River Dart will be **medium**. The Level of Effect is considered to be **moderate adverse**.

### Operation Phase Effects

8.1.109 Once construction is completed, the change to the experience of these viewers will be **medium to low**. The Level of Effect is considered to be **moderate to minor adverse** as the change to the landscape will be perceptible and all the sequential views are elevated, so the advance planting as it continues to establish and grow will integrate (as opposed to screen) the houses into the interim landscape between the urban edge and the countryside.

## **VR4 THE AONB WITHIN THE STUDY AREA AS A WHOLE AS A VISUAL RECEPTOR**

### Sensitivity of the visual receptor

8.1.110 The AONB within the study area as a visual receptor includes residents in the settlements, such as Dittisham and the scattered farmhouses, road users, and ProW users over the whole of the AONB. The value lies in the beauty of the AONB, arising from the River Dart estuary and its wooded sides/ shores, within the rolling farmed landscape, and in higher altitudes, the panoramic views over the adjacent landscape in the extensive views, which include the urban edges of Torquay and Plymouth.

8.1.111 Private residences and farmed land, as well as publically accessible places, are included in the overarching visual receptor, the AONB. The susceptibility of the AONB to the type of development proposed is slightly reduced by the existing housing on the urban edge of the surrounding landscape, as the urban edge of Torbay is one of the distinctive characteristics of the 'setting', as described in the AONB Management Plan. Its sensitivity is **high** to the type of development proposed.

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### Construction Phase Effects

8.1.112 Construction will be more evident in the limited locations where nearer views from the AONB are possible. Such as RVs 19, 8, 9, and RV17, but more limited for the nearest view, R16, as the site itself is less visible due to landform and vegetation.

8.1.113 However, limited views of the site are available within the study area and these are from only a comparatively small area of the AONB, as shown in the ZTV, to include publically accessible places but also private residences and farmed land. Given the large size of the AONB, and the comparatively small number of locations where views of the site are available, the magnitude of change on this receptor is **low**. The site represents a slight extension to the urban edge of Torbay, which is described in the AONB management plan as part of the broader 'setting' of the AONB. Even though higher in near views, this is moderated to minor adverse on views from the local AONB as a whole. The level of effect is **minor adverse**.

### Operation Phase Effects

8.1.114 Once construction is completed, once the vegetation has established and started to grow, the magnitude of change to the experience of the local AONB as a visual receptor will be **low**.

8.1.115 The Level of Effect is considered to be **minor adverse**.

### **VR5 WADDETON CONSERVATION AREA AS A WHOLE AS A VISUAL RECEPTOR**

8.1.116 For more information on the Conservation Areas, please refer to the Cultural Heritage Assessment Chapter of this ES.

### Sensitivity of the visual receptor

8.1.117 The value of the views, afforded to viewers, from the Conservation Area arises from the context of thatched cottages, orchards in the gardens, and the village street layout, providing a very traditional Devon scene, built in a previous century. Although it seems remote, the village lies a few agricultural fields away from the Torbay-South Hams District boundary and the Goodrington urban edge. The limited views available are filtered through vegetation. High-banked, single-laned Waddeton Road leads into Waddeton from the north, and from the east and west, the Stoke Gabriel Road on lower land along the AONB boundary.

8.1.118 From very limited locations on the roads and from residences or orchards/ gardens on the north eastern edge of the CA, the Goodrington residences and the tree lined Brixham road with the tops of the Goodrington residences are just discernible, filtered through orchard vegetation. From Waddeton Court field 3 and the edge of field 4 are visible beyond the intervening wooded fields.

8.1.119 The residents of and road users in Waddeton Conservation Area are considered to have a potentially **high sensitivity** to elements which are out of character in this traditional picturesque rural landscape, in spite of its proximity to Torbay.

8.1.120 Note: There are no relevant PRowWs in this area so these are scoped out for the CA.

#### Construction Phase Effects

8.1.121 No development occurs within the CA itself, as the proposals are several fields away.

8.1.122 As part of design iteration, the development footprint has been drawn back from the southwest site boundary and higher density and 3 storey/ higher built form dwellings are nearer the existing urban edge. Advance woodland block planting, which will have established and grown, will afford some partial screening, within the filtered views, where available, of construction and of the development in field 4. There will be more machinery on site than in the baseline condition.

8.1.123 The changes to the site during construction will be a middle distance element in the view, filtered through intervening vegetation such as Waddeton orchard trees and advance woodland block planting on site. Views are only available from a few locations. The construction period is temporary and of very short duration. The magnitude of change to the viewer's experience will be **low**.

8.1.124 For viewers in the residences and road users on the north eastern part of Waddeton CA, the change to the glimpsed, filtered views from very limited locations will be low and further reduced by the site design and structure planting in advance of the development. The magnitude of change will be low.

8.1.125 Given the high sensitivity, the Level of Effect is considered to be **minor adverse**.

#### Operation Phase Effects

8.1.126 Once construction is completed, the tranquillity of the various elements in the view will be restored but the tops of some of the dwellings will likely be visible over the top of the

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establishing new woodland, even though development in the south of the site is planned as the final phase. However, the views are only from very limited locations and are filtered. The change to the experience of these viewers will **low**, reducing as the vegetation on site grows.

8.1.127 The Level of Effect is considered to be **minor adverse to negligible**, as the planting establishes over a ten year period.

***Note: Residents in Galmpton Conservation Area as visual receptors are –scoped out***

8.1.128 Views would not be available from the buildings in the Galmpton Conservation Area due to landform, intervening modern buildings in the village, and vegetation. The north west of the Conservation area lies within a wooded area across a valley, so it is unlikely that views are possible from the conservation area. The CA as a visual receptor is scoped out.

**I.27 Summary of Effects on Visual Receptors**

Table 4a: Summary of Effects on Visual Receptors- VRI Residents

Table 4a		Residents VRI			
Visual Receptor Group	VR1a Residents on the urban edge of Goodrington 1) upper & 2) lower Brixham Road	VR1b Residents on the urban edge of Galmpton facing the site (& CA northern landscape)	VR1c Residents in settlements (such as Dittisham) in scattered farmhouses within the AONB	VR1d Residents in scattered farmhouses outside the AONB	
RV number	RV14, RV 12, R11	RV11	RV5c, RV7d, RV7e		
Sensitivity to Change	High & Medium	Medium	High and Medium	High	
Construction Phase	Magnitude of Effect	High & Medium	Medium	Moderate to Low	Low
	Level of Effect	Substantial Adverse & Moderate Adverse	Moderate Adverse	Minor Adverse	Minor Adverse to Negligible
Operation phase	Magnitude of Effect	High to medium & medium	Medium reducing to Low	Low	low
	Level of Effect	Substantial to Moderate Adverse & Minor Adverse	Moderate Adverse reducing to Minor Adverse and then to <b>Negligible</b> as the woodland planting matures.	Minor Adverse	Minor Adverse to Negligible

Table 4b Summary of Effects on Viewers/ Visual Receptors, -Road users –VR2

Table 4b		Roads Users - VR2						
		VR2a South of the River Dart		VR2b In the AONB north/ north east of the River Dart			VR2c & VR2d outside AONB	
Visual Receptor Group	VR2a-1 Road Users - AONB - south of River Dart	VR2a-2 Road Users – outside of/ in the transition to the AONB - south of River Dart	VR2b-1 Road Users - AONB– Stoke Gabriel Rd,	VR2b-2 Road Users - AONB Greenway Rd	VR2b-3 Road Users - AONB Kennels Lane	VR2c Road users outside AONB – Brixham Road.	VR2d Road users outside AONB – Waddeton Lane	
RV number	RV3, RV4a, RRV5c, RV7a	RVs 5a and	RV16, RV17	Sequential Views at the same elevation RV19	elevated to oblique Sequential Views RV9a, RV9b	Sequential Views RV18, RV14, RV13, RV12	RV 15	
Sensitivity to Change	High	High	High and medium	High	High	High to Medium	Medium	
Construction Phase	Magnitude of Effect	Low	Low	Medium to Low	Medium to Low	Medium to Low	Medium to Low	High/ Low
	Level of Effect	Minor Adverse	Minor Adverse	Moderate to Minor Adverse	Moderate to Minor Adverse	Moderate to Minor Adverse	Moderate/ substantial adverse to Minor Adverse	Substantial /Moderate Adverse
Operation Phase	Magnitude of Effect	Low	Low	Medium to low	Low reducing to low to negligible	Low	High to medium/ low	Medium
	Level of Effect	Minor Adverse	Minor Adverse	Minor Adverse reducing to Minor Adverse to Negligible	Moderate to Minor Adverse reducing to Minor Adverse to Negligible	Minor Adverse reducing to Minor Adverse	Moderate/ Substantial adverse reducing to Moderate Adverse driving south, Minor adverse travelling north	Moderate reducing to Minor Adverse

Table 4c Summary of Effects on Viewers/ Visual Receptors, - Users of the ProWs and the AONB as a whole

Table 4c	<b>Public Rights of Way Users</b> VR3			<b>The AONB</b> VR4	<b>Waddeton CA</b> <b>VR5</b>
Visual Receptor Group	VR3a PRoW Users outside AONB, south of River Dart ('transition' landscape into AONB and south of the AONB)	VR3b PRoW Users within AONB, south of River Dart	VR3c PRoW Users within AONB, north/ east River Dart	The AONB as whole as a visual receptor	Waddeton CA, as a whole, as a visual receptor. (This includes VR1 and VR2 for the CA as a whole)
RV number	Sequential views RV4c, RV4b	Sequential views RVs 6a, 6b, 7a and 7b to 7e inclusive. 5d	Sequential views RVs 8a to 8c, and RV 8d	RVs 3,4,5,6,7, Nearer views 8,9,16,17, 19	n/a
Sensitivity to Change	Medium	High	High	High	High
Construction Phase	Magnitude of Effect	Low	Low	Medium	Low
	Level of Effect	Minor Adverse to Negligible.	Minor Adverse	Moderate Adverse	Minor Adverse
Operation Phase	Magnitude of Effect	Low	Low	Medium reducing to low	Low
	Level of Effect	Minor Adverse to Negligible	Minor Adverse	Moderate to minor adverse	Minor Adverse

## 9.0 NIGHT TIME EFFECTS

### 1.28 Landscape and Visual Night Time Effects

9.1.1 Night-time lighting will have an effect on both the landscape and viewers.

9.1.2 The change brought about by lighting will be reduced by the following measures:

- Downward directed and or directional lighting, pointing east.
- Limited hours of operation.
- Screening by intervening vegetation.

9.1.3 The effects of the proposed lighting generated by the scheme will be less noticeable as the site lies adjacent to a road and near the residences on the urban edge of Torbay, which provide a lit backdrop to the site. This reduces the sensitivity of both the landscape and visual receptors.

### 1.29 Landscape Effects

9.1.4 The night-time landscape character of the site will become more like the adjacent Goodrington urban edge with trees filtering the lights from the houses and streets. The adjacent fields to the development site will be nearer this lit edge. The change on the local landscape will be medium to low. The level of effect is judged to be **minor adverse**.

### 1.30 Visual Effects

9.1.5 Light travels and is easily visible over long distances if no objects intervene. However, the size of the shape of the development and its group of pinpoints of light emitted from the homes and streets of the site will become smaller with distance. With increased elevation, more of the lights of Torbay will be seen on the distant skyline.

9.1.6 Three of the RVs, all from within the AONB have been selected as night time views:

- RV3 represents the view, in the few locations where available, from the west southwest.
- RV7a is an elevated view from the near Bosomzeal farm to the south west.
- RV9a is an elevated view from the south from near the Galampton Reservoir.



- 9.1.7 From the west southwest, in RV3, the lights are filtered by intervening vegetation combined with the rolling landform. From elevated locations, the lights of Torbay stretching across the skyline behind White Rock and Goodrington would become more visible.
- 9.1.8 At night, from the southwest in RV7a, the sparkling lights of Torbay form the backdrop to the site to the north and east. The lights of the site are seen against the lit Torbay skyline, behind the local ridges, with the lights of White Rock and Goodrington filtered through adjacent trees.
- 9.1.9 From the south In RV9a, the lights of the site are seen only in the eastern part of the view, as a lit scallop behind Galmpton, which is another lit scalloped shape in the view. The lights of Torbay are visible to the northeast of the view.
- 9.1.10 Visual receptors include road users, residents (from outside the site), and the AONB as a whole. The sensitivity of the viewer/ visual receptor is reduced as the site is seen against the existing lit backdrop of Torquay and Paignton. The sensitivity is **medium**.
- 9.1.11 For RV3, in which the site lies behind intervening vegetation, the magnitude of change to the already lit scene is **low**, as the site will add a very small area of light to this already lit background, and the level of effect is judged to be **minor adverse to negligible**.
- 9.1.12 For RV7, from this view the lights of Torbay and the site are more visible, but the change brought about to this lit horizon will be **low**, and the level of effect is judged to be **minor adverse to negligible**.
- 9.1.13 For RV9, there is an additional scallop of lighted houses on the urban edge in the far middle distance behind and echoing the scalloped edge of Galmpton in the middle distance. The change will be **medium**. There will be a noticeable difference to the view but it is on the urban edge and seen in the context of urban lighting. The level of effect is judged to be **to minor adverse**.

## 10.0 OVERALL SIGNIFICANCE OF (RESIDUAL) EFFECTS

### 1.31 Landscape and Visual Significance

- 10.1.1 A final judgement is made about whether or not the overall landscape and visual effects of the development, residual after mitigation, are likely to be significant. Significant effects, in general, would be where there is a major change or irreversible effect, over an extensive area/ proportion of views, on elements and/ or aesthetic and perceptual aspects that are key

to the character/ visual amenity of nationally valued landscapes/views. Not-significant effects, in general, would be reversible effects of short duration, over a restricted area/proportion of views, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the landscape/views of community value. Effects may be either adverse or beneficial.

Refer to the methodology for the criteria used for determining whether the overall effect on landscape character or views is significant or not significant.

### **I.32 Landscape Effects**

10.1.2 The proposed development, in the medium to long term, incorporates components that would integrate with landscape elements/ features, such that overall the proposed development would not be of detriment to landscape condition and/or would respect contextual landscape character. Any temporary disruption to landscape elements/ features and/or character would not outweigh long term mitigation or enhancement measures associated with the design and would not adversely affect the integrity (as defined by criteria for policy or designation) of any relevant area of recognised landscape value.

During construction or immediately following construction, the effects would be noticeable. The land use of four fields will have changed from agriculture to residential. The Brixham Road will remain two-laned, but the introduced roundabout and bus stops will entail some road widening and tree and hedge-bank loss. The trees will be replaced where possible and new woodland blocks and hedgerow planting will establish and grow. This will assist in integrating the development into the wider landscape.

10.1.3 Although the character of the Brixham Road and the four fields will be changed, with additional lighting at night, the development would not be detrimental to the wider character of the local landscape or the 'transition' landscape into the AONB from the urban edge.

10.1.4 The development is not in the Conservation Areas so there are no direct landscape effects. However, there is limited intervisibility between the Waddeton Conservation Area and the site so limited indirect landscape effects are possible but these are filtered and from very limited locations. The essential landscape character of the CA will not be changed.

10.1.5 The landscape effects are judged to be **not significant**.

### **I.33 Visual Effects**

- 10.1.6 The proposed development in the medium to long term would avoid being visually intrusive and would not cause an obvious deterioration or improvement of existing views afforded to visual receptors.
- 10.1.7 During construction or immediately following construction and the early stages of operation, any temporary disruption to views afforded to visual receptors would not outweigh long-term mitigation of such views.
- 10.1.8 The residential development is in the transition landscape into the AONB; in the long term, the effects on the visual receptors in the AONB and on the AONB as a whole as a visual receptor are judged to be **not significant**.
- 10.1.9 The effects on viewers from the Conservation Areas, in the long term, are judged to be **not significant**.
- 10.1.10 For viewers outside the AONB, in the long term, the level of effect is considered to be **not significant**.

## 11.0 CUMULATIVE EFFECTS

### 11.34 Landscape and Visual Cumulative Effects (CLVIA)

11.1.1 This section summarises the cumulative effects. For further details of the assessment refer to **LVIA Appendices Appendix VII – Cumulative Effects**. Site location maps and lists of scoped out sites are also included in the same Appendix.

11.1.2 Cumulative effects are defined here as the landscape and visual effects of the proposed Inglewood scheme, in combination with other proposed or committed developments in the local area.

11.1.3 However it is not known what landscape plans will be made to soften all of the various developments or exactly what form these some of these developments will take.

11.1.4 The initial scope of potential additional developments to be included in this assessment has been agreed with the Local Planning Authorities and the South Devon AONB.

11.1.5 The geographic extent of the study area for assessment of cumulative impacts is extended to a 6km zone. (Note : 5km was used for the main LVIA with a ZTV covering up to 9km.)

11.1.6 The CLVIA is based upon the following criteria:

- Landscape Character – Limited to additional developments within the same locally defined Landscape Character Area (LCA) and the South Devon Area of Outstanding Natural Beauty (AONB).
- Visual Context – Limited to additional developments seen from within the ZTV of the main development and within the South Devon AONB.

11.1.7 Landscape and visual cumulative effects are identified where the combined impact from the additional developments and the Inglewood scheme are considered to be different from the effects of the main development alone.

11.1.8 In the case of visual effects, the nature of cumulative effects will also be described either as:

- In combination effects, where more than one development is seen at one time within a single view;
- In succession effects, where more than one development is seen at one time from the same viewpoint but at different orientations; or
- In sequence, where multiple developments can be seen along a route.

11.1.9 Criteria for judging the levels of cumulative effects on landscape and visual receptors are the same as those used and identified in the main assessment.

### 1.35 List of additional development sites identified within a 6km study area

11.1.10 Potential additional development sites in planning system and within the 6km study area, were initially selected by Torbay Local Planning Authority, the South Devon AONB Manager and confirmed by the Shared Authority Torbay and Teignmouth Landscape Officer. The initial study area was 5km but this was increased to 6km to the south for cumulative effects, as some of the requested sites fall within this wider area.

11.1.11 However, following review, many of these have been scoped out as they are not in the same landscape area and/or not visible in sequence, in succession or in combination. Only those listed below have been identified as likely to give rise to potentially significant effects in the cumulative effects assessment.

11.1.12 Maps of the additional development site locations (including the sites that have been scoped out) are found in the **LVIA Appendices Appendix VII– Cumulative Effects site locations and scoped out sites.**

11.1.13 The following sites (which are grouped according to the location and local planning area they relate to) are included in the cumulative effects assessment for landscape or visibility or both:

#### Torbay sites

- P/2009/1287 Park Bay, Brixham Road, Paignton
- P/2015/0124 Yannons Farm, Brixham Road, Paignton
- P/2015/0124 Land At Brixham Road, Yannons Farm (Areas C And D), Paignton
- P/2015/0162 Land At Brixham Road ,Yannons Farm (Areas C And D), Paignton
- P/2014/0983 Awaiting decision Land South of Yalberton Road, Paignton
- P/2011/0197 Whiterock I, Brixham Road, Paignton
- P/2016/0188 Whiterock I Sport Pavilion, Pitches and Floodlighting

#### BPNP sites

All the committed sites and the identified sites have been scoped out except for the following, which are not scoped out as these are all within the AONB and on the edge of Brixham and the countryside and therefore have a landscape effect on the AONB:

- H3 – C1 (Local plan CDSB3) Wall Park Holiday Camp.
- H3 – C2 (Local plan CDSB7) – Sharkham Village.
- H3 – C5 (Local plan CDSB6) – Douglas Avenue.
- H3– C10 (no local plan reference given) - Broadsands House is only included for visibility as it will appear as part of a sequential view for Road users VR 2c Road users Brixham Road.
- St Mary's/ Old Dairy an identified site has been scoped out as although partly within the AONB it is brownfield land and visually screened by a line of trees.

Plymouth & South West Devon - South Hams District Council rural sites with planning permission

- RA23: Land opposite Rowes Farm, for 50 homes.
- RA24 :Land at Paignton Road, for 55 homes plus 0.1Ha employment.
- RA25: Land south of Coombe Shute for 10 homes.

All the above are sited on the edge of Stoke Gabriel on lower land, so do not share intervisibility with the site, but both they and the site are potentially visible from the AONB.

### **I.36 Cumulative Effects**

11.1.14 This section summarises the cumulative effects (during operation) and judges whether these are significant or not. For more details on the approach to assessment which has been followed, please refer to the Cumulative Effects section in the **LVIA Appendices Appendix I Methodology**.

### **I.37 Summary of Residual Landscape Cumulative Effects**

11.1.15 The cumulative landscape effects are considered first both on the local landscape as a receptor and then on the local AONB.

#### ***Effects on Local Landscape Character***

11.1.16 The following additional developments have been assessed in combination with the Inglewood Proposal for their in combination effects within the wider Local Landscape Character Area 3B Lower Rolling Farmed and Settled Slopes:

Torbay sites

- P/2009/1287 Park Bay, Brixham Road, Paignton
- P/2015/0124 Yannons Farm, Brixham Road, Paignton
- P/2015/0124 Land At Brixham Road, Yannons Farm (Areas C And D), Paignton
- P/2015/0162 Land At Brixham Road, Yannons Farm (Areas C And D)' Paignton
- P/2014/0983 Awaiting decision Land South of Yalberton Road, Paignton
- P/2011/0197 Whiterock I, Brixham Road, Paignton
- P/2016/0188 Whiterock I Sport Pavilion, Pitches and Floodlighting

Plymouth & South West Devon - South Hams District Council sites with planning permission/under construction

- RA23: Land opposite Rowes Farm, for 50 homes
- RA24: Land at Paignton Road, for 55 homes plus 0.1Ha employment
- RA25 :Land south of Coombe Shute for 10 homes

11.1.17 In summary, although the area of traditional agricultural South Devon countryside would be reduced and the urban edge extended further into this landscape, the essential character of the remaining landscape remains largely unaltered. The additional cumulative level of effect on the 3B Lower Rolling Farmed and Settled Slopes Local Landscape Character is therefore judged to be **minor adverse**.

11.1.18 The Inglewood site contributes only a small additional part of the cumulative landscape effect as most of the impact on this local landscape character area, mentioned above, arises, from the three sites north of Whiterock I development.

***Effects on the Local AONB landscape receptor within the extended study area (6km)***

11.1.19 The AONB landscape is of high sensitivity.

11.1.20 Landscape effects on the Local AONB within the 6km study area include both direct and indirect cumulative effects.

11.1.21 Direct effects on the AONB landscape occur when development occurs within the AONB boundary. Relevant sites for the cumulative assessment include the three sites at Stoke Gabriel and sites on the edge of Brixham, in particular the three sites (Wall Park, Sharpham Village and to a lesser extent Douglas Avenue), which lie adjacent to and relate to the AONB countryside.

11.1.22 Indirect effects arise from sites within the landscape surrounding the AONB, which have with intervisibility with the AONB. This landscape is also of high sensitivity. Relevant sites include Inglewood, parts of Whiterock I and the sports pitch, Whiterock I Sport Pavilion, (Pitches and Floodlighting). The magnitude of change is medium on the landscape character.

11.1.23 The magnitude of change includes all the sites within the AONB boundary, within the study area and the sites within the landscape surrounding the AONB within the study area. The magnitude of change on the Local AONB as a whole is medium.

11.1.24 It is judged that the local AONB as a whole will only be slightly adversely affected. The cumulative direct and indirect effects on the local South Devon AONB landscape within the 6km study area from these sites (with the addition of the Inglewood scheme) are therefore judged to be **minor to moderate adverse**.

11.1.25 The site does not contribute much to this, as it is not within the AONB and within the landscape surrounding the AONB represents a small addition to the urban edge.

### **1.38 Summary of Residual Cumulative Effects on Visual Receptors**

11.1.26 The cumulative visual effects are considered first both on viewers such as residents, road users and users of the PRoWs as receptors and then on the local AONB as a visual receptor.

#### ***Cumulative Visual Effects***

11.1.27 The following are scoped out:

- Residents with near views, such as those living on the Goodrington and Galmpton urban edge, most of the sites, which are in the same view as Inglewood, would be masked by the development at Inglewood. Therefore, they do not contribute to the cumulative effects by day or by night.
- Users of the Stoke Gabriel Road are on the AONB boundary and highly sensitive but unlikely to receive cumulative views as the views are from low contours so the Inglewood development will be barely perceptible and Whiterock developments not at all.
- By night, as the PRoWs are not usually used during the hours of darkness, views from users of the PRoWs by night have been scoped out.



Some general comments

11.1.28 In general, where the sites are viewed from the southwest they are seen against the urban backdrop and the night lights of Torquay, on the skyline. Where the sites are viewed from the south, they are viewed against a rural dark sky backdrop increasing the level of effect on viewers/ visual receptors as outlined above. From within the AONB, this would include road users along Kennels Road.

11.1.29 In general, by night, while the lights of Inglewood roads and residences would be barely perceptible, the lights of the sports pitch (Whiterock I Sport Pavilion, Pitches and Floodlighting) would be noticeable when in use, slightly increasing the night-time impact of the existing urban development on some residents and road users, identified above.

Visual Receptors within the AONB or on the elevated land south of the AONB

11.1.30 In views from the west-southwest, within the AONB, where available, such as from RV3, road user visual receptors would obtain views of Stoke Gabriel developments in succession in combination with Inglewood, the ongoing development at Whiterock I and would notice the lighting from the floodlit pitch to the west of Whiterock I at night.

11.1.31 Visual receptors such as residents, road users, and users of the PRoWs with more distant views, some of which are sequential, obtain views in limited locations from higher elevations to the southwest. These receptors are within either the AONB or the more remote rural landscape adjacent to and south of the AONB and as such are all highly sensitive. In these views the Whiterock I sports pitch and Whiterock I development would be viewed in combination with each other and with Inglewood. They would be seen against the backdrop of Torquay on the skyline and would only add marginally to views of the development by day and the changes would not be enough to alter the level of effect produced by Inglewood.

11.1.32 Road users and users of the PRoWs with more elevated middle distance views from the south are within the AONB and therefore highly sensitive. During the day time, they would view the Inglewood site and the sports pitch, which is further west, against a more rural backdrop. By day, the cumulative effects are judged to have barely increased compared to by night; when the floodlighting is in use, the sport pitch lights will be visible against the dark landscape causing additional cumulative effects. The visual effect on the road users will have increased by night from that from Inglewood alone which will blend in with the existing lighting.

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Visual receptors within the study area outside the AONB

- 11.1.33 Visual receptors, using local roads outside the AONB, as described below, would experience views of the sites, when in operation, in sequence. These would include, road users travelling south along the Brixham Road with a medium sensitivity to change.
- 11.1.34 First, the site at Park Bay, Brixham Road, Paignton with associated road adjustment would occupy the view, then the Inglewood site and associated road improvement would appear, with views out above the houses to the South Devon AONB and subsequently the BPNP Broadsands Homes site for six homes would be experienced in this sequential view as Galmpton Common is approached. The level of effect is considered to be **substantial to moderate adverse**, reducing to **moderate to minor adverse** as roadside vegetation along the roadside and within the developments, establish. The judged cumulative level of visual effect reflects only a slight increase over the previously established effect for Inglewood alone.
- 11.1.35 Users of the Waddeton Road are highly sensitive as the views travelling along the road are typical of the South Devon countryside. They will experience views, in succession, of the sport pitch to the west and Inglewood to the east. By day the sports pitch will be less noticeable than by night. The cumulative level of effect of the sites on the receptor is judged to be **moderate to minor adverse by day** and **moderate adverse by night**, the increased effect being due to the floodlighting when it is turned on.

***The AONB as a whole as a visual receptor***

- 11.1.36 For the AONB as whole as a visual receptor, views of Inglewood from the south west and south are combined with views of the sports pitch with night time floodlighting and partial views of the ongoing development at Whiterock I.
- 11.1.37 For views obtained from the south, in which the proposals are seen against a more rural (and for night-time receptors) dark sky background, such as from the RV8 day time sequence for PRoW users and RV9 for road users by day and night, the combined developments would be more noticeable than Inglewood alone, particularly at night, when the sports pitch floodlights are in use.
- 11.1.38 For views from the west-southwest, where available, such as from RV3, road users may obtain views of Stoke Gabriel developments in succession with the combined views of Inglewood, and the residential development and sports pitches at Whiterock I. They would notice the lighting from the floodlit pitch to the west of Whiterock.

11.1.39 It is judged that the cumulative visual effects on the local AONB as a whole within the 6km study area afforded by relevant emerging development sites is **minor to moderate adverse**. It is judged that Inglewood only contributes slightly to this effect.

### 1.39 Significance of effects

11.1.40 Following the assessment above, the Cumulative effects on the following landscape receptors are judged to be **not significant** on:

- The local landscape character 3B Lower Rolling Farmed and Settled Slopes.
- The local South Devon AONB landscape within a 6km study area of the site.

11.1.41 Also, the following cumulative effects on visual receptors are judged to be **not significant** in the day time and at night, on:

- Residents, road users and users of the PRoWs. The latter by day only, as visual receptors, although there are some substantial impacts in near views.
- The local South Devon AONB as a visual receptor within a 6km study area of the site.

11.1.42 Note: it is not known exactly what form some of these developments and their landscapes with potential road infrastructure changes will take.

## **12.0 CONCLUSION**

### **1.40 Landscape Effects**

12.1.1 The proposed residential development will have some minor and a few substantial local adverse effects but as a whole it is judged that these will not alter the wider landscape character.

### **1.41 Visual Effects**

#### ***Residents, Road Users and Users of the PRowS as visual receptors***

12.1.1 As for landscape, although there are some substantial adverse impacts on visual receptors local to the site, for receptors in the wider visual envelope, the effects although adverse are slight and do not change the nature of the view.

#### ***The Local AONB within the study area as a whole as a visual receptor***

12.1.2 The site does not lie within the AONB.

12.1.3 It lies within the landscape between the AONB and the urban edge of Torbay. This urban edge is a recognised part of the wider landscape of the AONB in the AONB Management Plan. The site represents a comparatively small addition to this edge. Substantial new planting, (as detailed in the Green Infrastructure Parameter Plan and managed by a management company) will integrate the new urban edge into the surrounding rural landscape.

12.1.4 Only a small area of the South Devon AONB lies within the study area and even less within the visual envelope. Views from the AONB, in which the site is visible, are middle distant to distant.

12.1.5 It is judged that the development, with the substantial new planting, will not significantly affect the visual context of the AONB nor the views available from the AONB.

### **1.42 Cumulative Effects**

12.1.6 Although there are cumulative effects on both the local landscape including the AONB as a landscape receptor and on some local views and the AONB as a visual receptor, it is judged that they would not be significant.

### **1.43 Overall Conclusion**

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- 12.1.7 During construction or immediately following construction and the early stages of operation, any temporary disruption to views afforded to landscape and visual receptors in the wider study area would not outweigh long-term mitigation of such views.
- 12.1.8 During operation, there will be some landscape and visual effects that cannot be fully mitigated. However these are very local to the site.
- 12.1.9 On the whole, after the establishment of the scheme green infrastructure, although there would be some residual adverse landscape and visual effects, from the proposed development, these would decrease with time and are judged to be **not significant**.



## REFERENCES

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Published 17 06 12, Uploaded 25 11 14

Downloaded 15 08 2016

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Devon Landscape Character Types (LCTs) Summary List And Key Characteristics (2012)- text

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Downloaded 15 08 2016

Plan of the areas covered by the LCTs

<http://www.devon.gov.uk/landscapecharacter-sdevon.pdf>

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Downloaded 22 04 16



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## Historic Landscape Maps - Devon County Council

<http://map.devon.gov.uk/dccviewer/?bm=OSMap&layers=Landscapes;9&activeTab=Landscapes&extent=218764;34011;339017;151751>

Downloaded January 2017

## Public Rights of Way –Public Footpaths

Devon County Council website

<http://map.devon.gov.uk/DCCViewer/MyLocalPaths/>

### Planning Policy relevant to landscape

European Landscape Convention. (Text taken from the Torbay landscape character assessment. Council of Europe (2000). Ratified in the UK in 2007.

*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 polices, as well as the legal requirements under the CROW Act 2000 mentioned earlier.*

Devon County Council

Devon Character Areas 2015

Landscape character area –South Hams –Dart Estuary

Downloaded January 2017

[http://www.devon.gov.uk/index/environmentplanning/natural\\_environment/landscape/devon-character-areas/dca-south-hams/dca-18.htm](http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-south-hams/dca-18.htm)

*This landscape is centred on the Dart estuary, which carves a deep fissure into the surrounding higher land, creating a unique amalgam of land and water. A journey down the estuary displays many contrasts, from steep, wooded cliffs to gentle, rolling pasture lands, and from the grandeur of the wide and deep main channel to the intimacy of the tributary creeks. The tributary creeks have cut their own steep sided, secluded valleys such as Bow Creek, Dittisham Mill Creek and Old Mill Creek, deeply dissecting the high ground. The steeply sloping banks and valley sides, in places too steep for agriculture, support some of the most extensive tracts of ancient semi-natural woodland in the South Devon AONB and these woodlands enhance this landscape's sense of enclosure. Small historic villages cling to the steep slopes, their vernacular buildings, boathouses and mills sitting on the water's edge; and this coupled with the network of narrow ancient lanes, lends a timeless quality to the area*

## **APPENDIX I:      METHODOLOGY**

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## Appendix I Methodology

This methodology has been refined through use and is a straightforward and clear methodology. It reflects the company's interpretation of GLVIA 3 and is understandable within the EIA context.

### I.1 Introduction

- I.1.1 The Landscape and Visual Impact Assessment (LVIA) is intended as a tool to assist with the iteration of the scheme design and enable opportunities to avoid, reduce or mitigate against impacts on the landscape and visual context.
- I.1.2 The purpose of the assessment is to understand the potential effects of the proposals on the landscape and visual context and explain these in a logical way.
- I.1.3 The content of this assessment follows guidance set out in 'Guidance for Landscape and Visual Assessment'<sup>4</sup> (LI and IEMA 2013 3<sup>rd</sup> Ed). Further guidance also considered is provided within 'An Approach to Landscape Character Assessment' 2014<sup>5</sup>, produced by Natural England.
- I.1.4 The selection of viewpoints and the taking of photographs for inclusion in the assessment and for the photomontage images will be undertaken with consideration of the Landscape Institute Advice Note 01/11 - Use of Photography and Photomontage in Landscape and Visual Assessment<sup>6</sup>.
- I.1.5 For a methodology for the preparation of photomontages and VVMs, refer to LVIA Appendix IV Photographs and Visually Verified Montages.docx.
- I.1.6 The documents referenced above are not intended as a prescriptive set of rules or an exhaustive manual of techniques, but are accepted as establishing certain principles that help to achieve consistency, credibility and effectiveness in the landscape and visual impact assessment process.
- I.1.7 Landscape character is defined by Article 1 of the European Landscape Convention<sup>7</sup>, as "*...an area, as perceived by people, whose character is the result of the action and interpretation of natural and/or human factors*" (2000). Landscape character therefore draws upon the distinct and recognisable patterns of elements in the landscape that give a locality its sense of place, and which makes it different from its neighbouring areas. Taken together these patterns of elements form a collective 'landscape character area', which can be used to define the

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<sup>4</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment. 3<sup>rd</sup> ed. Abingdon: Routledge

<sup>5</sup> An Approach to Landscape Character Assessment (2014) Christine Tudor, Natural England

<sup>6</sup> Landscape Institute Advice Note 01/11 – Use of Photography and Photomontage In Landscape Assessment, March 2011

<sup>7</sup> Council of Europe 2000, European Landscape Convention.

locality. An evaluation of these character areas is made in the LVIA to identify the qualities, values and sensitivities, which could potentially be affected by the proposed development.

- I.1.8 Visual considerations relate specifically to the views of a landscape afforded by people in the context of the sensitivity of those views – influenced by a number of factors which may include location of the view, the susceptibility of the view to accommodate change, the extent of view, or duration (static or transient, permanent or temporary). Sensitivity also takes into account values attached to views, such as might relate to cultural references.
- I.1.9 An evaluation of the potential changes to views for key visual receptors, together with the potential effects on landscape character, helps to provide an understanding of the significance of the scheme's impact on the landscape and the way that it is perceived.
- I.1.10 The LVIA report summarises a 3-stage assessment process, leading to an overall conclusion, as follows:

- **Baseline description** of receptors: landscape receptors and visual receptors;
- Appreciation of **scheme design and mitigation** and enhancement measures;
- Assessment of **potential effects** on receptors; including the nature of the receptor (sensitivity) and nature of change (magnitude of impact), and a judgement of the level of effect resulting from the proposed scheme.
- A conclusion is drawn on whether overall the effect would be significant.

## I.2 Study Area and Zone of Theoretical Visibility (ZTV)

- I.2.1 The extent of the study area is determined by the anticipated visual envelope of the proposed development and of the existing site. The visual envelope is defined as the area in which the site and proposed scheme are potentially visible. To determine this field of visibility a Zone of Theoretical Visibility (ZTV) is calculated using QGIS specialist computer software. The ZTV is prepared using a 'digital surface model' generated from photogrammetric data (9x9km square) which takes account of built form and vegetation.

To determine this field of visibility a Zone of Theoretical Visibility (ZTV) is calculated using QGIS specialist computer software, via the Viewshed Analysis plugin. The ZTV is prepared using a 'digital terrain model' (DTM) with a resolution of 50m. A random sample of elevations are taken from the proposed development in the study area to act as input values to calculate the ZTV.

## I.3 Landscape Planning Policy Context

I.3.1 Desk studies are undertaken to identify relevant landscape planning policies which may affect the proposed development site; these may include formal designation and other planning policy which are intended to protect landscape and visual aspects.

#### **I.4 Baseline Conditions and Receptors**

I.4.1 Desk studies are undertaken to review international, national or local landscape designations and existing landscape character assessments at a national and local administration level. Following verification by a site visit, and supported with Field Record Sheets (landscape and townscape). Appropriate landscape character areas are described and, where necessary, supplemented with a description of site-level landscape elements where these combine to form a unique landscape character. In addition to designated landscapes, each landscape character area is considered as a landscape receptor which may theoretically be affected by the proposed scheme. Where no effects can reasonably be anticipated, these receptors are scoped out from further assessment.

I.4.2 Visual receptor groups are identified in the first instance by a review of the ZTV to determine groups of people who may experience common views within the study area, including the proposed development. Whilst it is acknowledged that every person will have an individual relationship with views towards the site, the assessment combines visual receptors into groups that may reasonably be expected to share common experiences with the landscape in order to form a manageable process of assessment. These typical groups are categorised as follows:

- Recreational users of public rights of way or accessible landscapes. E.g. Walkers, horse riders;
- Residents and visitors of/ to settlements;
- Road users;
- Visitors to specific viewpoints of recognised value;
- Visitors to tourist attractions of heritage assets valued for their visual setting.

I.4.3 Within an individual visual receptor group, people may experience a range of varying views towards the site. Where relevant therefore, groups may be further sub-divided so that the assessment relates to commonly-shared visual experiences, either through geographic or topographic consistency.

I.4.4 Specific viewpoints and representative viewpoints from publically accessible land are selected for key visual receptor groups and their locations agreed with the Local Planning Authority. For each viewpoint a description of the existing view and the context of the site within the view is provided.

## **I.5 The Proposed Development**

I.5.1 A description of the proposed development is provided for elements of the scheme, which may have the potential to have an effect on the landscape character or visual receptors. Descriptions are taken from material submitted by the applicant to the Local Planning Authority including:

- Planning Statement (including design and access statement),
- EIA Scoping Report,
- Site Layout Plans, including Landscape Proposals Plans and Restoration Plans,
- Specialist Assessments.

I.5.2 A description of construction activities that may have an impact on the landscape and visual context are also described.

I.5.3 Any design measures intended to have either eliminated, reduced or mitigated against potential landscape and visual effects are also described.

I.5.4 An assessment will be made of the proposed additional lighting associated with the proposed scheme development.

## **I.6 Identification of visual receptors and selection of representative and specific Viewpoints**

I.6.1 The ZTV will be appraised through desk study and field survey, and different receptor groups identified. Where appropriate visual receptor groups will be thematically mapped on an accompanying figure so that the reader can clearly identify which people are being considered through the assessment process. A proportionate number of viewpoints will be selected from within the ZTV, and verified during site visits, to illustrate the range of views afforded towards the site. Viewpoints will be selected wherever possible to be representative of different visual receptor groups. It is acknowledged however that visual receptor groups are likely to experience a varying degree of exposure to views (duration and extent) and that a view from one location may be very different from another in close proximity. Such viewpoints, where selected, are intended to provide an illustration of a

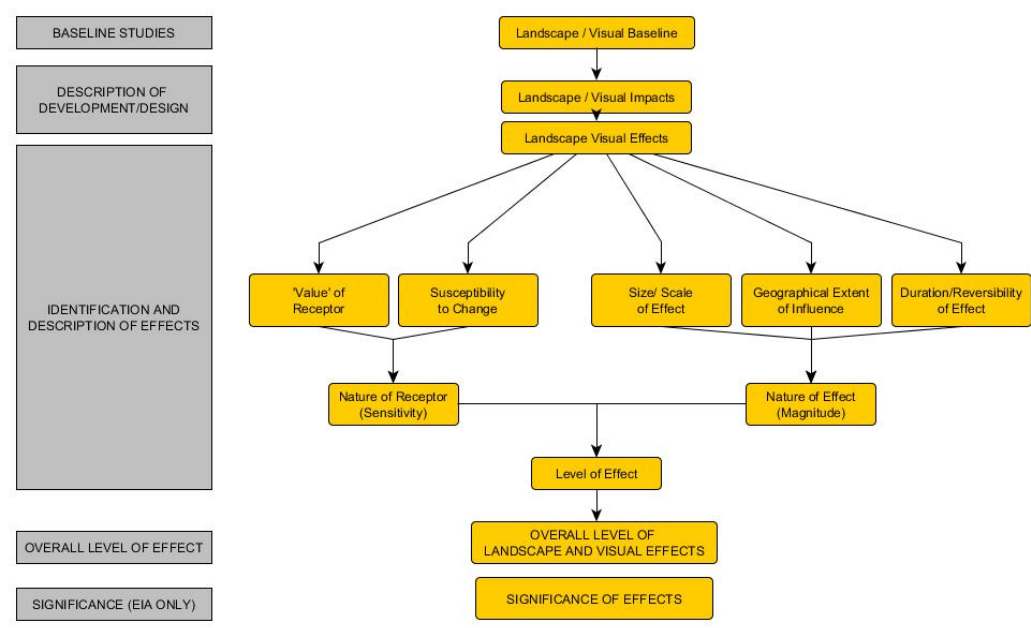
typical view. By contrast, specific viewpoints, such as panoramic vantage points or vistas of recognised value may be selected where relevant and assessed as a specific visual receptor.

## 1.7 Assessment of Potential Effects on Receptors

1.7.1 For each of the landscape and visual receptors identified in the baseline studies, an assessment is made on the **level of effect** arising from the proposed development. For an LVIA as part of an EIA process it is customary to also determine whether overall the effects are significant, so that potential impacts on the landscape can be considered alongside other environmental impacts in a standardised manner.

1.7.2 The process for assessing potential effects is set out within the diagram below, adapted by NPA from Figure 3.5 of GLVIA3<sup>8</sup> (LI and IEMA 2013: 39).

**Diagram I: Assessment of the Level of Effect on Receptors**



1.7.3 The level of effect is determined through an understanding of both the nature of the receptor, **Sensitivity**; and the nature of the (impact or) effect, **Magnitude**.

1.7.4 **Sensitivity** is determined by consideration of both the **susceptibility** to change and the **value** placed on the resource.

1.7.5 The LVIA will present a reasoned summary of the overall effects on the landscape character and visual receptors from the specific development proposals.

<sup>8</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3<sup>rd</sup> ed. Abingdon: Routledge



## 1.8 Assessment Criteria for Assessing Potential Effects

### Landscape Sensitivity

1.8.1 Landscape sensitivity is determined by consideration of both the **susceptibility** to change and the **value** placed on the landscape resource, as follows.

1.8.2 **Value** of a landscape receptor depends on a variety of considerations including international, national or local designation, its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc.

1.8.3 **Susceptibility** of landscape receptors is defined as “*the ability of the landscape receptor... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation*”<sup>9</sup> (LI and IEMA 2013: 88-9).

1.8.4 The level of **sensitivity** of the landscape receptor is determined through professional judgement in balancing together the value described and the susceptibility to change. Sensitivity is recorded on a verbal scale of High, Medium and Low. Where intermediate ratings are given, e.g. “Medium-Low”, this indicates a sensitivity that is both less than Medium and more than Low.

1.8.5 Set criteria are not necessarily provided for the determination of overall levels of sensitivity since GLVIA3 (para 5.46, p90) recognises that:

*“there can be complex relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes. For example:*

- *An internationally nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change.*
- *It is possible for internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from a particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal.*
- *The particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape.*

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<sup>9</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3<sup>rd</sup> ed. Abingdon: Routledge

### Visual Sensitivity

- I.8.6 As with Landscape sensitivity, visual sensitivity is determined by consideration of both the **susceptibility** to change and the **value** placed on the view or visual resource.
- I.8.7 The **Value** of a view experienced by a receptor group, or its visual amenity depends on a variety of considerations including international, national or local designation/recognition, its contribution to the visual amenity of a community or its cultural significance e.g. views recognised through the arts etc.
- I.8.8 The **Susceptibility** of visual receptors is considered to be a “*function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations*”<sup>10</sup> (LI and IEMA 2013: 113).
- I.8.9 Value and Susceptibility are considered together to provide a reasoned judgement on the overall level of **sensitivity** of the visual context and views from the visual receptor group. This is set out on a verbal scale of High, Medium, Low and Negligible. Higher sensitivity is more likely to occur with increasing value and/or susceptibility to change. Lower sensitivity is more likely to occur with reduced value and/or susceptibility to change.
- I.8.10 Where intermediate ratings are given, e.g. “Medium-Low”, this indicates a sensitivity that is both less than Medium and more than Low.

### Magnitude of Change

- I.8.11 The nature of the change, **magnitude**, on each receptor is assessed through an understanding of the changes to the landscape character and visual context, resulting from the proposals. The magnitude of effect may be considered to be either beneficial or adverse. These are described for each receptor.
- I.8.12 Consideration is given to the size or scale of change arising from the development (either directly to the landscape receptor or to views and the general visual setting for visual receptors), the geographical extent over which the change is experienced as well as the duration, for example temporary or permanent, and reversibility of effects.
- I.8.13 The size/ scale, geographical extent of influence and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of

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<sup>10</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3<sup>rd</sup> ed. Abingdon: Routledge

impact/effect on a scale of High, Medium, Low, Negligible. Higher magnitude is more likely to occur with increasing scale and duration. Lower magnitude is more likely to occur with reduced scale and/ or duration. Where intermediate ratings are given, e.g. “Medium-Low”, this indicates a magnitude of change that is both less than Medium and more than Low.

I.8.14 The magnitude of impact on each receptor is assessed for both the Construction stage activities and the Operational Phase activities.

#### Level of Effect

I.8.15 Following the assessment of the sensitivity of each receptor and the magnitude of change, it is possible through professional judgement to determine the potential **level of effect** from the construction and operational phases of the development. Due to the level of judgement required in determining the level of an effect, it is important to recognise that defined terms are not absolute and that any scale of levels is a continuum. The levels of effect are judged as Substantial, Moderate, Minor, and Negligible as set out in Tables A and B below. Where intermediate ratings are given, e.g. “Moderate (adverse) to Slight (adverse)”, this indicates a level of effect that is both less than Moderate and more than Slight.

I.8.16 For each level of effect on a receptor those effects are defined using professional judgement as being either **Beneficial** or **Adverse**. Where elements of the change are considered to be both beneficial and adverse, these may be considered as having a **Negligible** overall effect. In such circumstances this balance is described.

## I.9 Landscape Receptors

**Table A: Descriptors for Levels of Effect on the Landscape Receptors**

Level of Effect	Example Definition
<b>Substantial (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Be at considerable variance with the character of the landscape/ townscape.</li> <li>• Degrade or lose the integrity of characteristic features or elements;</li> <li>• Damage or lose the sense of place or local distinctiveness of the area;</li> <li>• In terms of magnitude, would likely relate to all or very large parts/</li> </ul>

Level of Effect	Example Definition
	<p>areas or extent of the receptor;</p> <ul style="list-style-type: none"> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development;</li> <li>• Effects are likely to be long term and may be permanent.</li> </ul>
<b>Moderate (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Conflict with the character of the landscape/ townscape.</li> <li>• Have a negative impact on some characteristic features or elements;</li> <li>• Diminish the sense of place or local distinctiveness of the area;</li> <li>• In terms of magnitude, would likely relate to some parts/ areas or extent of the receptor;</li> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> </ul>
<b>Minor (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Not wholly fit with the character of the landscape/ townscape</li> <li>• Be at variance with the existing characteristic features or elements;</li> <li>• Detract from the sense of place or local distinctiveness of the area;</li> <li>• In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’;</li> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development;</li> <li>• Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.</li> </ul>

Level of Effect	Example Definition
<b>Negligible</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Maintain the character of the landscape/ townscape</li> <li>• Complement/ blend in with the existing characteristic features or elements;</li> <li>• Enable the sense of place or local distinctiveness of the area to be retained.</li> </ul>
<b>Minor (Beneficial)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Complement the character of the landscape/ townscape;</li> <li>• Maintain or enhance the existing characteristic features or elements;</li> <li>• Enable some of the sense of place or local distinctiveness of the area to be restored;</li> <li>• In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’;</li> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development;</li> <li>• Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.</li> </ul>
<b>Moderate (Beneficial)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Improve the character of the landscape/ townscape;</li> <li>• Enable the creation, repair, conservation or restoration of characteristic features or elements partially lost or diminished as a result of inappropriate management or prior development;</li> <li>• Enable the sense of place or local distinctiveness of the area to be restored;</li> <li>• In terms of magnitude, would likely relate to some parts/ areas or</li> </ul>

Level of Effect	Example Definition
	<p>extent of the receptor – ‘medium scale’;</p> <ul style="list-style-type: none"> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> </ul>
<p><b>Substantial (Beneficial)</b></p>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Greatly enhance the character of the landscape/ townscape;</li> <li>• Enable the creation, repair, conservation or restoration of characteristic features or elements lost or harmed as a result of inappropriate management or prior development;</li> <li>• Greatly enhance the sense of place or local distinctiveness of the area;</li> <li>• In terms of magnitude, would likely relate to all or very large parts/ areas or extent of the receptor – ‘large scale’;</li> <li>• In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development;</li> <li>• Effects are likely to be long term and may be permanent.</li> </ul>

## I.10 Visual Receptors

**Table B: Descriptors for Levels of Effect on the Visual Receptors**

Level of Effect	Example Definition
<b>Substantial (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause a large deterioration in the existing views;</li> <li>• In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and/ or to all or very large extents of each of those views;</li> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development;</li> <li>• Effects are likely to be long term and may be permanent.</li> </ul>
<b>Moderate (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause a noticeable deterioration in the existing views;</li> <li>• In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and/ or to a large proportion of each of those views – ‘medium scale’;</li> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> </ul>
<b>Minor (Adverse)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause a barely perceptible deterioration in the existing views;</li> <li>• In terms of magnitude, would likely relate to a small proportion of</li> </ul>

Level of Effect	Example Definition
	<p>range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’;</p> <ul style="list-style-type: none"> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> <li>• Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.</li> </ul>
<b>Negligible</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause no discernible deterioration or improvement to the existing view being experienced.</li> </ul>
<b>Minor (Beneficial)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause a barely perceptible improvement in the existing views;</li> <li>• In terms of magnitude, would likely relate to a small proportion of range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’;</li> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> <li>• Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.</li> </ul>
<b>Moderate</b>	<p>The development would:</p>



Level of Effect	Example Definition
<b>(Beneficial)</b>	<ul style="list-style-type: none"> <li>• Cause a noticeable improvement in the existing views;</li> <li>• In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and/ or to a large proportion of each of those views – ‘medium scale’;</li> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development;</li> <li>• Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.</li> </ul>
<b>Substantial (Beneficial)</b>	<p>The development would:</p> <ul style="list-style-type: none"> <li>• Cause a large improvement in the existing views;</li> <li>• In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and/ or to all or very large extents of each of those views;</li> <li>• In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development;</li> <li>• Effects are likely to be long term and may be permanent.</li> </ul>

## 1.11 Overall Significance of Residual Effects (For an EIA Chapter)

1.11.1 A final judgement is made about whether or not the overall landscape and visual residual effects of the mitigated development are likely to be significant. The level of effect at which an impact is considered to be significant is to be determined on a case-by-case basis. Significant effects, in general, would be where there is a major change or irreversible effect, over an extensive area/ proportion of views, on elements and/ or aesthetic and perceptual aspects that are key to the character/ visual amenity of nationally valued landscapes/views.

Less significant effects, in general, would be reversible effects of short duration, over a restricted area/proportion of views, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the landscape/views of community value. Effects may be either adverse or beneficial.

1.11.2 Alternatively, the following criteria may be used for determining whether the overall effect on landscape character or views is significant or not:

**Table LC.4: Landscape Significance Criteria**

Assessment	Definition/Examples
<p><b>Significant Beneficial (positive)</b></p>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>• incorporates components that would restore or complement characteristic landscape elements/ features, such that overall the proposed development would improve landscape condition and/or would make a positive contribution to landscape character;</li> </ul> <p>AND/OR</p> <ul style="list-style-type: none"> <li>• would contribute to the integrity (as defined by criteria for policy or designation) of any relevant area of recognised landscape value;</li> </ul> <p>AND/OR</p> <ul style="list-style-type: none"> <li>• during construction or immediately following construction:</li> <li>• any temporary disruption to landscape elements/ features and/or character would not outweigh long term mitigation or enhancement measures associated with the design.</li> </ul>
<p><b>Not Significant</b></p>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>• incorporates components that would integrate with landscape elements/ features, such that overall the proposed development would not be of detriment to</li> </ul>

Assessment	Definition/Examples
	<p>landscape condition and/or would respect contextual landscape character.</p> <p>AND/OR</p> <ul style="list-style-type: none"> <li>• would not adversely affect the integrity (as defined by criteria for policy or designation) of any relevant area of recognised landscape value;</li> </ul> <p>AND/OR</p> <ul style="list-style-type: none"> <li>• during construction or immediately following construction:</li> <li>• any temporary disruption to landscape elements/ features and/or character would not outweigh long term mitigation or enhancement measures associated with the design.</li> </ul>
<p><b>Significant Adverse (negative)</b></p>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>• incorporates components that would be at odds with characteristic landscape elements/ features, such that overall the proposed development would be of detriment to landscape/ townscape condition and/or be at considerable variance with landscape/ townscape character;</li> <li>• adversely affects the integrity (as defined by criteria for policy or designation) of any relevant area of recognised landscape value;</li> </ul> <p>AND/OR</p> <ul style="list-style-type: none"> <li>• during construction or immediately following construction:</li> <li>• any temporary disruption to landscape elements/ features and/or character would outweigh long term mitigation or</li> </ul>

Assessment	Definition/Examples
	enhancement measures associated with the design.

**Table V.4: Visual significance criteria**

Assessment	Definition/Examples
<b>Significant Beneficial (positive)</b>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>would cause an obvious improvement of existing view(s) afforded by visual receptors;</li> </ul> <p>12.1.10 AND/OR</p> <ul style="list-style-type: none"> <li>during construction or immediately following construction:</li> <li>any temporary disruption to view(s)* afforded by visual receptors would not outweigh long term mitigation or enhancement of such view(s).</li> </ul>
<b>Not Significant</b>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>would avoid being visually intrusive and would not cause an obvious deterioration or improvement of existing view(s) afforded by visual receptors;</li> </ul> <p>12.1.11 AND/OR</p> <ul style="list-style-type: none"> <li>during construction or immediately following construction:</li> <li>any temporary disruption to view(s)* afforded by visual receptors would not outweigh long term mitigation of such view(s).</li> </ul>
<b>Significant Adverse (negative)</b>	<p>The proposed development, in the medium to long term:</p> <ul style="list-style-type: none"> <li>would be visually intrusive and would cause an obvious deterioration of existing view(s) afforded by visual</li> </ul>

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Assessment	Definition/Examples
	<p>receptors;</p> <p>12.1.12 AND/OR</p> <ul style="list-style-type: none"><li>• during construction or immediately following construction:</li><li>• temporary disruption to view(s)* afforded by visual receptors would outweigh long term mitigation of such views(s).</li></ul>

## I.12 Cumulative Effects on Landscape Character and Visual Context

I.12.1 Cumulative effects are taken in general terms to be “impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions, together with the project” (Hyder, 1997, quoted in GLVIA3, page 120, 7.1). Cumulative effects are defined here as the landscape and visual effects of the scheme in combination with other proposed developments in the area. The scope of potential additional developments will be agreed with the Local Planning Authority but is intended to be limited to developments which have an existing planning approval or which are due for determination at the time of writing.

I.12.2 The study area for assessment of cumulative impacts geographic extent will be limited to the following criteria:

I.12.3 Landscape and visual effects will be identified where the combined impact from the additional

- **Landscape Character** – Limited to additional developments within the same locally defined Landscape Character Area (LCA).
- **Visual Context** – Limited to additional developments seen from within the ZTV of the main development.

I.12.4 Landscape and visual effects will be identified where the combined impact from the additional developments with the main development are considered to be different to the effects of the main development alone. In the case of visual effects, the nature of effect will also be described either as:

- In **combination**, where more than one development is seen at one time within a single view;
- In **succession**, where more than one development is seen at one time from the same viewpoint but at different orientations;
- In **sequence**, where multiple developments can be seen along a route.

I.12.5 A summary of the cumulative level of effects on landscape and visual receptors will be provided based on the criteria, previously defined. Any opportunities for mitigation of cumulative impacts, such as community compensation schemes or inter-developer partnerships will be identified and reviewed as part of the iterative design process.

**APPENDIX II: LVIA Figures**

- Figure 1. Site Location Plan
- Figure 2. Landscape Planning Designations
- Figure 3. Zone of Theoretical Visibility using Digital Surface Modelling
- Figure 4. Topography Context Plan
- Figure 5. Landscape Designations and National Landscape Character Areas
- Figure 6a.-6e Landscape Character Figures
- Figure 6g. Historic Landscape Character
- Figure 7. Site Landscape Character Photos
- Figure 8a. Viewpoint Locations
- Figure 8b. Visual Receptors and Viewpoint Locations
- Figure 9 to Figure 44 - Viewpoint Photographs

**APPENDIX IIIa: Landscape Character Assessments*****Published Landscape Character Assessment Devon County Council***

*LCT 3B: Lower rolling farmed and settled valley slopes*

*(Teignbridge, EDDC, East Devon AONB, Blackdown Hills AONB, North Devon AONB, WDBC, Tamar Valley AONB, SHDC, South Devon AONB, Torbay, Mid Devon DC)*

- *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*



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**APPENDIX I 11b: List of Representative Viewpoints (RVs).**

- 1.1.1 For RV Photographs see LVIA Appendix II –Figures, Figures 10-30 and for the list of RVs, grouped according to orientation, and descriptions see below.
- 1.1.2 Refer also to APPENDIX IV Photomontages-Verified Visual Montage Figures A to Z2 from selected viewpoints (RV3, RV5d, RV 6a, RV7a, RV 7d, RV 8c, RV9a, RV14, RV15, RV16, RB19).
- 1.1.3 Representative Views have been selected to illustrate typical views of the above receptors (viewers) or to discuss intervisibility from the site, where it is not possible to take viewpoint photographs. For viewpoint locations and descriptions, refer to LVIA Appendix, LVIA Figures. The RVs are also included as a list in the LVIA Appendix, These viewpoints will be used in the assessment to appreciate the visual context of the visual receptors and describe the changes in the views resulting from the proposed development. This analysis will then be used to assess the impact of these proposals on the visual receptor groups.

***List of Representative Viewpoints 1 to 19 to include sequential views.******Far distant views from the north and west***

- RV 1 – Representative View at approximately 190m AOD at a high point along the track and ProW leading from Buttshill Cross to the reservoir, taken at about 5 km north of the nearest site boundary.
- RV 2 – Representative View at approximately 100m AOD taken from the John Musgrave Heritage Recreational Trail and Long Distance Cycle Path number 2, near the entrance gates to Sharpham House, at about 6km west of the nearest site boundary.

***Distant views from the south west***

- RV 3 – Representative View, from within the AONB, at approximately 110 m AOD taken from the road from Cornworthy to Dittisham, just east of the reservoir before the road starts to descend at about 4.5 km south west of the nearest site boundary.
- RV 4a – Representative View (Sequential view 4a -4c), from outside the AONB, across the AONB, at approximately 120 m AOD taken across the road from and north of Kingston Farm at about 5 km south west of the nearest site boundary.

- RV 4b – Representative View (Sequential view 4a -4c) at approximately 140 m AOD taken from the bridle path south of Kingston Farm at about 5 km south west of the nearest site boundary.
- RV 4c – Representative View (Sequential view 4a -4c) at approximately 160 m AOD taken from the bridle path south of Kingston Farm at about 5.25 km south west of the nearest site boundary.
- RV 5a – Representative View, from outside the AONB, across the AONB (Sequential view 5a -5d) at approximately 170 m AOD taken from Downton Cross Junction of the road leading from Capton to Dittisham at about 5.25 km south west of the nearest site boundary.
- RV 5b – Representative View, from within the AONB, (Sequential view 5a -5d) at approximately 160m AOD taken from the road leading from Capton to Dittisham at about 3.9 km south west of the nearest site boundary.
- RV 5c – Representative View (Sequential view 5a -5d) at approximately 120 m AOD taken from the road leading from Capton to Dittisham near Cott Farm Bed and Breakfast at about 3.5 km south west of the nearest site boundary.
- RV 5d – Representative View (Sequential view 5a -5d) at approximately 150m AOD taken from the footpath leading eastwards off the road leading from Capton to Dittisham at about 3.6 km south west of the nearest site boundary.
- RV 6a – Representative View, from within the AONB, (Sequential view 6a -6b) at approximately 160 m AOD taken from the Recreational Trail on Fire Beacon Hill near Higher Bosomzeale Farm (which is over the crest of the hill and outside the ZTV) at about 3.7 km south west of the nearest site boundary.
- RV 6b – Representative View of sequential views from RV 6a to 6b running along the 150m AOD contour taken from the Recreational Trail as it runs south east over/around Fire Beacon Hill before the trail starts to descend at about 3.7km south west of the nearest site boundary.
- RV 7a – Representative View of sequential views, all within the AONB, from RV 7a to 7d at approximately 155 m AOD taken from recreational trail to Dittisham near the road from Bosomzeale to Dittisham at about 3.7 km south west of the nearest site boundary.
- RV 7b – Representative View of sequential views from RV 7a to 7d at approximately 150 m AOD taken from the recreational trail running downhill to Dittisham at the point where the trail dog legs back (north) at about 3.5 km south west of the nearest site boundary.

- RV 7c – Representative View of sequential views from RV 7a to 7d at approximately 120 m AOD taken from the recreational trail running downhill to Dittisham just west of River Farm (which although located on lower land lies within the ZTV) at about 3.3km south west of the nearest site boundary.
- RV 7d – Representative View of sequential views from RV 7a to 7d at approximately 55m AOD on a similar contour to River Farm, taken from the recreational trail running downhill to Dittisham where the footpath joins the track running northwest from River farm to Dittisham) at about 3 km south west of the nearest site boundary.

Middle distance views from the south from within the AONB

- RV 8a – Representative View of sequential views, all within the AONB, from RV 8a to 8d at approximately 110 m AOD taken from the JMH Trail near running west to east across an open field at about 2.2 km south of the nearest site boundary.
- RV 8b – Representative Sequential View of sequential views from RV 8a to 8d at approximately 115m AOD taken just east of RV 8a from the JMH Trail at about 2.2 km south of the nearest site boundary.
- RV 8c – Representative Sequential View of sequential views from RV 8a to 8d at approximately 120 m AOD taken just east of RV 8b from the JMH Trail at about 2.2 km south of the nearest site boundary.
- RV 8d – Representative View of sequential views from RV 8a to 8d at approximately 115 m AOD, from the JMH Trail which runs along a track bounded by hedgerows, east of the A379, taken through a gateway opening in the hedgerow at about 2.2 km south of the nearest site boundary.
- RV 9a – Representative View of sequential views, all on the AONB boundary from RV 9a to 9b at approximately 115 m AOD, from the B road between the A379 and the steam railway bridge at about 2 km south of the nearest site boundary.
- RV 9b – Representative View of sequential views from RV 9a to 9b at approximately 70 m AOD, from the Kennel Lane, (a B road, between the A379 and the steam railway bridge) just south of the bridge on the recreational trail, the Greenway Walk at about 1.4 km south of the nearest site boundary.

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Far distant views from the south east

- RV 10 – Representative View at approximately 150 m AOD, south west of Brixham from the high point along Challeycroft Road, a track marking the Unitary Authority Boundary at about 4.5 km south east of the nearest site boundary.

Near views from the south east and east –outside the AONB

- RV 11 – Representative View at approximately 50 m AOD, outside the AONB, taken from the Galmpton Open Access Land near Windy Corner on the north western edge of Galmpton at about 500m south of the nearest site boundary.
- RV 12 – Representative View at approximately 65 m AOD, taken from the entrance to the Car Boot Field off the A3022, the Brixham Road, at about 30 m south east of the nearest site boundary, near to the western edge of Goodrington, which faces the site.
- RV 13 – Representative View at approximately 70 m AOD, taken from the point where the middle footpath joins the A3022 on the western edge of the Goodrington residential area facing the site at about 15 m east of the nearest site boundary
- RV 14 – Representative View at approximately 80 m AOD, taken from the point where the upper (northern) footpath joins the A3022 on the western edge of the Goodrington residential area at about 20m east of the nearest site boundary.
- RV 15 – Representative View at approximately 65 m AOD, taken from Waddeton Road through a gateway at about 500 m west of the nearest site boundary.

Near views from the south east and east –on the AONB boundary

- RV 16– Representative View at approximately 60m AOD, taken from the Stoke Gabriel Road which defines the AONB boundary, near the Waddeton Conservation Area Boundary, at about 600 m south of the nearest site boundary.
- RV 17– Representative View at approximately 60m AOD, taken from the Stoke Gabriel Road which defines the AONB boundary at about 600 m south of the nearest site boundary.

Near views from the north east of the road as the site is behind the ridge and therefore not visible–outside the AONB

- RV 18 – Representative View taken from the A380, the Brixham Road opposite the road entrance to White Rock looking south.

Additional requested Middle distance views from the south from within the AONB

- RV 19 – Representative View, approximately 60m AOD, taken from the permissive path from Greenway Road looking north.

**Night-Time Views Representative Viewpoints 3, 7 and 9a.**

1.1.4 Representative Views have been selected Three night-time representative photographs have been taken for the following existing viewpoints:

- RV 3, for a gateway stopping point
- RV 7 from the recreational trail/ PRow running downhill to Dittisham (one of a cluster of sequential views),
- RV 9a from the road near Galmpton reservoir, representing the orientation also of the sequential views from the JMH recreational trail.

1.1.5 Representative Views have been selected. These will form part of the visual baseline and the visual impact assessment of light on the visual receptors and on the AONB, as a whole. This is based on a lighting strategy provided by others.

**Representative Viewpoints 1, 2 and 10 have been scoped out**

1.1.6 Three viewpoints have been scoped out due both to distance and to intervening vegetation and/ or built form reducing visibility. They are included with the other viewpoints. These are:

- RV 1 from the PRow along a track from Buttshill to the north, about 5km from the site
- RV 2 from Sharpham House entrance, recreational trail and long distance cycle route to the west, about 6km distance from the site,
- RV 10 from Challeycroft Road, south west of Brixham, to the south east, about 5km from the site.

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## APPENDIX IV: Photomontages - Visually Verified Montages Methodology

### Visually Verifiable Montage Methodology

#### 1 Introduction

Nicholas Pearson Associates has an established reputation within the environmental and landscape consultancy field for the production of Visually Verifiable Montages (VVMs) for urban and rural developments and has successfully presented these for planning applications and as expert witnesses at public inquiry

The methodology used by Nicholas Pearson Associates accords with the following guidance documents where appropriate:

- The Third Edition of the good practice Guidelines for Landscape and Visual Impact Assessment 2013; produced by the Landscape Institute and Institute of Environmental Management & Assessment.
- Visual representation of development proposals Landscape Institute Technical Guidance Note 02/17 (31 March 2017)
- Photography and photomontage in landscape and visual impact assessment Landscape Institute Advice Note 01/11. March 2011.
- London View Management Framework Supplementary Planning Guidance: Appendix C: Accurate Visual Representations. March 2012.

The purpose of a Visually Verifiable Montage (VVM) is to, impartially represent the proposed development, as it would appear in reality using a baseline of verifiable visual data and information. A VVM combines photographic views with accurate CAD 3-D representations of the proposals to an agreed level of detail. Using quantifiable data this verifiable image can then be used by others (if required) to scrutinise the work, without its veracity being questioned.

#### 2 Methodology

Using detailed topographic survey and Ordnance Survey mapping, the Camera was mounted on a tripod at height of 1.6m above existing ground level, which best represents the average human eye level and positioned on a pre-surveyed feature which can be identified on the 3D model. A leveller was used to ensure that the camera was horizontal.

Photographs were taken in a RAW format using manual settings to enable the best quality results. The photographer took note of the weather conditions and direction of view. All other details relating to the photograph are stored in the image EXIF data. If necessary the original RAW file can be submitted as part of the verification process.

##### 2.1 Photography equipment:

- Canon 5D full frame digital SLR camera
- Canon 50mm f/1.4 lens
- Tripod
- NN4-D16-Nodal Ninja NN4 Panorama head with RD-16 rotator base
- NN-EZ-Nodal Ninja EZ Leveller MKII
- Plumb bob

- Compass

## 2.2 Baseline photograph formats:

There is no one suitable format of photograph which can be used in the preparation of verified views and so through consultation with the planning professional, the following formats were deemed appropriate for this project.

The baseline photographs for all the viewpoints were composite image taken using the Canon 50mm f/1.4 lens at intervals of 15 degrees, these images were then stitched together to form a standard 53.2 degree field of view and reproduced suitable to be viewed at 400mm @ A3 or 800mm @ A1. This format is selected as suitable for assessing sites which sit within a panoramic landscape setting and a method derived from the SNH Visual representation of wind farms and approved by the landscape institute.

The original Canon RAW files are processed in Adobe Photoshop to adjust white balance, colour accuracy and sharpness. The images undergo further correction procedures to ensure the horizon is precisely horizontal and any barrel distortion is compensated for.

## 2.3 Mapping & Survey data:

- 2D/3D Topographic site survey
- OS Vector Mastermap data
- Revit 3D Model
- Digital Terrain Mapping (Commercial 3D height data)
- Aerial Photography
- GPS readings

To assist in the verification process the topographic survey is used to identify 3D point locations. In many cases these may include existing building ridgelines, field boundaries, tree canopies, lighting columns or similar such details. Data includes Camera locations and specific 3D points to assist in the camera matching process.

## 2.4 Software:

- AutoCAD
- Autodesk Civil 3D
- Sketch up Pro
- Revit Architecture
- 3D Studio MAX
- Adobe Photoshop
- Adobe InDesign

## 2.5 Proposals supplied:

- Sketch up model
- Site Plans
- Elevations
- External Levels
- Landscape Layout

The proposals supplied by the architects, and landscape architects were all combined with the site survey and mapping data so that they correspond with each other. The map co-ordinate system is used when doing this so that information regarding viewpoints can be accurately located, such as the viewpoint markers. The 3D model was cross-checked with the site plan and elevations to ensure it accurately matched the design drawings, including FFLs, ridge heights and footprint.

#### 2.6 Camera Matching & Verification:

Irrespective of whether the final VVM is output as a single or composite panoramic image, each Verified View is based upon a single rendered frame.

The viewpoint markers were used to tie the photograph to the CAD Camera view. These are usually surveyed items such as lamp posts, walls, boundaries and buildings; in essence anything that has a known location. At least six points are required to be as accurate as possible, some of which should be at a height above ground level i.e. tops of lampposts and buildings. The background plate photograph is imported into 3D Studio Max to verify the accuracy of the match.

The location accuracy and angle of view can also be checked by triangulating the position and preparing view line sections. This is a reliable method successfully used for location finding in the field.

#### 2.7 Texturing, Rendering & post production:

3D Studio Max was used for applying the photorealistic surfaces and materials to the 3D model. The exact resolution of the photograph is noted and used as the size for the final rendered output of the 3D Model view so that the two overlay each other precisely.

Adobe Photoshop CC is used to blend the modelled information with the existing base line / base plate photograph.

#### 2.8 Accurate Visual Representation (AVR) Level:

- AVR Level 2/3 \* See notes below

#### 2.9 Reproduction

- The document should be reproduced at A3 and all images viewed at the specified distance.

Each viewpoint within the document will be supplied with the following information:

- Figure Number
- Viewpoint Number
- Viewpoint Details
- OS Coordinates (12 digit)
- Eye level (A.O.D)
- Direction of View (Bearing)
- Camera Height (AGL)
- Date & Time



- Principle Distance (Viewing distance)
- Single Frame or Composite
- Horizontal Field of View
- Weather / Lighting Conditions
- Camera Type
- Lens / Focal Length

Each viewpoint is accompanied by a viewpoint location plan and photographs of camera locations together with a version of this methodology.

Visually Verifiable Montages (VVMs) are also referred to as:

- Verified Views
- Verified Visual Image
- Accurate Visual Representation (AVR)

When producing architectural VVMs a series of options are available to aid design and planning decisions according to the level of detail required. To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents.

This classification is a cumulative scale in which each level incorporates all the properties of the previous level.

- AVR Level 0 Location and size of proposal
- AVR Level 1 Location, size and degree of visibility of proposal
- AVR Level 2 As level 1 + description of architectural form
- AVR Level 3 As level 2 + use of materials

Further summaries of our approach and verified view methods can be found on our website:

<http://npavisuals.co.uk/approach/>

<http://npavisuals.co.uk/verified-view>

## **APPENDIX V Photomontages - Visually Verified Montage Figures of selected Views**

Figures A to Z2.

## APPENDIX VI: LVIA Policy and additional information

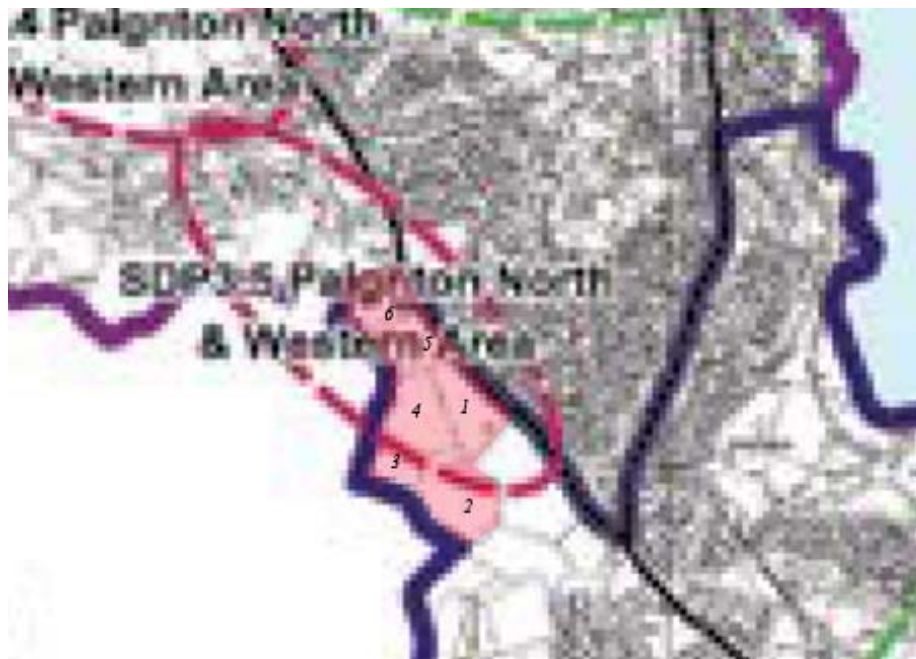
### Policy SS2, Future Growth Areas

12.1.13 Policy SS2 and Diagram 4 indicate only the 'broad locations' for development, which will then need more detailed work involving the identification of the exact site and its development.

12.1.14 Policy SS2 Future Growth Areas lists SDP 3.5 White Rock (for the location see Diagram 4) as a Future Growth Area and states that amongst other factors:

*Development delivered within ...the Future Growth Areas must be integrated with existing communities and reflect the landscape character of the area as informed by Torbay's landscape Character Assessment (2010).*

### Key Diagram 4



Key diagram 4 taken from the draft Local Plan—most of the site lies within SDP 3.5 White Rock—see dashed purple ellipse above outlining the strategic policy area, NPA have shaded the site in red and numbered the fields 1 to 6.

### Policy SS1, Key Diagram Figure 4 and Strategic Delivery Areas

12.1.15 The Growth strategy is as follows:

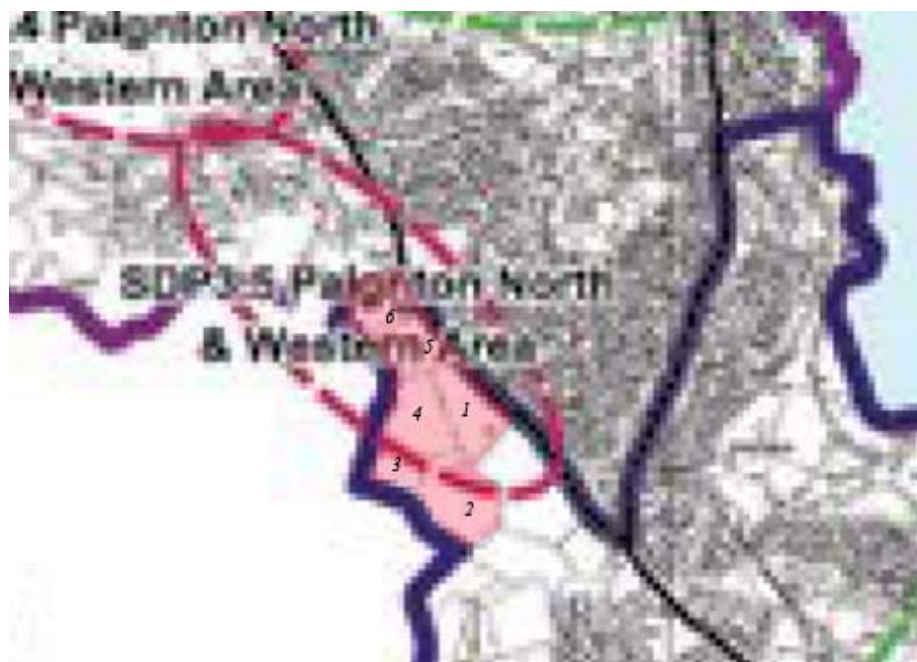
4.1.18 Policy SS1 proposes a Balanced Growth Strategy for Torbay, setting out the Council's approach to the timing and distribution of growth over the Plan period to 2030 and is supported by the Key Diagram (Figure 4) which shows the broad location of Strategic Delivery Areas where major new development will be focussed over the Plan period.



Key diagram 4 taken from the Local Plan– most of the site lies within SDP 3.5 White Rock –see dashed purple ellipse above Strategic Policy areas –

#### Policy SS2, Future Growth Areas

12.1.16 Policy SS2 and Diagram 4 indicate only the 'broad locations' for development, which will then need more detailed work involving the identification of the exact site and its development.



Key diagram 4 taken from the Local Plan– with SDP 3.5 White Rock –see dashed purple ellipse above. NPA have shaded the site in red and numbered the fields 1 to 6.

Key diagram 4 taken from the Local Plan– most of the site lies within SDP 3.5 White Rock –see dashed purple ellipse above Strategic Policy areas

### Policy SS2 Future Growth Areas

Future Growth Areas are located within Strategic Delivery Areas (see Policy SS1) and are shown on the Policies Map. They show broad locations in which the Council, community and landowners will work together, through neighbourhood planning and / or masterplanning, to identify in more detail the sites, scale of growth, infrastructure (including green infrastructure) and delivery mechanisms required to help deliver the Local Plan. Future Growth Areas are proposed in the following locations:

1. Edginswell, Torquay;
2. Paignton North and West Area, including Collaton St. Mary, Paignton; and
3. Brixham Road, Paignton.

12.1.17 Policy SS2 Future Growth Areas lists SDP 3.5 White Rock (for the location see Diagram 4) as a Future Growth Area and states that amongst other factors:

*Development delivered within ...the Future Growth Areas must be integrated with existing communities and reflect the landscape character of the area as informed by Torbay's landscape Character Assessment (2010).*

## Policy C1 Countryside and the rural economy

In the open countryside, away from existing settlements, and in rural areas surrounding the three towns of Torbay, development will be resisted where this would lead to the loss of open countryside or creation of urban sprawl, or where it would encourage the merging of urban areas and surrounding settlements to the detriment of their special rural character and setting.

Major new development should focus on Future Growth Areas in the Strategic Delivery Areas set out in the Key Diagram, consistent with the ambition and policies of the Local Plan. Otherwise, development outside the main urban areas and Strategic Delivery Areas will normally only be permitted within the established boundaries of villages and hamlets, provided that it is of an appropriate modest scale and consistent with relevant Local Plan Policies,

## Policy SS3 Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach in accordance with the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively and in partnership

3. Development proposals outside of the AONB will be supported where they conserve or enhance the distinctive landscape character and biodiversity of Torbay or where the impact of development is commensurate with the landscape and ecological importance. However, it will be particularly important to ensure that development outside the AONB does not have an unacceptable impact on the special landscape qualities of an adjoining or nearby AONB or other valued landscapes such as country parks. In assessing new development outside AONB, the value of natural landscapes will be carefully considered, using the Torbay Landscape Character Assessment and other relevant management plans, to help ensure the objectives for their conservation are met; and

4. The Council will, in considering major planning applications, seek long term land management practices to maintain or restore landscapes, greenspace, dark corridors, and amenity open spaces, integrating biodiversity and green infrastructure objectives including improved public access. If development impacts adversely upon biodiversity, geodiversity or countryside management, developer contributions and mitigation measures will be required to improve management or enhancement of the natural environment with a goal of achieving a net gain in biodiversity.

## **Policy C4 Trees, hedgerows and natural landscape features**

Development will not be permitted when it would seriously harm, either directly or indirectly, protected or veteran trees, hedgerows, ancient woodlands or other natural features of significant landscape, historic or nature conservation value.

Where the loss of, or impact on trees, hedgerows or landscape features is considered acceptable as part of development, replacement and other mitigation measures will be required through planning condition or legal agreement. These measures should at least off-set any such harm, and preferably achieve landscape and biodiversity improvements, and make provision for on-going management.

Development proposals should seek to retain and protect existing hedgerows, trees and natural landscape features wherever possible, particularly where they serve an important biodiversity role.

Proposals for new trees and woodlands will be supported in principle and will be a specific requirement of proposals in Strategic Delivery Areas and related Future Growth Areas.

### LDUs Landscape Description Units

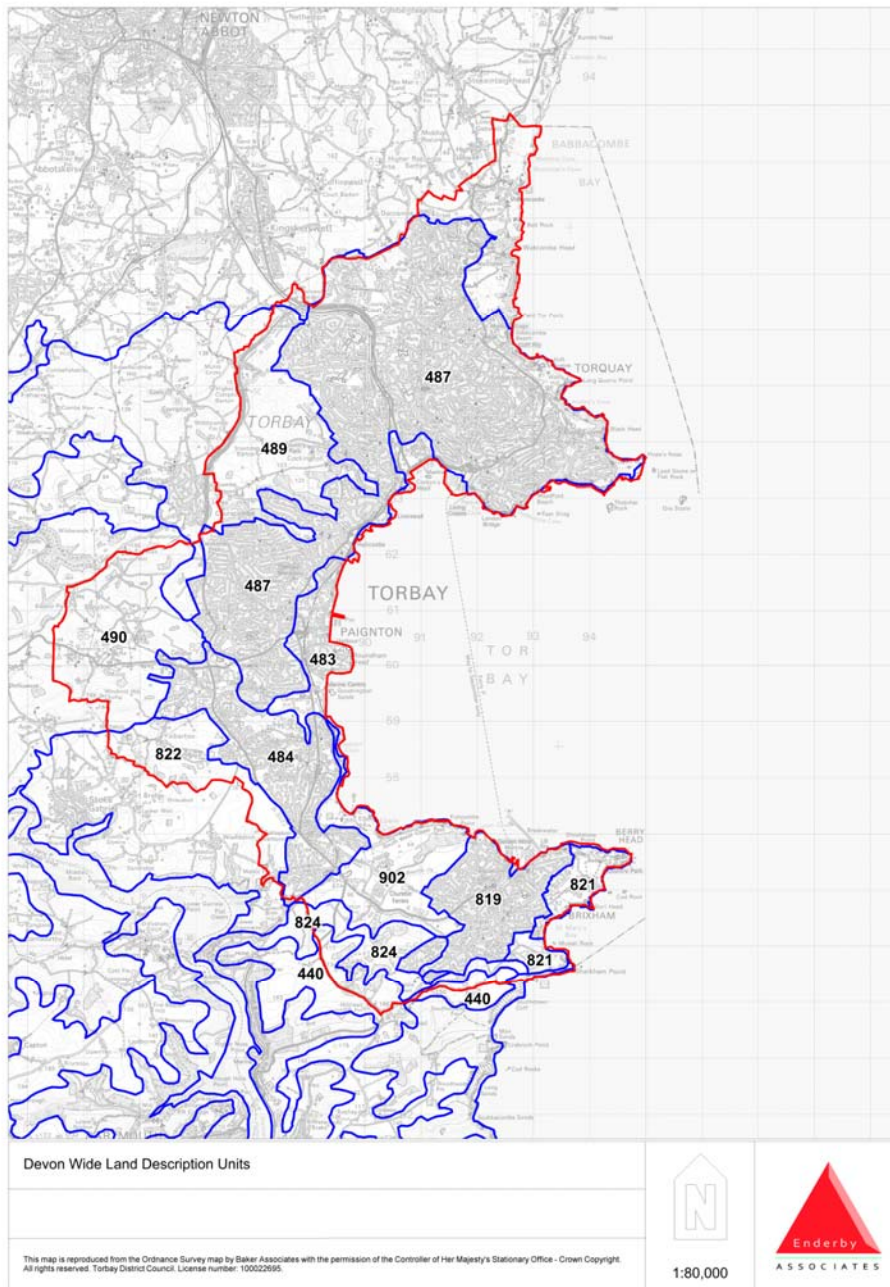


Figure 12: Showing DCC LDU boundaries and numbering.

The primary attributes of the relevant one of the 16 LDUs is shown on the table below.

LDU no	Physiography	Land cover	Settlement	Ground type
822	Hard rock lowlands	Ancient pastoral farmlands	Clustered with estate farms	Loamy brown soils

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



## **APPENDIX VII: Cumulative Landscape & Visual Effects**

### **Contents**

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I.4	Plymouth & South West Devon (West Devon & South Hams) JLP Sites	4
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## **APPENDIX IV Cumulative Landscape & Visual Effects (CLVIA)**

### **1.1. Landscape and Visual Cumulative Effects**

This appendix is intended to provide additional information in support of the summary residual cumulative section included in the report.

### **1.2. List of sites identified within a 6km study area (extended to cover BPNP-area)**

Potential sites in planning system within the 6km study area were initially selected by Torbay Local Planning Authority and the South Devon AONB Manager and confirmed by the Shared Authority Torbay and Teignmouth Landscape Officer. However, following review, many of these have been scoped out and only those listed below in section 1.4 have been identified as likely to give rise to potentially significant effects in the additional effects assessment. All the sites to be considered are first listed below. Later, following review, many of these sites have been scoped out. A justification for the further scoping is provided in section 1.5.

Windfall sites are not considered in the assessment.

Also, in the visual cumulative assessment night-time views for users of the PRoWs, have not been assessed as the PRoWs are not usually used during the hours of darkness.

### **1.3. Torbay sites**

The Torbay sites include the Torbay Council sites in the Local Plan and in Planning and any sites in the 3 Neighbourhood plans. Some of these are outside the 6km study area but are included as the site lies within the Brixham Peninsula Neighbourhood Plan Area.

Note the study area has been increased from 5km to 6km to the south of the site to include sites listed for consideration.

#### **Torbay Council sites**

- Torbay Council sites with planning permission/ under construction:
- Park Bay, Brixham Road, Paignton (P/2009/1287)
- Yannons Farm, Brixham Road, Paignton (P/2015/0124)
- Land South of Yalberton Road, Paignton (P/2014/0983)
- Whiterock I, Brixham Road, Paignton (P/2011/0197)
- Whiterock I Sport Pavilion, Pitches and Floodlighting (P/2016/0188)

#### **Neighbourhood Plans allocations within the Torbay District.**

Torbay council state that they have 'agreed with

*Community Partnerships that three Neighbourhood Plans will be prepared for Torbay, one each for Torquay, Paignton and Brixham”.*

The Neighbourhood Plan can allocate land if required and if the community wish to progress it. The Brixham Peninsula Neighbourhood Plan (BPNP) has been published in draft for consultation and shows various allocated sites most of which are in the Torbay Local Plan and other identified sites, which are not in the Local Plan. The Paignton Neighbourhood Plan although published has not allocated any sites. The Torbay Neighbourhood Plan is not yet published. For these reasons only the BPNP is considered further.

### **The Draft Brixham Peninsula Neighbourhood Plan list of committed sites:**

#### *Brixham*

- H3 – C1 Wall Park Holiday Camp,
  - Full planning application P/2013/0785
  - Full planning application P/2016/0057
- H3 – C2 Sharkham, Full planning application P/2015/0003
- H3 – C3 Fishcombe, Certificate of lawfulness P/2013/1363
- H3 – C4 Kings Drive, Full planning application P/2006/1066
- H3 – C5 Douglas Avenue, Full planning application P/2011/0470
- H3 – C6 Bakers Hill, Full planning application P/2014/0465

#### *Churston, Galmpton and Broadsands*

- H3 – C7 Churston Court Barns, Full planning application P/2010/0177
- H3 – C8 Gliddon Ford,
  - Outline planning application P/2014/0687 &
  - Full planning application P/2016/0206
- H3 – C9 5 Broadsands Road, Full planning application P/2014/0899
- H3– C10 Broadsands House, Full planning application, P/2015/0192

### **The Draft Brixham Peninsula Neighbourhood Plan list of identified sites:**

#### *Within Brixham town centre or on its eastern edge*

- H3 – I1: Town Centre Car Park
- H3 – I4: Northcliffe Hotel
- H3 – I5: Torbay Trading Estate (Paint Factory)
- H3 – I6: Oxen Cove and Freshwater Car Parks
- H3 – I7: Brixham Police Station
- H3 – I3: St Kilda

#### *On the western/ south western edge of Brixham*

- H3 – 12: St Mary's Industrial Estate/Old Dairy

*Chennon and Goodrington*

- H3 – 18: Waterside Quarry

*Galmpton and Brokenbury*

- H3 – 19: Knapman's Yard

#### **1.4. Plymouth & South West Devon (West Devon & South Hams) JLP Sites**

Proposed allocations within a 5km radius of the site as set out in the Plymouth and South West Devon JLP (Joint Local Plan), all lie within the South Hams area and include the following sites in villages, such as Stoke Gabriel, as listed in the South Hams LDF<sup>11</sup> :

##### ***South Hams District Council sites with planning permission/ under construction***

Recent South Hams District Council housing development allocations in and around Stoke Gabriel as listed in the South Hams LDF.

- RA23: Land opposite Rowes Farm, for 50 homes
- RA24: Land at Paignton Road, for 55 homes plus 0.1Ha employment
- RA25: Land south of Coombe Shute for 10 homes

##### ***Relevant Neighbourhood Plan allocation within the South Hams District***

A Neighbourhood Plan is being prepared for Stoke Gabriel but is not yet available.

#### **1.5. List of sites that are scoped out with rationale**

All the Torbay, all the South Hams and some of the BPNP sites are kept in the assessment.

The sites that are scoped out, including some BPNP sites, are listed below with summary reason for doing so and have then not been considered further in the assessment:

##### ***Committed Housing Sites (taken from BPNP Table 2) which have been scoped out***

The BPNP committed sites lie within the town centre or on the east-facing side of Brixham have been scoped out of the landscape and visual and AONB cumulative impact assessments, principally because most of the town centre is outside of the AONB and the east side faces the sea. The following committed housing

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<sup>11</sup>South Hams Local Development Framework - Rural Areas Site Allocations Development Plan Document, Adopted February 2016 <http://old.southhams.gov.uk/CHttpHandler.ashx?id=3680&p=0>

sites listed below have been scoped out for reasons shown below. The Local plan reference is included in a table at the end of this report. The BPNP Reference is included.

The following committed housing sites, listed below, have been scoped out for reasons identified below. The Local plan reference is included in a table at the end of this report. The BPNP Reference is included.

### Brixham Town

#### H3 – C3 - Fishcombe

- 30 homes Certificate of lawfulness (BPBP reference) P/2013/1363
- Within the AONB
- Scoped out because it is situated on north east coast of Brixham, with intervening higher land. It is located between the coast path and the sea.

#### H3 – C4 - Kings Drive

- 22 homes. Full planning application P/2006/1066 for 35 homes of which 13 were built before the plan period.
- Outside the AONB
- Scoped out because located in the town centre of Brixham

#### H3 – C6 - Bakers Hill

- 6 homes Full planning application P/2014/0465
- Outside the AONB
- Scoped out because it is a very small site central in Brixham near a green space

### Churston, Galmpton and Broadsands

#### H3 – C7 - Churston Court Barns

- 9 homes - Full planning application P/2010/0177 for 9 homes
- Within the AONB
- Scoped out as cumulative effects are unlikely as the site is on lower land north of Brixham, south of Broadsands Paignton and screened by the built form from the south west and north west by buildings. The site lies to the south east of Churston Court between Brixham and Galmpton.

#### H3 – C8 - Gliddon Ford –

- 9 homes Outline planning application P/2014/0687 for up to 10 homes Full planning application P/2016/0206 for 9 homes
- Outside the AONB

- Scoped out as cumulative effects are unlikely because the site is located to the south east of Galmpton on the Dartmouth Road, near Churston station in a dip with surrounding vegetation

### H3 – C9 - 5 Broadsands Road

- 8 homes Full planning application P/2014/0899 for 8 homes
- Outside the AONB
- Scoped out as cumulative effects are unlikely as the site is off Broadsands Road and surrounded by buildings not on a main road.

### **Identified Housing Sites (taken from BPNP Table 3) - scoped out**

All the identified housing sites listed below have been scoped out for reasons shown below.

*Identified sites - Within Brixham town centre or eastern edge*

### H3 – I1: Town Centre Car Park

- 25 Homes
- Outside the AONB
- Scoped out of landscape to include AONB effects and visual effects as in town centre

### H3 – I3: St Kilda

- 20 Homes
- Outside the AONB
- Scoped out of landscape to include AONB effects and visual effects as in town centre

### H3 – I4: Northcliffe Hotel

- 15 Homes
- Outside the AONB - The northern short side is on/near AONB boundary.
- Scoped out for landscape effects as within Brixham built up area on 3 sides and facing the sea to east and on the eastern side of Brixham. Separated from the site landscape by Brixham and not within the AONB so no landscape cumulative effect.
- Scoped out for visual effects as H3-I4 lies on lower land on the other side of the Brixham ridge to the Inglewood site so there are unlikely to be cumulative visual effects.

### H3 – I5: Torbay Trading Estate (Paint Factory)

- 15 Homes
- Outside the AONB
- Scoped out of landscape to include AONB effects and visual effects as in town centre

### H3 – I6: Oxen Cove and Freshwater Car Parks

- 10 Homes
- Outside the AONB

- Scoped out of landscape to include AONB effects and visual effects as in town it is on the eastern edge of Brixham on lower land as for Northcliffe Hotel. Seems to be on the sea edge running very near the South West Coast National Trail. Could be seen as part of the transition into the AONB.

### H3 – 17: Brixham Police Station

- 7 Homes
- Outside the AONB
- Scoped out of landscape to include AONB effects and visual effects as in town centre

#### Identified sites - On the western/ south western edge of Brixham

### H3 – 12: St Mary's Industrial Estate/Old Dairy

- 25 Homes
- H3 – 12 lies partly within the AONB and partly outside the AONB on brownfield land.
- Scoped out of landscape effects and visual effects as within the Brixham urban footprint. The brownfield site is largely screened from AONB by vegetation/ existing buildings. Proposed housing is assumed to be similar to existing. Cumulative visual effects are unlikely due to the location of the site on the southern edge of Brixham and intervening vegetation.
- Might be included as minor cumulative effect on AONB landscape.
- However although it is partly within the AONB landscape, but both parts are on brownfield land and the small part in the AONB is separated by a line of trees and is therefore was scoped out.

#### Chennon and Goodrington

### H3 – 18: Waterside Quarry

- 10 Homes
- Outside the AONB
- Scoped out as the H3 – 18: site is along Waterside Road off the Dartmouth Road with eponymous Holiday Park nearby. Buildings along the Goodrington ridge separate this site from Inglewood. It is not in the transition landscape to the AONB. Scoped out of landscape to include indirect effects on AONB and of visual effects as there does not seem to be a common viewing location.

#### Galmpton and Brokenbury

### H3 – 19: Knapman's Yard

- 6 Homes
- Outside the AONB

- Within Galmpton, probably within Galmpton CA, near the AONB but on lower land separated from AONB boundary by housing, so it is not considered to be part of the transition greenfield landscape into the AONB, nor to be part of the landscape character area in which the Inglewood site lies. As it lies in a dip surrounded by housing, it is unlikely that it will be in views from within or outside the AONB.
- Scoped out of landscape, to include AONB landscape effects direct and indirect and visual effects.
- Scoped out for visibility to include views from the AONB.

### Brixham Town

#### H3 – C3 - Fishcombe

- 30 homes Certificate of lawfulness P/2013/1363
- Within the AONB
- Scoped out because situated on north east coast of Brixham with intervening higher land. It lies between the coast path and the sea.

#### H3 – C4 - Kings Drive

- 22 homes. Full planning application P/2006/1066 for 35 homes of which 13 were built before the plan period.
- Outside the AONB
- Scoped out because located in the town centre of Brixham

#### H3 – C6 - Bakers Hill

- 6 homes Full planning application P/2014/0465
- Outside the AONB
- Scoped out because it is a very small site central in Brixham near a green space

### Churston, Galmpton and Broadsands

#### H3 – C7 - Churston Court Barns

- 9 homes - Full planning application P/2010/0177 for 9 homes
- Within the AONB
- Scoped out as cumulative effects are unlikely as the site is on lower land north of Brixham, south of Broadsands Paignton and screened by the built form from the south west and northwest by buildings. The site lies to the south east of Churston Court between Brixham and Galmpton.

#### H3 – C8 - Gliddon Ford –

- 9 homes Outline planning application P/2014/0687 for up to 10 homes Full planning application P/2016/0206 for 9 homes



- Outside the AONB
- Scoped out as cumulative effects are unlikely because the site is located to the south east of Galmpton on the Dartmouth Road, near Churston station in a dip with surrounding vegetation

#### H3 – C9 - 5 Broadsands Road

- 8 homes Full planning application P/2014/0899 for 8 homes
- Outside the AONB
- Scoped out as cumulative effects are unlikely as the site is off Broadsands Road and surrounded by buildings not on a main road.

### 1.6. Sites investigated further in the cumulative effects assessment section of the LVIA and reasons for their inclusion

#### ***Torbay Sites***

The Torbay sites are listed below:

- Park Bay, Brixham Road, Paignton (P/2009/1287)
- Yannons Farm, Brixham Road, Paignton (P/2015/0124)
- Land South of Yalberton Road, Paignton (P/2014/0983)
- Whiterock I, Brixham Road, Paignton (P/2011/0197)
- Whiterock I Sport Pavilion, Pitches and Floodlighting on the ridge to the west of Waddeton Road. (P/2016/0188)

#### ***The three sites north of Whiterock (Park Bay, Yannons Farm, Land South of Yalberton)***

The first three sites on the list are north of Whiterock and situated off or near Brixham Road.

#### *Landscape*

They are in the same landscape character areas the site but on the opposite side of the Whiterock Ridge. This is described as IO Rolling Farmland in the Torbay Landscape Character Assessment and as LCA 3B Lower Rolling Farmed and Settled Slopes (Devon and SHSDA LCA). They are included in the landscape effects.

They do not lie within the AONB or within the transition landscape to the AONB so are not included in the assessment of the day time landscape effects on the AONB

### Visibility

Similarly they are not in the views looking towards the AONB nor of the various visual receptors looking out by day from within the AONB. From the study area outside the AONB, daytime cumulative views are not available for most visual receptors for the Inglewood site.

How night-time views are affected will depend on the type of lighting used and how it is designed to reduce glare.

Visual receptors, VR2c, Users of the Brixham Road, would receive consecutive views as they travelled along the road and are included in the cumulative impacts assessment.

### **Whiterock I**

The Whiterock development comprises various site areas, some partly in operation and included in the baseline, others partly under construction, and yet others that have just received planning permission.

Development at Whiterock lies partly on and partly behind (north of) the Whiterock ridge, partly screened from the Inglewood site and the AONB by a line of trees. It is on a ridge and is partly within the transition landscape into the AONB.

To the south and as part of the Whiterock I development, a woodland block has been planted and is now establishing and will mature in about twenty years' time, so the Whiterock I landscape will become more integrated into the transition landscape of the AONB and separated from the Inglewood site by this woodland. This is part of the existing landscape baseline used in the assessment, but this planting in 2016 was only in the early establishment phase in 2016 when the baseline site visits were carried out.

A small area to the east near the Brixham Road was not being developed in the baseline but site clearance has now started.

Further west, the development is less integrated into the landscape. Some of it was already there in the baseline, when the site visits were under taken in 2016, other parts are under construction and are therefore part of cumulative impacts.

Still further west, within the Torbay District, planning permission has been granted for Whiterock I Sport Pavilion, Pitches and Floodlighting on the ridge to the west of Waddeton Road.

### Landscape

Whiterock under construction and in planning provides additional changes to the landscape in combination with Inglewood and lies within the transition to the AONB.

There will be night time effects on the landscape character.

### Visibility

The edge of the development in Whiterock is present in most of the views afforded to visual receptors by the development at Inglewood. Some of this is part of the baseline view while the ongoing development is part of the cumulative effect.

There will be night time additional effects on some visual receptors.

## **1.7. Night time effects**

The projected night time lighting impact of the Inglewood site has been carefully designed with regard to colour and direction of light, so it blends in as a subdued part of the overall urban edge. As part of the baseline, the lighting from White Rock, particularly the blue South Devon College car park lighting, is visible on the ridge from the landscape to the south including the AONB.

Planning permission has just been given for the addition of lighting to a sports pitch/ MUGA to the west of Waddeton Lane.: Whiterock I Sport Pavilion, Pitches and Floodlighting. This will mean an addition of another block of bright lights, spotlights, on the ridge.

### Landscape

This will have a local effect on landscape character, and an indirect landscape effect on the AONB as it is in the transition landscape.

### Visibility

It will be visible from the AONB at night extending into an area of landscape to the west, which from views to the south and south east of the site is not seen against the backdrop of Torbay lighting.

The subdued lighting at Inglewood will not substantially add to these lights on the ridge and will not constitute a change to the landscape character at night, as the site echoes the dim lighting of Galmpton and Goodrington.

### Visibility and Visual receptors from outside the AONB

The following visual receptors from outside the AONB will experience cumulative effects:

- VR2c – Brixham Road users outside the AONB (RV18, 14, 13, 12,)

The three site north of Whiterock accessed or fronting onto Brixham Road, Whiterock, Inglewood Broadsands.

### Visual receptors from within the AONB

The following apply to visual receptors from within the AONB south of the River Dart

- VR2a – Road users from within the AONB south of the River Dart (RV3). The views will include Stoke Gabriel and Whiterock in addition to Inglewood.

### Visual receptors from within the transition landscape into the AONB

The following apply to visual receptors from within the transition landscape into the AONB

- VR1f-Residents in the transition area into the AONB south of the River Dart. Illustrated by RVs 4. The views will include Whiterock in addition to Inglewood.
- VR3d- PRow users in the transition landscape into the AONB south of the River Dart. Illustrated by RVs 4. The views will include Whiterock in addition to Inglewood.
- VR2x Road users in the transition landscape into the AONB south of the River Dart.

### The AONB as a whole as a visual receptor

- The cumulative effects on visibility from the AONB as a whole will be assessed.

## **1.8. BPNP Committed Housing Sites (from BPNP Table 2) – included in the cumulative effects section of the LVIA**

Having scoped out some of the committed sites and all the identified sites, the following committed sites are further investigated. For location plan, see further information section below.

### Brixham Town southern edge west facing sites

#### H3 – C1 (Local plan CDSB3) - Wall Park Holiday Camp

- 173 Homes
- Full planning application P/2013/0785 for 165 homes;
- Full planning application P/2016/0057 to replace 10 dwellings with 18 dwellings (i.e. 8 additional homes)
- Within the AONB
- Description: The proposals are for residential development on the southern boundary of Brixham on what seems like brownfield development. However, the proposed 9m high homes will replace holiday chalets of around 2.5m height and car parks. The whole site is within the AONB and in a location where there is a pinch point in the undeveloped land between the built up edge of Brixham, the Coast Path National Trail, and the sea.
- Scoped out for landscape as it is separated by various landscape character areas,
- Scoped out for visibility

- Included for landscape effects on AONB.

### H3 – C2 (Local plan CDSB7) – Sharkham Village

- 31 Homes
- Full planning application P/2015/0003 for 31 homes
- Within the AONB on what seems to be a Greenfield site but looks like a quarry site from aerial photos.
- Within AONB to the south of Brixham between South Bay Holiday Park & Riviera Bay Holiday Park
- Scoped out for landscape as it is separated by various landscape character areas,
- Scoped out for visibility
- Included for landscape effects on AONB.

### H3 – C5 (Local plan CDSB6) – Douglas Avenue

- 12 Homes
- Full planning application P/2011/0470 for 12 homes
- Within the AONB
- Within AONB on southern boundary of Brixham/ Holiday chalet area also within the AONB
- Scoped out for landscape as it is separated by various landscape character areas,
- Scoped out for visibility
- Included for landscape effects on AONB.

### Churston, Galmpton and Broadsands

### H3– C10 (no local plan reference given) - Broadsands House

- 6 Homes
- Full planning application P/2015/0192 for 6 homes
- Outside the AONB and not in the transition green-field landscape
- Near Galmpton Common visible as leave Brixham Road at Windy corner junction with Dartmouth Road
- Scoped out for landscape as it lies within the village envelope and
- Scoped out from the AONB and transition landscape.
- Included for visibility as it will appear as part of a sequential view for Road users VR 2c Road users Brixham Road, travelling along the Brixham Road. It will also be viewed 'in succession' where more than one development is seen at one time from the same viewpoint but at different orientations from Galmpton Common norther edge (RV11).

Summary List of BPNP committed sites scoped into the Cumulative effects assessment in the LVIA

The following sites which are scoped out for visibility but scoped in for the landscape effect on the AONB because, although in the countryside on the edge of Brixham, they are all within the AONB and therefore a landscape effect on the AONB:

- H3 – C1 (Local plan CDSB3) - Wall Park Holiday Camp
- H3 – C2 (Local plan CDSB7) – Sharkham Village
- H3 – C5 (Local plan CDSB6) – Douglas Avenue
- St Mary's/ Old Dairy an identified site has been scoped out as although partly within the AONB it is brownfield land and visually screened by a line of trees.

The following has been scoped out except for visibility as it will appear as part of a sequential view for Road users VR 2c Road users Brixham Road:

- H3– C10 (no local plan reference given) - Broadsands House

### **1.9. South Hams District Council sites with planning permission/ under construction**

For South Hams and West Devon, the JLP will sit alongside their 'Our Plan' corporate policy documents. The South Hams is now found under the 'umbrella' of the JLP.

Recent South Hams District Council housing development allocations in and around Stoke Gabriel as listed in the South Hams LDF.

- RA23:Land opposite Rowes Farm, for 50 homes
- RA24:Land at Paignton Road, for 55 homes plus 0.1Ha employment
- RA25:Land south of Coombe Shute for 10 homes

All the above are sited on the edge of Stoke Gabriel on lower land, so are not in either the landform based ZTV or DSM based ZTV from the site. They are all on land on or under the 50m contour. For location plan, see *Image taken from the South Hams section of the JLP, under Villages* in further information section below.

#### Landscape

RA23 lies to the north of the village, RA 24 to the east, and RA25 to the south near the river. The landscape around Stoke Gabriel lies in the same landscape character area as the site, LCA 3B Lower Rolling Farmed and Settled Slopes (as described in both the Devon Landscape Character Assessment (Devon LCA) and the South Hams and South Devon AONB Landscape Character Assessment (SHSDA LCA) There is very little change to landscape character afforded by these minor developments. Stoke Gabriel lies within the South Devon AONB and the developments are all within the AONB on the edge of the village.

- Included in the assessment for direct landscape effects on the AONB and minor effects on local landscape character.

- Night time effects will include additional lighting from homes and new street lighting

### Visibility

Stoke Gabriel lies on lower land, to the west of a southwest facing creek with higher land to the east. It is unlikely that there will be cumulative visual effects on the visual receptors from the south and east of Stoke Gabriel or from the landscape to the north. To the south of Stoke Gabriel, visual receptors within the AONB to the south of the River Dart could obtain views, particularly where the view across the river is unobstructed by built form or vegetation. Viewers would include road users, where views of the Dart are available over/ through gateway openings in the vegetated high hedge-banks. For example, RV 3 looks north east in the direction of the site, the viewer looking north west from this point would see Stoke Gabriel village nestled down into the creek.

There will be an increase in lighting from the village

The developments at Stoke Gabriel it is assumed will be similar to existing houses in height and materials and on this basis the change would be low.

- These receptors will be considered in combination with other developments and the site in the main body of the report.
- Note: No allocations were listed for Dittisham or Cornworthy, nor were applications for single dwellings in the area, whether within or outside of the AONB.

## **1.10. Cumulative Effects Assessment**

The sites included in the assessment, have been grouped according to which local planning authority they fall under. First, the cumulative effects with the Torbay sites are assessed. Then the Plymouth and South West Devon/ South Hams sites and assessed.

The assessment occurs under the following four headings:

- Landscape receptors;
- The AONB as a landscape receptor;
- Visual receptors;
- The AONB as a visual receptor.

Night-time lighting changes will affect both landscape character and visibility.

### Landscape

The assessment for landscape in general, includes sites which are in the same LCA as the Inglewood site

- The three sites north of Whiterock,
- Whiterock

- The lit sports pitch, Whiterock I Sport Pavilion, Pitches and Floodlighting west of Whiterock
- The developments at Stoke Gabriel

#### The AONB as a landscape receptor

For the cumulative landscape effects on the AONB both direct effects and indirect landscape effects on the AONB 'transition' landscape are considered.

- Direct effects include the following sites which lie within the AONB:
  - BPNP committed site H3 – C1 (Local plan CDSB3) - Wall Park Holiday Camp
  - BPNP committed site H3 – C2 (Local plan CDSB7) – Sharkham Village
  - BPNP committed site H3 – C5 (Local plan CDSB6) – Douglas Avenue
  - BPNP committed site St Mary's /Old Dairy
- Indirect effects are considered for sites which lie outside the AONB but within the 'transition' landscape, the view shed of the adjacent landscape.
  - The three sites north of Whiterock,
  - Whiterock
  - The lit sports pitch, Whiterock I Sport Pavilion, Pitches and Floodlighting west of Whiterock
  - The developments at Stoke Gabriel

#### Visual Receptors/ viewers

The following are included in the assessment of cumulative effects on visual receptors.

- The three sites north of Whiterock,
- Whiterock
- The lit sports pitch, Whiterock I Sport Pavilion, Pitches and Floodlighting west of Whiterock
- The developments at Stoke Gabriel
- BPNP Committed housing H3– C10 Broadsands House 6 Homes

#### The AONB as a visual receptor

Refer to main text in CLVIA section of the LVIA

### **1.11. Cumulative Landscape Effects Assessment**

The assessment of cumulative landscape effects considers the additional effects from:

- Other Sites which are in the same local Landscape Character Area (LCA) as the Inglewood site; before then covering



- Sites within the South Devon AONB landscape: which will have direct effects and also other sites which would cause indirect effects on the AONB from within the transition landscape
- Note: In this Appendix the additional effects only are reviewed, while in the main LVIA text, the cumulative effects include the Inglewood site.

#### Sites within the same Local Landscape Character Area

The following selected development sites are all within the same LCA as Inglewood, which is LCA 3B Lower Rolling Farmed and Settled Slopes (Devon LCA and SHSDA LCA):

- Whiterock I
- Whiterock I sport pitch
- The three sites north of Whiterock (Park Bay, Yannons Farm, Land South of Yalberton)
- Recent South Hams housing development allocations on the urban edge of Stoke Gabriel and within the AONB as listed in the Plymouth and South West Devon JLP South Hams section. (RA23:Land opposite Rowes Farm, for 50 homes, RA24:Land at Paignton Road, for 55 homes plus 0.1Ha employment and RA25:Land south of Coombe Shute for 10 homes)

The developments are all served from or off existing roads, whether the Brixham Road, serving the developments in the Torbay District or the more local roads serving the developments at Stoke Gabriel.

The developments as a whole, with the addition of the Inglewood site, will mean that the LCA3b Lower Rolling Farmed and Settled Slopes countryside has been reduced by about a tenth and the urban residential areas correspondingly increased. However, some of this area north of Whiterock was already partly brownfield land and the developments in Stoke Gabriel are set into the urban edge.

Therefore, the cumulative level of effect on the local landscape character area LCA3b from the identified sites with the addition of the Inglewood scheme is judged to be minor adverse as although the area has been reduced and the urban edge moved into this landscape, the essential character of the remaining landscape remains largely the same.

In addition, the Inglewood site would contribute only a small additional cumulative landscape effect as most of the new development area mentioned above comprises the three sites north of Whiterock development.

#### AONB Landscape –indirect effects from sites in the landscape surrounding the AONB

The three sites north of the Whiterock development are over the local ridge and are therefore not therefore notable in the transition landscape into the South Devon AONB. Effects from these sites have been scoped out apart from their indirect night-time effects on landscape character.

The ongoing developments at Whiterock are on a local ridge and lie on the edge of the transition landscape into the AONB. Inglewood to the east of Waddeton Road and the proposed lit sports pitch (Whiterock I Sport Pavilion, Pitches and Floodlighting) to the west of Waddeton Road will both have an indirect landscape

effect on the South Devon AONB. The cumulative indirect landscape effect will be **minor adverse to negligible** by day and **minor adverse** by night due to the landscape change brought about by the lit pitch,

#### AONB Landscape –direct effects

The Stoke Gabriel area lies within the AONB and therefore where countryside is developed has a direct landscape effect on the countryside of the AONB.

The following Brixham Peninsula Neighbourhood Plan (BPNP) committed sites lie on the countryside edge of Brixham within the areas that have not previously been developed for housing but have been included holiday chalets or similar uses, in the South Devon AONB countryside:

- H3 – C1 (Local plan CDSB3) - Wall Park Holiday Camp
- H3 – C2 (Local plan CDSB7) – Sharkham Village
- H3 – C5 (Local plan CDSB6) – Douglas Avenue

The Wall Park Holiday camp replaces temporary holiday chalets (approximately 2.6 m high) presumably with two storey (approximately 9m high) housing. The AECOM Housing Assessment recommended the c. 12 ha site should not be taken forward into the BPNP:

*‘Due to potential significant adverse effects on landscape character and integrity of the South Devon AONB, and potential effects on the South Hams SAC and protected species<sup>12</sup>’.*

Note: the site assessed was larger than that taken forward. A site about a third of the area has been taken forward replacing temporary holiday chalets and some green field land between the chalets and the built up area of Brixham with permanent residences.

The Sharkham Village site, a site not included in the AECOM Housing Assessment, takes up land that could have been retained as AONB countryside.

It is judged that the cumulative level of direct landscape effects on the AONB within the local study area will be **moderate to minor adverse**.

#### AONB Landscape –indirect effects and direct effects

Therefore, it is judged that the AONB as a whole will only be slightly adversely affected and the cumulative direct and indirect effects from these sites with the addition of the Inglewood scheme on the local South Devon AONB within the 6km study area is judged to be **minor to moderate adverse**.

Note The Inglewood site itself is outside the AONB and therefore only contributes to the indirect effects.

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<sup>12</sup> AECOM Brixham Peninsula Neighbourhood Plan Executive Summary - Table ES3: Suitability of sites for taking forward for the purposes of the Brixham Peninsula Neighbourhood Plan: Brixham town sites

## 1.12. Cumulative Visual Effects Assessment

The following sites in addition to the development at Inglewood are considered to contribute to cumulative visual effects:

- The three sites north of Whiterock,
- Whiterock I
- The lit sports pitch (Whiterock I Sport Pavilion, Pitches and Floodlighting) west of Whiterock
- The developments at Stoke Gabriel
- H3– C10 (no local plan reference given) - Broadsands House - 6 Homes BPNP Committed housing

The following visual receptors will experience these effects:

- Residents, Daytime and night time
- Road users, Day time and night time
- Users of the PRowWs, Day time only is assumed
- The AONB as a whole as a visual receptor, day and night-time, including the Brixham Peninsula.

### Residents

Residents (except for VR1b Residents in Galmpton Conservation Area which has been scoped out in the LVIA previously) will experience the following effects:

#### ***VR1a Residents in Waddeton Conservation Area (CA).***

Some of these residents would see the development at Inglewood before the planting has matured. Views of the additional works at Whiterock are likely to be obscured by the development/ planting at Inglewood. It is judged that the cumulative level of effect would be unaltered by day. By night, the additional adverse night sky effects would include those from the floodlit pitch arising from the Whiterock I Sport Pavilion, Pitches and Floodlighting development. This in combination with minor adverse effects from street and residential lighting from Inglewood would give rise to a **minor to moderate adverse level of effect**,

#### ***VR1c Residents on the urban edge of Goodrington 1) upper Brixham Road & 2) lower Brixham Road.***

The three sites beyond are not in the view, nor are the developments at Stoke Gabriel. Development under construction on Whiterock ridge near the Brixham Road will be in the view. Views of the proposed development will replace the baseline views across the landscape towards Waddeton Lane and beyond, so the floodlit sports pitch will be less obvious. The additional level on these receptors is judged to be **minor adverse**, and the cumulative level of effect with the Inglewood site is judged to be **substantial to moderate adverse modulating to minor adverse** as planting matures over time.

***VR1d Residents on the urban edge of Galmpton facing the site (& CA northern landscape).***

The development at Inglewood would be the main item in the foreground to middle distance, masking views of further development at Whiterock and the lit sports pitch. The additional level of effect is therefore judged to be **negligible**, while the level of effect for the Inglewood site is considered to be **moderate adverse reducing to minor adverse to negligible** over time.

***VR1e Residents in settlements (such as Dittisham) and in scattered farmhouses within the AONB.***

Views are only available to visual receptors in residences on the upper edges of Dittisham. These views from the upper western edge of Dittisham are elevated allowing Whiterock ridge and behind (north and east) of that the urban ridge of Torquay to be visible behind (north) of the development in the distance. Within this context and given their position, the sites north of Whiterock are judged to have a negligible level of effect. Against this context, with Torquay built form and lights on the skyline, the additional effects blend in with the already developed urban context. Limited views from the southeastern side of Dittisham are more oblique with a lower magnitude of change. Views are not possible for the majority of residences in Dittisham. The additional level of effect is judged to be **negligible to minor adverse** for day time views. By night. Effects including those from the floodlit pitch, are judged to be **minor adverse** and as Inglewood lighting is not so intrusive, **in combination with Inglewood, minor adverse**.

***VR1f Residents in scattered farmhouses outside the AONB***

These are the residents in the elevated land south of the AONB. The limited locations where views, where available, are similar to those from within the AONB but more distant and more elevated. As these the sites will be seen against the backdrop of Torquay urban development on the skyline, the additional effects are judged to be **negligible** both by day and by night. In addition to Inglewood, the cumulative effect would be **minor adverse to negligible**.

*Road users*

Road users will experience the following additional effects. many of which will be experienced sequentially and some in succession,

***VR2a-1 Road Users – in the AONB - south of River Dart (RV3 travelling from Cornworthy to Dittisham).***

Views are limited by the high hedgerows on hedgebanks to gate openings such as from RV3 viewing point, where the road user will experience views of the site in combination with White Rock, and in succession with the developments at Stoke Gabriel. The level of additional effect is judged to be **minor adverse to**

**negligible** for daytime and **minor adverse** by night due as the additional lighting on the Whiterock ridge, although nearer, will to some extent blend in with the lights of Torquay. In combination with Inglewood this would be **minor adverse** by day and **moderate to minor adverse** by night as the lighting effects would be combined.

***VR2a-2 Road Users – outside of/ in the transition to the AONB - south of River Dart.***

The additional level of effect will be similar to the above but the distance will be greater, so the sites, in combination, will comprise a smaller element in the view. The Stoke Gabriel sites are on lower ground near the River Dart and so are not visible from these more distant views due to intervening vegetation and landform. There are not many viewpoint locations. Road users on the Capton to Dittisham road, from Downton Cross Junction of the road to the upper part of lower Dittisham, will receive intermittent sequential and combined views. Views are available for both day and night time only from a limited number of locations. The views will include Whiterock and at night, the floodlit pitch. In addition to the level of effect caused by the Inglewood scheme, the cumulative effect is judged to be to be **minor adverse** by both day and night, given the distance and that it is viewed against the backdrop of Torquay on the far skyline.

***VR2b-2 Road Users, within the AONB from Kennels Lane, travelling north and down towards the site.***

These viewers will initially receive elevated views at about 2km from the site. The views are sequential and the Inglewood scheme and the Whiterock site and the sports pitch would be seen progressively more obliquely as road user travelled down the road to a lower contour. However, this is no longer against the backdrop of Torbay, which lies towards the east. The additional effects of the Inglewood scheme in combination with other sites' are judged to be **moderate adverse** reducing to **minor adverse** by day and **moderate adverse** by night. The flood-lit pitch to the west of Waddeton Road and the development at Whiterock will stand out against an otherwise dark rural background adding to the more subdued lighting of Inglewood.

***VR2b-3 Road Users - within the AONB on Greenway Rd.***

From this section of the Greenway Road sequential views can be experienced along some of the section. In these views, Inglewood will be visible in combination with the sports pitch. Nords (Wood) will prevent views of Whiterock but the floodlit sports pitch would be seen between Nords and the Big Tree (a local landmark pine tree). The additional level of effects are judged to be **negligible** by day and during dark evenings, **minor to moderate adverse**. In combination with Inglewood, the level of effect is judged to be **moderate to minor adverse reducing to minor adverse to negligible** as the planting around Inglewood establishes. By night the combined effect would be **moderate to minor adverse**.

### **VR2c Road users outside the AONB – on the Brixham Road.**

These road users, when travelling south will experience views of the new developments north of Whiterock in combination with the road widening works to the north of the Whiterock ridge, in connection with the Inglewood scheme. This will be in sequence firstly with the views of the Inglewood scheme and road works to the south of the ridge and then with views of the newly built homes at Broadsands near Galmpton Common. Road users, when travelling north along the Brixham Road from Windy Corner, will see the development at Inglewood rather than Whiterock or the sport pitch, although by night, the glow of the sports pitch will be visible northwest of the proposed development at Inglewood, against the unlit skyline. In sequence, they will experience the changes to the sites north of Whiterock and, in combination, the road works in connection with the Inglewood scheme. The additional level of effect is judged to be **minor adverse** as the area north of Whiterock already has a widened road and buildings near the road. The cumulative level of effect with Inglewood would be **moderate adverse reducing as planting establishes to minor adverse** by day and by night.

### **VR2d Road users outside the AONB –**

Waddeton Road users travelling south will drive through the additional developments at Whiterock and see the sport pitch to the west as they drive past. To the east, glimpses of the development will be possible through sequential gateways. The views are in sequence and from some locations in succession. The cumulative level of effect, given the rural traditional nature of the road is considered to be **moderate to minor adverse**, and **moderate adverse** when the floodlights are switched on at night.

### PRoW Users

PRoW users will experience the following additional effects many of which will be sequential and or in succession. Night time effects are not considered as PRoWs are unlit and not usually used during the hours of darkness. (Note: VR3d PRoW Users outside AONB, north of River Dart are not within the visual envelope for the Inglewood scheme and were therefore scoped out).

### **VR3a PRoW Users - outside the AONB, south of River Dart**

Viewers obtain distant views, (some of which continue sequentially into the AONB). The distance of the site and the panoramic nature of the elevated views, which include both Torquay and Dartmoor on the skyline, reduces the visual impact of the effects of Whiterock in addition to the Inglewood scheme. The level of additional effect, including Inglewood is judged to be **minor adverse**.

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***VR3b PRoW Users within the AONB, south of River Dart walking along the PRoW descending into Dittisham***

Viewers obtain continuous sequential views of the proposed development site at Inglewood. Additions to these views include the ongoing development at White Rock, that is, in the same view, as the Inglewood scheme. The additional level of effect is considered to be **minor adverse** as most of these views are sufficiently elevated for the sites to be viewed against the backdrop of the Torbay urban skyline (which is a defining characteristic of the AONB).

***VR3c PRoW Users within AONB, north/ east River Dart include walkers on the JMH Trail.***


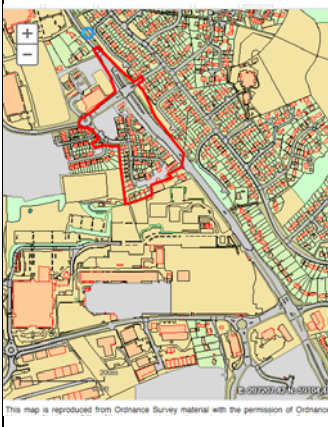
In these middle distance views, which are from the south rather than the southwest and about 2km from the site, the site is seen against a more rural skyline. The ongoing work at Whiterock is therefore judged to be more apparent as the built form is a contrast to the rural skyline. The cumulative level of effect in addition to the Inglewood scheme is judged to be **moderate to minor adverse**.

***The AONB as a whole as a visual receptor***

**For the AONB as whole as a visual receptor**, although the cumulative effects provide additional impacts, these impact are mostly negligible to minor adverse. However, for views obtained from the south in which the proposals are seen against a more rural and dark sky background, such as from RVs 8 for PRoW users and RVs 9 for road users, the developments are more noticeable. Other developments within the AONB have an effect. These are not considered here, as they do not add to the views from the site. The additional level of effect on the AONB as a whole is **minor adverse** by day and night.

**1.13. Further information on the sites scoped in (including site location maps and the nature of each proposed or permitted development)**

**Torbay Council**

Sites listed by Torbay Council						
Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added In AONB?	NPA Likely cum effects?	-NPA Comment
<b>Brixham Road</b>						
P/2009/1287		Park Bay, Brixham Road, Paignton		No	Road users along Brixham Road	<a href="#">Removal of Conditions 3 &amp; 7 (P/2009/1287)</a> Land Of Park Bay Garden Centre and Holly Gruit Brixham Road Paignton Devon TQ47
						Land rises to the south Conditions relate to: Ecology and landscaping
<p><b>Description</b></p> <p>Removal of Conditions 3 &amp; 7 (P/2009/1287) as no longer necessary as circumstances have changed - Recommendation Approval</p> <p><b>Site Details</b> The site comprises land at the former Parkbay Garden Centre and Holly Gruit Campsite off Brixham Road, Paignton. The site area is 2.33ha. The topography rises to the south.</p> <p>The site is bounded by Brixham Road to the east, Western Business Park and part of the Waddeton Industrial</p>						



Sites listed by Torbay Council						
Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added In AONB?	NPA Likely cum effects?	-NPA Comment
<p>Estate car park to the south, agricultural land with approval for mixed-use development to the west and a new junction and access road to the north.</p> <p>Access to the site is provided by a new access road to the west.</p> <p>The site is allocated as an employment park within the Adopted Torbay Local Plan 1995-2011 ('the Local Plan'), with an area designated for strategic landscaping along part of the southern boundary, which is also a wildlife corridor. However, the site benefits from planning permission for 91 houses</p> <p>Condition 3 is:</p> <p>Prior to the commencement of the development, hereby approved, a detailed survey of bats, with particular reference to the derelict building, shall be carried out by a competent professional.</p> <p>Condition 7 is:</p> <p>The reserved matters submission for the detailed layout, design and appearance of the development must achieve a score of at least 14 points when measured against the 'Building for Life' standards, must achieve a minimum of level 3 under the code for sustainable homes: technical Guide (or such national measure of sustainability for house design that replaces that scheme), and must demonstrate consideration of the advice given in the 'Secured by Design' guidance.</p>						
P/2015/0124		Yannons Farm, Brixham Road, Paignton				
<p><a href="#">Submission of Reserved Matters relating to layout, scale, appearance and landscaping in relation to P/2015/0124 (Hybrid application. Full planning application for 70 dwellings, related infrastructure, landscaping, play areas and a hill top park. Outline planning permission for up to 70 dwellings with all matters reserved except for access)</a></p> <p>Land At Brixham Road Yannons Farm (Area D) Paignton</p> <p>Ref. No: P/2016/0610   Validated: Fri 27 May 2016   Status: Decided</p>						

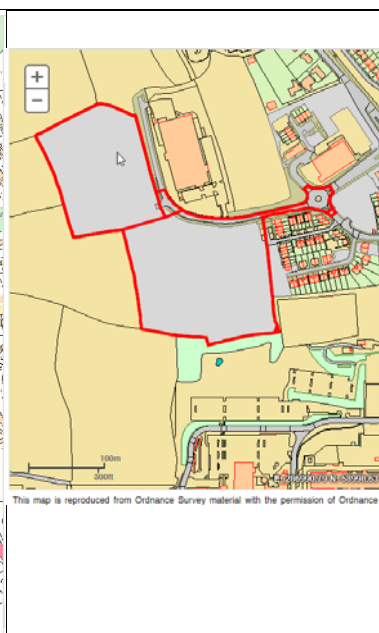
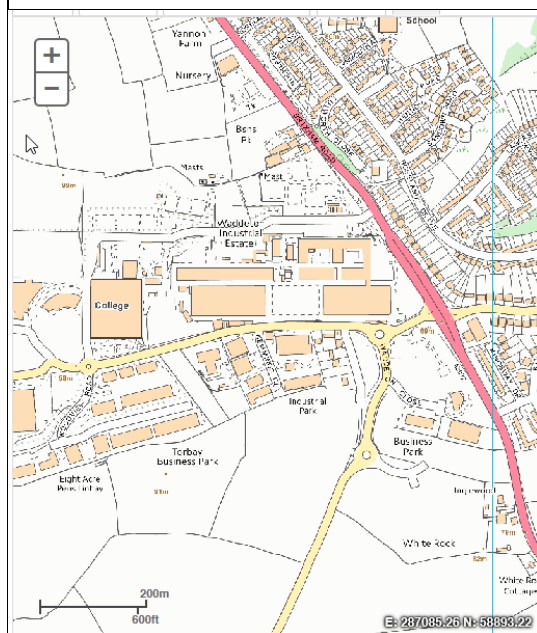
**Sites listed by Torbay Council**

Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added In AONB?	NPA Likely cum effects?	-NPA Comment
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[EIA Screening for Proposed Residential Development \(in relation to P/2015/0124/MOA - Hybrid application. Full planning application for 70 dwellings, related infrastructure, landscaping, play areas and a hill top park. Outline planning permission for up to 70 dwellings with all matters reserved except for access\). THE TOWN AND COUNTRY PLANNING \(ENVIRONMENTAL IMPACT ASSESSMENT\) REGULATIONS 2011 DO NOT MAKE PROVISION FOR PUBLIC COMMENT ON REQUESTS FOR SCREENING/SCOPING OPINIONS](#)

Land At Brixham Road Yannons Farm (Areas C And D) Paignton  
 Ref. No: P/2015/0162 | Validated: Thu 09 Jul 2015 | Status: Decided  
 EIA NOT REQUIRED.

[Hybrid application. Full planning application for 70 dwellings, related infrastructure, landscaping, play areas and a hill top park. Outline planning permission for up to 70 dwellings with all matters reserved except for access](#)

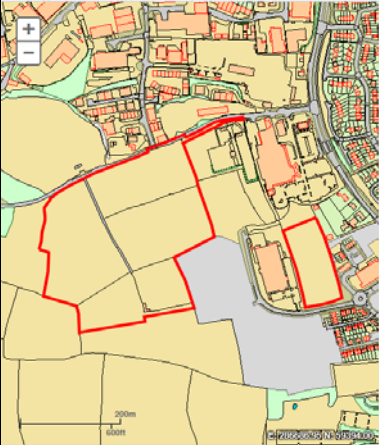

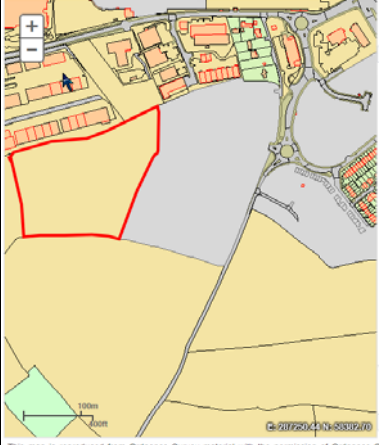
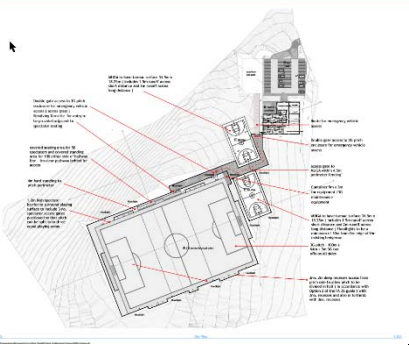


P/2015/0124  
 Land At Brixham Road Yannons Farm (Areas C And D) Paignton  
 Hybrid application. Full planning application for 70 dwellings, related infrastructure, landscaping, play areas and a hill top park. Outline planning permission for up to 70 dwellings with all matters reserved except for access.

P/2015/0162  
 Land At Brixham Road Yannons Farm (Areas C And D)

Sites listed by Torbay Council						
Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added In AONB?	NPA Likely cum effects?	-NPA Comment
						<p>Paignton</p> <p>EIA Screening for Proposed Residential Development (in relation to P/2015/0124/MOA - Hybrid application. Full planning application for 70 dwellings, related infrastructure, landscaping, play areas and a hill top park. Outline planning permission for up to 70 dwellings with all matters reserved except for access).</p> <p>THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 DO NOT MAKE PROVISION FOR PUBLIC COMMENT ON REQUESTS FOR SCREENING/SCOPING OPINIONS</p>
P/2014/0983 Awaiting decision		Land South of Yalberton Road, Paignton				<p>Outline mixed use proposal for phased residential development (Use Class C3) of up to 192 dwellings and employment development (Use Classes B1 and B8) of between 7,400 sq m and 9,200 sq m floor area, together with the provision of ecological mitigation measures, public open</p>

Sites listed by Torbay Council						
Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added column In AONB?	NPA Likely cum effects?	-NPA Comment
						space and other associated infrastructure. (Means of access to be determined only) (Revised Scheme) (THIS IS A DEPARTURE FROM THE ADOPTED TORBAY LOCAL PLAN 1995-2011) P/2014/0983   Outline mixed use proposal for phased residential development (Use Class C3) of up to 192 dwellings and employment development (Use Classes B1 and B8) of between 7,400 sq m and 9,200 sq m floor area, together with the provision of ecological mitigation measures, public open space and other associated infrastructure. (Means of access to be determined only) (Revised Scheme) (THIS IS A DEPARTURE FROM THE ADOPTED TORBAY LOCAL PLAN 1995-2011)   Land South Of Yalberton Road (Yannon's Farm) Paignton Torbay

Sites listed by Torbay Council						
Planning ref Ref.	Local Plan Ref.	Site Name	Homes	NPA added In AONB?	NPA Likely cum effects?	-NPA Comment
			 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey.</p>			
P/2011/0197		Whiterock I, Brixham Road, Paignton				
P/2016/0188		Whiterock I Sport Pavilion, Pitches and Floodlighting				
		 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey.</p>				
		 <p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey.</p>				
						

<b>Sites listed by Torbay Council</b>						
<b>Planning ref Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>-NPA Comment</b>
Approval of appearance, landscaping, layout and scale in relation to a sports pavilion and associated development including a sports playing pitch, multi-use games area and car park (proposal / description amended 5 April 2016).						

### **Relevant Neighbourhood Plan Allocations within the Torbay District**

The Neighbourhood Plan can allocate land if required and if the community wish to progress The Torbay and Paignton Plans are emerging. The only published plan is the Brixham Peninsula Neighbourhood Plan in draft from (BPNP draft). Housing/ mixed use sites fall into three categories;

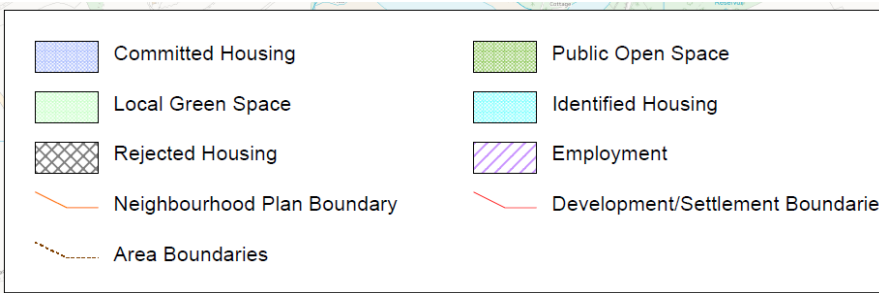
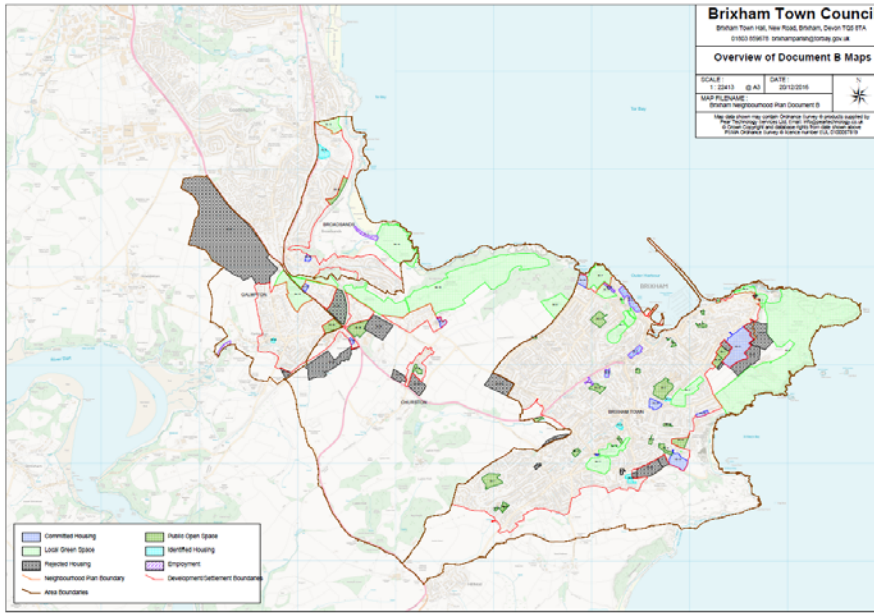
- Committed
- Identified
- Rejected

The committed sites have planning permission.

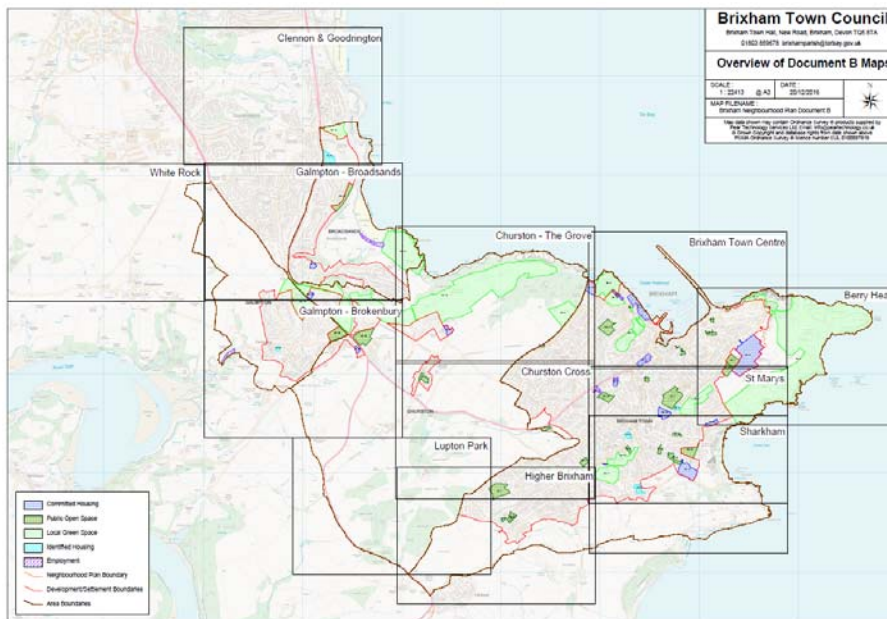
The identified sites will be put forward for inclusion in the updated Local Plan and do not have planning permission.

The rejected sites are not recommended for taking forward. There is a possible conflict with the Local Plan on the Whiterock extensions site, where some sort of development was thought to be worth considering if the positive ecological, drainage and landscape and visual evidence could be provided.

First the committed sites are reviewed then the identified sites. The sites are all small, for housing or employment, and assumed to be similar in height to existing homes and so will blend in. Committed and Identified sites within Brixham town centres or on the lowland on the coast east of Brixham, or in the middle of other buildings are scoped out.



Plan taken from BPNP Document 2 Allocation Maps



Plan taken from BPNP Document 2 Allocation Maps- Overview of site maps

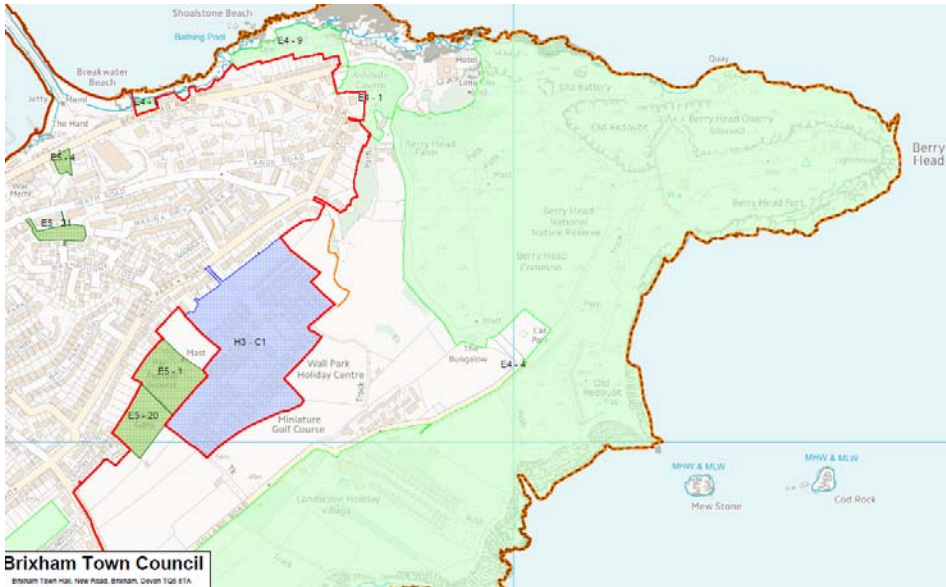




**BPNP Committed Housing Sites (from BPNP Table 2) - investigated further above**

Having scoped out some of the committed sites and all the identified sites, the following committed sites are further investigated.

**Brixham Town southern edge west facing sites –Wall Park Holiday Camp**



**Brixham Town southern edge west facing sites –Sharpham Village and Douglas Avenue**

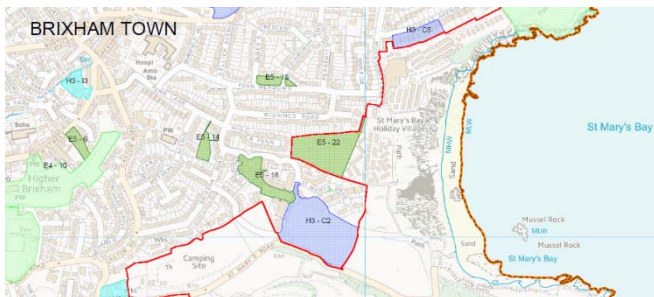
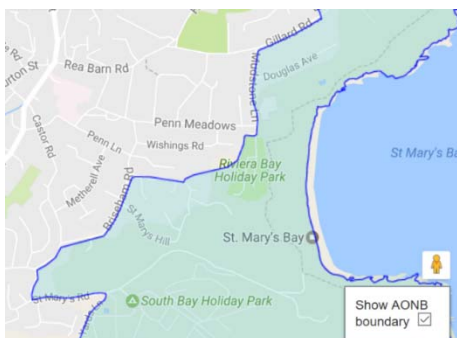


Image taken from the draft BPNP Figures document 2

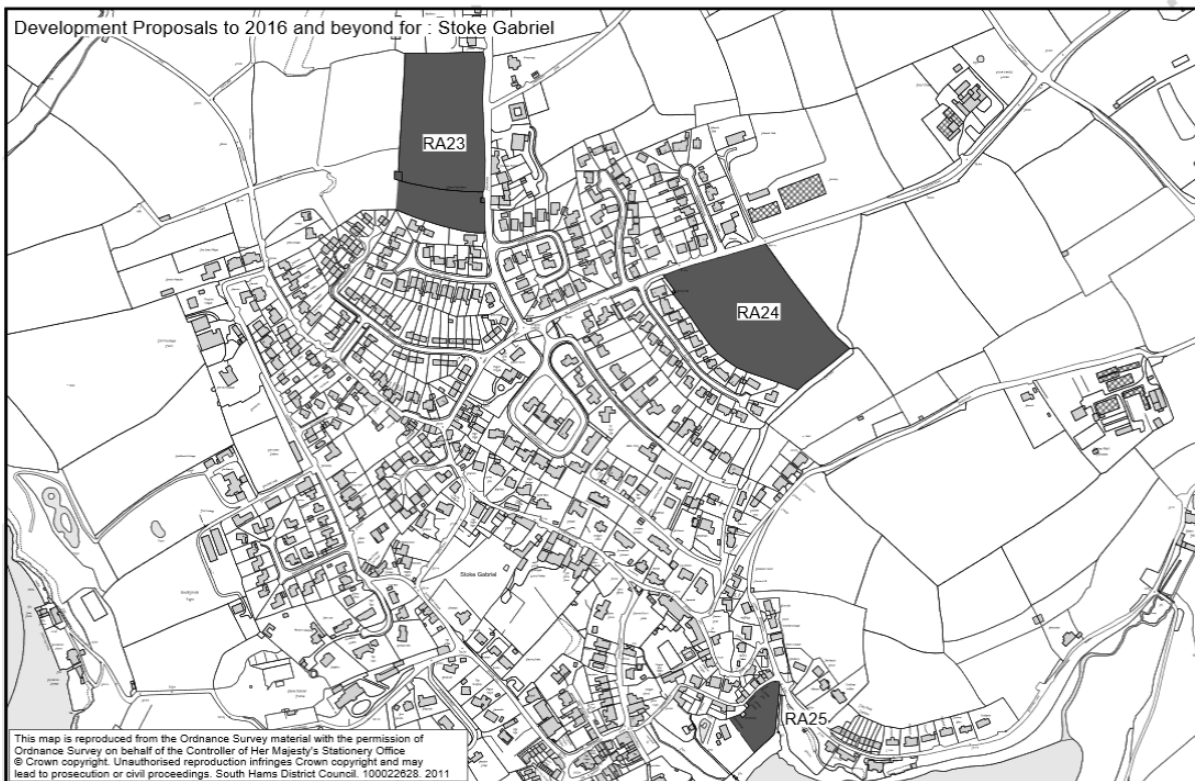


13.0

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14.0

**Further information on sites within the JLP –South Hams rural area– scoped in**



**This policy is currently going through formal consultation. [Click here](#) to go to comment.**

Development proposals within strategic landscape areas, as identified on the Policies Map, will only be permitted where:

1. The form, scale and design are not visually intrusive and are well integrated into the landscape.
2. The proposal, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.
3. The proposal does not result in unacceptable intrusion into the open countryside or contribute to the coalescence of separate settlements.
4. The setting, individual character and identity of adjoining settlements is retained.
5. The proposed development is linked to an existing appropriate use and cannot reasonably be located elsewhere, and provided it does not conflict with the above criteria.

Development for the purposes of agriculture, forestry, public access and enjoyment of the countryside, or community facilities that meet the objectively assessed needs of the local community will be supported if it meets the above tests.

Site	Development Up to 2016	Development beyond 2016	NPA comment

		Total dwellings	Employment land(ha)	Total dwellings	Employment land(ha)	
Stoke Gabriel	RA23:Land opposite Rowes Farm (off the Aish Road	50				
	RA24:Land at Paignton Road			55	0.1	
	RA25:Land south of Coombe Shute			10		
	<p>Permitted March 2017 and conditioned 0987/17/NMM</p> <p>Blue Cedar Homes</p> <p>Application for non material amendment following grant of planning consent 52/2477/15/F for Residential development of 10 dwellings</p> <p><a href="#">52/2477/15/F Blue Cedar Homes Ltd</a></p> <p>READVERTISEMENT (Revised Plans Received) Residential development comprising the provision of 10 dwellings, incorporating 5 apartments and 5 cottages together with provision of car parking, improved access, landscaping, demolition of redundant sub-station and all other associated works</p> <p>Proposed Development Site At Sx 8504 5721 Coombe Shute Stoke Gabriel Devon</p> <p style="text-align: right;"><b>Conditional Approval</b></p>					

South Hams District Council

The South Hams ‘Our Plan’ went through a Regulation 18 (Issues and Options) consultation in May-June 2014, and work has progressed on housing need and the identification of sites in a SHELAA

Joint Local Plan LDS December 2016

<http://old.southhams.gov.uk/CHttpHandler.ashx?id=18650&p=0>

PURPOSE OF THE LDS 1.1. The Local Development Scheme (LDS) sets out a three year rolling timetable for preparing and reviewing the Development Plan, to provide: ° A long term framework for the development, within which the Councils, other Agencies and key stakeholders can coordinate their investment programmes; ° An up-to-date, statutory basis for determining planning applications, (unless material considerations indicate otherwise). 1.2. This LDS sets out the timetable for producing the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council. The three local authorities have agreed to collaborate on the production of a Joint Local Plan, and therefore have also agreed to publish this joint Local Development Scheme.

There are a number of Neighbourhood Plans being produced by communities in all three councils. These Neighbourhood Plans will be brought forward for examination and adopted at various times dependent on the groups producing them, but the Joint Local Plan will provide the plans with a strategic context and an expectation that they will bring forward a certain amount of development. The Joint Local Plan will therefore set out contingency measures that will be triggered should the emerging Neighbourhood Plans not deliver sufficient amount of new homes to meet the needs of the Housing Market Area. One such measure could be the production of a Village Allocations DPD.

**PLYMOUTH & SOUTH WEST DEVON JOINT LOCAL PLAN JULY 2016**

*Thriving Towns and Village*

<http://old.southhams.gov.uk/CHttpHandler.ashx?id=17815&p=0>

*Development in Rural Areas Outside Development Boundaries*

It is proposed that the Area Centres (towns), Local Centres and some of the villages will continue to have Development Boundaries drawn around them for planning purposes, as has been the case for a number of years. Development within these boundaries will be encouraged in accordance with the Development Management policies of the Joint Local Plan or an appropriate Neighbourhood Plan.

In the countryside, smaller villages and hamlets outside a Development Boundary, we do not propose to make allocations through this plan. Instead, a criteria-based policy approach will be applied, allowing development only in sustainable locations which have reasonable access to services and transport options that avoid reliance on the private car. It is considered that this approach accords to sustainable development set out in the National Planning Policy Framework.

*South Hams Local Development Framework*

*Rural Areas Site Allocations Development Plan Document, Adopted February 2016*

<http://old.southhams.gov.uk/CHttpHandler.ashx?id=3680&p=0>

**Committed sites within Brixham Peninsula Neighbourhood Plan – scoped out**

<b>Committed Housing Table (based on Table 2 taken from BPNP) – sites that are scoped out</b>							
<b>BPNP Ref.</b>	<b>Local Plan Ref,</b>	<b>Site Name</b>	<b>Homes</b>	<b>Description</b>	<b>NPA added in AONB?</b>	<b>NPA Likely cumulative effects?</b>	<b>NPA Comment/ reason</b>
<b>Brixham Town</b>							
H3 – C3	BPNPH4	Fishcombe	30	Certificate of lawfulness P/2013/1363	Yes	Very unlikely	On north east coast of

**Committed Housing Table (based on Table 2 taken from BPNP) – sites that are scoped out**

<b>BPNP Ref.</b>	<b>Local Plan Ref,</b>	<b>Site Name</b>	<b>Homes</b>	<b>Description</b>	<b>NPA added in AONB?</b>	<b>NPA Likely cumulative effects?</b>	<b>NPA Comment/reason</b>
							Brixham Between coast path and the sea!
H3 – C4	CDSB5	Kings Drive	22	Full planning application P/2006/1066 for 35 homes of which 13 were built before the plan period	No	Very unlikely – in town centre	In centre of Brixham
H3 – C6	–	Bakers Hill	6	Full planning application P/2014/0465 for 6 homes	No	Unlikely	Very small site central in Brixham near green space
<b>Churston, Galmpton and Broadsands</b>							
H3 – C7	CDSB1	Churston Court Barns	9	Full planning application P/2010/0177 for 9 homes	Yes	Unlikely as on lower north Brixham, south of Broadsands Paignton and screened by the built form from the south west west and north west by	Site south east of Churston Court between Brixham and Galmpton

**Committed Housing Table (based on Table 2 taken from BPNP) – sites that are scoped out**

<b>BNP Ref.</b>	<b>Local Plan Ref,</b>	<b>Site Name</b>	<b>Homes</b>	<b>Description</b>	<b>NPA added in AONB?</b>	<b>NPA Likely cumulative effects?</b>	<b>NPA Comment/reason</b>
						buildings	
H3 – C8	–	Gliddon Ford	9	Outline planning application P/2014/0687 for up to 10 homes Full planning application P/2016/0206 for 9 homes	No	Unlikely	Site to south east of Galampton on Dartmouth Road, near Churston station in a dip with vegetation
H3 – C9	BPNPHI	5 Broadsands Road	8	Full planning application P/2014/0899 for 8 homes	No	Very unlikely	Off Broadsands Road surrounded by buildings not on a main road.

**Identified sites within Brixham Peninsula Neighbourhood Plan – scoped out**

**Identified Housing and Employment Sites Table (based on Table 3 taken from BPNP)**

<b>BPNP Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>NPA Comment</b>
<b>Brixham Town</b>						
H3 – 11	CDSB4	Town Centre Car Park	25	No	No	Town Centre
H3 – 12	BPNPH11	St Mary's Old Dairy	25	Partly	Unlikely	Brownfield site in vegetation/ existing buildings, largely screened from AONB
H3 – 13	–	St Kilda	20	No	Unlikely	Town Centre
H3 – 14	BPNPH5	Northcliffe Hotel	15	No	No	Sort side on/near AONB boundary, within Brixham built up area on 3 sides and facing the sea to east,
H3 – 15	BPNPH6	Torbay Trading Estate	15	No	No	Town Centre
H3 – 16	BPNPE1	Oxen Cove and Freshwater Quarry	10	No	No	Seems to be on the sea edge running over South West Coast path?
H3 – 17	BPNPH8	Brixham Police Station	7	No	No	Town Centre
<b>Churston, Galmpton and Broadsands</b>						
H3 – 18	–	Waterside Quarry	10	No	No	Site on Dartmouth Road with buildings between Quarry Site and Inglewood. Along Waterside Road with eponymous Holiday Park nearby
H3 – 19	BPNPH3	Knapman's	6	No	No	Within Galmpton, probably

<b>Identified Housing and Employment Sites Table (based on Table 3 taken from BPNP)</b>						
<b>BNP Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>NPA Comment</b>
		Yard				within Galmpton CA, near AONB but separated from AONB boundary by housing.

**Committed sites within Brixham Peninsula Neighbourhood Plan – scoped in**

<b>Committed Housing Table (based on Table 2 taken from BPNP)- possible cumulative effects</b>							
<b>BNP Ref.</b>	<b>Local Plan Ref,</b>	<b>Site Name</b>	<b>Homes</b>	<b>Description</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cumulative effects?</b>	<b>NPA Comment</b>
<b>Brixham Town</b>							
H3 – C1	CDSB3	Wall Park Holiday Camp	173	Full planning application P/2013/0785 for 165 homes; Full planning application P/2016/0057 to replace 10 dwellings with 18 dwellings (i.e.8 additional homes)	Yes	Possible	On southern boundary of Brixham.
H3 – C2	CDSB7	Sharkham Village	31	Full planning application P/2015/0003 for	Yes	Possible	Within AONB to the south of Brixham between



<b>Committed Housing Table (based on Table 2 taken from BPNP)- possible cumulative effects</b>							
<b>BNP Ref.</b>	<b>Local Plan Ref,</b>	<b>Site Name</b>	<b>Homes</b>	<b>Description</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cumulative effects?</b>	<b>NPA Comment</b>
				31 homes			South Bay Holiday Park & Riviera Bay Holiday Park
H3 – C5	CDSB6	Douglas Avenue	12	Full planning application P/2011/0470 for 12 homes	Yes	Possible	Within AONB on southern boundary of Brixham/ Holiday chalet area also within the AONB
<b>Churston, Galmpton and Broadsands</b>							
H3– C10	–	Broadsands House	6	Full planning application P/2015/0192 for 6 homes	No	Sequential	Near Galmpton Common visible as leave Brixham Road

All the identified sites have been scoped out using a similar process. See tabulated list below.

**Identified Housing Sites within Brixham Peninsula Neighbourhood Plan**

Table x: Identified Housing Sites table taken from BPNP with 3 NPA columns added

<b>Identified Housing and Employment Sites Table (based on Table 3 taken from BPNP)</b>						
<b>BNP Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>NPA Comment</b>
<b>Brixham Town</b>						
H3 – 11	CDSB4	Town Centre Car Park	25	No	No	Town Centre
H3 – 12	BNPH11	St Mary's Old Dairy	25	Partly	Unlikely	Brownfield site in vegetation/ existing buildings, largely screened

<b>Identified Housing and Employment Sites Table (based on Table 3 taken from BPNP)</b>						
<b>BPNP Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>NPA Comment</b>
						from AONB
H3 – 13	–	St Kilda	20	No	Unlikely	Town Centre
H3 – 14	BPNPH5	Northcliffe Hotel	15	No	No	Sort side on/near AONB boundary, within Brixham built up area on 3 sides and facing the sea to east,
H3 – 15	BPNPH6	Torbay Trading Estate	15	No	No	Town Centre
H3 – 16	BPNPEI	Oxen Cove and Freshwater Quarry	10	No	No	Seems to be on near the sea edge over South West Coast path?
H3 – 17	BPNPH8	Brixham Police Station	7	No	No	Town Centre
<b>Churston, Galmpton and Broadsands</b>						
H3 – 18	–	Waterside Quarry	10	No	No	Site on Dartmouth Road with buildings between Quarry Site and Inglewood. Along Waterside Road with eponymous Holiday Park nearby
H3 – 19	BPNPH3	Knapman's Yard	6	No	No	Within Galmpton, probably within Galmpton CA, near AONB but separated from AONB boundary by housing.

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<b>Identified Housing and Employment Sites Table (based on Table 3 taken from BPNP)</b>						
<b>BPNP Ref.</b>	<b>Local Plan Ref.</b>	<b>Site Name</b>	<b>Homes</b>	<b>NPA added column In AONB?</b>	<b>NPA Likely cum effects?</b>	<b>NPA Comment</b>
<b>Total</b>			<b>133</b>			

# NICHOLAS PEARSON ASSOCIATES

ENVIRONMENTAL PLANNERS • LANDSCAPE ARCHITECTS • ECOLOGISTS

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Document Title: NPA 10874 100 Landscape and Visual Assessment (LVIA) for Inglewood, Paignton

Project No: ABA/NPA/10874

This document: Original  Revision  Rev Letter:

	Name	Signature	Position	Date
Prepared by:	<u>Jane Thomas</u>	<u></u>	<u>Chartered Landscape Architect</u>	<u>20.10.2017</u>
Checked by:	<u></u>	<u></u>	<u></u>	<u>20.10.2017</u>
Approved by:	<u>Sara Metcalfe</u>	<u></u>	<u>Associate Director</u>	<u>20.10.2017</u>

**DOCUMENT CONTROL**

## REVISION RECORD

Rev Letter	Date Prepared	Prepared by	Checker/ Approver	Description of changes

*This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or available at the time of its preparation and within the scope of work agreement with the client.*

*We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.*

*The report is provided for the sole use of the named client and is confidential to them and their professional advisors. No responsibility is accepted to others.*