



White Rock 2 Urban Extension
Visual Assessment and Landscape Analysis

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1 | Introduction

This Visual Assessment has been carried out by Stride Treglown Landscape Architects on behalf of Abacus Projects/Deeley Freed Estates for their proposed development.

The proposed development is an extension of the existing development at White Rock and includes housing, care home, employment, public open space and new landscaped areas.

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The proposed development is an extension of the existing development at White Rock and includes housing, care home, employment, public open space and new landscaped areas.

The main aims of this report are twofold:

- 1) to identify the potential visual impacts of the development proposals
- 2) to inform the design strategy for the site.

This report is not a full Landscape and Visual Impact Assessment although the viewpoints chosen are similar to those used for the submitted LVIA prepared for the Phase 1 White Rock development.

The visual impacts have been evaluated by identifying the following:

- i. The existing landscape and visual features of the site and the opportunities and constraints that they present.
- ii. The visibility of the site from public viewpoints in the surrounding area.
- iii. A brief analysis of the visual effect of the proposals on the selected viewpoints.

The findings from this assessment have been used to inform the emerging Masterplan for the site. The landscape opportunities are described in Sections 5 & 6. Some of these suggestions are shown in Figure 8.

2 | Site Location

The site lies within Paignton in the Unitary authority of Torbay Council but borders South Hams District Council on its western boundary.

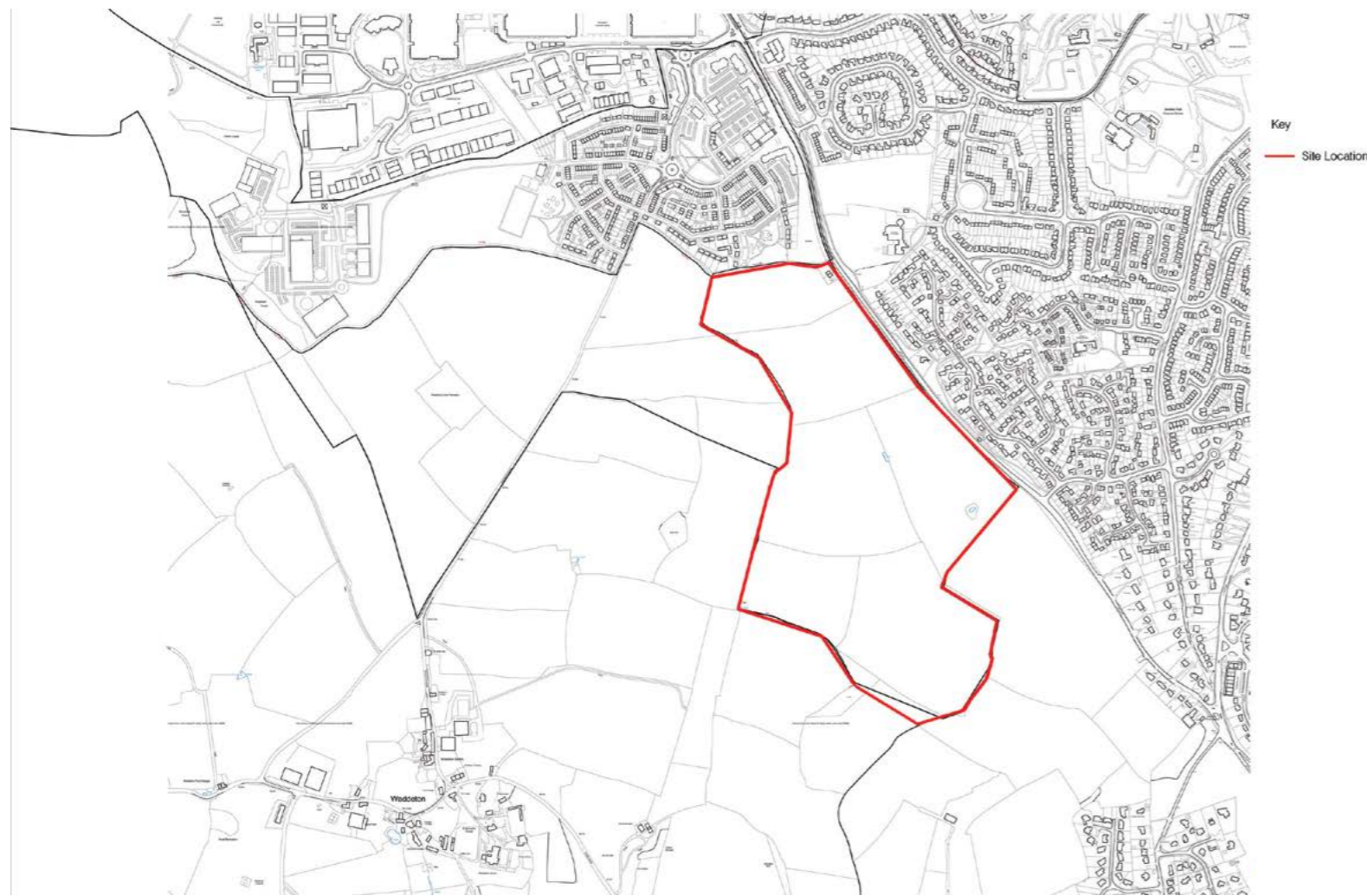


Fig 1. Site Location Plan

Figure 1 and 2 show the location of the site. The area proposed for development lies to the immediate west of the A3022 Brixham Road and the community of Goodrington on the western edge of Paignton.

It lies adjacent to the White Rock urban extension area that lies to the south of Long Road. This development includes employment land, a local centre and 350 residential dwellings along with public open space and sports provision. The village of Waddeton lies to the south west of the site and the village of Galmpton lies to the south.



Fig 2. Aerial

3 | Baseline Information

Site Description

Land use and existing vegetation

Figure 3 shows a sketch of the existing land use and vegetation. This shows that the site comprises a mix of mainly intensively managed arable fields with semi-improved cattle grazed pasture fields divided by managed hedgerows/Devon hedgebanks with occasional trees within these hedgerows.

Two cottages known as White Rock cottages lie within the site on its northeastern corner. These have gardens with a variety of shrubs and trees within them.

There is a small pond (10m diameter) surrounded by willow, ash and bramble within the south eastern section of the site and another smaller one also with a willow tree within the central north-south hedgerow. No power or telegraph lines or poles traverse the site although they run alongside the eastern boundary with the Brixham Road and along the north western boundary.

Within the central part of the southern boundary of the site, lies part of an existing small plantation known as Nords. This contains pine, larch, spruce, sycamore and ash trees and forms the most noticeable tree group within the site. As part of the off-site planting commitment of the approved development at White Rock the majority of the northernmost field is to be planted with woodland, and this is shown in the aerial photograph at Figure 2 as a tree planted area.

Existing boundary vegetation

As Figures 2 and 3 show, the boundaries of the site are mainly defined by well trimmed Devon hedgebanks that vary in their diversity and herbaceous vegetation. There are a few individual trees within the hedgerows and these are mostly ash and sycamore. The northern half of the western boundary is not defined by a hedgerow as this follows the boundary of the local authority instead of an existing field boundary.



Fig 3. Existing Vegetation

Topography

Figure 4 shows the site and surrounding topography. The site topography is undulating and ranges from the highest point at 82m on the northern boundary of the site to the lowest at 60m. The majority of the site lies between 70 and 60m.

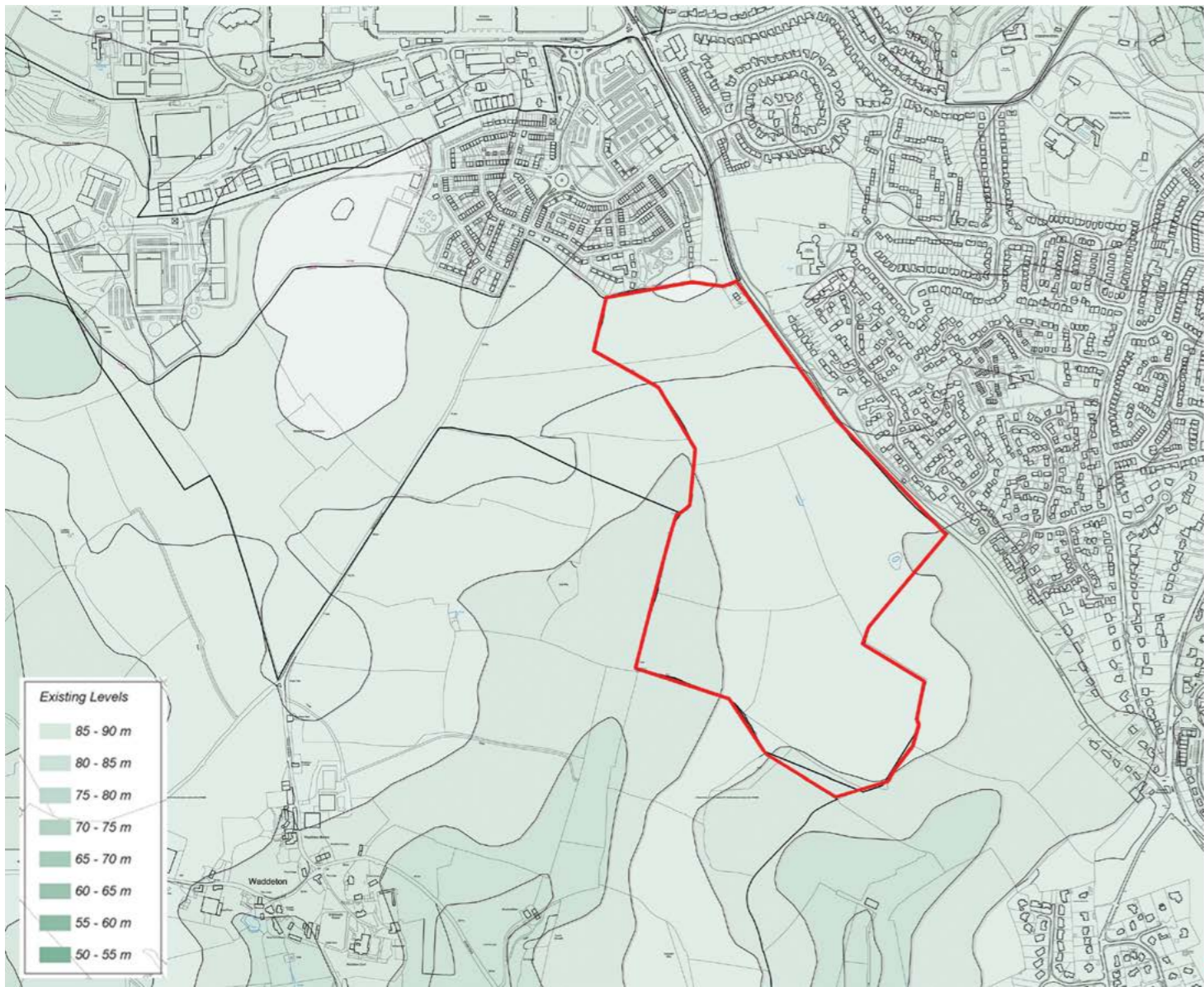


Fig 4. Topography

Public Rights of Way

Figure 5 shows that there are no Public Rights of Way (PRoW) either within the site or around its edges. The land in the immediate area does not have many footpaths and the nearest public right of way is the Greenway Walk to the south of the site in Galampton.

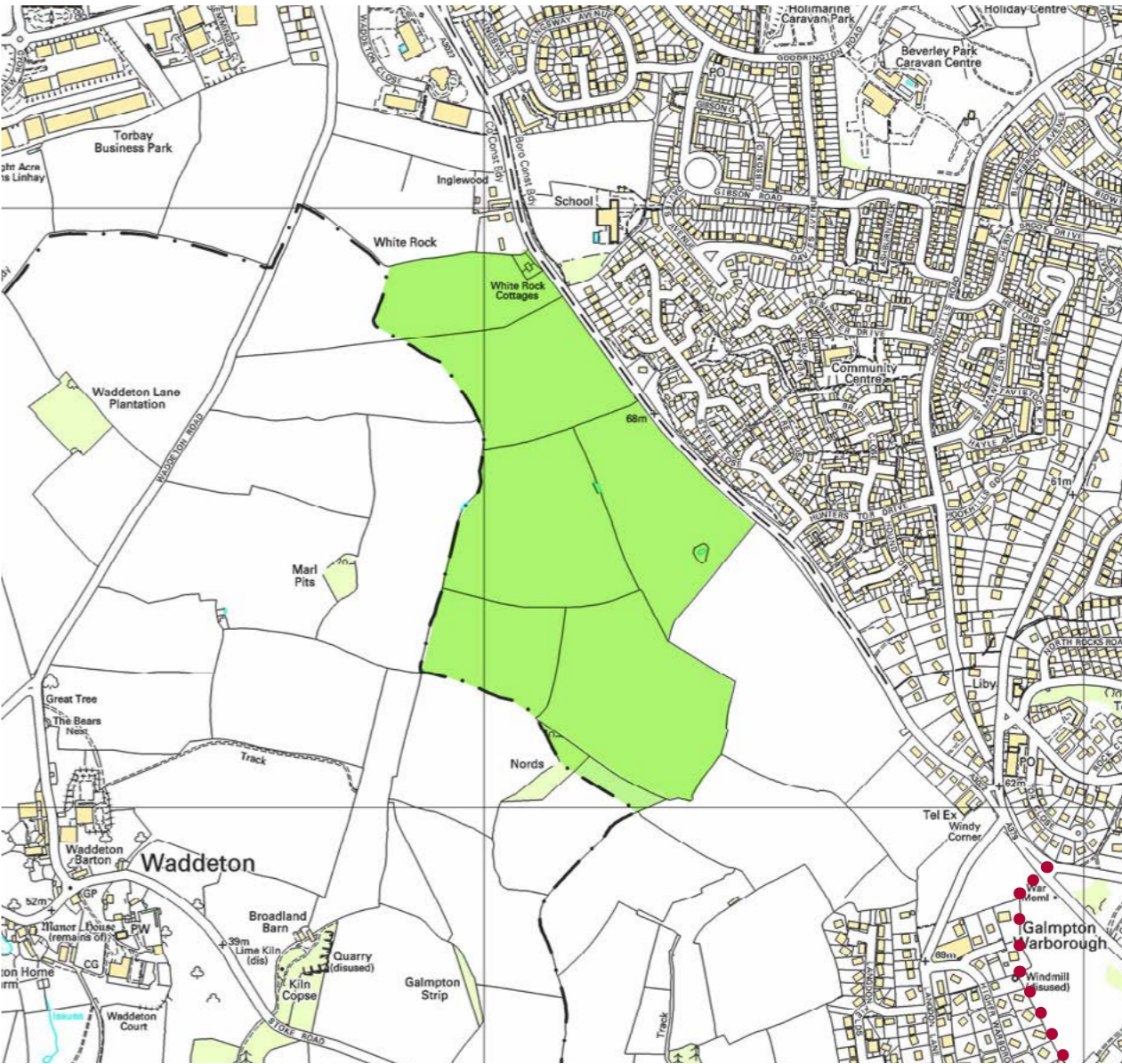


Fig 5. Public Rights of Way

Existing PRoW

Landscape Designations

Figure 6 shows that the site lies within an Area of Great Landscape Value and 'countryside zone.' The boundary of the South Devon Area of Outstanding Natural Beauty (AONB) lies approximately 600m to the southwest at its nearest boundary on the Stoke Gabriel road. The AONB encompasses the Dart river valley, the hills that are visible from the site and coastal areas around the built up area of Brixham.

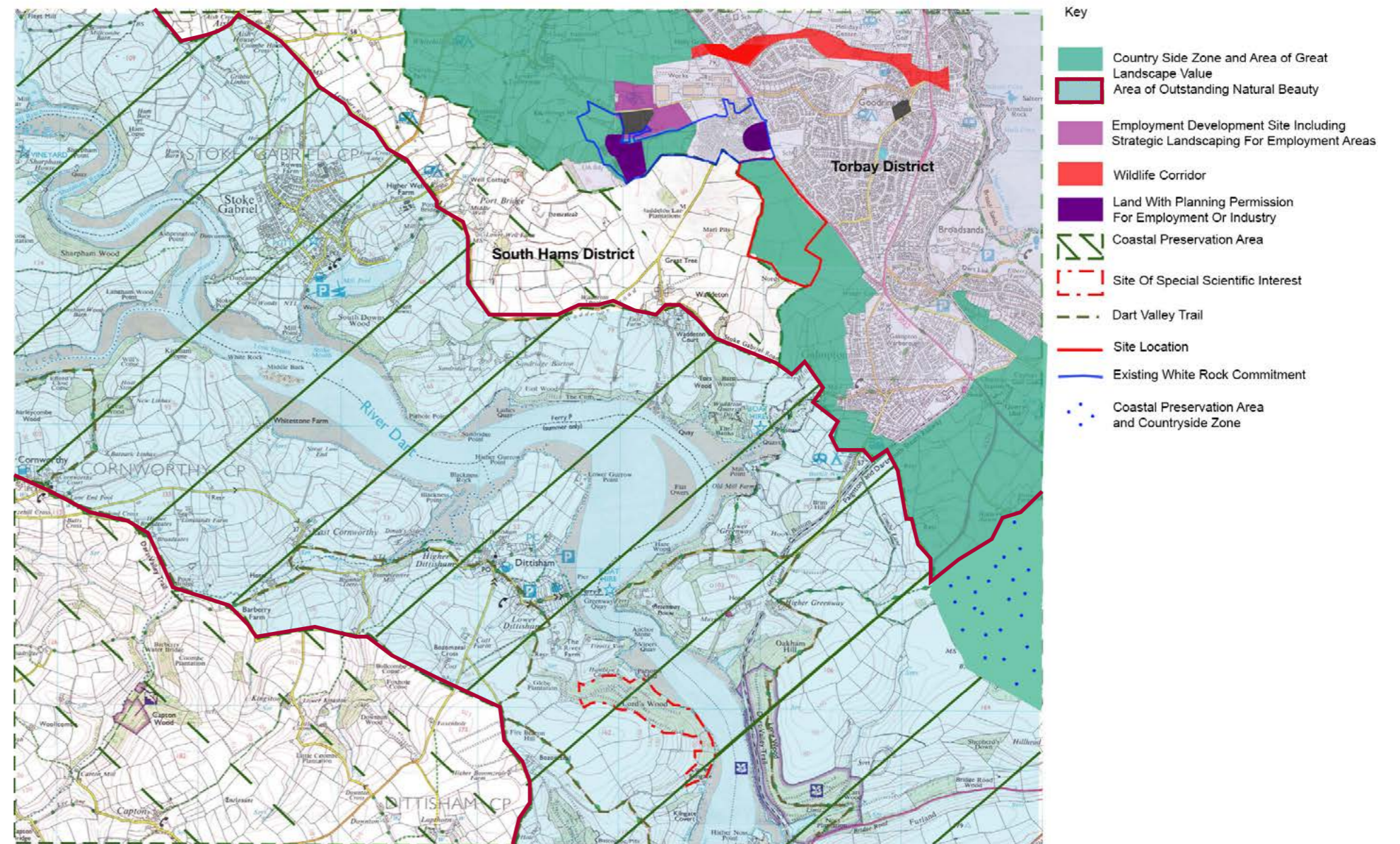


Fig 6. Landscape Designations

4 | Landscape Character

Table 1: Hierarchy of Landscape Character Areas and Types

National Character Area (Natural England - NE338, July 2012) 151 South Devon
County (Devon Landscape Character Assessment, 2011) Teignbridge and East Devon Area Torbay Hinterland
Devon Landscape Character Type (DCC, Jan 2012) 3B: Lower rolling farmland and settled valley slopes
District - Torbay (Enderby Associates 2010) Area of Local Character Type 1: Rolling Farmland – 10 North Galmpton

National Character Area

The site falls within the National Character Area 151 for South Devon.

The key landscape characteristics of this area that are relevant to the site are highlighted below:

- Arable and pasture fields, with larger fields on the higher flatter land and a more intact, smaller irregular field pattern on the valley flanks. When ploughed the characteristic red soils add to the pattern of the landscape.
- Wildflower rich, often treeless, hedgebanks providing field boundaries and borders to the typical narrow sunken lanes linking scattered farmsteads and hamlets.
- Rounded hills without strong patterns, separated by steep intricate wooded valleys with fast flowing rivers.
- Rias, or drowned river valleys, with large expanses of tidal water and mudflats extending far inland. The rias are often steep-sided, with broadleaved woodland down to the tidal edge.
- Villages and towns generally in sheltered valley locations or at the heads of rias, with the larger urban settlements located at either end of the coastal stretch. Rural buildings of local stone and slate, with some cob and thatch.

The new NCA documents include a section on the landscape opportunities that exist within the NCA. The following stated opportunity and examples of how to achieve it is included below as it is particularly relevant to the site:

- 'Use and enhance the existing strong landscape framework that forms the context to the major settlements of Plymouth, Torbay and Newton Abbot in planning high quality growth within a green infrastructure network delivering multiple benefits'
- Creating new accessible, natural greenspaces and links to help integrate new areas of development around Torbay. Provide a range of natural and cultural benefits through the implementation of the Torbay Green Infrastructure Delivery Plan.
- Using the traditional character of the nationally recognised natural beauty of the South Devon AONB as a foundation for new development.
- Promoting the use of sustainable and locally sourced materials and the integration of renewable energy technologies as part of new low-carbon developments.
- Ensuring contact and access to nature and open spaces providing local opportunities for education, play, exercise and quiet enjoyment.
- Supporting sustainable transport connections to major existing visitor attractions, notably around Torbay (the 'English Riviera').
- Developing and improving the network of public rights of way and promoting open access land that provides more opportunities for informal recreation, access to nature and public enjoyment.

(edited version from Page 16 of NCA 151 South Devon).

Devon County Landscape Character Area

The site falls within the Devon Landscape Character Area within the Teignbridge and East Devon area known as the Torbay Hinterland which is Zone 60 in the Devon Green Infrastructure Strategy. The site and its surroundings has many of the characteristics that are typical of this area and they are reproduced below:

- Steeply undulating landform of intricate hills incised by small streams.
 - Presence of underlying sandstone geology visible as red soils in occasional ploughed arable fields.
 - Extensive views from hilltops to Torbay and the coast, across the Aller valley and rolling farmland and across the Dart valley towards Dartmoor.
 - Occasional small mixed and broadleaved woods and orchards on steep slopes, together with hedgerow trees and hilltop pines, giving this landscape a relatively well-wooded appearance.
 - Mainly pasture, with patches of arable land.
 - Small- to medium-sized, irregular fields divided by mature hedgerows with trees.
 - Nature conservation interest that includes broadleaved and mixed woodland, stream courses, wetlands and spring habitats.
 - Historic landscape features including castles, remnant medieval field pattern, ancient hedgebanks, old orchards and vernacular buildings as well as winding, narrow lanes and greenways.
 - Sparse settlement pattern of scattered houses, farms and hamlets with stone or render and slate vernacular buildings and some brick.
 - Sense of tranquillity despite proximity of urban areas and major road and railway, by virtue of the steep, intricate landform.
 - Major power lines across the hills; and A380 crossing the landscape on the fringes of Torbay.
- (http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-teignbridge)

The pressures on this LCA are described and the following are selected as relevant to the site:

Past and Current

- Major power lines and the A380 Torbay ring road impinge on the area.
- Tranquillity disturbed locally near the main road and railway, adjacent to the urban edge and where night light spill is significant.
- Masts on ridges and hills e.g. Beacon Hill, Borrow Down and Windmill Hill, which break the rural skyline that forms the setting to the coastal resorts.
- Spread of conurbation and associated industrial development onto the more exposed slopes e.g. around Long Road at Kemmings Hill, Linhay.

Future

- Potential road improvements and roadside developments along the A380, leading to an erosion of rural character.
- Expansion of Torbay urban area eroding the rural landscape setting.

The following protection strategies are highlighted:

- Protect the local vernacular – any new development should utilise the traditional materials and styles wherever possible (whilst seeking to incorporate sustainable and low carbon construction and design).
- Protect the landscape setting of Torbay, ensuring new development enhances features such as hedgerows and woodland.
- Protect the higher levels of tranquillity and rural character of the land to the west through the control and management of development, including highways and recreational development.

And the following planning strategies:

- Plan for a network of green spaces and green infrastructure links to support existing populations whilst integrating any new development, particularly in the immediate hinterland landscape to Torbay.
- Restore and manage traditional orchards and explore opportunities for the creation of new ones, including community orchards to promote local food and drink production.

County Landscape Character Type

The site falls within a Devon wide Landscape Character Type (LCT) known as 3B: Lower rolling farmed and settled valley slopes. This was published in January 2012 and divides the Devon landscape into 37 different types. The South Devon AONB and South Hams Landscape Character Assessment 2007 places the area on the boundary of the site within the same LCT – that is lower rolling farmland and settled slopes.

The key landscape characteristics of the 3B LCT are listed as follows:

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

Local Landscape Character Area

The Torbay Character Assessment completed in 2010 by Enderby Associates assigns the land within the site to the Area of Local Character known as 1O. This is within Type 1: Rolling Farmland which includes hilltops as well as upper and lower slopes and merges the Devon types 3A & B.

The Rolling Farmland character type is what many people associate with Devon and has the following key characteristics:

- 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.

Area of Local Character: 10 North Galmpton

Pages 40 and 41 of the Enderby report give a detailed description of the North Galmpton area. The extract from this report is included in Appendix 1 and the main points are highlighted below:

- The land north of Galmpton consists of very gently undulating predominantly pasture farmland, with some arable fields in the northern part extending west from the A380 Brixham Road towards the Torbay boundary west of Goodrington.
- The land slopes broadly westwards towards the River Dart estuary within South Hams and the South Devon AONB.
- Much of the area is relatively open farmland and the northern part is more open and this allows long distance views to the south west to hills beyond the Dart within the AONB, whilst the southern part of the area is screened from the west by a combination of a slight ridge and field boundaries; a field north of Galmpton is used for a car boot sale.
- Field boundaries are low hedges/hedgebanks with occasional hedgerow trees.
- The existing urban edge at Goodrington, abutting the road on the eastern boundary of this area is quite well integrated by mature trees and hedges along the road and within adjoining detached properties although the traffic is visible and audible.
- There are no public rights of way across this area.

The following table shows the landscape and visual sensitivity assessment of the area.

Table 2: North Galmpton AoLC – Sensitivity Assessment

Landscape Quality/Condition	
Integrity of landscape character	Moderate/medium but low in the arable northern section of the AoLC.
Condition of landscape elements	Moderate/medium but low in the arable northern section of the AoLC.
Landscape Value	
Sense of remoteness	Slight/Low - Low due to relationship to urban edge
Scenic beauty/quality	Moderate/medium - Foreground of attractive views into AONB
Tranquillity	Moderate/medium - Variable – improves further from road.
Historic features which contribute to sense of place	
Visual Sensitivity	
Local inter-visibility within the character area	Substantial/Good/ High Largely open views across most of area
Prominence in wider landscape/ inter-visibility between CAs	Substantial/Good/High Northern part has seamless visual connection with S Devon AONB
Contribution to wider setting of Torbay and beyond admin boundary	Substantial/Good/High Land provides broad setting of the urban area and provides buffer to the AONB
Viewing population and physical accessibility	Substantial/Good/High Access limited to busy Brixham Road

The Enderby report makes the following relevant comments with regard to the capacity of this area to accommodate change and the potential for mitigation.

“Much of this land is open to views from the AONB to the west and south. The existing urban edge is well integrated and any new development would extend the edge into this open landscape. There is therefore only limited potential to accommodate change without substantial wider impact. Small scale development within a more discrete area north of Galmpton could potentially be accommodated if sensitively sited, although the relationship to the Conservation Area and AONB would need to be carefully considered. Mitigation of any proposed development changes should be achieved through a combination of careful siting with strong screen planting and the reinforcement of existing field hedgerow boundaries would be necessary.”

The report recommends a landscape management strategy of enhancement of the existing hedgerow network by planting of new hedgerow trees and copses to help to integrate the urban edge further in views from the AONB to the west. Reinstatement of field boundaries in the northern part should be encouraged and these would supplement planned strategic planting around the proposed extension to the employment site at White Rock.

This run through of the published landscape character assessments provides both good descriptions of the site and its surroundings and gives clear guidance on possible landscape opportunities.

5 | Visual Assessment

A site visit was made in May 2014 for summer views and in February 2015 for winter views, where a visual assessment was undertaken to review the potential visual impacts of the development on the surrounding landscape.

Views into and out of the site

Views into the site

As highlighted by the planning inspector for the Phase 1 White Rock development and in the Enderby report, the site is visible in views from the surrounding countryside – in particular from the west and south – which is also the land covered by the AONB designation. This section goes into further detail on the views into the site.

Views from the site

To the east – the existing urban edge of Goodrington along the Brixham Road is clearly visible from the site, particularly from the northern section where there is very low boundary vegetation. The coast and sea are not visible.

To the north – at present (May 2014) the Phase 1 development is not visible to the immediate north of the site. The woodland at Waddeton Lane Plantation and the effect of the topography prevent extensive views towards Dartmoor and the north.

To the west – the high ground to the south of Cornworthy is visible on the horizon but the River Dart is not visible.

To the south – the tree clump on top of Fire Beacon Hill, on high ground south of Dittisham, is a distinctive feature in views to the south. The wooded slopes of the Dart River (Lord's Wood) are also clearly visible but only the high ground above the village of Dittisham is visible, not the village itself. From the western section of the site there are views towards the high ground within the AONB that lies to the south of Galmpton and west of Brixham.

As the views from the south and west are the most sensitive, a range of viewpoints were chosen in these areas, many of them in the AONB. Figure 7 shows the Viewpoint Location Plan and pages 18 – 31 show the viewpoints and the assessment and masterplan implications.

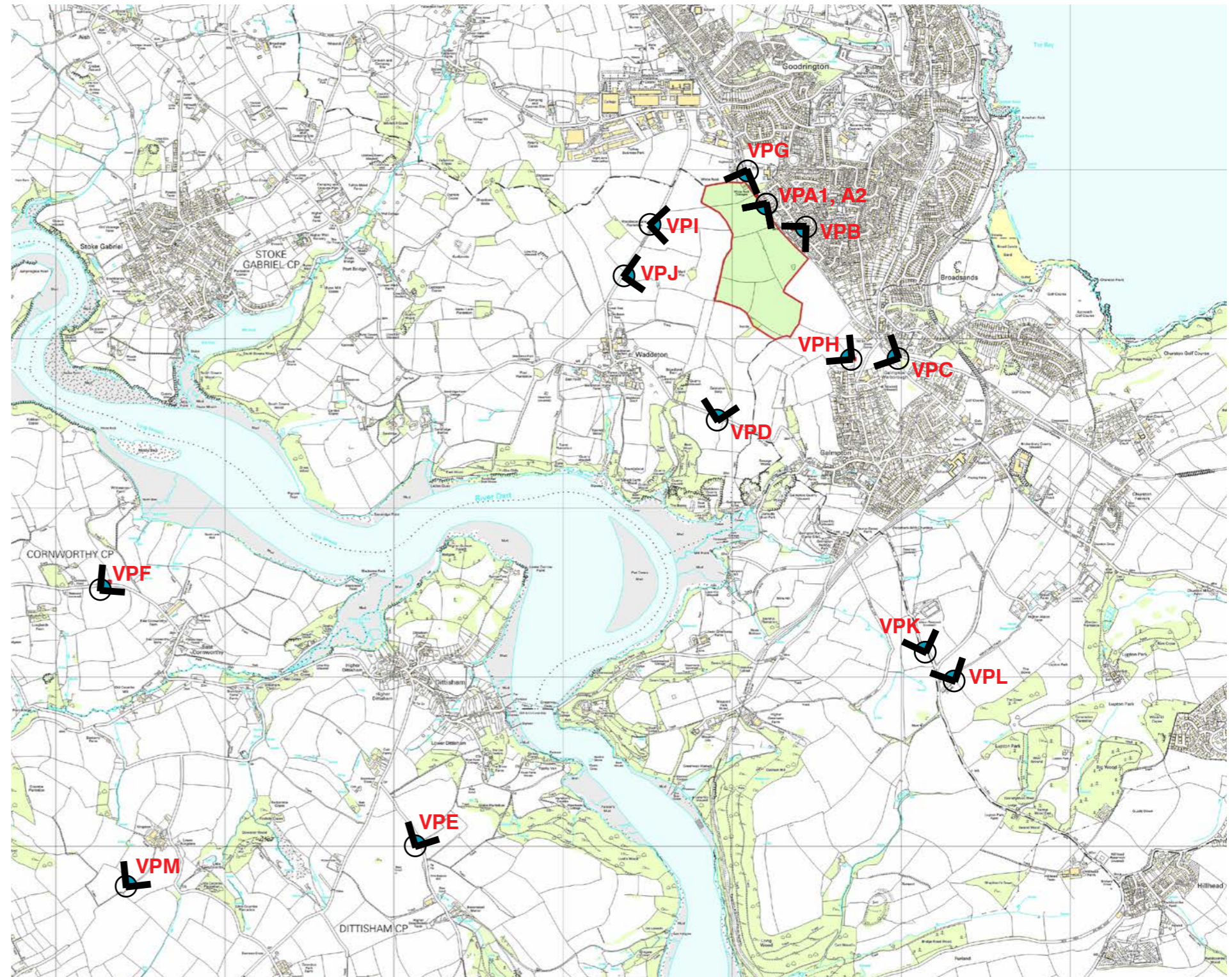
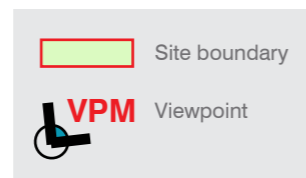
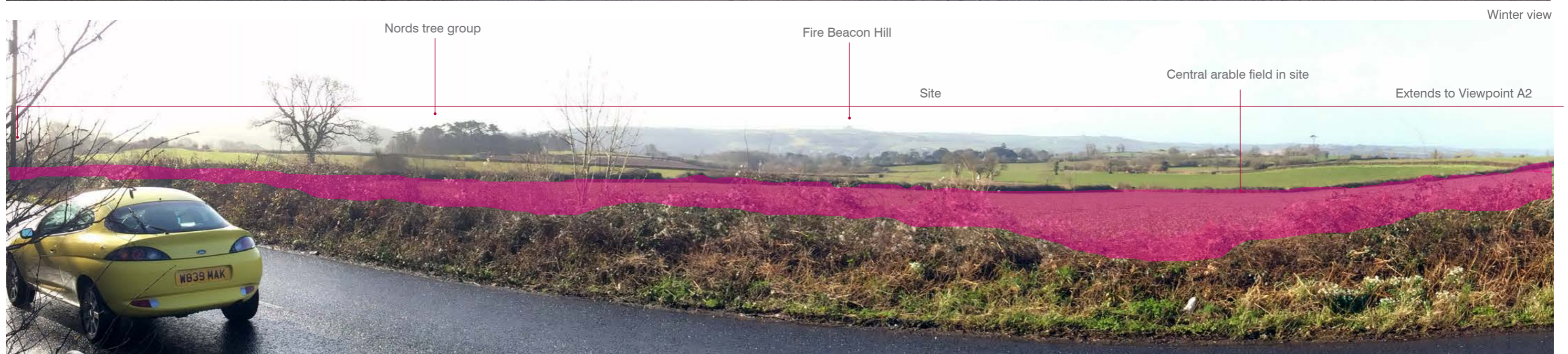
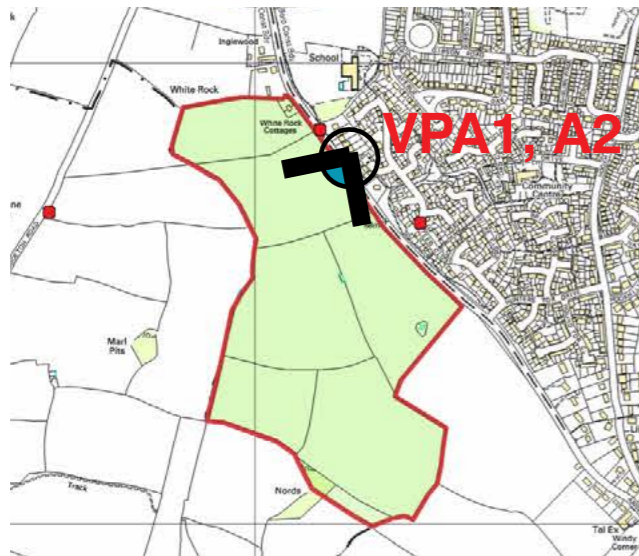


Fig 6. Viewpoint Locations

Viewpoint A1: Brixham Road



Views from Brixham Road at entrance to housing from cycle path – looking west and south



Date of photo: 13/05/2014
 OS reference: 288202, 57779
 Viewpoint height: 71m AOD
 Distance to site: <10m

Summer View:
 Clear views into site across this low hedgerow will restrict existing open views of the AONB for users of this footpath and cyclepath.

Winter View:
 The hedgerow along Brixham Road does not have the leaf density compared to summer periods, this offers unobstructed views into the site. Given the close proximity of the site from this viewpoint the strengthening of the existing hedgerow with native planting and hedgerow trees would improve the visual amenity and aid to soften the development from Brixham Road.

Masterplan implications

Depending on the location of the site access, this boundary hedgerow would benefit from being strengthened with additional native hedgerow planting and hedgerow trees to improve the visual amenity along this road and to assist in softening the edge of the development and to partially screen views into the development from the houses along this road.

Viewpoint A2: Brixham Road

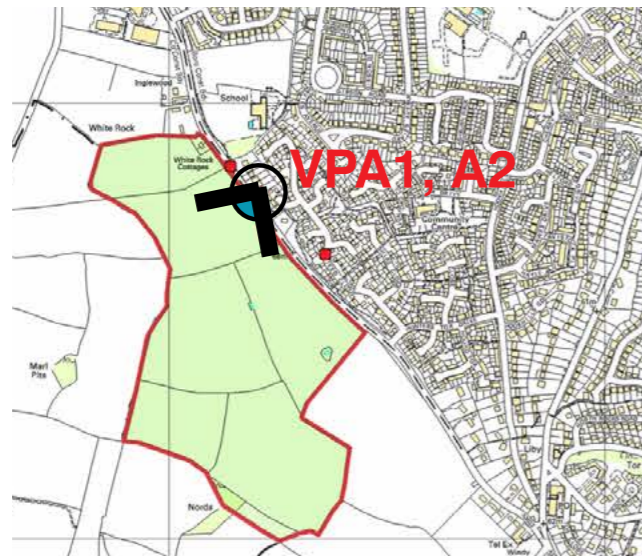


Summer view



Winter view

Views from Brixham Road at entrance to housing from cycle path – looking west and north



OS reference: 288202,57779
Viewpoint height: 71m AOD
Distance to site: <10m

Summer view:
More limited views of the areas to the north and northwest of the site. Boundary vegetation around White Rock cottages and along roadside restricts views.

Winter view:
The hedgerow along Brixham Road does not have the leaf density compared to summer periods, this offers unobstructed views into the site. White Rock cottages are more prominent at the northern boundary of the site.
Given the close proximity of the site from this viewpoint the strengthening of the existing hedgerow with native planting and hedgerow trees would improve the visual amenity and aid to soften the development from Brixham Road.

Masterplan implications

Depending on the location of the site access, this boundary hedgerow would benefit from being strengthened with additional native hedgerow planting and hedgerow trees to improve the visual amenity along this road and to assist in softening the edge of the development and to partially screen views into the development from the houses along this road.

Viewpoint G: Brixham Road

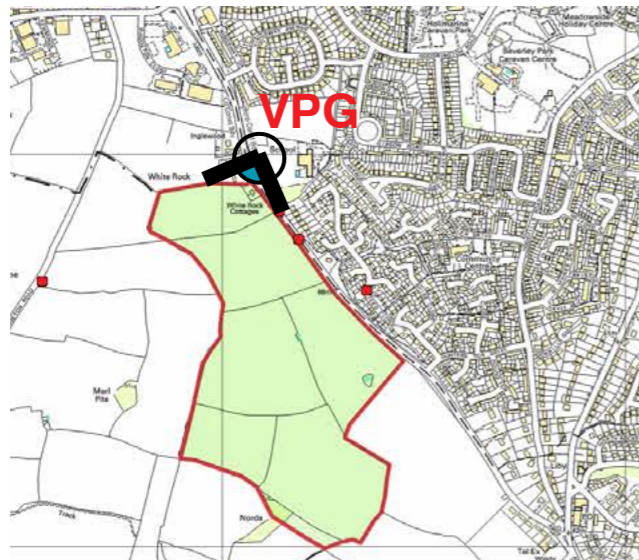
Summer view



Winter view



Views looking south from the cyclepath/footpath alongside Brixham Road from outside The Cottage detached residence.



OS reference: 288140,57859
Viewpoint height: 76m AOD
Distance to site: <20m

Summer views:
Open view into southern section of site across the boundary hedgerow along Brixham Road. There are extensive views towards the south and west including the woodland around Lupton Park at Churston Ferrers and surrounding hills in Kingswear.

Winter views:
The hedgerow along Brixham Road does not have the leaf density compared to summer periods, this offers unobstructed views into the site and further south / south west. Given the close proximity of the site from this viewpoint the strengthening of the existing hedgerow with native planting and hedgerow trees would improve the visual amenity and aid to soften the development from Brixham Road.

Masterplan implications

Users of this path and motorists would still have views of the hills in the distance if the boundary hedgerow along this edge was strengthened and maintained between 3 and 3.5 metres but not if it was higher.

Viewpoint B: Brixham Road

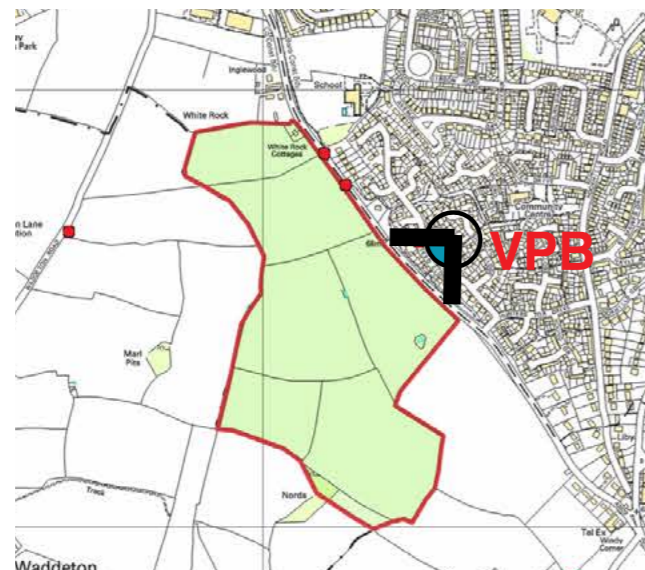
Summer view



Winter view



Elevated views, looking west/southwest from public footpath near Steed Close, overlooking Brixham Road adjacent to the Dew Wood detached house (mock tudor house).



OS reference: 288289,57706
Viewpoint height: 71m AOD
Distance to site: <20m

Summer view:
Filtered view towards a section of the central arable field with a view of the central E-W hedgerow with some trees within it and Waddeton Lane Plantation beyond the western edge of the site. The existing tall boundary tree planting along the eastern edge of Brixham Road screens views of the road and also the countryside beyond for many residents within Goodrington.

Winter view:
The deciduous tree canopies that offered partial filtered views during the summer now expose at greater visual extent of the site from this pedestrian footpath. The rolling topography across the site is also more clearly visible. From this view point the strengthening of the existing hedgerow boundary along Brixham Road with hedgerow trees would help reduce the visual impact. The close proximity of this view point considers that winter views will have a greater visual exposure of the site than summer periods.

Masterplan implications

The eastern boundary of the Brixham Road has variable amounts of informal, tree planting. This screens some housing but leaves some stretches very open with a hard edge in distant views. There is an opportunity for more formal avenue or managed tree and hedgerow planting along this road to integrate the existing housing with new development.

Viewpoint C: Galmpton

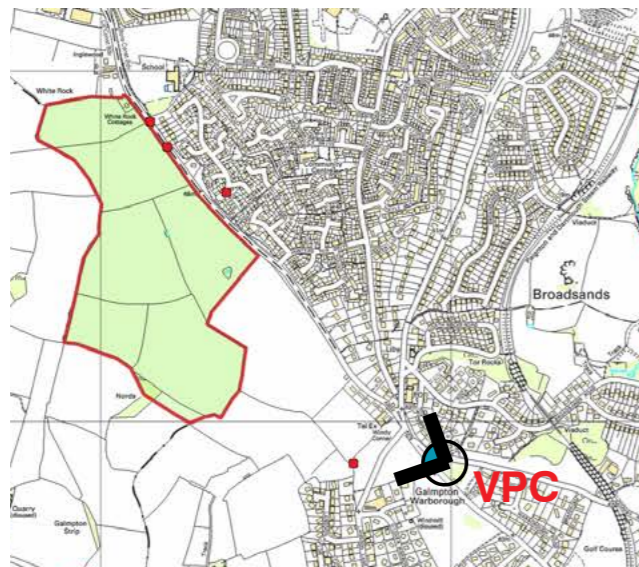
Summer view



Winter view



Views looking Northwest from area of open space within the Conservation Area in Galmpton, near War Memorial and close to the corner house.



OS reference: 288888, 56848
 Viewpoint height: 65m AOD
 Distance to site: 0.56km

Summer views:

Possible glimpsed view of development especially in winter months so important that the southern boundary is strengthened with tree planting. View already includes the edge of Goodrington and very busy road so not introducing a new element and view of site is not seen in same arc of view as the view of the bay.

Winter views:

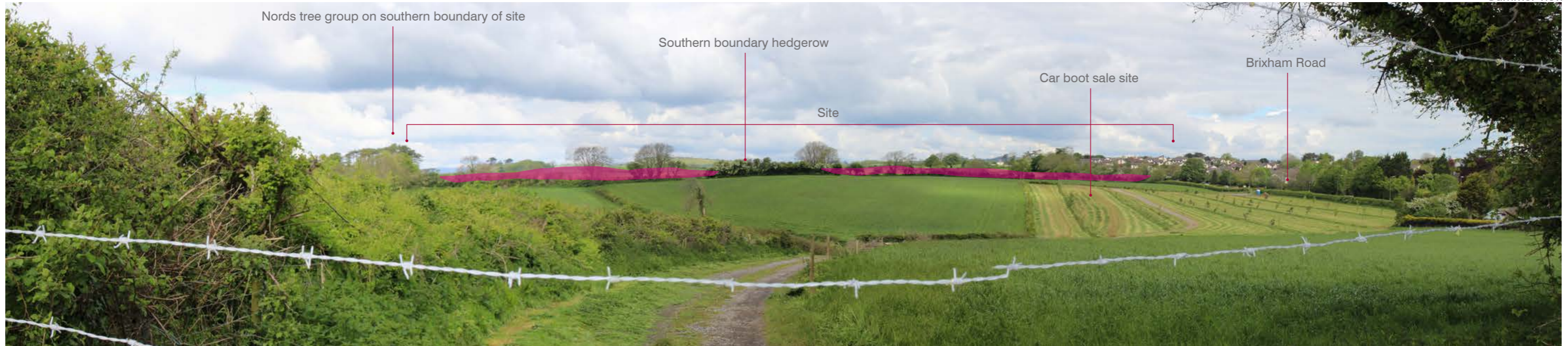
From the conservation area the dense tree canopies still retain the screening element that only allows for glimpsed views to the site during winter periods.

Masterplan implications

The excellent screening from this Conservation Area means that views from this direction would appear to not be a constraint and allows higher density development to be concentrated in the southern section of the site. However, potential glimpsed views during winter months and the view from the field gate mean that it is still important that the southern boundary of the site is strengthened with additional tree and hedgerow planting.

Viewpoint H: Galmpton

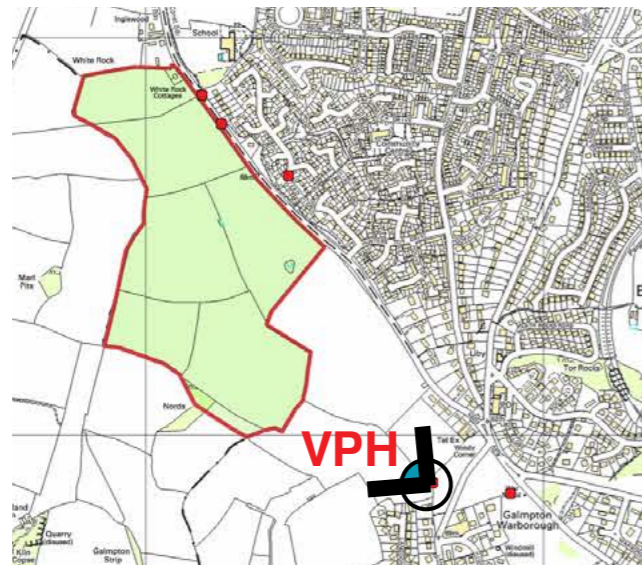
Summer view



Winter view



Views looking North from Conservation Area within Galmpton – from track into field near the Galmpton Medical Centre and to the south of the tree belt.



OS reference: 288722,56876
 Viewpoint height: 62m AOD
 Distance to site: 0.38km

Masterplan implications

Important to strengthen the planting along the southern boundary to protect views from the Conservation Area.

Summer view:

This field entrance offers clear views of the field that is used for car boot sales. This field lies adjacent to the site and filtered views of small parts of the site are glimpsed through the southern boundary hedgerow. This viewpoint shows that there are views of the site from within the Conservation Area.

Winter view:

The rolling topography lifts the hedgerow in a central location to the southern boundary of the site, during winter periods the field hedgerow maintains filtered views and partial screening of the site from this view point. The urban residential edge to Brixham Road is more visual during winter as the deciduous tree canopies offer less screening to houses and rooflines.

Viewpoint D: Stoke Gabriel Road

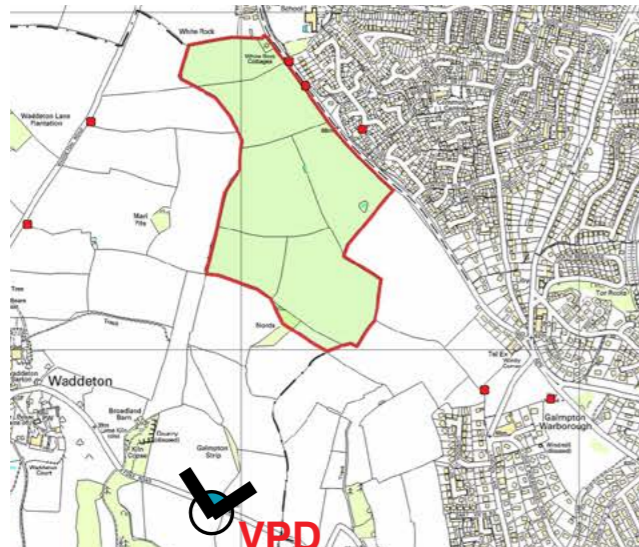


Summer view



Winter view

Galmpton Strip



OS reference: 287922,56545
Viewpoint height: 58m AOD
Distance to site: 0.66km

Summer view:

The group of trees just north of road (the Galmpton Strip) and the trees within Nords behind both act to obscure the southern half of site. The two sycamore trees in the northern hedgerow to the immediate south of White Rock cottages are visible as is the bright green arable field but in the main this section of the field is not within the site boundary.

Winter view:

The existing conifer trees retain their visual screening properties during winter periods and obscure views to the southern half of the site. However the deciduous hedgerow trees now provide less screening to the northern section of the site.

This view is a glimpsed view from a gateway along Stoke Gabriel Road which is bound by a hedgerow and hedgerow trees with limited opportunities to view the site.

Masterplan implications

The existing wooded skyline of this view may change in the short term with the development of the housing within Phase 1. The screening benefits of the trees within this close range view suggests placing higher density development within the southwest section of the site.

Viewpoint I: Waddeton Road

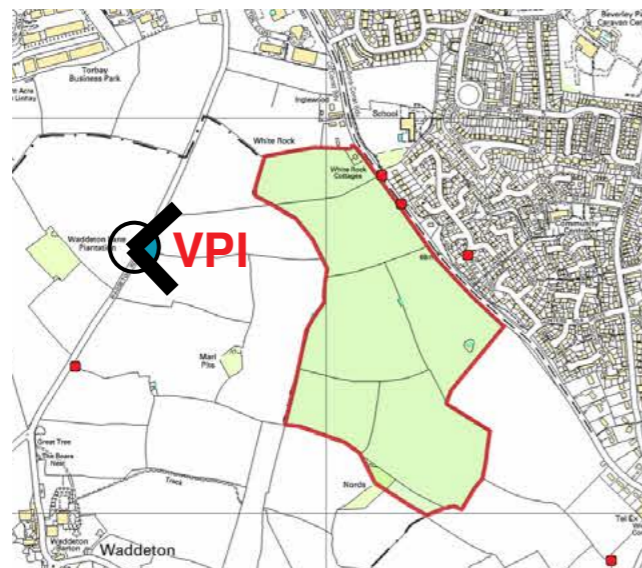
Summer view



Winter view



Views from field gate on Waddeton road, looking east.



OS reference: 287537,57664
 Viewpoint height: 74m AOD
 Distance to site: 0.31km

Masterplan implications

Create new, planted edge to western edge of development as non existent from this direction. Strengthen existing boundary planting.

Summer view:

Close view of north western edge of site with clear view of White Rock cottages and the school behind them. The telegraph pole and wires are visible on the western site boundary. Very low trimmed hedges along Brixham Road allows a clear view of the row of detached housing with no trees in front of them along the Brixham Road. Rising ground (knoll) to north of site is noticeable.

Winter view:

The lack of any hedgerow and / or trees between this view point to the site retains the same visual exposure during summer and winter periods. The deciduous trees over the knoll and along Brixham Road expose more of the urban residential edge in winter than during summer periods.

This view is a glimpsed view from a gateway along Waddeton Road which is bound by a hedgerow and hedgerow trees with limited opportunities to view the site.

Viewpoint J: Waddeton Road

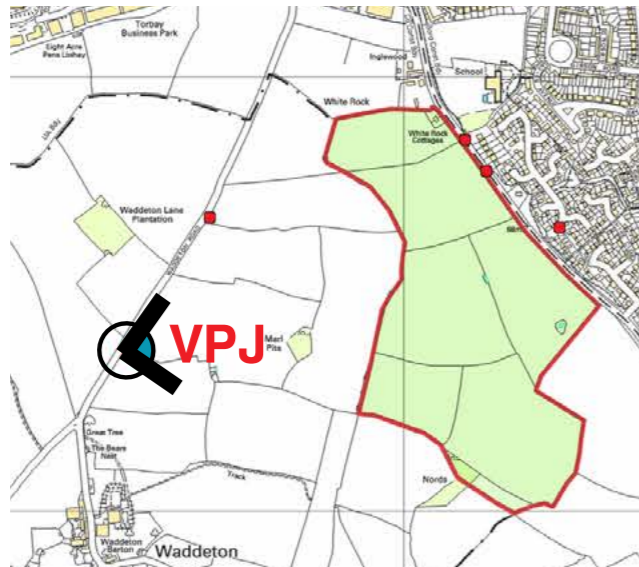
Summer view



Winter view



Views from field gate on Waddeton Road, looking east.



OS reference: 287355,57361
 Viewpoint height: 68m AOD
 Distance to site: 0.58km

Masterplan implications

Existing views of housing means that can replicate this with housing in this area in front of existing housing as long as broken up with tree planting.

Summer view:

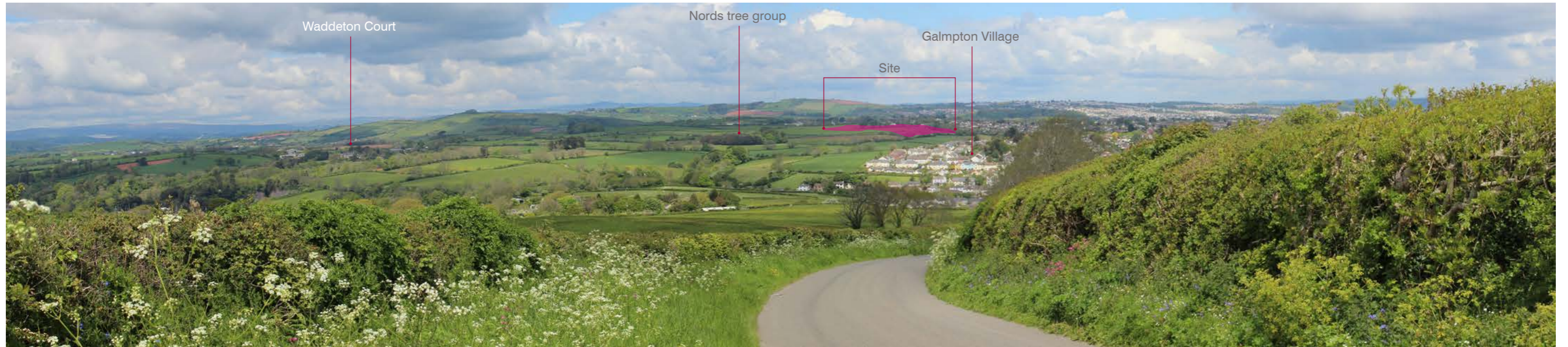
Trees within fields and at Marl pit provide some screening but fairly open view as few boundary hedges along the western side of site.

Winter view:

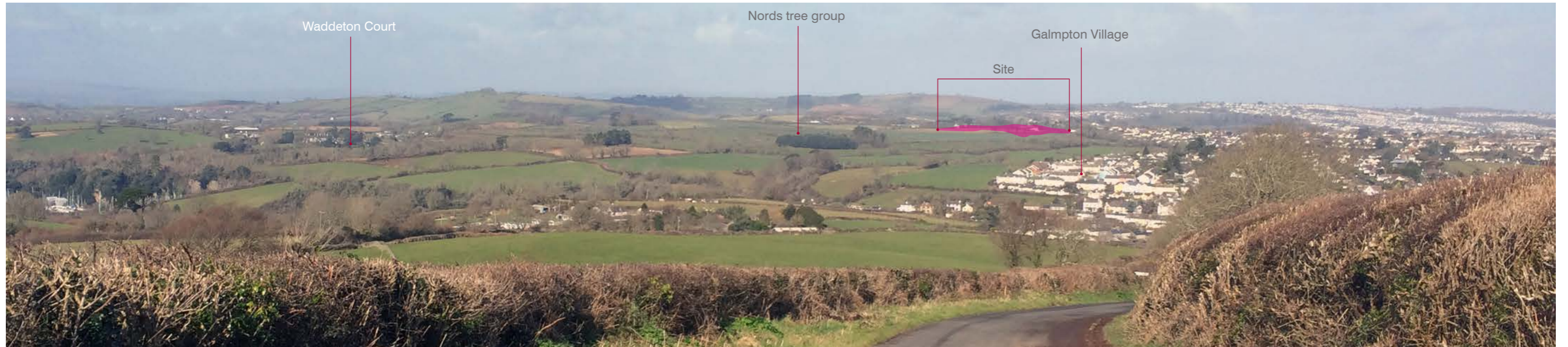
From this viewpoint the deciduous nature of the field trees allows for slightly more of the site to be viewed and the urban residential edge of Brixham Road. This view is a glimpsed view from a gateway along Waddeton Road which is bound by a hedgerow and hedgerow trees with limited opportunities to view the site.

Viewpoint K: AONB Boundary

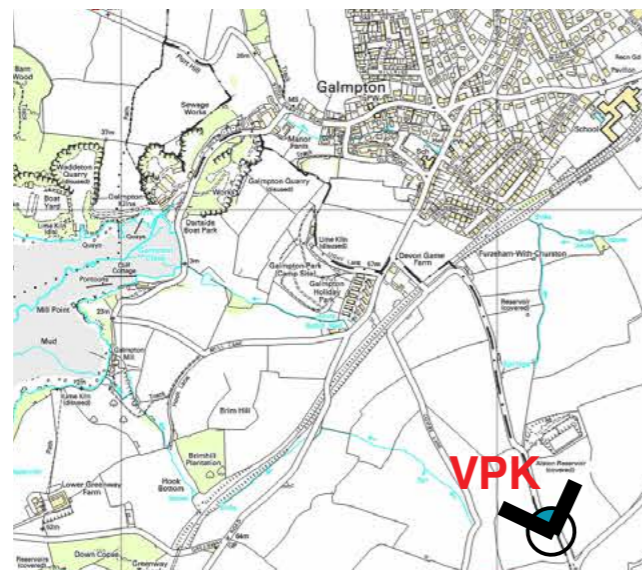
Summer view



Winter view



View north from minor road nr Reservoir (south of Galmpton), on the boundary of the AONB.



OS reference: 289137,55165
Viewpoint height: 108m AOD
Distance to site: 2.02km

Summer view:

Clear view of site sitting between the edges of Goodrington and Galmpton. The edge of Galmpton village is a detractor in this high value, wide ranging view that extends to Dartmoor. The field to the south of the site provides clear separation between the site and Galmpton in this view. The development to the north of the site is only partially visible in this view (two warehouses off Woodview road) and the land within the site is seen as the clear green edge to Paignton. The two sycamores are very prominent features within the site.

Winter view:

From this elevated distant viewpoint the winter visual impact would be considered similar to that during summer periods. The deciduous tree canopies offer slighting less screening properties, whilst considerations for additional planting to the southern boundary of the site would be beneficial. The village of Galmpton remains as the main visual detractor from this view point.

Masterplan implications

Would help to lessen the inevitable high visual impact from this location within the AONB if housing did not extend westwards past the line of Galmpton housing (outer edge of the detached housing along Stoke Gabriel Road) as seen in this view. The maximum western edge of the housing should be regarded as the western edge of the detached houses within Galmpton along the Stoke Road. If this is not possible then structure planting should be planted to extend the existing Nords plantation area to provide a green edge along this line and lower height and lower density housing located within this area.

Viewpoint L: AONB Boundary

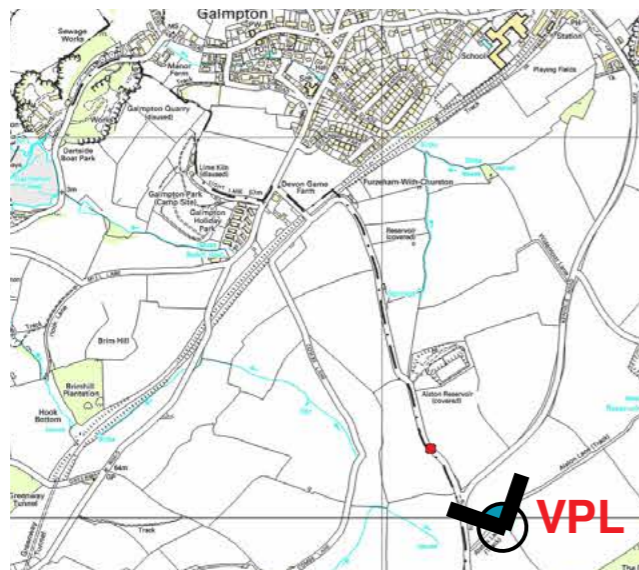
Summer view



Winter view



Single view north from long distance footpath – John Musgrave Heritage Trail – on the AONB boundary.



OS reference: 289252, 54942
Viewpoint height: 118m AOD
Distance to site: 2.28km

Summer view:

Clear view of central part of site beyond central E-W hedgerow. The full wide ranging view from here includes view of the sea and of Dartmoor. View is seen as open countryside to the western edge of Goodrington. Does not include view of Galmpton housing in front or the large developments to the north so development of the site would be more of a change from this viewpoint than others in the immediate area.

In a LVIA, there would be a greater level of visual effect from this viewpoint as it is a promoted Public Right of Way. The view is only possible from a gate entrance and not from the whole footpath.

Winter view:

From this elevated distant viewpoint the winter visual impact would be considered similar to that during summer periods.

This view is a glimpsed view from a gateway along a public footpath which is bound by a hedgerow and hedgerow trees with limited opportunities to view the site.

Masterplan implications

If possible, retain and strengthen the central hedgerow, and plant up the southern boundary with trees. Development of the site would be clearly visible from this viewpoint.

Viewpoint E: Fire Beacon Hill

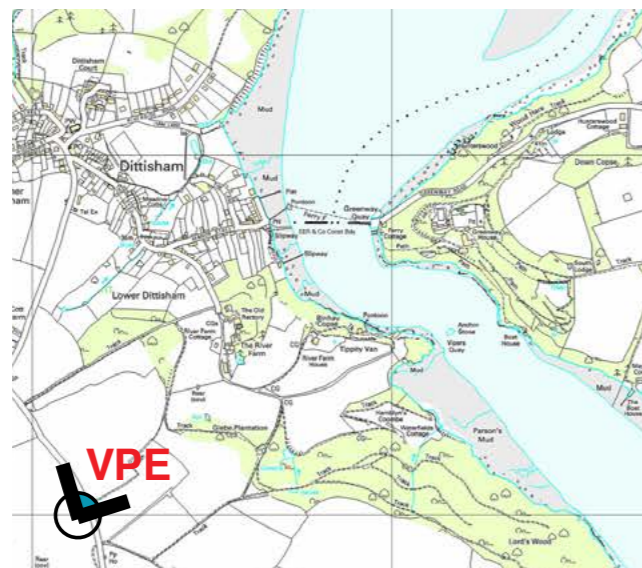
Summer view



Winter view



Views north east from Fire Beacon Hill.



OS reference: 286190,53913
Viewpoint height: 160m AOD
Distance to site: 3.74km

Summer view:

Open view towards the western areas of the site seen with Goodrington behind but also the sea. Existing bright green arable field very visible. Low, overtrimmed hedges on western boundaries of site provide no screening at all and there are no trees along this edge to break up the view. Trees within The Nord plantation screens possible development in the very southeast of the site. Edge of housing along Brixham road quite harsh and visible (white painted houses).

Winter view:

From this elevated distant viewpoint the winter visual impact would be considered similar to that during summer periods. There is not signification vegetation to the western boundary of the site to provided possible screening from this view point. The winter view illustrates the increased overall impact that urban development has around Torbay and the harsh edges more clearly define than during summer periods form this view point.

Masterplan implications

The existing harsh edge allows further development within eastern edge as housing here would just act to extend this urban edge and if softened by planting it would help to soften the existing built edge of Torbay in views from the AONB.

Viewpoint F: Cornworthy Road

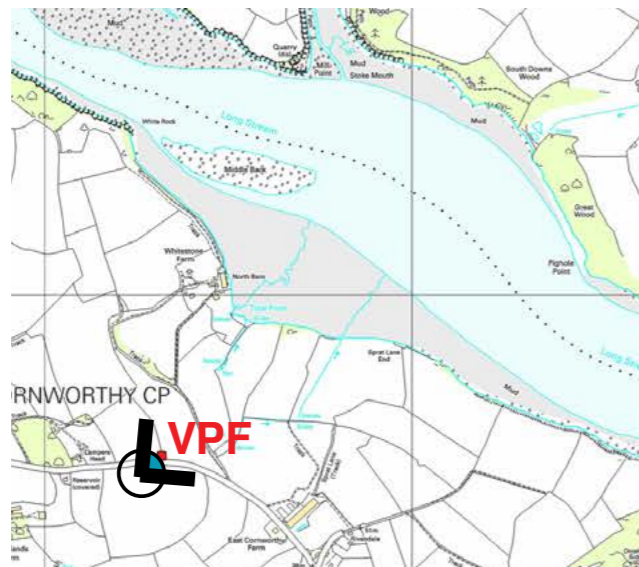
Summer view



Winter view



View north east/ east from roadside field gate on Cornworthy road within the AONB.



OS reference: 288128,57889
Viewpoint height: 103m AOD
Distance to site: 4km

Summer view:

View of northern half of site, southern section filtered by trees at Marl Pits and other off site planting. View shows that at this distance dense structure planting (eg the small woodland to the east of White Rock cottages and the two trees to the south as well as the Nords plantation) acts to obscure views of parts of the built edge of the existing housing within Goodrington.

Useful to note that the urban edge of Goodrington is on the western side of Brixham Road in views from this area – the six detached houses just north of Windy Corner in Galmpton are visible. There are clear views of the western edge of Galmpton and this provides a useful boundary of existing built development.

Winter view:

From this elevated distant viewpoint the winter visual impact would be considered similar to that during summer periods.

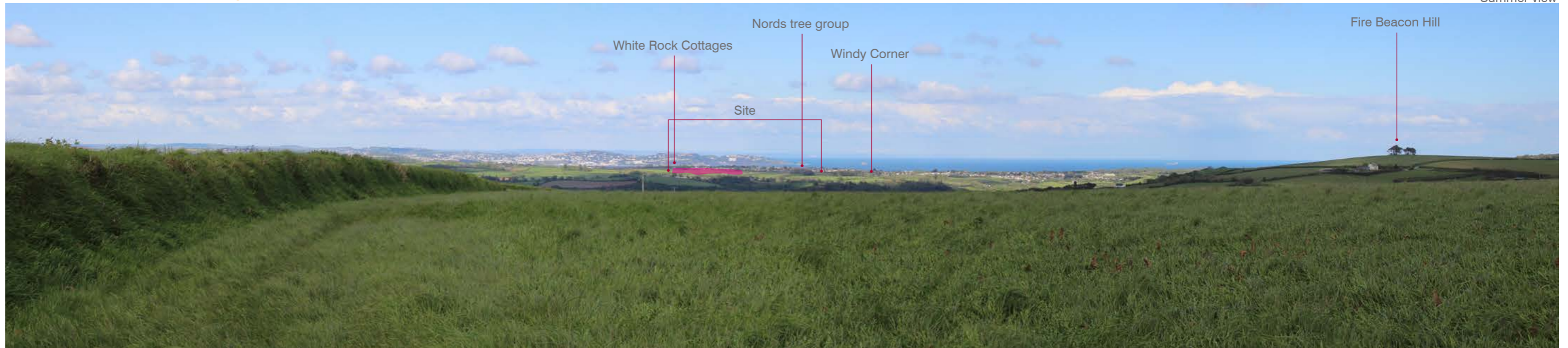
Masterplan implications

Structure planting along the western edge of the development would allow housing within the central and eastern sections to be screened in long distance views from this part of the AONB.

Try not to exceed the western limits of visible development set by the existing urban edge of Galmpton.

Viewpoint M: Bridleway near Capton

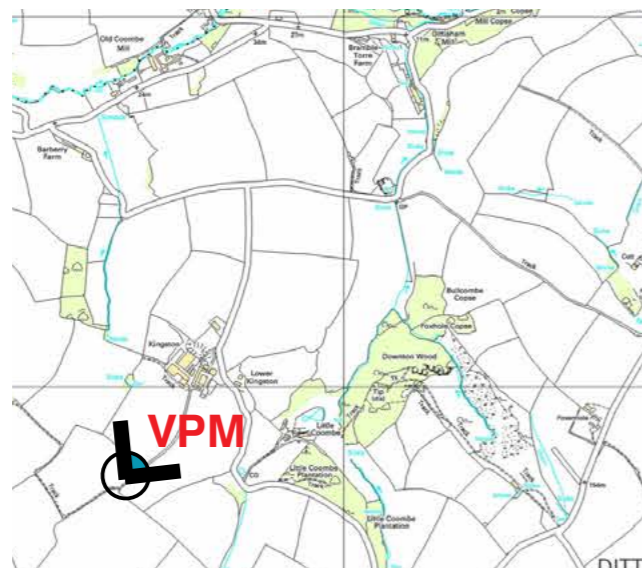
Summer view



Winter view



View north east from a public bridleway on high ground to the north east of the hamlet of Capton, within the heart of the AONB.



OS reference: 284281,53607
Viewpoint height: 170m AOD
Distance to site: 5.25km

Summer view:

Views of both the site and the sea beyond. The site is seen as a green strip in front of the existing Goodrington housing edge. The village of Galmpton is prominent and creates a good guide to the limit to built development. Fields to the west of the site are prominent in the view and would successfully create a new green edge to Paignton in distant views from this area.

Winter view:

From this elevated distant viewpoint the winter visual impact would be considered similar to that during summer periods.

Masterplan implications

This view would suggest that unlike in the view from near the Reservoir, the whole of the site would sit behind the existing edge to development that the village of Galmpton defines.

Summary of Visual Assessment

The viewpoints show that the site is visible in short, medium and long range views from a wide range of publicly accessible locations within the South Devon AONB.

The effects of the intervening vegetation and the local topography means that the site is not generally visible from the nearby villages of Galmpton, Waddeton, Stoke Gabriel and Aish. Glimpsed views of sections of the site are possible from field entrances in local roads but in general the high Devon hedgebanks prevent views.

Views from the River Dart

In general the site is not visible from the River Dart or from its quays and creeks. The site is visible in views from higher ground which include the River Dart in the foreground (e.g. from high ground in Cornworthy and above Dittisham Mill Creek) so it can be said to be part of the setting of the River Dart.

Views of the existing urban edge of Goodrington

In many of the views from the west the existing urban edge along Brixham Road is noticeable because of the front-on, white painted, double ridged houses with clumps of mixed deciduous and coniferous trees to break the visible edge line of housing. The tall pines are a feature of this character area and could be replicated within the proposed structure planting.

Views towards the sea

In general the site is not seen in views of Tor Bay. From the hills within the AONB to the south and west the sea and the site can be seen in the same distant view. In views towards the sea from Capton (Viewpoint V7) the site is seen as the green edge to the existing urban development of Torbay. In views from the JMH Trail, to the south of the site the sea is seen with the urban development of Paignton as well as the site.

Short-range views from the AONB

The scale of the likely visual effects of the development (within a formal LVIA assessment) is inevitably going to be higher in short-range views. View D is particularly important in this respect. In this view the central and southern section of the site is screened but the northern edge of the site is visible to the west of the White Rock cottages. This area of the site is allocated for off-site mitigation planting associated with Phase 1. With this planting in place and advance planting of the western site boundary, it is possible that there would be no views of the proposed development on the site from this location.



6 | Site Opportunities

The visual assessment shows that there are a range of landscape solutions that are possible either as screening or as a form of mitigation.

These are outlined below and shown on Figure 8.

- Restrict development to the central and eastern edge of the site to keep in line with the urban edge of Galmpton.
- Site the higher density development within the southern section of the site and ensure that this is screened in long distance views from the west and south with appropriate structure planting on the western boundary.
- Restore the existing defunct hedgebanks and over trimmed hedgerows as part of a network of paths/greenways through the development.
- Plan new (along the western and northeastern boundaries) or strengthen the existing boundary hedgerows and include a high number of appropriate tree species.
- Create mixed woodland copses within the site or off-site to mirror the existing copses within the character area and allow public access to them, thus helping to meet demand for Accessible Natural Greenspace (one of Devon's Green Infrastructure objectives) through the development.
- Strengthen the existing planting along the southern boundary to ensure that short-range views from the Conservation Area at Galmpton are protected.

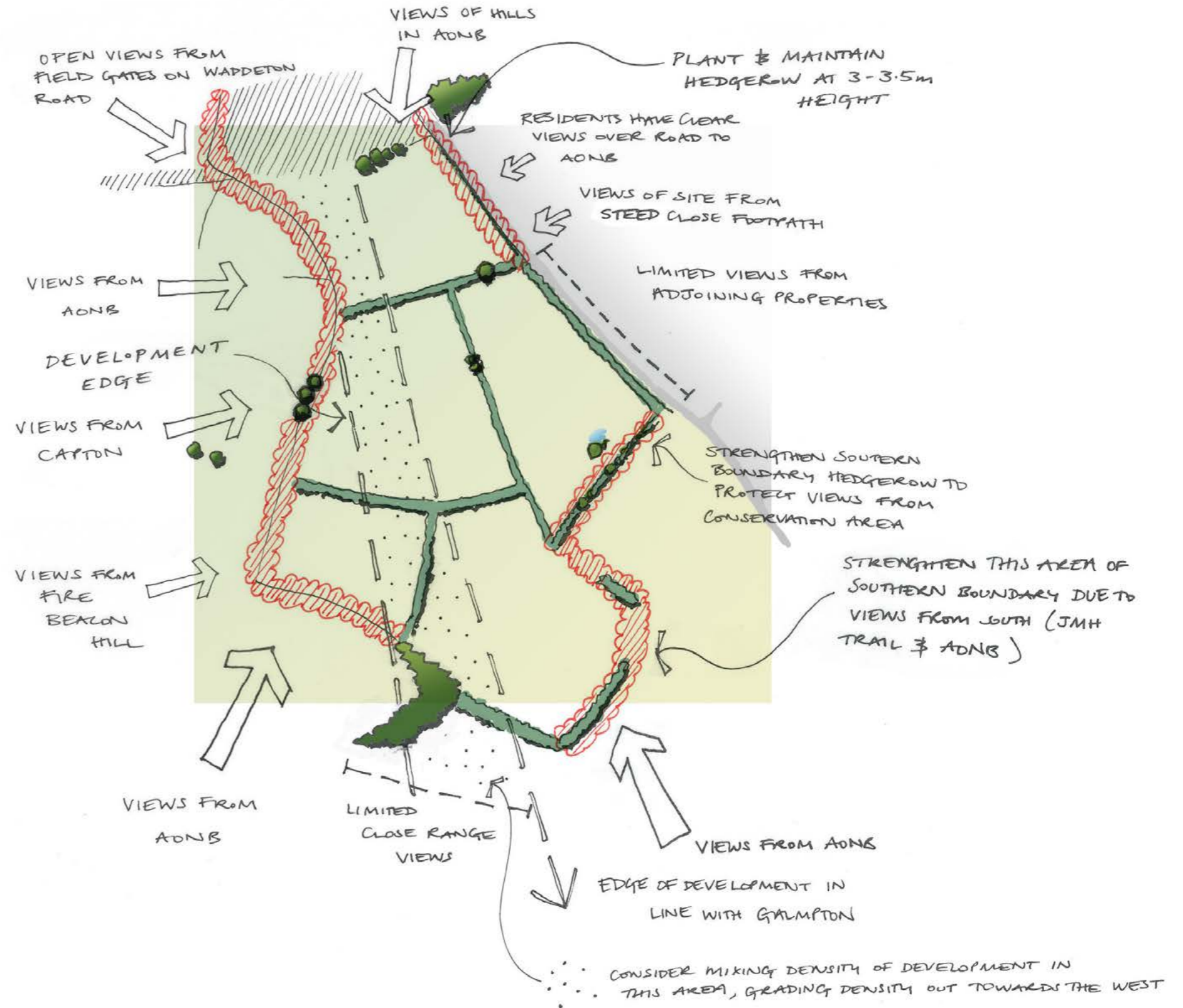


Fig 8. Site Opportunities

7 | Conclusions

Development of the site would inevitably result in a creeping of the existing urban edge nearer to the boundary of the AONB. However the extent is limited by the South Hams boundary and there would still be a number of green fields between the urban edge and the boundary of the AONB.

In the distant views towards the site from areas of high ground across the River Dart there would not be a radical change in the components of the view. With careful design of the structure planting the appearance of the urban edge of Torbay in these distant views would improve from the existing situation.

The high proportion of proposed planting and publicly accessible green space would ensure that this area of the Torbay Hinterland still acts as a buffer between the larger urban area and the open countryside beyond.



PUBLIC OPEN SPACE

- OS1** Public open space on the southern slopes of the hillside protected from SW winds by the existing woodland and reinforced woodland boundary W3
- OS2** Public open space on the mid levels of the northern hill, this is an area of existing agricultural land that can be glimpsed through the trees and houses of the residential area east of Brixham
- OS3** Two areas of public open space adjacent to the Brixham Road that reflect the open edges to the roadside along Galampton Warborough common

WOODLAND

- W1** Existing established woodland at Galampton Warborough shields view of the site from this popular common. Glimpses of the site's highest points may be visible through the upper tree canopies, hence the proposal for additional planting at W2 and W4
- W2** Woodland planting on the brow of the hill reflecting the local pattern of woodland on high ground
- W3** The woodland edge screens the site from the distant views from the SW and the prevailing south westerly winds. This planting reinforces wildlife corridors along the existing hedge boundaries and creates new wildlife corridors to W4 (part of the original Whiterock application) across site boundaries that are currently open agricultural land
- W4** New woodland proposed in the original Whiterock application that adds to the local pattern of woods and prevents development on this highest point of the entire site where development could break the skyline in long distance views
- W5** Existing copse to expanded within the site

DENSITIES

- L1** Lower density housing adjacent to Brixham Road reflecting densities of the existing residential development on the eastern side
- M1** Medium density housing in valley between two high points of the site, less evident from the near views from brixham Road as this land falls away from the road, and protected from the distant south western views by new woodland planting W3
- H1** Higher density housing beneath public open space mid way up valley. Very restricted views from Fire Beacon Hill due to the existing and reinforced woodland and protected from views from Brixham Road by the topography
- emp** An area of employment land along the main Brixham Road, reflecting the uses north of this site and adding to the sustainability credentials of the development
- CV** Care Village of approximately 120 beds with an additional 40 assisted living units in a location overlooking other residential development, conveniently located along the Brixham Road and sheltered by the woods of W2

Fig 9. Previous Emerging Concept Layout (2013)

Comment on the 2013 Concept Layout

Figure 9 shows the emerging general concept layout taken from the White Rock 2 Urban Expansion Land Promotion Submission from April 2013.

Table 3 provides comment on this concept layout, following the work carried out to inform this report in 2014.

This suggests a variation of land uses to the 2013 plan, as set out in the table.

Table 3: Comment on the 2013 Emerging Concept Layout

2013 Emerging Concept Layout comment		2014, comment on the 2013 layout
Public open space		
OS1	Public open space on the southern slopes of the hillside protected from SW winds by the existing woodland and reinforced woodland boundary W3.	There is potential for this area to be reduced and re-sited; this would be an area suitable for higher density housing.
OS2	Public open space on the mid levels of the northern hill, this is an area of existing agricultural land that can be glimpsed through the trees and houses of the residential area east of Brixham [Road]	The view from the residential area to the east of Brixham Road (viewpoint B) demonstrates that this area of the site is unlikely to be visible from properties within this area. However, this area of the site is clearly visible in views from viewpoint K within the AONB, where there are also glimpsed views of the employment (white roofed sheds) to the north. This would suggest that there is potential to site employment in this area. This would allow the opportunity to provide local residents with a greener edge along the Brixham Road, instead of the employment area.
OS3	Two areas of public open space adjacent to the Brixham Road that reflect the open edges to the roadside along Galampton Warborough Common.	Instead of this area of open space, it would be more desirable to retain a longer, narrow green strip along the road to preserve the view and amenity of the residents directly opposite the proposed development. This would allow space for some employment in the western section of this area and OS2.
Woodland		
W1	Existing established woodland at Galampton Warborough shields view of the site from this popular common. Glimpses of the site's highest points may be visible through the upper tree canopies, hence the proposal for additional planting at W2 and W4.	The strengthening of the southern boundary with a mix of trees would be sufficient to provide screening at this distance. Please see below for comments relating to W2.
W2	Woodland planting on the brow of the hill reflecting the local pattern of woodland on high ground.	This is relatively low compared to other hills in the area. This area of woodland planting would be better moved to the western boundary to create a softer edge to the development in views from the SW.
W3	The woodland edge screens the site from the middle and distant views from the SW and the prevailing south westerly winds. This planting reinforces wildlife corridors along the existing hedge boundaries and creates new wildlife corridors to W4 (part of the original White Rock application) across site boundaries that are currently open agricultural land.	
W4	New woodland proposed in the original White Rock application that adds to the local pattern of woods and prevents development on this highest point of the entire site where development could break the skyline in long distance views.	Woodland planting already committed
W5	Existing Nords tree copse to be retained and existing planting along this boundary to be strengthened with a similar tree and shrub species mix.	
Densities		
L1	Lower density housing adjacent to Brixham Road reflecting densities of the existing residential development on the eastern side.	
M1	Medium density housing on lower ground between two high points of the site, less evident from the near views from Brixham Road as this land falls away from the road, and screened in some of the distant south western views by new woodland planting W3.	It would be beneficial to pull the western boundary of this area back in order to mirror the edge of development set by the housing within Galampton.
H1	Higher density housing beneath public open space mid way up lower ground. No views from nearest land within the AONB (View D) but still clear middle distance views from Reservoir and Trail (Views K&L) and partial views from Fire Beacon Hill (View E) due to the existing and reinforced woodland. Protected from most views from Brixham Road by the topography and trees within the site.	This is a good location for this higher density housing, however it may be advisable to mix high and medium density housing in this area and then extend the whole area of housing into the current OS1 area and pull the M1 area away from the western edge.
Employment	An area of employment land along the main Brixham Road, reflecting the uses north of this site and adding to the sustainability credentials of the development	Refer to Comment 3 – it would be important to consider the amenity of residents opposite the development, unless a planting buffer alongside Brixham Road is included
CV	Care Village of approximately 120 beds with an additional 40 assisted living units in a location overlooking other residential development, conveniently located along the Brixham Road and sheltered by the existing woodland at Nords and proposed tree planting along the boundary in W5.	

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