

Inglewood, Paignton

Landscape and Visual Impact Assessment Addendum

A Report on behalf Abacus Projects Ltd

March 2018

**The Farm House
Church Farm Business Park
Corston Bath BA2 9AP**
tel: 01225 876990 fax: 01225 876991
info@npaconsult.co.uk

www.npaconsult.co.uk

Contents

1.0	Introduction	1
1.1	The Addendum	1
1.2	Consultee comments on elements affecting Landscape and Visibility	2
1.3	Policy	2
2.0	Design Amendments & Reasons For The Alterations, VVMs, GI Plans	2
2.1	Skyline and Overhead Power Cable	2
2.2	Further information on the VVM night time views - NPA	5
2.3	The Scheme, Revisited February 2018	6
2.4	Green Infrastructure Parameter & Framework Landscape and Ecological Management Plans	6
2.5	Protection of Existing Landscape Assets - Soil & Tree protection	8
3.0	Assessment – The Process	8
3.1	The Process	8
3.2	Nature of the Receptor / Sensitivity	8
3.3	Magnitude of Change/ Nature of Effect / Nature of Change	8
3.4	Level of Effect	8
3.5	Construction Effects & Operational Effects	9
3.6	Terminology	9
4.0	Selection Of Receptors To Be Reassessed	9
5.0	Assessment Of Landscape Receptors - Direct & Indirect	11
5.1	Consideration of Landscape Receptors	11
5.2	LR 1b - The Valley Side Landscape with Waddeton Conservation Area	12
5.3	LR4 - The local AONB landscape as a whole within the study area	13
5.4	LR6 - The Conservation Area (CA) of Waddeton	14
6.0	Assessment Of Visual Receptors	14
6.1	Consideration of Visual Receptors (VR)s	14
6.2	VR2b Users of the road network -AONB–north & east of the River Dart	16
6.3	VR4 The South Devon AONB as a whole within the study area as a visual receptor	17
6.4	VR5 Waddeton CA, as a whole, as a visual receptor.	18
7.0	Night Time Effects & Lighting	20
7.1	Lighting Effects	20
7.2	Landscape Effects	21
7.3	Visual Effects	21

8.0	Cumulative Effects	21
9.0	Significance	22
10.0	Conclusion & Summary	22
10.1	Landscape	22
10.2	Visibility	23
10.3	Lighting and night time effects	24
10.4	Cumulative Effects	25
11.0	Overall Conclusion (as in the LVIA)	25

FIGURES within the body of the addendum taken from the LVIA report and renumbered and/ or from LVIA Appendix II Figures

Figure A - The site and field numbering

Figure B – Stride Treglown Phasing Plan with Advance Planting Areas

Figure C – Stride Treglown Illustrative Masterplan I5230_P_010_February 2018

Figure D - Stride Treglown Green Infrastructure Parameters Plan March 2018

Figure E – The site, the AONB boundary & the Local AONB area within the 5km study area

Figure F– Visual receptors & their representative viewpoint locations (LVIA Appendix II, Figure 8b)

Figure G –Local landscape Receptors, (LVIA Appendix II, Figure 6e)

Figure H -Visual receptors & their representative viewpoint locations (figure D above cut and enlarged)

Addendum Appendix I

TABLES taken from the LVIA report, amended but keeping numbering 3a to 4c.

Table 3 : Summary of Effects on Landscape Receptors

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

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

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

LVIA APPENDICES- Amended to the new scheme and re-issued

APPENDIX V Visually Verified Montage Figures of selected Representative Views Figures A to Z

LVIA ADDENDUM - FEBRUARY 2018 TO LVIA (SUBMITTED OCTOBER 2017)

1.0 INTRODUCTION

1.1 The Addendum

- 1.1.1 A Landscape and Visual Impact Assessment (LVIA) of the proposals for development at Inglewood, prepared by Nicholas Pearson Associates, was submitted in October 2017 as part of the planning application, P/2017/1133, Land to The South of White Rock Adjacent to Brixham Road/ Inglewood, Paignton.

Planning application number:	P/2017/1133
Torbay Council Case officer:	Angharad Williams
Site name:	Land to The South Of White Rock Adjacent To Brixham Road Aka Inglewood Paignton
Description of proposal:	Outline application for residential led development of up to 400 dwellings (C3) together with the means of vehicular and pedestrian/cycle access together with the principle of a public house (A3/A4 use), primary school with nursery (D1), internal access roads and the provision of public open space (formal and informal) and strategic mitigation. The proposal includes amendments to Brixham Road, Long Road junction and Windy Corner junction. Details of access to be determined with all other matters reserved.

- 1.1.2 This addendum has been prepared as an amendment to the LVIA as a result of changes to the scheme following consultee written comments in December 2017 and January 2018 and verbal comments at a meeting organised by Torbay Council with the applicant design team and the consulting officers on January 27th 2018. It considers and assesses changes made (after the LVIA assessment of the scheme, submitted October 2017) to the design, following written and verbal consultee comments on Landscape and Visibility.
- 1.1.3 The same methodology, approved by the relevant consultees, is used in this addendum. As the assessments of sensitivity (value and susceptibility) have been accepted by consultees either as stated directly or in that no comments have been made to the contrary, these judgements are used in this addendum.
- 1.1.4 The assessment assumes that the Green Infrastructure parameter plan will be fully implemented and maintained.

1.2 Consultee comments on elements affecting Landscape and Visibility

1.2.1 Comments, relevant to the LVIA, were received from Torbay Council, from the consultees. and the key issues are:

- RVI6 – that the development should not be visible on the skyline for viewers experiencing Representative Viewpoint 16, from the Stoke Gabriel Road towards the south western edge of the site.
- Confirmation/ further information of the lighting assessment and night time VVMs.
- That parameter plans should be part of the submission
- That soil and trees be protected during development and that trees should be in the public realm.

1.3 Policy

1.3.1 The Torbay Local Plan 2012 – 2030, in section 6.4.2 Design and Development, Policy DEI Design Item 17 in the Visual Appeal Section refers to protection of the skyline

Policy DEI Design – Visual Appeal

- 17 Protect important local and longer- distance views and impact on the skyline, especially from public vantage points, having regard to the location and prominence of the site:

2.0 DESIGN AMENDMENTS & REASONS FOR THE ALTERATIONS, VVMS, GI PLANS

2.1 Skyline and Overhead Power Cable

2.1.1 Most views of the development show it to lie below the skyline, below the urban areas of Torquay and Goodrington on the skyline.

2.1.2 However in RVI6, a very local view on the AONB boundary from a contour lower than the site, the edge of the development was visible on the skyline.

2.1.3 Design changes were made for the following reasons:

- to remove development from this local skyline view and
- to remove the development out of a sensitive landscape receptor, the Valley Side Landscape and
- to draw the development back from the AONB boundary.

2.1.4 The amendments to the scheme were at the south western edge and are as follows:

- dwellings were removed from the southwestern edge of the development area (field 3),
- the existing hedgerow between fields 2 and 3 was retained in the design
- an area of two storey houses in field 2 were reduced in height to single storey.
- the proposed woodland blocks within the wood pasture area were rearranged.

2.1.5 Consistent with the approach in the LVIA, the fields within the site have been numbered as in the diagram below.

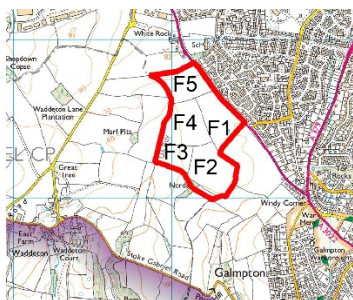


Figure A The site and field numbering

2.1.6 In addition, further changes were made to the woodland/ woodland belt planting in the wood pasture area to the south west of the residential area in fields 2, 3 and 4, to allow for an existing retained overhead cable easement, (a corridor of 15m).

2.1.7 The revised planting arrangement resulting from the change to the RV16 skyline and from the overhead cable easement, took into account landscape character and the visual mitigation requirements, particularly in views from the AONB. The landscape and visual requirements were considered with the ecological mitigation in producing the wider landscape layout.

2.1.8 The Visually Verifiable Montages (VVM)s were used to assist the design of these changes and updated to show views, at year 1 and year 10, from the previously selected viewpoints from all the various orientations, not just those from the south west.

2.1.9 It should be noted that to the south west of the development, Year 1 is taken as the end of construction of this area of the development, which is to occur as the last phase. This is considered to be year 5 after the implementation of advance planting of the woodland blocks and woodland belts to the south and west of the proposed residential areas.

2.1.10 For year 10, the views include the White Rock 1 development, now under construction, and the associated planting as it matures.

2.1.11 Internal planting in the initial phases of the development, will occur at the end of each respective construction stage to allow for construction. These phases will occur before the final phase planned for the south and south western edges of the proposed residential area. Please refer to planting phasing plan.



Figure B - Stride Treglown proposed Phasing plan with advance planting areas

2.2 Further information on the VVM night time views - NPA

- 2.2.1 Available design information was taken from the proposals supplied by the architects, and landscape architects and 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.
- 2.2.2 In comparison the night time views are an equivalent indication of the magnitude of change of the proposed scheme at night within the wider scene, from a single viewpoint. The model was based on all the above information and the proposed lighting design as provided by the lighting engineers.
- 2.2.3 The street lights, in the proposed exterior lighting, have been modelled for a previous iteration of the scheme at a luminance of 4000 lumens which is slightly higher than the proposed Hydrock plan of 3000 lumens, so the overall effect of light glare shown in the visualisations should theoretically be slightly above what is being proposed. It should be born in mind that in addition to the proposed exterior lighting, there is an unpredictable variation in accumulated private lighting that would ultimately affect the overall amount of increased lighting visible (time of day, season, atmospheric conditions, effect of varied building materials, whether lights are turned on and/or curtains drawn) and that are beyond our control and all affect the depiction of the lighting on the visuals.
- 2.2.4 The approach used for the verified views prepared for the outline planning application is applicable to a level of accuracy appropriate to an outline planning application (See LI Technical Guidance Note 02/17 (31 March 2017) for further guidance on the approach). Further summaries of our approach and verified view methods can be found on the NPA website:

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

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

2.4.2 The maintenance and management of the POS and GI has been discussed with the Council and is to be secured within the s106 agreement, likely via a commuted sum to Torbay Council who will manage delivery of the maintenance and management. The wider farmland to include some of the southern site boundary hedgerows will be managed as part of the adjacent farmland. For details see the Proposed Farming Practices Plan found in the Ecology Addendum.



Figure D - Stride Treglown Green Infrastructure Parameter Plan 15230_P_010_March 2018

2.5 Protection of Existing Landscape Assets - Soil & Tree protection

2.5.1 The following plans could be conditioned in the reserve matters wording and prepared:

- Soil Protection Plan
- Tree Protection Plan

3.0 ASSESSMENT – THE PROCESS

3.1 The Process

3.1.1 The assessment of effects for landscape and visual receptors is carried out in separate sections. Both assessments follow a similar process as described below. Section 3 is taken from the LVIA for information.

3.2 Nature of the Receptor / Sensitivity

3.2.1 The landscape and visual receptors are assessed for their **sensitivity** by consideration of their **susceptibility to** / 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.

3.3 Magnitude of Change/ Nature of Effect / Nature of Change

3.3.1 For each landscape receptor and each type of viewer/ visual receptor an assessment will also be made of the **Magnitude of Change (also referred to as nature of effect/ nature of the change/ magnitude of effect)** 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.

3.4 Level of Effect

3.4.1 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.

3.5 Construction Effects & Operational Effects

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

3.6 Terminology

3.6.1 To avoid confusion, as the construction of the development will be phased, the term stage is used instead of phase for the Construction Stage and Operation Stage, while the LVIA used the term phase both for the phasing of the development and the Construction and Operation 'phases'.

4.0 SELECTION OF RECEPTORS TO BE REASSESSED

4.1.1 The changes will affect some of the landscape receptors and visual receptors to the south and south west of the development, other receptors will not be affected and are therefore not reassessed in this addendum. This is supported by the VVMs, updated February 2018, from all previous orientations, Refer to Appendix V of this addendum, which updates the LVIA Appendix V, The VVMs. The VVM methodology is found in LVIA Appendix IV.

4.1.2 For information the figure below taken from the LVIA, has been included to show the site in relation to the AONB boundary and the study area.

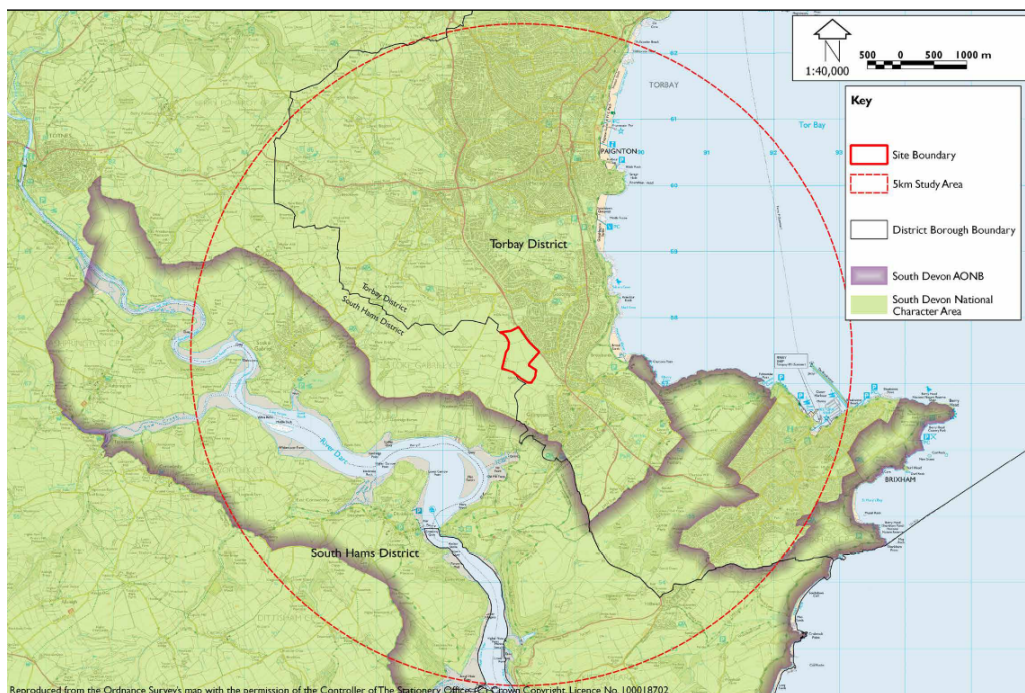


Figure E - The site, the AONB boundary & the Local AONB area within the 5km study area boundary (taken from LVIA Appendix II figure 5)

Landscape

4.1.3 The amended scheme has reduced the change to the landscape within the following landscape receptors:

- The Valley Side Landscape Receptor – LR1b;
- the landscape near the AONB as a whole within the study area - LR4;
- the Waddeton Conservation Area – LR5.

4.1.4 The direct and/ or indirect effects on these receptors will be reassessed.

Visibility

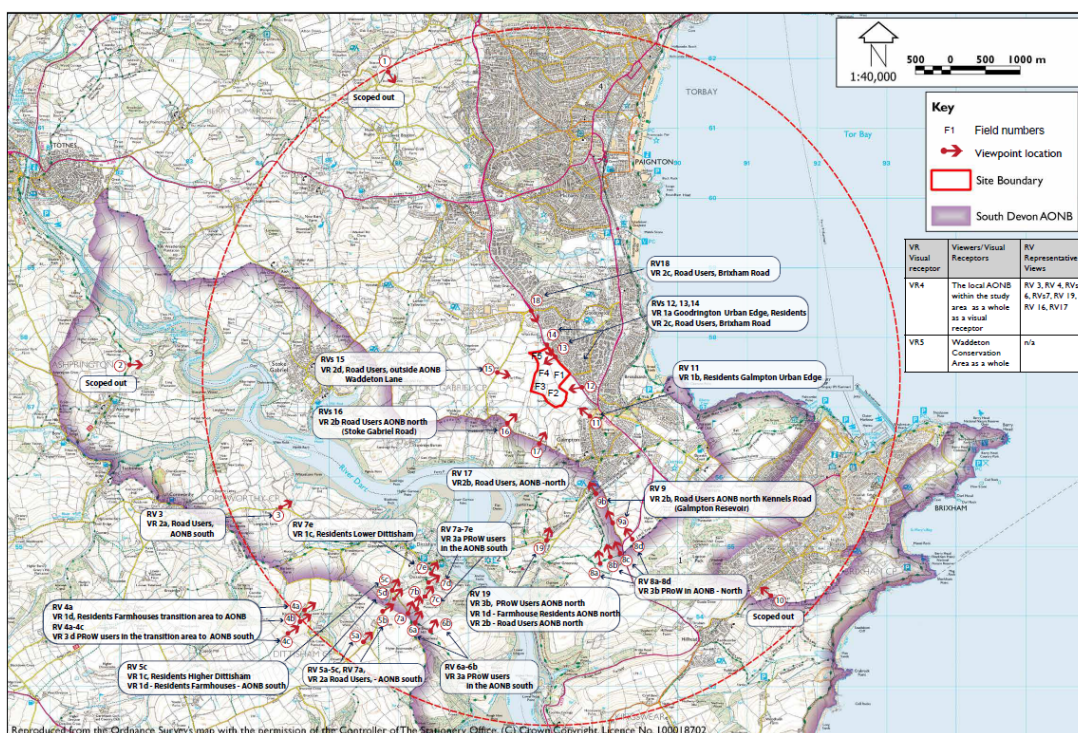


Figure F Visual receptors and their representative viewpoint locations taken from LVIA Appendix II, Figure 8b. For an enlarged map, refer to figure F below.

4.1.5 The land falls away from the development to the south west. This means that visual receptors to the south and west of the site might be affected by the current scheme. More distant views from the south west are within the AONB to the south and west across the River Dart, however, the amendments will be barely perceptible for the following receptors:

- VR1c Residents AONB south of the River Dart – Higher/Lower Dittisham RV5c, RV7e
- VR1d Residents AONB south of the River Dart RV5c

- VR2a Road users AONB south of the River Dart RV3, RV5a- 5c & RV7a
- VR3a PRoW users AONB south RV 6a-6c, RV 7a -7e

4.1.6 These distant views south and west of the River Dart are not therefore considered further and the original assessment remains unchanged. For locations of the Representative Viewpoints (RVs) Refer to Figure D below. (Figure taken from LVIA Appendix II, Figure 8b.)

4.1.7 From the south west of the site, the changes will possibly be seen in near and middle distance views from the north and east of the River Dart. These visual receptors and their respective representational views are revisited and are also tested using the VVMs and through a site visit.

4.1.8 The sensitivity of the receptors does not need to be revisited and is as in the LVIA.

5.0 ASSESSMENT OF LANDSCAPE RECEPTORS - DIRECT & INDIRECT

5.1 Consideration of Landscape Receptors

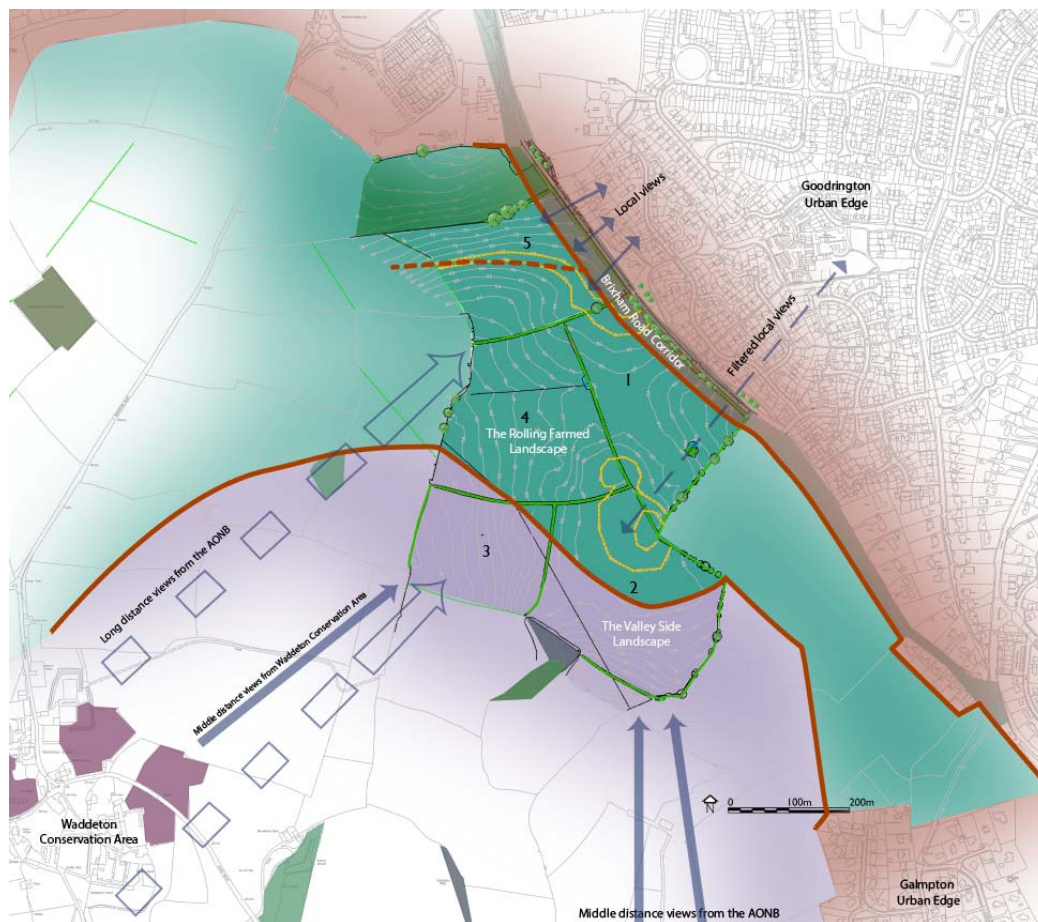


Figure G Local landscape Receptors - taken from Figure E in the LVIA, also LVIA Appendix II, figure 6e

Local Landscape Receptors: LRIa Rolling Farmed landscape, LRIb 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.

5.2 LR 1b - The Valley Side Landscape with Waddeton Conservation Area

Sensitivity

- 5.2.1 Sensitivity wording is copied across from the LVIA as context for the assessment, unchanged.
- 5.2.2 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.
- 5.2.3 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**.

Advance planting before Construction and Construction Stage effects

- 5.2.4 Compared to the scheme assessed in the LVIA, Stride Treglown Masterplan I5230_P_010_Rev A, the proposed residential development has been further drawn back to the east, out from this landscape receptor, providing additional land for ecological mitigation and returned to pasture fields, for cattle grazing. The ecological treatment of the hedgerows to allow for a marginal strip, is typical of current landscape management, where ecological considerations sit alongside farming practice.
- 5.2.5 The amended design, to allow for the easement, has avoided parallel lines in this otherwise rolling landscape.
- 5.2.6 Advance works will include woodland block planting at the northern edge of this area, hedgerow reinstatement and hedgerows reinforced with woodland planting. During the advance planting stage (5 years before the end of the construction stage / start of the operation

stage, on the south western edge of the development) the use of machinery will be intensified while the planting works are being carried out.

- 5.2.7 The SUDs underground drainage area will be in this landscape and construction machinery will use a defined route through retained gateways.
- 5.2.8 Construction works will comprise the SUDS drainage installation, the machinery used for which will be larger than typically used agricultural machinery in this area. Construction of roads and dwellings will not occur in this landscape receptor.
- 5.2.9 The landscape elements, outlined above, are in keeping with this landscape. The Magnitude of Change at the advance planting and construction stages will be **Low**. The Level of Effect on the local landscape character receptor, the Valley Side landscape, is considered to be **Minor adverse/ Negligible**. (The LVIA assessment of the previous scheme of the Level of Effect was Minor adverse.)

Operation effects

- 5.2.10 The changes from the baseline condition, accruing from the strengthened green infrastructure/ advance planting, are in keeping with this farmed landscape with wooded elements, and the planned long-term management of the landscape and planting will maintain it. The SUDs drainage will be underground. The Magnitude of Change is **Low**.
- 5.2.11 The Level of Effect on the local landscape character receptor, LR1b the Valley Side landscape, is considered to be **Negligible**. (The LVIA assessment of the previous scheme was Minor adverse becoming Negligible as the woodland planting matures.)

5.3 **LR4 - The local AONB landscape as a whole within the study area**

- 5.3.1 As stated in the LVIA, the development is not within the AONB and therefore, there are no direct landscape effects; there are indirect landscape effects.
- 5.3.2 The site 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.
- 5.3.3 For general contextual information the LVIA assessment is copied across. The LVIA states that
- Although some of the adverse indirect landscape effects from parts of the development will remain, they represent very minor elements in the landscape near 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 planting establishes and matures.

5.3.4 The indirect effect on LR4 (the AONB landscape as a whole within the study area) has been reduced, however it is not considered that this would alter the LVIA assessment during Operation (Minor adverse to Negligible), due the small scale of the amended area and the size of the local AONB area.

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

5.4.1 The effects on the Waddeton CA are not judged to have changed as a result of the revised scheme. Landscape effects will be indirect as the development is not in the CA. In the LVIA, Construction Level of Effect is judged to be Minor adverse and Operation Level of Effect is judged to be Minor adverse/ Negligible.

6.0 **ASSESSMENT OF VISUAL RECEPTORS**

6.1 **Consideration of Visual Receptors (VR)s**

6.1.1 From the south and south west of the site, the changes will be seen in near and middle distance views from the north and east of the River Dart. These visual receptors and their respective representational views (RV)s are revisited. See figure and footnote below.

- VR1e Residents - AONB north & east of the River Dart, - RV 16
- VR1d Residents– Outside the AONB, - RV 15
- VR2b Road users - AONB north & east of the River Dart, – RVs9a-9b,11,16,17, 19
- VR2d Road users– Outside the AONB –Waddeton Road, - RV 15
- VR3b PRoWs users - AONB north & east of the River Dart - RV8a to 8d
- VR4 The AONB as a whole within the study area All RVs & all areas without visibility
- VR5 Waddeton Conservation Area as a whole (VR5 includes VR1 Residents and VR2 Road Users for the CA as a whole.)

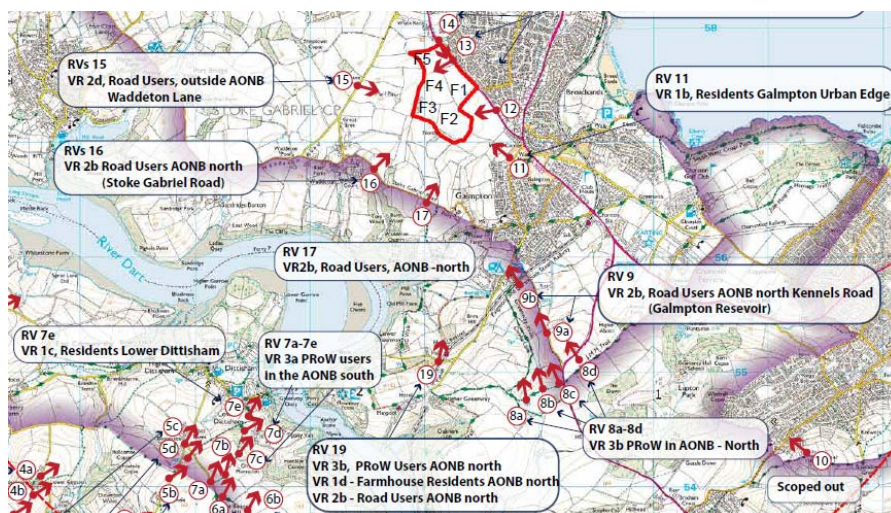


Figure H Visual receptors & their representative viewpoint locations (figure D above cut and enlarged) - AONB boundary in purple to show the visual receptors with near and middle distance views from the south west and south of the site and their selected viewpoints

6.1.2 The following visual receptors with middle distance views are considered to have the same visual experience as in the LVIA and are therefore not reassessed for the following reasons:

- VR2b - VR2b-2 Road Users – within the AONB– north and east of the River Dart - Greenway Rd, (RV19). This is as in the LVIA assessment as Nords Wood intervenes in the view, so the change to the scheme is not noticeable in the middle distance views, available along this stretch of road.
- The change from middle distance views obtained by receptors in the AONB from approximately the same orientation and distance such as VR2b-3 Users (Kennels Lane - RV 9a and 9b) and PRoW Users (John Musgrave Heritage Trail- RV 8a to 8d) will remain as in the previous assessment as Nords Wood obscures the changes to the south west, while the changes to the proposed vegetation to allow for the easement has had a negligible additional effect and the LVIA assessment holds.
- VR 2d - Road users– Outside the AONB - Waddeton Road, (Near view RV 15). This is not reassessed as the judgement remains the same.

6.1.3 The following visual receptors, all with near views, are considered:

VR 2b Road Users within the AONB – north and east of the River Dart

- VR2b - VR2b-1 Road Users – within the AONB– north and east of the River Dart – Stoke Gabriel Road, (near views RV16, RV 17)

PRoW Users

- There are no ProWs immediately north of the River Dart from which the site is visible

6.2 **VR2b Users of the road network -AONB–north & east of the River Dart**

6.2.1 As stated above, the assessment for receptors VR2b-2 Greenway Road and VR2b-3 Kennels Lane near Galmpton Reservoir receiving middle distance views in which Nords Wood obscures the changes to the south west of the site, is considered to be the same as in the LVIA. The assessment for road users travelling along Waddeton Lane (VR 2d – Road Users Outside the AONB- Waddeton Lane) remains as in the LVIA. Only VR2b-1 Road users on the Stoke Gabriel Road is reassessed.

VR2b-1–Stoke Gabriel Road,

Sensitivity of the viewers/ visual receptor

6.2.2 The Stoke Gabriel Road defines the AONB northern boundary. The value of the views afforded to the viewers 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 housing development, as it would involve the introduction of a new element into the view. They are judged to have a **high** sensitivity. Refer to RV16.

6.2.3 The road users become less sensitive to the type of development proposed as the road travels uphill past Kiln Copse in the direction of Galmpton. Hedgerows increase in height obscuring views and when they are available through an occasional gateway, the site is seen obliquely from a similar contour height with Nords wood screening views of the south western site development edge. 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 RV17.

Advance Planting and Construction Stage Effects

6.2.4 Construction of the south western end of the site will be the final phase of the development and the advance planting will have had 5 years establishment. For users of the Stoke Gabriel Road, between Waddeton and Kiln Copse, it is considered that views of the development will

be obscured from this sensitive area, isolated from views of the Torbay urban edge. The views, up a valley, are possible over a short continuous stretch of the road, over a low wall.

- 6.2.5 For views obtained between Kiln Copse and the approach to Galmpton, limited views are possible through one or two gateway openings, moderating the Magnitude of Change. The amendments to the scheme will not be noticeable in these views as Nords wood intervenes, as in RV17, with the south edge of the site and Goodrington urban edge coming into the view before descending Port Hill, and the view more represented by RV11, and the assessment is as in the LVIA.
- 6.2.6 For receptors travelling along the Stoke Gabriel Road, which is along the AONB boundary, given the high sensitivity, and Low/Negligible Magnitude of Change to the view of the western stretch of the road and the medium sensitivity; and the Low/Negligible Magnitude of Change to the views on the eastern stretch of the road, the Level of Effect is considered to be **Minor adverse/ Negligible** (Reduced from the LVIA assessment of Moderate to Minor adverse).

Operation Stage Effects

- 6.2.7 Once construction is completed the machinery will leave the site, and the new woodland planting will continue growing. The Magnitude of Change to the experience of these viewers will be Low/ Negligible. The Level of Effect at the end of Construction/ start of Operation is considered to be **Minor adverse/ Negligible**. (Reduced from the LVIA assessment - Moderate to Minor adverse becoming Minor adverse to Negligible after 15 -20 years.)

6.3 **VR4 The South Devon AONB as a whole within the study area as a visual receptor**

- 6.3.1 No development occurs within the AONB. It occurs in the landscape near the AONB.

- 6.3.2 The LVIA assessment states that:

*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**.*

- 6.3.3 The change to the housing layout has reduced the effect on visual receptors receiving near views to the south west of the site, in the vicinity of the stretch of the Stoke Gabriel Road east of Waddeton.

6.3.4 However, this has not changed the previous assessment of the effect on the local AONB, as a whole within the study area, because the beneficial effect/ reduced change from the baseline is small compared with the effects of the development on visual receptors within the local AONB, as a whole within the study area. The Level of Effect for both construction and operation on the AONB is still considered to be **Minor adverse** as in the LVIA.

6.4 **VR5 Waddeton CA, as a whole, as a visual receptor.**

This includes VR1 residents and VR2 road users for the CA as a whole.

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

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

Sensitivity of the viewers/ visual receptor

6.4.3 The following paragraphs on sensitivity are copied for contextual information from the LVIA assessment.

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.

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.

*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.*

6.4.4 Note: There are no relevant PRoWs in this area.

Advance Planting and Construction Stages

- 6.4.5 The advance planting will involve some increased activity. The SUDs instalment to the west of the site might involve larger machinery, which will be visible from very limited locations.
- 6.4.6 When construction stage begins, moving the buildings from the south western corner of the development (out of field 3) and leaving just the road, has drawn the development edge to the east away from the CA, back behind an existing hedgerow, reducing visibility. In addition, the buildings on this south western edge have been reduced in height, to single storey dwellings.
- 6.4.7 Most of the Conservation Area (CA) as a visual receptor will not be affected by the development. However, partial glimpsed views are possible from the orchards and the grounds of Waddeton Court within the north eastern part to the east of the CA. The change only affects a few receptors on the eastern edge of the Conservation Area, where views are partial and glimpsed, filtered through intervening orchard trees and hedgerows in the wider landscape, and the amount of the development seen is limited.
- 6.4.8 As in the previous scheme, this is reduced by the advance planting and the reinforcement of existing hedgerows with wooded belts.
- 6.4.9 Most of the CA is on lower land. Otherwise, within the CA, buildings intervene between the roads and the site, so road users in the CA will experience little change.
- 6.4.10 For construction where machinery will likely be visible, the Magnitude of Change on the CA as a whole as a visual receptor is low. Given the high sensitivity, the Level of Effect is considered to be **Minor adverse**. (This is the same conclusion as in the LVIA assessment.)

Operation Stage

- 6.4.11 Once the residential and road construction in all phases is completed, the machinery will have left the site and the planting will be increasing in height. The tranquillity of the various elements in the view will be restored and the removal of the houses from the south western edge and the lowering in height of others, means that the dwellings will be obscured by the establishing woodland, planted in advance of the development. The Magnitude of Change to the experience of these viewers will be Low/ Negligible, reducing as the vegetation on site grows.
- 6.4.12 Overall for the CA as a visual receptor, the sensitivity is high, but the Magnitude of Change is Low/ Negligible, affecting only a few residents on the eastern edge of the CA. It is judged that the Level of Effect of the development on the CA is considered to be **Minor adverse/**

Negligible reducing to Negligible as the planting matures. (The LVIA Assessment was Minor adverse reducing to Negligible as the planting matures.)

7.0 NIGHT TIME EFFECTS & LIGHTING

7.1 Lighting Effects

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

7.1.2 As stated in the LVIA, the Magnitude of Change brought about by lighting will be reduced by the following measures: downward directed and or directional lighting, pointing east, limited hours of operation, and filtering by intervening vegetation. The effects of the proposed lighting generated by the scheme will be within the context of the adjacent 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.

7.1.3 The VVMs have been updated to the current lighting scheme with 6m lighting columns proposed for the roundabout adjacent to Brixham Road, reduced to 5m or 4m for the circular road, through the scheme.

7.1.4 In general, lighting to the southern and western edges of the development (in fields 2 and 4) will comprise bollards, except for the proposed circular road around the site, where to the south west the columns will be 4m high. The columns themselves will not be in the views from low points along the Stoke Gabriel Road in the vicinity of RV16.

7.1.5 There will be a slight reduction of lighting from houses as they have been moved from field 3 and lowered in height in some areas of field 2, in the amended scheme, This reduction will be local to receptors in the vicinity of LR1b The Valley Side Landscape and RV16 to include the Waddeton orchards to the east and the more elevated areas to the west of the site in views from the grounds of Waddeton Court.

7.1.6 Although the development at Inglewood will still contribute to and slightly increase the general glow of Torbay urban area, it will limit and filter existing lighting from Brixham Road and Goodrington and the revisions to the scheme will slightly reduce direct lighting effects on the:

- local landscape receptors:
 - LR1b -the valley side landscape
 - LR4 - the local AONB, as a whole within the study area
 - LR6 -Waddeton CA,

- on the visual receptors:
 - VR 2b-1 Road users, travelling along the nearby stretch of the Stoke Gabriel Road.
 - VR5 - Waddeton CA to include the orchards and Waddeton Court grounds;
 - VR4 - The local AONB as a whole within the study area

7.1.7 These changes although slightly reducing the lighting impact on some receptors, will not alter the overall LVIA judgments, which assesses the effects of lighting during operation in the local landscape in general and in views obtained from three RVs in the AONB as outlined below.

7.2 Landscape Effects

7.2.1 The LVIA text still applies. It states

*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 Magnitude of Change on the local landscape will be medium to low. The Level of Effect is judged to be **Minor adverse**.*

7.3 Visual Effects

7.3.1 Night time Visual Effects were assessed from 3 RVs in the AONB. 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 emitting 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.

7.3.2 The sensitivity of the local AONB, as a whole within the study area, as a visual receptor is high, but the development light will be viewed against the lit backdrop of Torbay urban area. The Level of Effect is as assessed for the three RVs in the LVIA, (RV9) **Minor adverse** and (RV3 and RV7) **Minor adverse/ Negligible** as the development will be viewed obliquely against the existing lit baseline: the lights of Torbay on the skyline.

8.0 CUMULATIVE EFFECTS

8.1.1 The cumulative effects assessment will be as reported in the LVIA report

9.0 SIGNIFICANCE

9.1.1 In the LVIA assessment the landscape and visual effects were considered to be **not significant**. This has not changed.

10.0 CONCLUSION & SUMMARY

10.1 Landscape

Direct effects, - LR1b Valley Side Landscape:

10.1.1 The revised scheme respects LR1b the Valley Side Landscape, slightly reducing the direct effects on this landscape. The Level of Effect during the Operation Stage is considered to be **Negligible**. (The LVIA assessment of the previous scheme was Minor adverse becoming Negligible as the woodland planting matures.)

Indirect Landscape Effects – LR4 the local AONB, as a whole within the study area, LR6 the Waddeton Conservation Area

10.1.2 The revised scheme draws the residences back behind an existing hedgerow and away from the nearest AONB boundary and away from the Waddeton Conservation Area, slightly reducing the indirect landscape and lighting effects on this landscape receptor in the early years of the operation stage of the development.

10.1.3 The assessment of the Level of Effect for both LR4 the local AONB,, as a whole within the study area, (**Minor adverse**) and LR6, the Waddeton CA (**Minor adverse/Negligible** as the planting matures) are as for the LVIA.

Summary for landscape receptors

10.1.4 Overall for landscape, the following statement from the LVIA holds:

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.

10.2 Visibility

Viewers north and east of the River Dart within the AONB (Road users, residents)

VR2b-1-Stoke Gabriel Road (RV16)

10.2.1 The amended scheme has taken the development off the skyline in the sensitive rural views in the vicinity of RV 16, along the Stoke Gabriel Road on the AONB boundary. In the amended scheme the view along the western stretch of the road will remain largely unchanged from the baseline except for additional woodland planting near the skyline. It is considered that the development will not be visible on the skyline to these sensitive viewers even in year 1 of Operation. The Magnitude of Change will be **Low/ Negligible**.

10.2.2 The Level of Effect for the Stoke Gabriel Road as a whole at the end of Construction/ start of Operation is considered to be **Minor adverse/ Negligible**. (Reduced from the LVIA assessment - Moderate to Minor adverse becoming to Minor adverse to Negligible after 15 - 20 years.)

VR4 - The local AONB as a whole within the study area as a Visual Receptor

10.2.3 The changes incorporated into the amended scheme are relatively small in terms of the local AONB as a whole within the study area.

10.2.4 The Level of Effect is considered to be **Minor adverse** as for the LVIA assessment of the previous scheme

VR5 - The Waddeton Conservation Area as a whole as a Visual Receptor

10.2.5 Overall for the CA the sensitivity is high, but the Magnitude of Change is Low/ Negligible, affecting only very a few residents on the eastern edge of the CA as a receptor.

10.2.6 It is judged that the Level of Effect of the development on the CA is considered to be **Minor adverse/ Negligible** as the planting matures. (The LVIA Assessment was Minor adverse to Negligible as the planting matures.)

Summary for visual receptors

10.2.7 Overall, for visual receptors Residents, Road Users and Users of the PRowWs the following statement from the LVIA holds

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.

10.2.8 Overall for the Local AONB, as a whole within the study area, as a visual receptor, the statement from the LVIA holds, particularly as impacts on very near views (from the vicinity of RV16) the AONB have been reduced.

The site does not lie within the AONB. 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.

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 mostly middle distant to distant.

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.

10.3 Lighting and night time effects

10.3.1 In the amended scheme, there will be a reduction of lighting from houses as they have been moved from field 3 and lowered in height in some areas of field 2. This reduction will be local to receptors in the vicinity of The Valley Side Landscape and RV16 to include the orchards to the east and the more elevated views from the grounds of Waddeton Court.

10.3.2 This will reduce lighting effects on the both the local landscape receptor, the valley side landscape and on the visual receptors in the vicinity of RV16: Waddeton CA to include Waddeton Court grounds; and road users, travelling along the nearby stretch of the Stoke Gabriel Road. However there will be an increase in the general glow.

10.3.3 This amendments will not alter the overall assessment of lighting in the LVIA, which assesses

- the wider local landscape character (The LVIA states that the Level of Effect on the local landscape is judged to be **Minor adverse.**)
- and three RVs within the AONB. (The LVIA states that the Levels of effect for (RV9) is judged to be **Minor adverse** and for (RV3 and RV7) **Minor adverse/ Negligible** as

the development will be viewed obliquely against the existing lit baseline: the lights of Torbay on the skyline.

10.4 Cumulative Effects

10.4.1 The cumulative effects assessment will be as in the LVIA

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.

11.0 OVERALL CONCLUSION (AS IN THE LVIA)

11.1.1 The changes introduced to the scheme would be beneficial in both landscape and visual terms, particularly in relation to the Valley Side Landscape, the local AONB as a whole within the study area, and the Waddeton CA; and their views.

11.1.2 However the conclusion in the LVIA remains valid and is as follows:

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.

During operation, there will be some minor landscape and minor visual effects that cannot be fully mitigated.

*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**.*

APPENDIX I

SUMMARY TABLES TAKEN FROM LVIA REPORT AND AMMENDED

- Green box shows changed assessment with change in yellow highlight and LVIA assessment in ordinary print below but crossed out.
- Orange box shows considered but not changed from LVIA assessment.
- Sensitivity unchanged throughout – orange/ or no colour

Tabulated Summary of Effects on Landscape Receptors

LVIA Table 3 Amended: 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 Change/ Effect	Medium to High	Low	Medium to High	Medium/ Low	Medium to Low	Medium to Low	Low
	Level of Effect	Moderate Adverse	Minor Adverse /Negligible LVIA — Minor Adverse	Moderate to Substantial Adverse	Moderate to Minor Adverse/ Minor adverse	Moderate to Minor Adverse	Minor Adverse	—Minor Adverse
Operation phase	Magnitude of Change/ Effect	Medium	Negligible/ 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	Negligible LVIA — 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/ Negligible over time
* The development is not within the AONB. Therefore there are no direct landscape effects. However, there will be indirect landscape effects.								

LVIA Table 4a NOT Amended: Summary of Effects on Visual Receptors- VRI Residents

No change from LVIA

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 Galampton facing the site (& CA northern landscape)	VR1c Residents in settlements (such as Dittisham) in scattered farmhouses within the AONB	VR1d Residents in scattered houses 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 Change/ 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 Change/ 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 Negligible as the woodland planting matures.	Minor Adverse	Minor Adverse to Negligible

**L VIA Table 4b Amended
users –VR2**

Summary of Effects on Viewers/ Visual Receptors, -Road

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 Change/ Effect	Low	Low	Low/ Negligible Medium to Low	Medium to Low	Medium to Low	Medium to Low	High/ Low
	Level of Effect	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible LVIA – 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 Change/ Effect	Low	Low	Low/ Negligible LVIA – Medium to Low	Low reducing to Low to Negligible	Low	High to medium/ Low	Medium
	Level of Effect	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible LVIA – Moderate to Minor Adverse reducing to Minor Adverse to Negligible	Moderate to Minor Adverse reducing to Minor Adverse to Negligible	Minor Adverse reducing to Minor Adverse /Negligible	Moderate/ Substantial adverse reducing to Moderate Adverse driving south, Minor adverse travelling north	Moderate reducing to Minor Adverse

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

Table 4c	Public Rights of Way Users VR3			The AONB VR4	Waddeton CA VR5
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 Change/ Effect	Low	Low	Medium	Low
	Level of Effect	Minor Adverse to Negligible.	Minor Adverse	Moderate Adverse	Minor Adverse
Operation Phase	Magnitude of Change/ Effect	Low	Low	Medium reducing to Low	Low
	Level of Effect	Minor Adverse to Negligible	Minor Adverse	Moderate to minor adverse. Remains the same as in LVIA	Minor Adverse Remains the same as in LVIA

LVIA APPENDIX V AMENDED VVMs

Photomontages - Visually Verified Montage Figures of selected Views

Figures A to Z2.

