

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 10 North Galmpton****Description**

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.



View west towards South Devon AONB from A3022 Brixham Road

Designations present

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	S Devon AONB is located close to this area.
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Southern tip of area adjoining Galmpton

Historical character

Predominant Historic Character type in DCC HLC study.	Medieval enclosures based on strip fields	Medieval enclosures	Post-medieval enclosures	Barton fields	Modern enclosures adapting medieval fields	Modern enclosures adapting post-medieval fields	Former orchards
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Landscape Sensitivity

10 North Galmpton	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Low in arable northern part
Condition of landscape elements						Low in arable northern part
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Low due to relationship to urban edge
Scenic beauty/quality						Foreground of attractive views into AONB
Tranquillity						Variable - improves further from road.
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Largely open views across most of area
Prominence in wider landscape / inter-visibility between CAs						Northern part has seamless visual connection with S Devon AONB
Contribution to wider setting of Torbay and beyond admin boundary						Land provides broad setting of the urban area and provides buffer to AONB
Viewing population and physical accessibility						Access limited to busy Brixham Road
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			Parts of southern area slightly less sensitive due to visual containment

Capacity to accommodate change and mitigation potential

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.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The strategy should focus on the 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.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1P South Galmpton and Lupton****Description**

This area is primarily an extensive tract of rolling farmland extending from the southern edge of Galmpton to the western edge of Brixham, and includes Lupton Park and Higher Alston. Most of the land slopes north east and east towards the bay from the edge of the Open Coastal Plateau that forms a threshold with the Dart estuary to the west. The area is open arable farmland with relatively large fields subdivided by closely trimmed hedges, although Lupton Park is heavily wooded. The topography and woodland generally restrict significant views of the sea, except from the higher parts of this area where there are extensive views across Torbay. The Torbay-Dart Link public right of way runs along the northern edge of Lupton Park which is included on the National Register of Parks and Gardens of Historic Interest. The Palladian mansion (Gramercy Hall) was originally built in 1803, then subsequently remodelled and reconstructed in both the 19th and 20th centuries. It is located within the centre of the estate at the junction of two narrow valleys with carriage drives through woodland leading from the north and west gates. There are some 100 hectares of parkland which were laid out in the early 19th century, a walled garden, formal gardens and lodges and these create a distinctive designed landscape within this character area. This area includes a section of land to the North East of the Dartmouth road which is less rural in character and includes Brokenbury Quarry, a Kart track garage and a large park and ride car park.



View south west from near Higher Alston

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	Land south of Alston Lane is in AONB. CPA overlays AONB. AGLV cover land to north of AONB
Biodiversity	SAC	NNR	SSSI	LNR	Most of Lupton Park of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Lupton Park, former home of Yarde-Buller family, is a Doomsday Manor and grade II* Listed building. Aerial photography indicates Prehistoric earthworks. CA at Alston extending to Churston

Historical character

Predominant Historic Character type in DCC HLC study.	Medieval enclosures based on strip fields	Medieval enclosures	Post-medieval enclosures	Barton fields	Modern enclosures adapting medieval fields	Modern enclosures adapting post-medieval fields	Former orchards
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Landscape Sensitivity

1P South Galmpton and Lupton	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Much of park and adjoining areas have strong intact character
Condition of landscape elements						Appears generally well managed; hedgerows in arable areas heavily trimmed with few trees
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Likely to be very high in secluded part of the park. Low in northern part due to A379 and relationship to urban area
Scenic beauty/quality						High in Lupton Park where there is a good combination of features
Tranquillity						Likely to be good within core of Lupton Park; reduces elsewhere and in proximity to A3022 and A379
Historic features which contribute to sense of place						Landscape park and historic buildings (although discrete in wider landscape)
Visual sensitivity						
Local inter-visibility within the character area						Woodland limits inter-visibility
Prominence in wider landscape / inter-visibility between CAs						Readily apparent as rising land in wide views from north in particular
Contribution to wider setting of Torbay and beyond admin boundary						Higher parts visible across the bay; western edge along ridge apparent from/across Dart estuary.
Viewing population and physical accessibility						Visible from A379 and from urban areas but few rights of way. Torbay-Dart Link crosses area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

Much of this land is open to views from the north and east. Parts of Lupton Park are elevated and form the backdrop to views across and from Torbay. The area is consequently highly sensitive to change. Whilst parts of the Park are well screened by perimeter woodland belts, the integrity of the parkland is likely to be compromised by change within this area. Most of the land is safeguarded from inappropriate development by AONB policy.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓	✓		

Strategy should focus on restoration of the hedgerows, including hedgerow trees, within the arable landscape outside the Park, and restoration and management of the woodlands within the Park which are a major feature of the area (although this may already be occurring).

GLOSSARY of terms used in the sensitivity matrix

Terms used are broadly in accordance with national guidance found in Landscape character assessment Guidance for England and Wales Topic Paper 6 'Techniques and criteria for judging capacity and sensitivity'

Landscape quality/condition: a combination of how well the landscape matches the characteristics identified for the landscape type, the state of repair and condition of the elements, the presence or absence of discordant features

Integrity of landscape character: The extent to which the character of the area has remained intact. Integrity would be lost as a result of the presence of intrusive features e.g. inappropriate buildings, caravans, stables, fencing etc.

Condition of landscape elements: The condition of hedgerows, trees, fences, ditches, water bodies, crops and woodlands. Poor condition gives an impression of a landscape in decline.

Landscape value: A combination of a series of factors such as a sense of remoteness, tranquillity, scenic qualities, historic features, designations and cultural associations which together add up to create an agreed consensus of value.

Landscape designation: Statutory and non statutory designations such as National Park and AONB, local designations such as AGLV etc. Designations are not 'valued' as part of this exercise.

Geopark: The English Riviera Geopark is part of a worldwide family of areas which have been designated to help protect geo-diversity and promote geological heritage, primarily through geological education and tourism.

Sense of remoteness: General absence of modern day intrusions such as noise, vehicles, street lights, buildings and significant numbers of people.

Scenic beauty: A picturesque combination of landscape elements would have a high scenic beauty such as unspoilt coastal scenery.

Tranquillity: A measure of unnatural noise intrusion into the landscape experience. Road, aircraft, garden machines and loud music might adversely affect the tranquillity of a place. This is judged from a combination of site survey and map analysis. Lighting is also considered as part of the assessment of tranquillity.

Historic features: Presence of visible features which contribute to the overall public perception/sense of place Historic character and designations are separately listed.

Nature conservation: designations are separately listed on a presence/absence basis.

Visual sensitivity: A combination of visual factors which are determined by topography and landform, inter-visibility of areas, existing screening vegetation, the number of people who regularly see the view, and how accessible views are.

Local inter-visibility within the character area: In a largely wooded or heavily hedged area visibility is likely to be restricted by vegetation. A well screened landscape is less sensitive due to the screening. An open landscape would be more sensitive due to the high level of local inter-visibility.

Prominence in wider landscape/inter-visibility beyond the character area boundary: wider visibility of the site due to topography and location i.e. open hilltop site visible from surrounding lower land or across open sea or visibility from other character areas including those beyond Torbay.

Contribution to wider setting of Torbay: Torbay is characterised by the setting of the towns around the sheltered bay and within the framework of the surrounding hills. Therefore the contribution of areas to this strategic framework or setting of Torbay is considered.

Viewing population/accessibility: This is a measure of the number of people who may regularly experience a particular view. In an area with good public access from a densely built up area this will be higher than areas where little/no public access is available, or there are few visitors. The two questions are; is it visible to large number of people; and is it accessible? A highly accessible area with a high viewing population is considered highly sensitive in this context.

Overall sensitivity: This is a composite and very broadly based summary rating which takes account of the individual assessment criteria ratings. It does not take account of any designations and is purely an assessment of the overall sensitivity of the landscape for each Area of Local Character. The assessment is an overall rating and there may be local variations in the sensitivity of the landscape across areas. A detailed assessment will be necessary for any particular proposals on any particular site.

The nature of any development that involves landscape or visual change would need to be assessed before it may be possible to determine how proposals may affect the landscape character and amenity of any particular area.

Key to Abbreviations

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding Natural Beauty
AoLC	Area of Local Character
CPA	Coastal Protection area
CONS AREA	Conservation area
HMR	Historic Monument Record
LNR	Local Nature Reserve
NNR	National Nature Reserve
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SSSI	Site of Special Scientific Interest
ULPA	Urban Landscape Protection Area