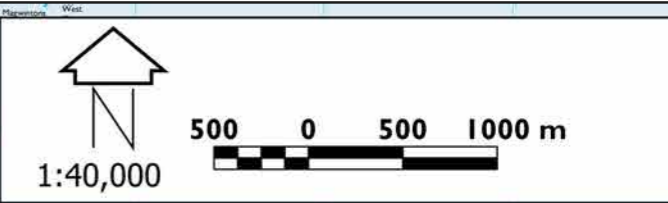
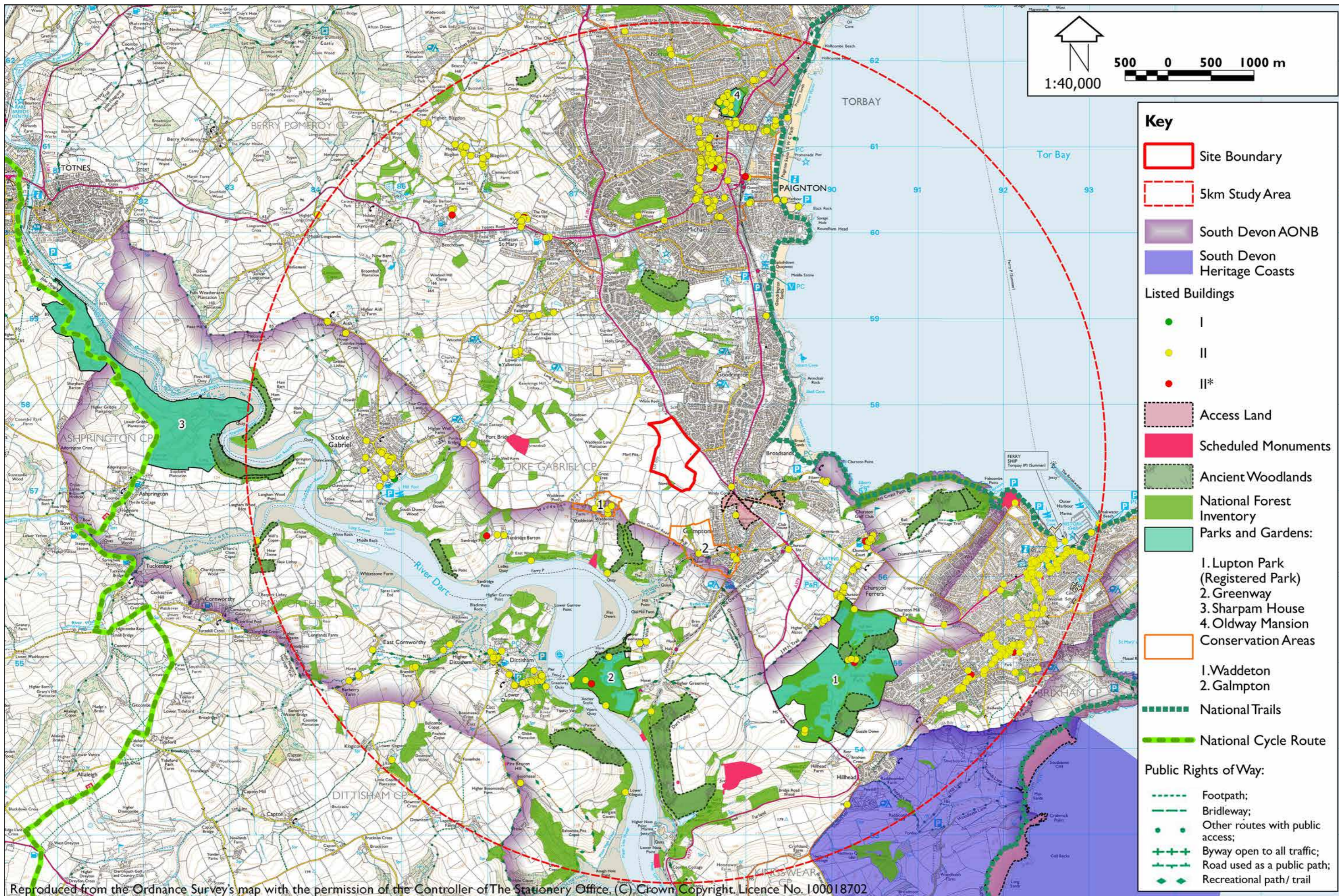


**Key**

- Site Boundary
- 5Km Study Area

PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	I
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Site Location Plan
ISSUE STATUS:	<b>PLANNING</b>				



**Key**

- Site Boundary
- 5km Study Area
- South Devon AONB
- South Devon Heritage Coasts

**Listed Buildings**

- I
- II
- II\*

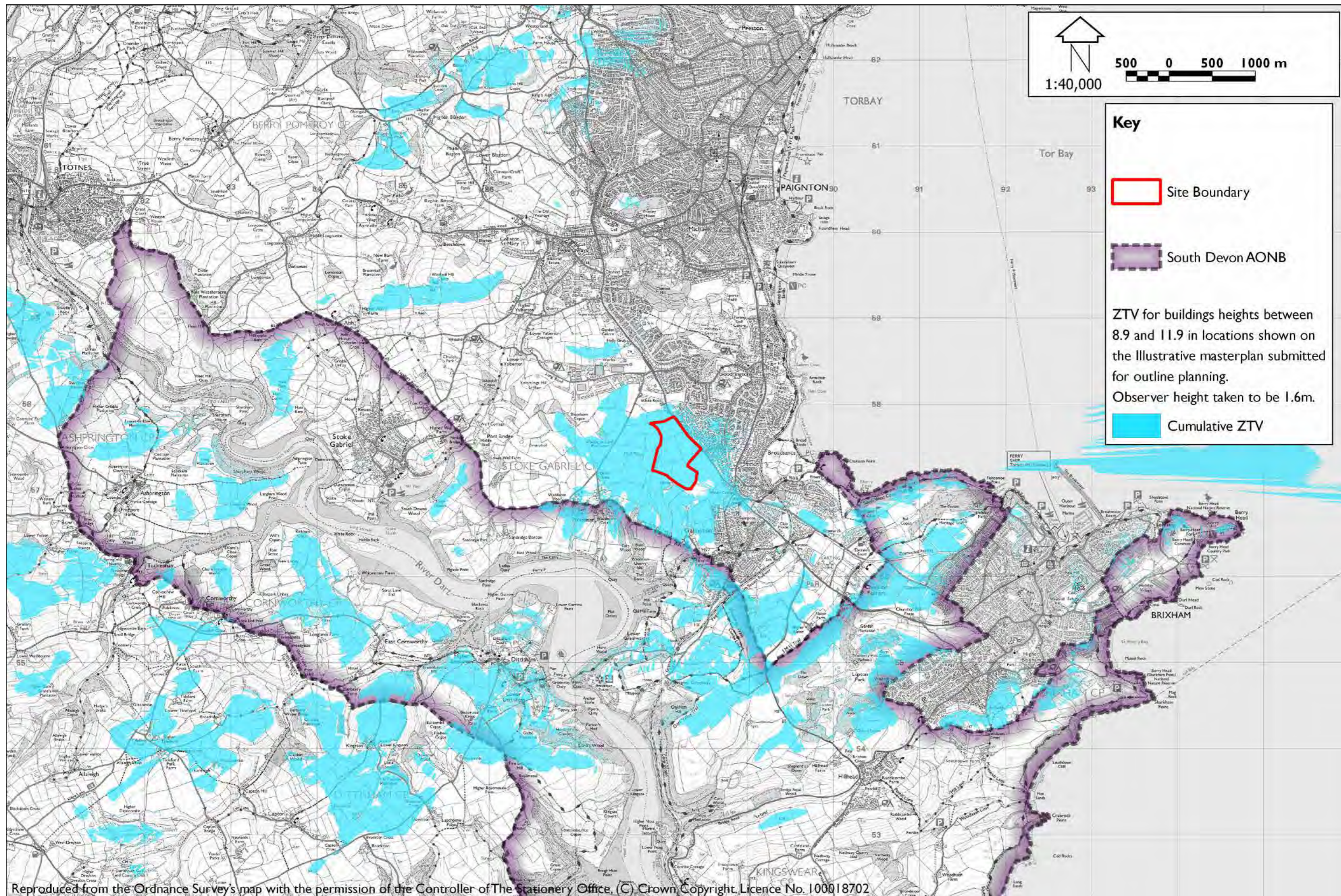
- Access Land
- Scheduled Monuments
- Ancient Woodlands
- National Forest Inventory
- Parks and Gardens:
  - 1. Lupton Park (Registered Park)
  - 2. Greenway
  - 3. Sharpam House
  - 4. Oldway Mansion
- Conservation Areas
  - 1. Waddeton
  - 2. Galmpton
- National Trails
- National Cycle Route

**Public Rights of Way:**

- Footpath;
- Bridleway;
- Other routes with public access;
- +++ Byway open to all traffic;
- Road used as a public path;
- ◆ Recreational path/ trail

Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, (C) Crown Copyright. Licence No. 100018702

PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	2
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Planning Designations
ISSUE STATUS:	<b>PLANNING</b>				



**Key**

- Site Boundary
- South Devon AONB
- Cumulative ZTV

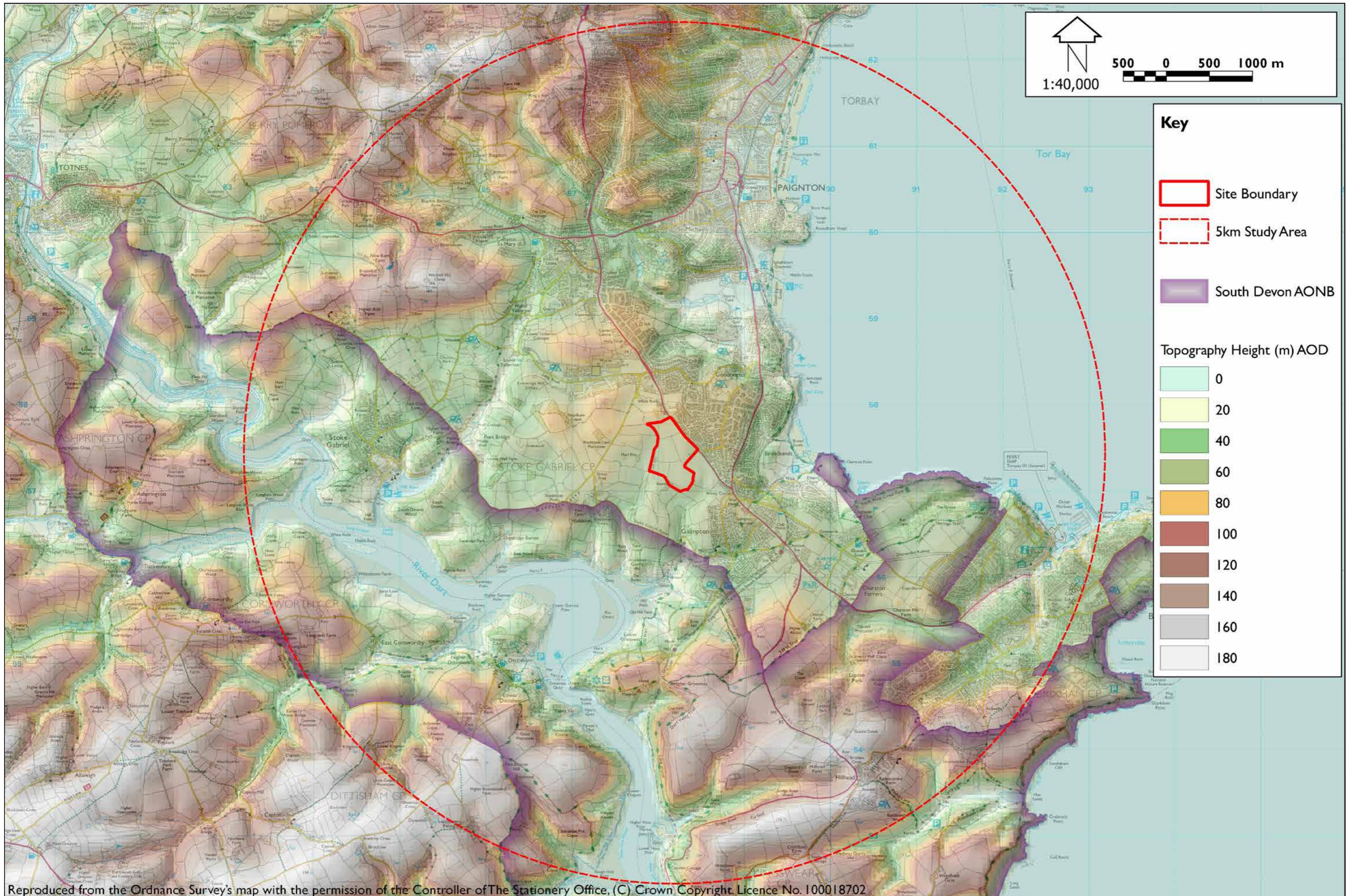
ZTV for buildings heights between 8.9 and 11.9 in locations shown on the Illustrative masterplan submitted for outline planning.  
Observer height taken to be 1.6m.

Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, (C) Crown Copyright. Licence No. 100018702

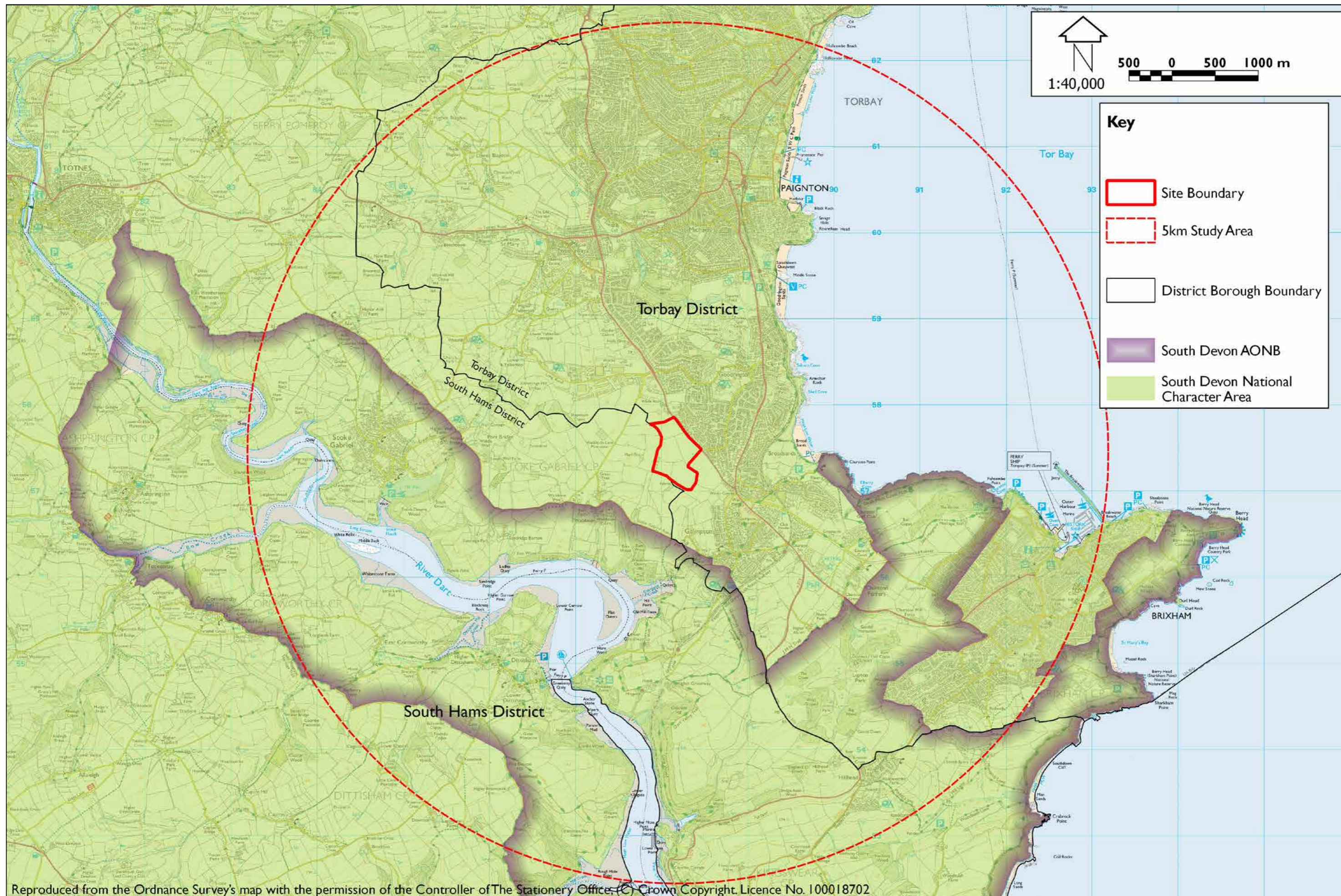
The Zone of Theoretical Visibility (ZTV) is the area from which the scheme is potentially visible. This ZTV is based on Digital Surface Model (DSM) data, which includes vegetation, structures and buildings.



PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT
ISSUE STATUS:	<b>PLANNING</b>		

FIGURE NO:	<b>3</b>
TITLE:	<b>DSM ZTV</b>








PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	4
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Topography Context Plan
ISSUE STATUS:	<b>PLANNING</b>				



  
 1:40,000  


**Key**

-  Site Boundary
-  5km Study Area
-  District Borough Boundary
-  South Devon AONB
-  South Devon National Character Area

Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, Crown Copyright, Licence No. 100018702

PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	5
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Designations (AGLV) and National Landscape Character Areas
ISSUE STATUS:	<b>PLANNING</b>				

# SOUTH DEVON AONB & SURROUNDING LANDSCAPE

**AONB Management Plan provides the following rationale and key distinctive characteristics for the South Devon AONB Designations**

## Rationale

- The setting to the AONB provided by surrounding areas of land, sea and urban settlement together with the inter-visibility between the AONB and these areas is of great significance.
- Distant views from locations within the South Devon AONB include many significant features that are not located within the AONB boundary.

## Distinctive characteristics (DC) (selected relevant)

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



The urban edge is a recognised part of the setting of the AONB.

- Plymouth and Torbay form important components of the South Devon AONB setting at the western and eastern ends of the area and contrast strongly with the deeply rural nature of the AONB itself.- DC.
- Residents from Plymouth, Torbay and other areas of the South Hams choose to visit the South Devon AONB in significant numbers throughout the year for both leisure and business purposes. The reverse is also true with a high dependency of South Devon AONB residents for employment opportunities, goods and services provided by the neighbouring towns and city. - DC
- Away from Torbay and Plymouth City, the principal character of neighbouring inland areas forming the setting of the AONB is one that is sparsely settled and deeply rural in nature.
- The inland boundary of the AONB is mostly not marked by a distinct change in scenery and the landscape character continues seamlessly into the neighbouring countryside. The hinterland of the AONB – particularly the rural largely undeveloped countryside, farmland and woodland – is particularly significant as a setting for the AONB.

**Special Qualities** described in the Management Plan- The following italicized list of special qualities define the unique natural beauty for which the South Devon AONB is designated as a nationally important protected landscape:



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

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



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

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



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

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

## Vision for the AONB

4.2 The Management Plan describes the Vision for the AONB as a place valued, recognised and treasured forever for its nationally important natural beauty and distinctive character:

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



1. LCT 3A Upper Farmed Valley Slopes



2. AONB Dittisham Cott Farm Kingston



3. AONB LCT 4A Unsettled Farmed Valley Floors



4. Trees along the boundary of field 5, the northern site boundary



5. Doctor's surgery and adjacent residences at Galmpton



6. Galmpton and blocks of woodland



7. Godrington along the A3022



8. Waddeton Court



9. Waddeton Court

PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	6b
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Character – Intervisibility
ISSUE STATUS:	<b>PLANNING</b>				

# Published Landscape Character

## Site and Surrounding Landscape Character

South Hams District Landscape Character Assessment LCT 3B:  
Lower rolling farmed and settled slopes

The site lies wholly within the Rolling Farmland Landscape. Adjacent to the south and west lies the South Hams District landscape also rolling farmland, which blends in with the South Devon AONB to the south and west. (Fields 5 and 6).

The site has a more urban edge character to the east with the noise of the busy A3022 and the adjacent urban edge of Goodrington and north with the newly developing White Rock residential phase I. This would include fields 6, 5 and 1.

A field away to the south east lies Galmpton residential area and Common, with the Conservation area further south.

To the south west the site blends in with a more remote, tranquil and rural landscape of the South Hams and the nearby South Devon AONB. This would include field 3, some of the southern edge of field 2 and possibly the western edge of field 4.

However almost all parts of the site, possibly with the exception of field 1, from one orientation or another form part of the landscape setting of the South Devon AONB to the urban edge.

Waddeton Conservation Area lies partly within the Rolling farmland landscape character within the AONB. The south western part of the site forms a part of the landscape transition from the AONB.

Other relevant character areas / landscape receptors with intervisibility with the site and the site as part of their landscape setting include the following types within the AONB

- LCT 1B Open Inland Plateau
- LCT 1D Inland undulating uplands
- LCT 2C: River valley slopes and combes

And the following type to the north west, within the South Hams landscape but outside of the AONB.

- LCT 3A: Upper farmed and wooded slopes

Chart taken from the South Devon AONB and South Hams Landscape Character Assessment 2007

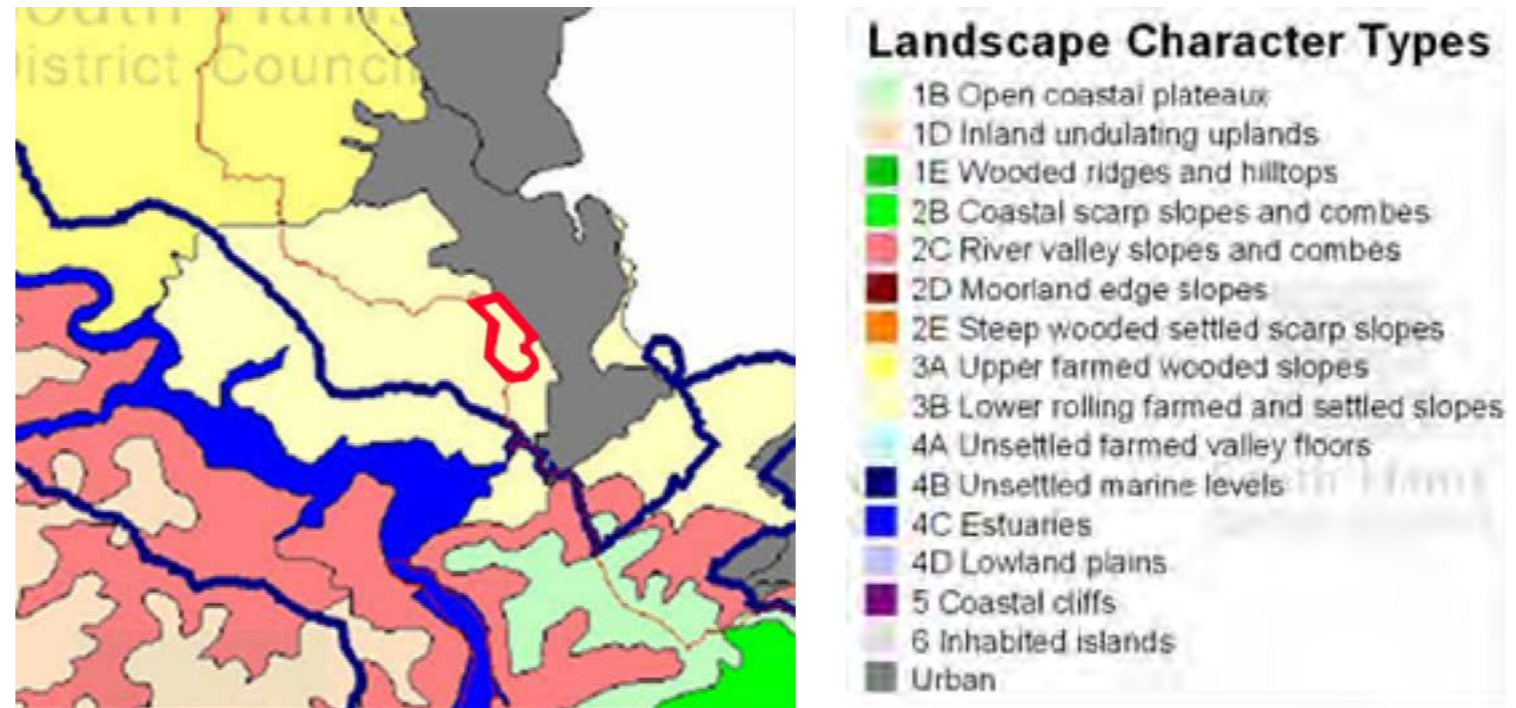
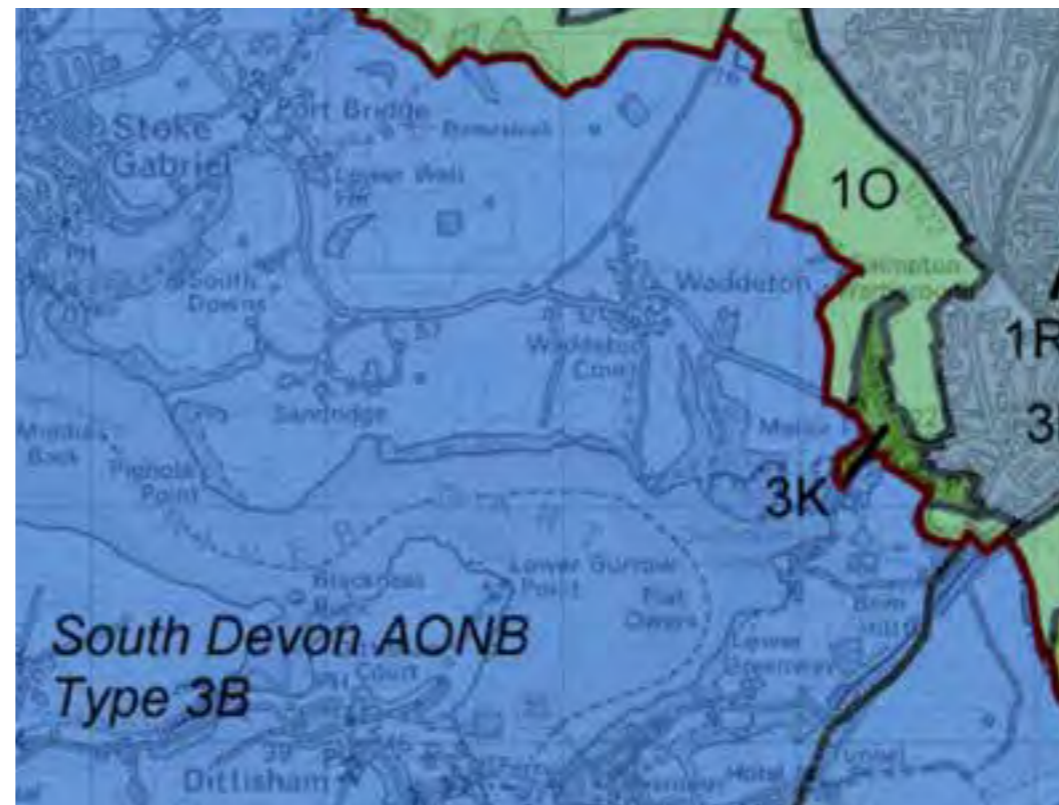


Chart taken from the Enderby Torbay landscape Character Assessment



The site lies within Landscape Character Type (LCT) 1 Rolling Farmland - 10 North Galmpton with the adjacent LCT Secluded Valley - 3K Galmpton Valley

PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	6c
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Character Areas (page 1)
ISSUE STATUS:	<b>PLANNING</b>				



# Landscape Character Areas and Landscape Receptors

The following Landscape Character Assessments were reviewed as part of the process of selecting the landscape receptors:

- Torbay District Council Landscape Character Assessment:
- South Hams and South Devon AONB Landscape Character Assessment (SHSDA LCA)
- South Devon AONB Management Plan

The landscape character comprises the rolling dissected plateau, on which the site lies, and which extends to the south and west. It lies within the transition into the AONB. It comprises an agricultural pastoral and arable landscape with an open aspect towards distant higher land of the Devon AONB to the south and west. Galampton Conservation Area and the Waddeton Conservation Area lie within this landscape which continues into the AONB. Both the Torbay and the South Hams landscape character assessment value/used to value this landscape as AGLV.

The figure on this page is taken from the South Hams and South Devon AONB Landscape Character Assessment (SHSDA LCA) 2007



PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	6d
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Character Areas (page 2)
ISSUE STATUS:	<b>PLANNING</b>				

# Landscape Character Areas and Landscape Receptors

1.0 The following Landscape Character Assessments were reviewed as part of the process of selecting the landscape receptors:

Torbay District Council Landscape Character Assessment:  
 South Hams and South Devon AONB Landscape Character Assessment (SHSDA LCA)  
 South Devon AONB Management Plan

2.0 **Landscape receptors**, which will be used in the assessment process have been identified. Some are based on the SHSDA LC Areas and others have been selected in order to capture the local character of the site and its context. They are as follows:

LR1 [based on SHSDA Landscape Character Type (LCT) 3B LCT 3B: Lower rolling farmed and settled valley slopes]

**Agricultural Landscape** to the west of Goodrington. This comprises the rolling dissected plateau on which the site lies and which extends to the south and west. It comprises an agricultural pastoral and arable landscape with an open aspect in certain places towards distant higher land of the Devon AONB to the south and west. Galmpton Conservation Area lies within this landscape and the Waddeton Conservation Area lies within this landscape which continues in the AONB. Both the Torbay and the South Hams landscape character assessment value this landscape. This is also the landscape on the edge of the AONB, between the AONB and the urban edge. It is assessed locally as a whole as LR 5 below. This is subdivided into two receptors: Rolling Farmed Landscape and Valley Side Landscape.

LR1a The Rolling Farmed Landscape lies between Goodrington and Waddeton Lane to the west and beyond. It includes most of the site and the area outside the site in which ecological mitigation will occur.

LR1b The Valley Side Landscape to include the southern part of the site and the slopes just south of the site leading to the Stoke Gabriel Road and the wooded slopes of the River Dart. The Waddeton Conservation Area set within the agricultural landscape/ valley side landscape.

LR2 The Brixham Road, Corridor, A3022 tree lined road

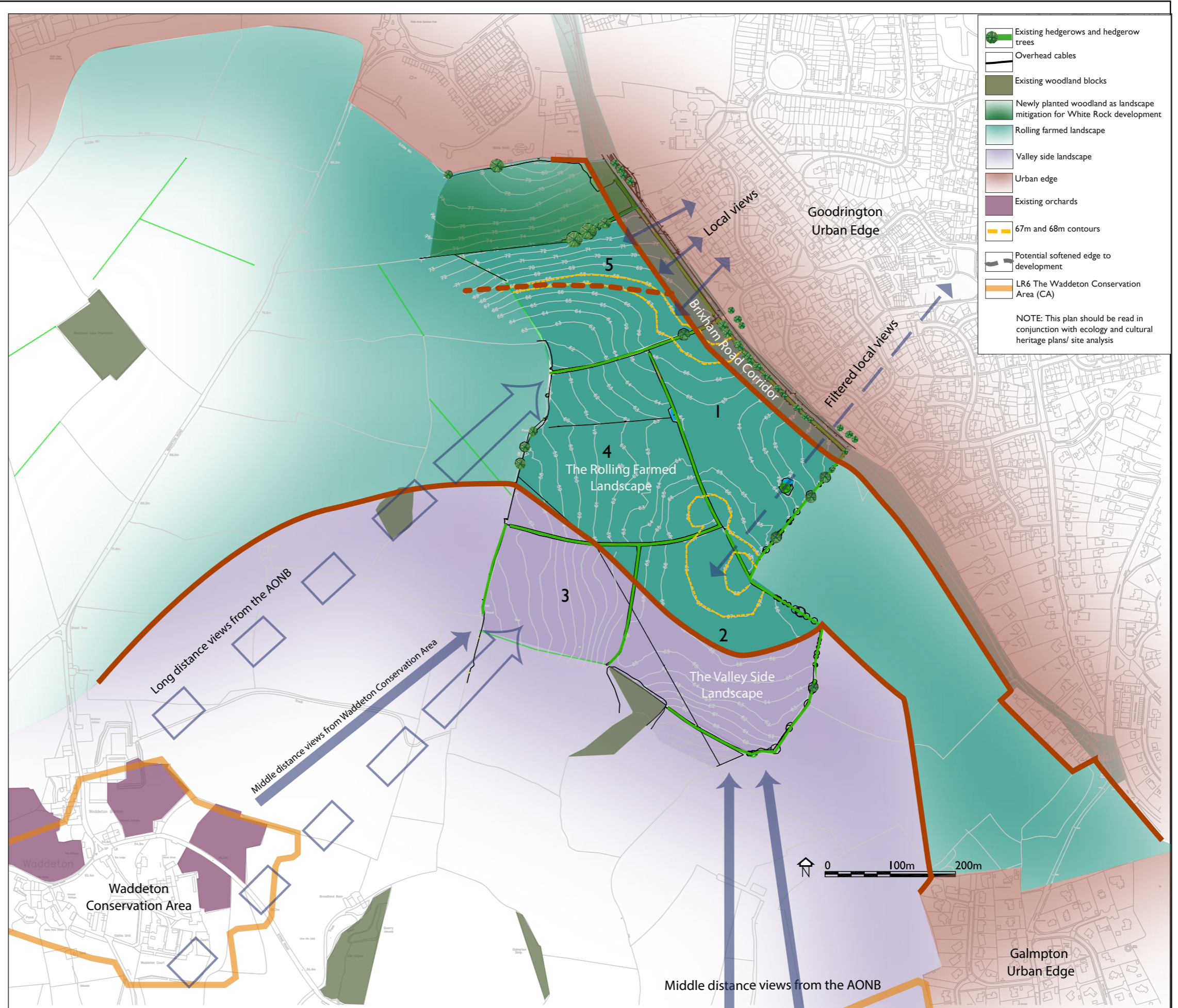
LR3 The urban edge/ urban landscape/ Goodrington and of Galmpton

LR4 The local AONB landscape as a whole within the study.

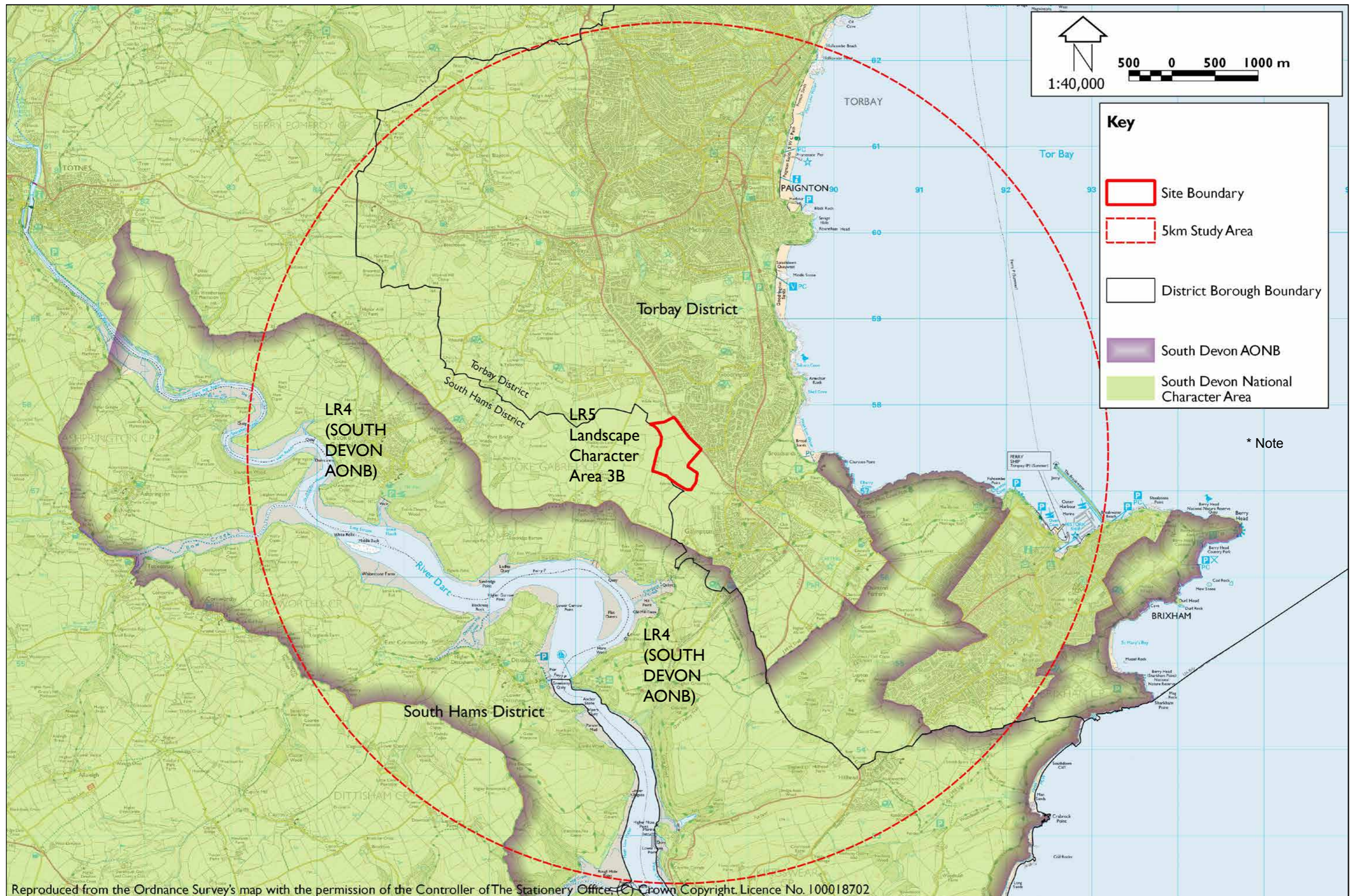
LR5 The Devon Landscape Character Type (LCT) 3B] Lower Rolling Farmed and Settled Valley Slopes landscape as a whole within the study area to include both that in the Torbay District and that in the South Hams district as it is one landscape. This is also the landscape on the edge of the AONB, between the AONB and the urban edge.

LR6 Waddeton Conservation Area  
 \* Galmpton Conservation Area

\*Note LR4 and LR5 are on the next page

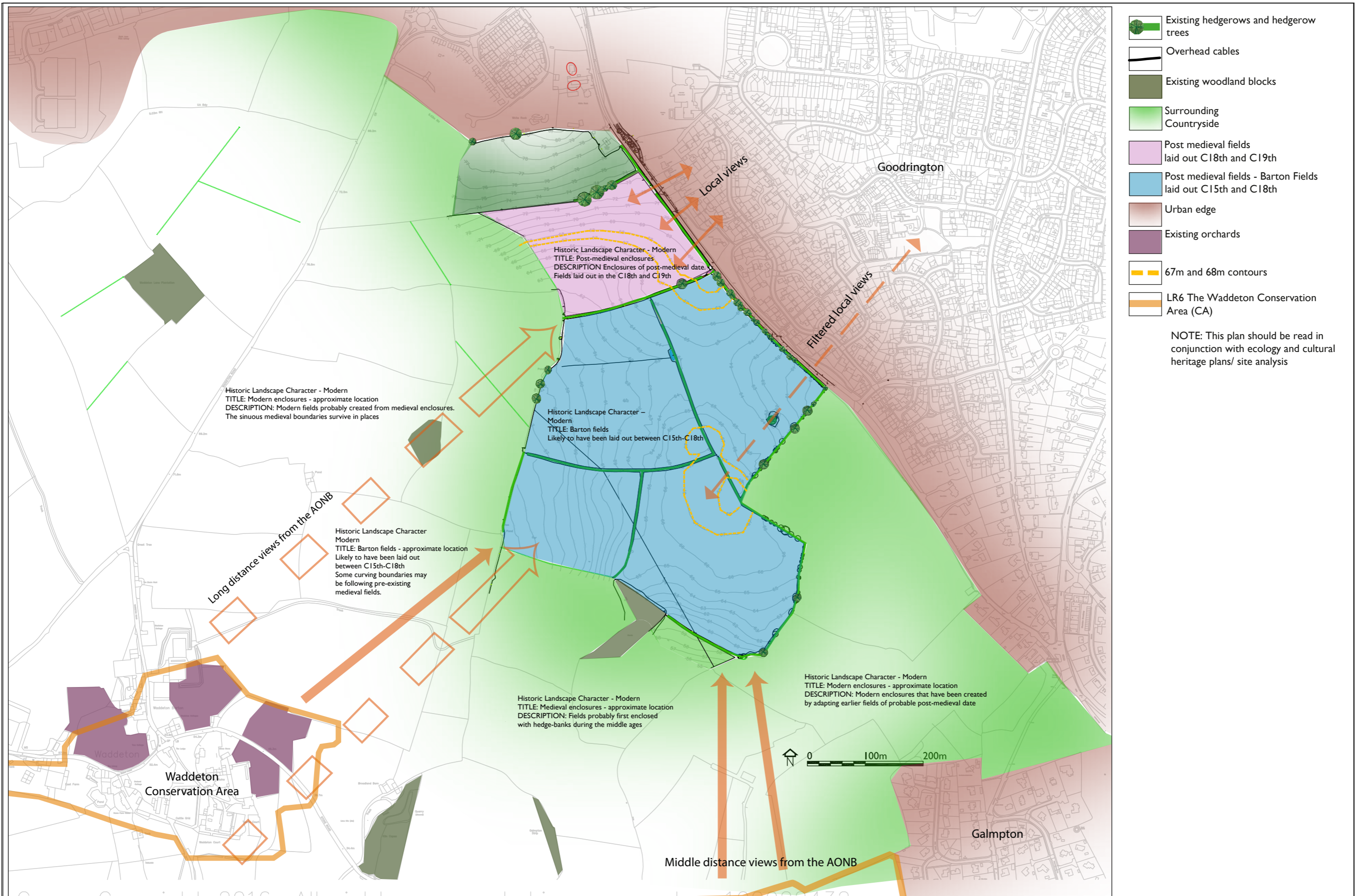


PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	6e
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Receptors (page 1)
ISSUE STATUS:	<b>PLANNING</b>				



Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, (C) Crown Copyright. Licence No. 100018702

PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	6f
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Landscape Receptors (page 2)
ISSUE STATUS:	<b>PLANNING</b>				



Historic Landscape Character - Modern  
 TITLE: Modern enclosures - approximate location  
 DESCRIPTION: Modern fields probably created from medieval enclosures. The sinuous medieval boundaries survive in places

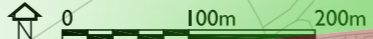
Historic Landscape Character - Modern  
 TITLE: Post-medieval enclosures  
 DESCRIPTION: Enclosures of post-medieval date. Fields laid out in the C18th and C19th

Historic Landscape Character - Modern  
 TITLE: Barton fields  
 DESCRIPTION: Likely to have been laid out between C15th-C18th

Historic Landscape Character - Modern  
 TITLE: Barton fields - approximate location  
 DESCRIPTION: Likely to have been laid out between C15th-C18th. Some curving boundaries may be following pre-existing medieval fields.

Historic Landscape Character - Modern  
 TITLE: Medieval enclosures - approximate location  
 DESCRIPTION: Fields probably first enclosed with hedge-banks during the middle ages

Historic Landscape Character - Modern  
 TITLE: Modern enclosures - approximate location  
 DESCRIPTION: Modern enclosures that have been created by adapting earlier fields of probable post-medieval date



- Existing hedgerows and hedgerow trees
- Overhead cables
- Existing woodland blocks
- Surrounding Countryside
- Post medieval fields laid out C18th and C19th
- Post medieval fields - Barton Fields laid out C15th and C18th
- Urban edge
- Existing orchards
- 67m and 68m contours
- LR6 The Waddeton Conservation Area (CA)

NOTE: This plan should be read in conjunction with ecology and cultural heritage plans/ site analysis



1. Site urban edge



2. Site rural edge



3. Site rural edge



4. Field 3 and rural edge



5. Godrington Urban edge and field 4 on more rural edge of the site



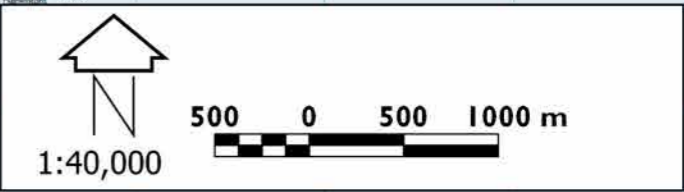
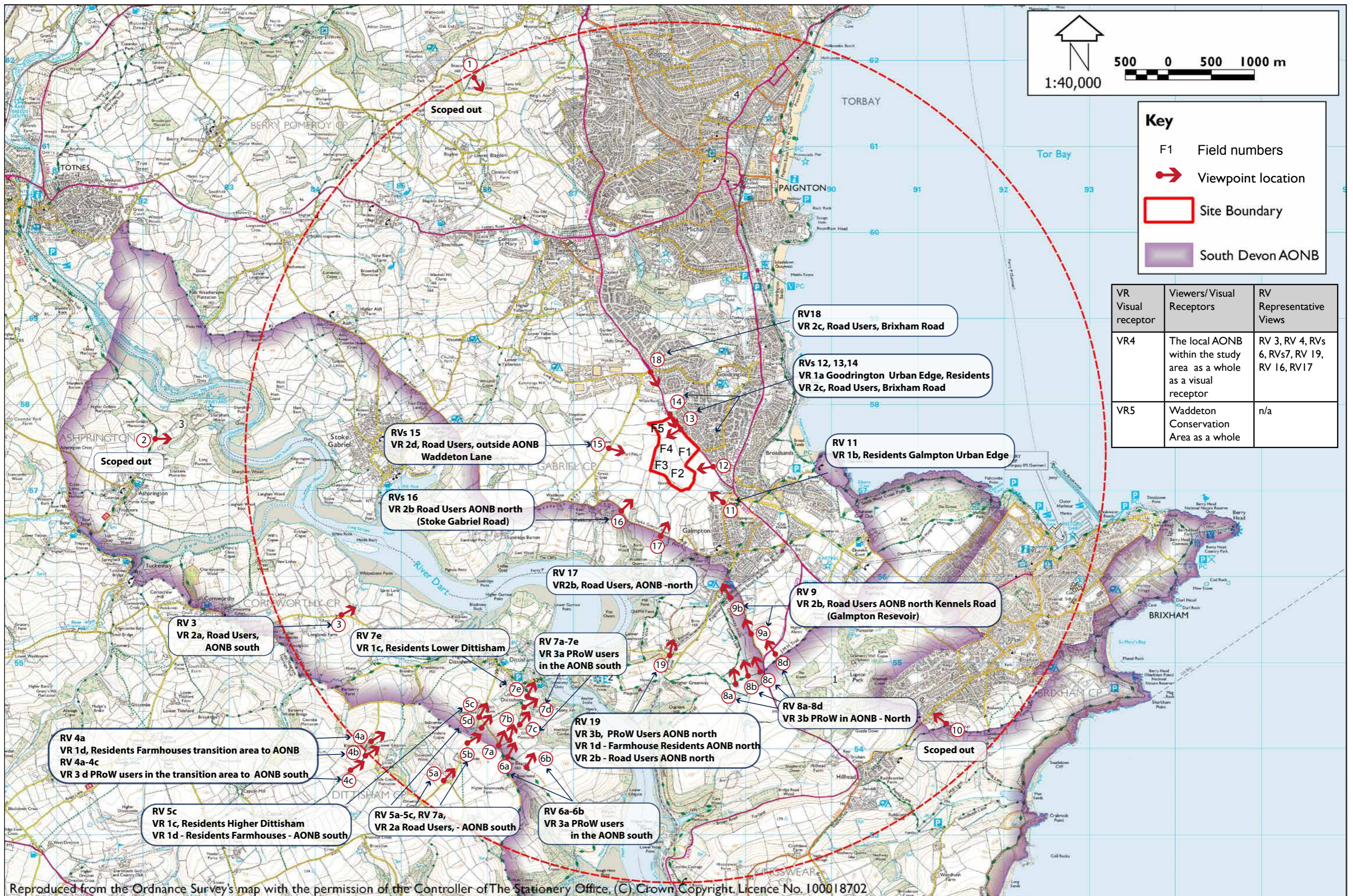
6. Site rural edge

PROJECT NO:	10874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	7
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Site Landscape Character Photos
ISSUE STATUS:	<b>PLANNING</b>				



Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, (C) Crown Copyright. Licence No. 100018702

PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	8a
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Viewpoint Locations
ISSUE STATUS:	<b>PLANNING</b>				



**Key**

- F1 Field numbers
- ➔ Viewpoint location
- ▭ Site Boundary
- ▭ South Devon AONB

VR Visual receptor	Viewers/Visual Receptors	RV Representative Views
VR4	The local AONB within the study area as a whole as a visual receptor	RV 3, RV 4, RVs 6, RVs7, RV 19, RV 16, RV17
VR5	Waddeton Conservation Area as a whole	n/a

Scoped out

Scoped out

RV18  
VR 2c, Road Users, Brixham Road

RVs 12, 13, 14  
VR 1a Goodrington Urban Edge, Residents  
VR 2c, Road Users, Brixham Road

RV 11  
VR 1b, Residents Galampton Urban Edge

RVs 15  
VR 2d, Road Users, outside AONB  
Waddeton Lane

RVs 16  
VR 2b Road Users AONB north  
(Stoke Gabriel Road)

RV 17  
VR2b, Road Users, AONB -north

RV 9  
VR 2b, Road Users AONB north Kennels Road  
(Galampton Reservoir)

RV 3  
VR 2a, Road Users,  
AONB south

RV 7e  
VR 1c, Residents Lower Dittisham

RV 7a-7e  
VR 3a PRoW users  
in the AONB south

RV 8a-8d  
VR 3b PRoW in AONB - North

RV 4a  
VR 1d, Residents Farmhouses transition area to AONB  
RV 4a-4c  
VR 3 d PRoW users in the transition area to AONB south

RV 19  
VR 3b, PRoW Users AONB north  
VR 1d - Farmhouse Residents AONB north  
VR 2b - Road Users AONB north

Scoped out

RV 5c  
VR 1c, Residents Higher Dittisham  
VR 1d - Residents Farmhouses - AONB south

RV 5a-5c, RV 7a,  
VR 2a Road Users, - AONB south

RV 6a-6b  
VR 3a PRoW users  
in the AONB south

Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationery Office, (C) Crown Copyright. Licence No. 100018702

PROJECT NO:	I0874 ABA	CLIENT:	ABACUS PROJECTS LTD.	FIGURE NO:	8b
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT	TITLE:	Visual Receptors and Viewpoint Locations
ISSUE STATUS:	<b>PLANNING</b>				