
Landscape Character Assessment of Torbay

For Torbay Council

Final Report - Part 2
Assessment of Landscape Sensitivity and Capacity

May 2010



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TORBAY LANDSCAPE CHARACTER ASSESSMENT

Prepared for Torbay Council by Enderby Associates

FINAL REPORT

PART 2 - ASSESSMENT OF LANDSCAPE SENSITIVITY AND CAPACITY

May 2010



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TERMINOLOGY AND ACRONYMS

Area of Local Character (AoLC): The smallest coherent landscape unit. A unique finer grained classification used for this study to assess the capacity of the landscape to accommodate change at a detailed level.

Capacity: The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type.

Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Characterisation: The process of identifying areas of similar character, classifying and mapping them and describing their character.

Characteristics: Elements, or combinations of elements, which make a particular contribution to distinctive character.

Elements: Individual components which make up the landscape, such as trees and hedges.

Features: Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

Geopark: An International designation made through UNESCO which recognises an areas' significance to earth science.

Land Description Units (LDU): Individual units of the landscape which form a coherent block at the county wide scale. Defined by the County study as; Distinct and relatively homogenous units of land each defined by their Physiography, Ground Type, Land Cover and Cultural Pattern that set the extent of each spatial unit.

Landscape Character: A combination of topography, natural and man made patterns which together contribute to the appearance of the landscape.

Landscape Character Assessment (LCA): The process of assessing the character of the landscape.

Landscape Character Areas: Geographically discrete areas strongly associated with a place, and often comprised of more than one character type.

Landscape Character Types (LCT): Combinations of Land Description Units that share the same key characteristics. Character Types often occur in more than one discrete geographical area.

Sensitivity: The degree to which a landscape with a character is inherently sensitive or sensitive to a particular pressure. A landscape of high sensitivity is one that, once lost, would be difficult to restore.

1. INTRODUCTION TO THE SENSITIVITY ANALYSIS

- 1.1 Torbay covers the towns of Torquay, Paignton and Brixham in South East Devon. The area is administered by Torbay Council (a Unitary Authority) and covers a total area of 63 square kilometres, of which 32 square kilometres are built up, leaving 31 square kilometres defined as countryside. Torbay Council is currently preparing a Local Development Framework (LDF), which will supersede the Adopted Torbay Local Plan. As part of the evidence base for the preparation of the LDF the Council has commissioned the preparation of a Landscape Character Assessment (LCA).
- 1.2 Landscape Character Assessment is a structured process of analysing the character of the landscape. It identifies areas of distinctive character and the key characteristics which contribute to local distinctiveness. Planning policies can then be prepared in order to protect, conserve or enhance the key characteristics and help to maintain and enhance those features which contribute to the distinctive character of the local landscape.
- 1.3 Part 1 of the study explains how the Torbay landscape has evolved, and identifies the landscape character types which may be applied to various parts of Torbay, as well as other parts of Devon, following the Landscape Character Type framework established for the County by Devon County Council. These were mapped as overall character types and this mapping is included as Figure 1 of this report.
- 1.4 This second part of the Torbay Landscape Character Assessment addresses the second requirement of the Council's brief for the study which is to determine the sensitivity of the landscape to change and, in particular, land use changes and development, such as new housing, employment development, or renewable energy generation.
- 1.5 The sensitivity analysis work has been undertaken using a systematic analysis of a range of relevant landscape and other environmental issues, broadly following guidance formulated through research undertaken on behalf of the Countryside Agency (now part of Natural England) in 2004.
- 1.6 It is based on more detailed and specific areas which have been defined as Areas of Local Character (AoLC) and Torbay has been subdivided into some sixty AoLC. The AoLC are, in many cases, subdivisions of contiguous areas of the same landscape character type, which have been subdivided along obvious physical boundaries. Each mapped area is identified with a character type number and an area letter (such as 4A). The sensitivity analysis has been undertaken for each AoLC and consequently provides an analysis and guidance for these individual areas.
- 1.7 The AoLC sensitivity analysis has been undertaken using a sensitivity matrix which incorporates five levels of value ranging from Very high (or Major), to Negligible (or Poor). These five levels, notionally representing an equal split in value as per the table below, have been used as a means of assessing the significance of each of a range of criteria across every identified AoLC. This has then been used to inform a judgement on the overall sensitivity rating for each AoLC in relation to change. Whilst it may be argued that such judgements are likely to be subjective (as in much landscape character assessment work), by analysing the landscape in a structured and consistent way, and by involving local people in stakeholder workshops to develop a consensus on the methods used, a high level of consistency may be achieved.
- 1.8 It should be recognised that the analysis is not a rigorous scientific process, but an open structured way for specialists to develop judgements about the nature of individual landscape areas. The definitions and matrices have been tested at workshops with local stakeholders and community representatives.

Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor
100-80%	80-60%	60-40%	40-20%	20-0%

Table 1: Showing how the terms used represent notional banding of scores.

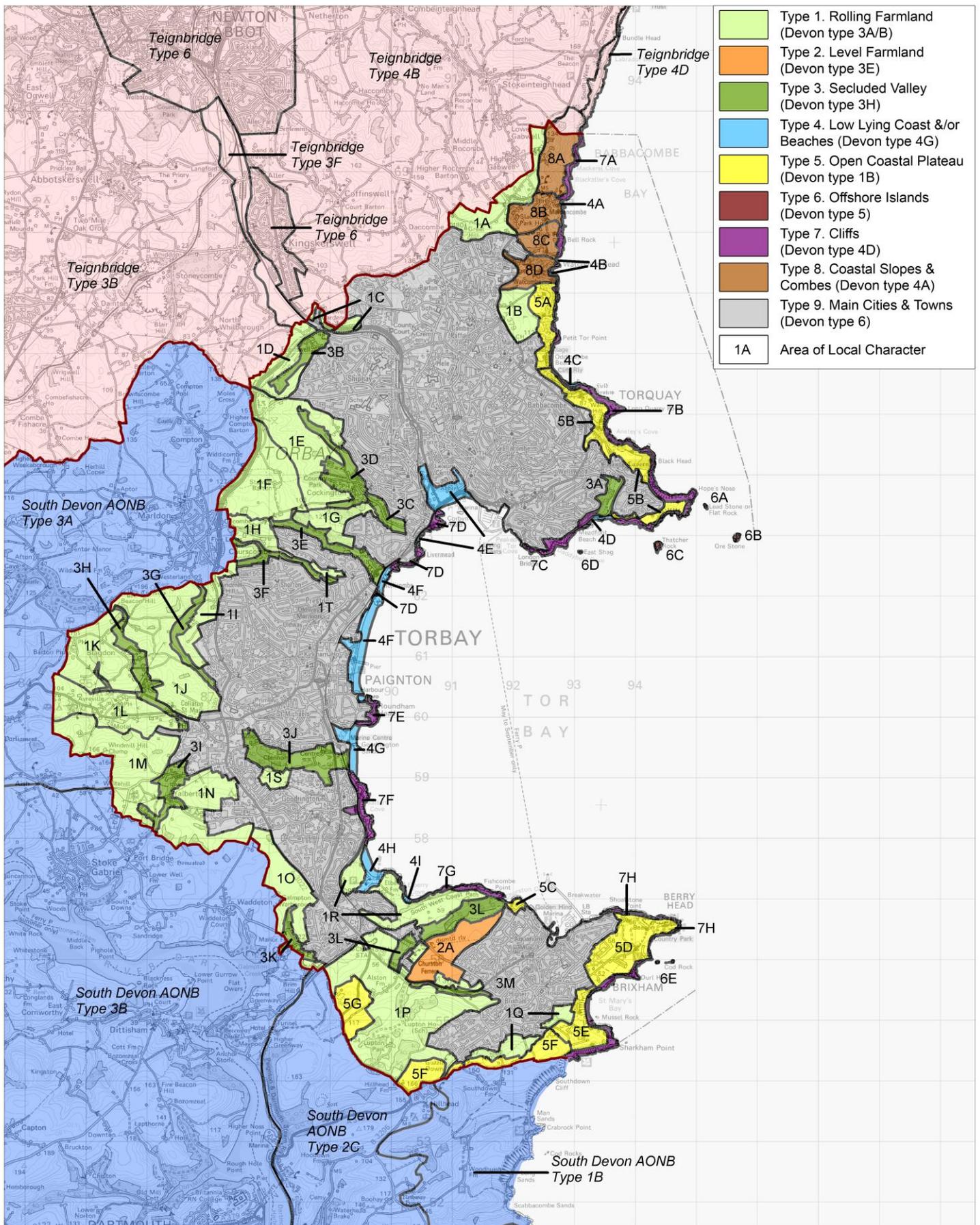
- 1.9 The glossary at the end of this report explains the terminology used for each criterion in the matrix. Where land is subject to any form of landscape, wildlife or heritage designation this has been recorded on the matrix but the landscape sensitivity judgements have been made independently of the designation. This avoids 'scoring' being biased towards designated landscapes and ensures that judgements are made on local landscape characteristics.
- 1.10 Almost all of the rural Torbay area has been designated in the past as an Area of Great Landscape Value (AGLV), which is a county-level landscape designation. Changes in government policy have meant that these designations are not supported by national policy guidance (Planning Policy Statement 7) which favours a landscape character based approach. This approach is also reflected in the Draft Regional Spatial Strategy for the South West.

The Government does not believe that local countryside designations are necessary and considers that the policies set out in this PPS, when incorporated into development plans, should provide sufficient protection for the countryside. In reviewing their development plans, planning authorities should remove any existing designations and instead adopt criteria-based policies in development plans for the location and design of rural development throughout their area (paragraph 25).

Box 1: Extract from PPS 7 regarding local landscape designations

- 1.11 This Landscape Character Assessment takes this advice forward in Torbay and provides the starting point for integrating landscape character into land use planning and decision-making within the area.
- 1.12 A sensitivity matrix has been prepared for each AoLC. These are grouped and numbered according to the landscape character types identified and described in Part 1 of this report.
- 1.13 Each AoLC analysis follows a standard pattern and includes a brief description of the area and its location, with an illustrative photograph, a summary of designations and details of the historic characterisation, the analysis matrix, and a brief comment on potential future mitigation and management strategies. It is envisaged that this part of the character assessment will assist decision-making regarding potential land use change and development, and inform the development of a green infrastructure strategy, as well as future landscape management strategies. It could also be used for decisions regarding the targeting of grants and landscape enhancement programmes.

2. AREAS OF LOCAL CHARACTER AND SENSITIVITY MATRICES



Torbay Landscape Character Types and Local Character

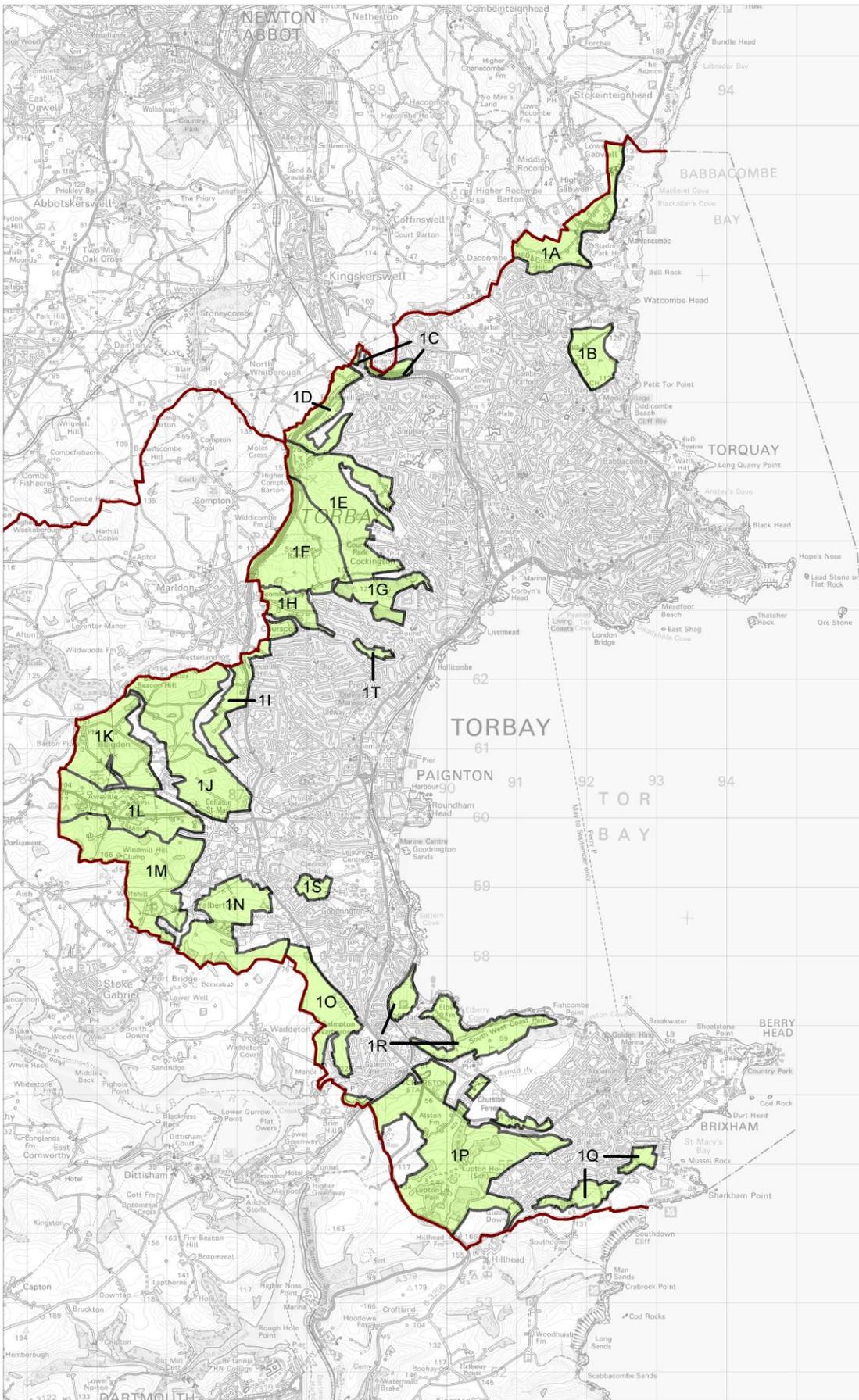
 Local Authority Boundaries

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Figure 1: Torbay Landscape Character Types and Areas of Local Character



Key Drawing



Local Authority Boundaries



Type 1. Rolling Farmland (Devon Type 3A/B)

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Figure 2: Key to location of AoLC within Torbay Landscape Character Type 1

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1A Barton****Description**

This is an area of generally north facing and steeply sloping primarily arable land, which borders the boundary with Teignbridge. It includes some scattered settlement, which ranges from traditional buildings to more modern detached houses on the edge of Higher Gabwell, as well as along Ridge Road and Claddon Lane. A small 'outlier' area of Torbay is located north of Great Hill Road at Barton Cross which consists of residential property, lying within countryside, is included in this area. The AoLC includes Great Hill, which overlooks Torquay and the bay, and is a publicly accessible location offering panoramic views across Torbay and into the adjoining districts; it is also a locally protected wildlife site. The existing hilltop telecommunications mast is apparent in views from the surrounding area. The high land forms a key part of Torbay's setting, a watershed, and a visual threshold between Torbay and the land extending beyond into Teignbridge. Fields are defined by managed hedges and tall hedgerows, some of which contain trees and occasionally form significant tree belts, notably where it adjoins the urban edge of Torquay. Taller vegetation is also often associated with gardens of the properties in the Higher Gabwell area. There are localised areas of horse paddocks, where fields have been sub-divided by fences and field shelters constructed, and this is eroding the agricultural character of these areas.

**View towards Higher Gabwell from Claddon Lane****Designations present****Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Local sites at Great Hill and in northern part of area
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

1A Barton	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Scattered development erodes character in some areas
Condition of landscape elements						Generally a well managed landscape
Landscape perception/value						
Sense of remoteness						Remoteness reduced due to proximity to urban area
Scenic beauty/quality						
Tranquillity						Less tranquil in proximity to A379 and urban area
Historic features which contribute to sense of place						Field pattern
Visual sensitivity						
Local inter-visibility within the character area						Views good through the character area
Prominence in wider landscape / inter-visibility between CAs						Prominent ridge apparent from wide area
Contribution to wider setting of Torbay and beyond admin boundary						Fundamental to setting of Torbay; contains urban area from countryside beyond
Viewing population and physical accessibility						Apparent throughout much of Torbay; public access limited. Great Hill is accessible viewpoint and crossed by John Musgrave Heritage Trail
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

This elevated area is open to wide views from most directions and therefore any significant changes, particularly development, are likely to be very apparent. The area is fundamentally important to the setting of Torbay and the containment of the urban area from the wider countryside outside the district. Infilling or intensification of development within or between the existing scattered developments would also not be appropriate.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

Restoration of hedgerows, ponds, and copses which may have been lost through the process of agricultural intensification would be desirable and the reinforcement and management of vegetation along the periphery of the built up area should be encouraged. Responsible equine management should be encouraged and modern structures should be carefully sited and integrated with native planting. The extension of private gardens into agricultural land should also be carefully controlled.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1B Torquay golf course and playing fields****Description**

Torquay golf course and playing fields form an area of recreational land located between the coastal cliffs and the residential areas of Watcombe and St. Marychurch. Much of the land slopes down from the coastal plateau to the west; consequently the coast and views of Babbacombe Bay are contained. A series of playing fields and open recreational land lies to the north, and the golf course and clubhouse lie to the south, next to Petitor Road. Easterfield Lane crosses the area and provides access to a camping area. Vegetation cover is limited to some remaining hedgerows and scattered trees, including ornamental species in the golf course. Certain areas of semi natural vegetation located between pitches and within the golf course are designated as sites of local conservation importance.



View looking south-east across the golf course from Easterfield Lane

Designations present	Comment				
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Former horse racing course until 1940's

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

1B Torquay golf course and playing fields	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Landscape pattern highly modified
Condition of landscape elements						
Landscape perception/value						
Sense of remoteness						Related closely to urban area
Scenic beauty/quality						Recreational facilities and adjoining development detract
Tranquillity						Influence of activities and traffic
Historic features which contribute to sense of place						Hedgerow pattern substantially removed
Visual sensitivity						
Local inter-visibility within the character area						Vegetation cover reduces inter-visibility
Prominence in wider landscape / inter-visibility between CAs						Relationship with Coastal Plateau to east
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to setting of urban edge.
Viewing population and physical accessibility						Viewed from urban area. High level of use for recreation but access in golf course limited to users
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Although eastern part more sensitive due to relationship to Coastal Plateau

Capacity to accommodate change and mitigation potential

This is a largely artificial landscape where some landscape change may be acceptable. The trees which have been planted on the golf course would tend to screen low level changes from much of the surrounding area, although taller structures on higher ground would be visible from a wide area, including the bay potentially; the relationship to the Coastal Plateau is particularly important as this area provides an important part of the coastal fringe. Supplementary planting would assist in accommodating low level structures within the existing parkland matrix.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

There are opportunities to secure visual improvements through local planting initiatives (such as to screen unsightly objects and enhance the biodiversity and landscape character within the golf course), and removal/replacement of alien features such as harsh security fencing. Improved access to the coast through the addition of new permissive paths would be beneficial.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1C Kerswell Gardens/Scott's Bridge****Description**

This area is located to the north of the A3022 and A380 on the northern boundary of Torbay adjoining Kingskerswell, at the principal entrance to Torquay. The land slopes to the south and south west and is subdivided by a small area of low quality commercial development (Kerswell Gardens) and a minor road running north to Kingskerswell Cross. The Kerswell Gardens area is allocated in the Local Plan for employment uses, surrounded by an area of proposed strategic landscaping. The eastern area comprises a small area of sloping unmanaged fields that are partially defined by hedgerows. The area is identified as an Urban Landscape Protection Area and the upper parts form the skyline when seen from A3022 Riviera Way.



View north east across Riviera Way towards the eastern part of the character area.

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	AGLV applies to a small part only
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Post medieval field enclosures

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

1C Kerswell Gardens/ Scott's Bridge	Major/ Very high	Substantia l/ Good	Moderate/ Medium	Slight/ Low	Negligible / Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						
Condition of landscape elements						Most of area is unmanaged land with extensive informal use; scrub invasion
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Roads and urban area have strong influence throughout area
Scenic beauty/quality						Some local value as a piece of open land on urban edge
Tranquillity						Affected by traffic noise
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						Parts visible in views from higher land to south; most of land highly visible from Riviera Way
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to setting of this edge of Torquay; very limited contribution on Teignbridge boundary
Viewing population and physical accessibility						Located at threshold to wider Torbay urban area and Torquay
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive	Area compromised substantially by development and roads		

Capacity to accommodate change and mitigation potential

This area is located on the side of a relatively well contained valley on the edge of the urban area, dominated by major roads, lighting and adjoining development. The railway also runs along the valley bottom, although this is quite well contained. As such the area has the potential to accommodate some further change without wider landscape and visual impact. As the area is the main 'gateway' into Torbay, the extent and design of any new development should be carefully controlled to ensure that the principal characteristics are retained and strengthened with a generous green infrastructure that reflects the character and local prominence of the locality. Any changes through development should also respect the skyline and containment afforded by the elevated land at Scott's Bridge.

Management Strategy

Conserve	Enhance	Restore	Renewal
		✓	

There is an opportunity to enhance the approach into Torbay through major structured tree planting along the Riviera Way and infrastructure planting to the employment area and land to the north of Riviera Way. If the land/part of the land is to remain as an ULPA a sympathetic management regime is most important to ensure that it makes a positive contribution to the character of the locality.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1D Hamelin Way and Parson's Bridge****Description**

This area is located either side of the A3022 Hamelin Way (Torquay by-pass) on the northern boundary of Torbay abutting South Wilborough in Teignbridge and extends around the upper slopes of the Edginswell valley, forming the setting to the valley and Edginswell hamlet (AoLC 3B). A small area of land on the north western side of the bypass rises up towards a rounded hill just beyond the district boundary and is consequently more elevated than land on the eastern side. The area comprises a pattern of sloping arable and pasture fields defined by hedges that follow the contours. The hedgerows and trees along the eastern side of the area create a significant screen along the urban edge. There is significant noise from the by-pass apparent through much of the area. The north-western part of this area at Parsons Bridge is identified for road improvements in the Torbay Local Plan. The bypass is becoming well integrated being partially screened by cuttings and establishing planting; the side slopes are identified as being of local conservation interest.



View looking north across area towards the by-pass

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Road cuttings/embankments along either side of Hamelin Way
Cultural heritage	SAM	HMR	Reg Park/garden	Cons Area	Adjacent to Edginswell hamlet with a number of older buildings

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

1D Hamelin Way and Parsons Bridge	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						
Condition of landscape elements						
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Influence of road noise, moving vehicles and adjoining housing
Scenic beauty/quality						Road and development are detracting elements
Tranquillity						Noise from bypass
Historic features which contribute to sense of place						Relationship in northern part with setting of Edginswell
Visual sensitivity						
Local inter-visibility within the character area						Visual connections across valley
Prominence in wider landscape / inter-visibility between CAs						Strong inter-visibility with AoLC 3B
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to setting of Torquay in the glimpsed views available from the bypass; almost entirely contained from Teignbridge to west but apparent from north
Viewing population and physical accessibility						Partially screened by vegetation and earthworks along bypass but views available; no rights of way- John Musgrave Trail follows south eastern boundary of area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive	Moderately sensitive principally due to its containment from wider area		

Capacity to accommodate change and mitigation potential

This area, combined with AoLC 3B, forms a generally contained landscape compartment that the bypass passes through. Changes such as development are likely to have a very significant effect on character although the wider influence of change could be contained largely within this locality if the containment provided by higher land is respected. However, the Edginswell area does make a significant contribution to the local setting of Torquay at this point; the bypass passes through a largely unspoilt fringe of well managed farmland that has a defined landscape pattern. This setting would be changed with development and a new edge to the built up area would have to be created; whilst the bypass may form a physical limit to any potential urban expansion this would need to be reinforced through extensive planting.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

A relaxation in the management of some hedges would assist with assimilating the existing urban edge and assist with screening the road.

CHARACTER TYPE 1: ROLLING FARMLAND**Area of Local Character: 1E Upper Cockington****Description**

This area is the more elevated part of Cockington estate and includes part of the Cockington Country Park. It also includes Cockington woodland burial site located within part of the newly planted Conqueror Wood in the upper western part. Much of this land forms an important part of the countryside buffer between the built up area and the historic village of Cockington; the need to protect the setting of the Cockington Conservation Area is one of the reasons why the area has been included within the Country Park. The area is characterised by undulating sloping farmland of principally pasture fields defined by tall hedgerows, containing a good number of trees, which defines the fringes of the Cockington valley. A pocket of arable land straddles the western boundary of the area and this is characterised by low cut hedges. The more elevated parts of the area allow good views over Torbay and out to sea. The area generally forms a strong attractive countryside buffer around this part of Torbay and which contributes to its setting when seen from numerous locations including expansive views across the bay where the higher land forms a backdrop.



View east looking across the Upper Cockington area towards Torbay.

Designations present

	Designations present				Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Much of area identified as being of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Includes small part of the Cockington Conservation Area

Historical character

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

Landscape Sensitivity

1E Upper Cockington	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Character being strengthened by new planting in Country Park
Condition of landscape elements						Generally good.
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Relationship to urban area and A380 detracts, particularly along fringes
Scenic beauty/quality						Attractive views to/from Torbay and down Cockington valley
Tranquillity						Noise from bypass readily noticeable throughout most of area
Historic features which contribute to sense of place						Relationship to Cockington; contributes to wider setting
Visual sensitivity						
Local inter-visibility within the character area						Views along and across much of area
Prominence in wider landscape / inter-visibility between CAs						Good visual connection along valley and to Torbay
Contribution to wider setting of Torbay and beyond admin boundary						Visible as part of ring of hills forming setting to Torbay; edge apparent from west
Viewing population and physical accessibility						Good rights of way/permissive network; crossed by John Musgrave Heritage Trial
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The management of the Country Park can ensure that the integrity of the area is maintained and enhanced in a sympathetic and appropriate way. Due to the visual sensitivity of the area, and the contribution that the area makes to the wider setting of Torbay, any changes must be very strictly controlled and should be limited to those that are appropriate to the enjoyment of the Country Park and which would not detract from the setting of the Conservation Area, and the important contribution that the area makes to the wider setting of Torbay. The area accommodates significant vegetation which is being supplemented by new planting. This may help to provide local opportunities for integrating new structures/facilities appropriate to the recreational use of the area.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓	✓		

A management strategy for the Cockington estate and Country Park area has been prepared for the Torbay Coast and Countryside Trust. This strategy provides the appropriate management framework for the area. Various projects have been undertaken, including the installation of new cycle and footpaths, and planting of copses. Additional local interpretation facilities and cycle trails may be appropriate. The ongoing management of the pasture field pattern is of critical importance to maintaining its character.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1F Stantor Barton****Description**

This area extends east of the A380 east of Marldon. It is predominantly open area of arable fields defined within a distinct pattern of managed hedges with very few trees; there is small area of pasture fields around Stantor Barton and Stantor Cottages which is believed to be the location of the medieval village of Stantor. The gently undulating landform forms a distinct bowl in the vicinity of Stantor Barton. The higher areas allow medium and longer distance views over Cockington and the bay to the east and towards Dartmoor to the west. Four rights of way converge at Stantor Barton. The area is reasonably distinct from the urban periphery of Torbay, much of which is contained by landform and vegetation.



View south east looking across Stantor Barton

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	SSSI adjoins south western edge
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Location of former medieval village

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

1F Stantor Barton	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Fairly uniform character; modern farm buildings and road detract
Condition of landscape elements						Closely cut hedges; very few trees
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Openness and relationship to road reduces sense of remoteness
Scenic beauty/quality						Area lacks distinctive landscape features but has integrity
Tranquillity						Road generates high levels of noise perceived over much of area
Historic features which contribute to sense of place						Barton fields
Visual sensitivity						
Local inter-visibility within the character area						Good visibility across area due to landform and lack of vegetation
Prominence in wider landscape / inter-visibility between CAs						Apparent in views towards/from adjoining character areas
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to wider backdrop of Torbay; also forms edge to Torbay when seen from west
Viewing population and physical accessibility						Visible to high number of users on A380, and from footpaths; also apparent from Occombe Farm (heritage farm) to south
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This area, close to the busy A380 is subject to noise and light disturbance. A part of this area is contained by the landform from surrounding areas; changes in this area such as limited development may be accommodated without substantial impact on the wider landscape setting of Torbay provided that extensive mitigation in the form of woodland planting and thickening of existing field boundaries were undertaken. The remainder of the area is more sensitive to change being visually exposed and open. Overall the area forms part of the continuum of countryside along the western edge of Torbay, and contributes significantly to its wider setting; as such large scale or prominent changes would be difficult to accommodate without substantial harm. Any taller elements introduced along the elevated land along the western side are likely to be apparent from the land within South Hams beyond.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Restoration of some of the hedgerows and hedgerow trees would help to enhance the landscape of this local character area (as is occurring in land to AoLC 1E to the north). Additional screen planting along the boundaries of the area near the A380 would be beneficial in integrating the road within the landscape. Screening around the modern farm buildings would also help to integrate them within the landscape.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1G South Cockington****Description**

This area lies to the south of Totnes Road (the narrow lane that links the village to Ocombe). It is a mixture of arable and pasture fields, and woodland with parts being located within the Cockington Conservation Area. It includes Warren Barn, part of a group of stone built estate outbuildings dating from the nineteenth century and popular footpaths linking the housing estates of Livermead and Preston with Cockington. Some land forms part of Cockington Country Park. Manscombe Plantation extends over the high point and slopes of the rounded hill west of Livermead; this, together with the woodland along the edge of Hollicombe valley to the south, assists in containing the adjoining urban edge and defining a clear edge to the countryside.



View looking north from above Manscombe Plantation

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Some local sites
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	C19th barns, woodland and plantations form part of Model Estate layout

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

1G South Cockington	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						
Condition of landscape elements						Generally well managed. New woodland planting as part of Country Park
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Woodlands helps separate area from housing estates
Scenic beauty/quality						
Tranquillity						Varies across area; south eastern area, close to urban edge, is less tranquil
Historic features which contribute to sense of place						Relationship to Cockington estate
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						Visual containment from west; visually connected to north
Contribution to wider setting of Torbay and beyond admin boundary						Woodland on higher ground forms part of backdrop to Torbay
Viewing population and physical accessibility						Crossed by rights of way and other access routes encouraged. John Musgrave Heritage Trail crosses area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

The south eastern corner of this character area abuts housing at Broadley Drive, Livermead. Whilst adjoining a Conservation Area and LNR this land is generally well screened from adjoining areas and could accommodate change without significant wider landscape impact. It would be possible to mitigate development, such as housing, within the south east corner with screen planting linking Manscombe Plantation and Ten Acre Brake. The rest of the area has a stronger relationship with land beyond and is more vulnerable to change.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The strategy should be to conserve existing features through appropriate management, and planting/encouraging new hedgerow trees. The introduction of screening to the rear of Broadley Drive would help to integrate this edge in keeping with the character of the other urban boundaries in this area.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1H Ocombe Cross****Description**

The main part of this area lays either side of Preston Down Road close to Ocombe Cross. It includes Ocombe Farm, parts of which are a SSSI. Ocombe Farm has been established as a Heritage Farm Country Park to help conserve the wildlife and traditional farmed landscape, with its distinctive mosaic of small fields, which has survived in this location. The farm provides interpretation facilities and educational events, as well as farm shop and other enterprises. South of Preston Down Road there is a small number of discreet pasture fields located along the edge of Round Down Wood. A narrow ribbon of land extends east from this area, between the Ocombe valley and housing south of Preston Down Road, to Preston Park. This area comprises a number of small hedgerow bounded grass fields and areas of scrub and is designated as an Urban Landscape Protection Area and managed by the Council; it is cross crossed by informal paths and is extensively used for dog walking. There are good views across Torbay from the eastern part.



View looking north across Ocombe Farm

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	ULPA in eastern part only
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	19 th century field enclosures

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

1H Ocombe Cross	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Good vegetation and field pattern
Condition of landscape elements						
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Crossed by busy local road; large number of visitors to farm. Proximity to residential areas in east
Scenic beauty/quality						Attractive pattern of elements
Tranquillity						Variation over area but road and residential noise generally apparent; A380 particular source of noise
Historic features which contribute to sense of place						Distinctive field pattern in northern part
Visual sensitivity						
Local inter-visibility within the character area						Character area subdivided visually into smaller compartments
Prominence in wider landscape / inter-visibility between CAs						Northern part has relationship with AoLC 1F.
Contribution to wider setting of Torbay and beyond admin boundary						Eastern part is prominent from urban area and evident from bay; western part evident across district boundary from A380
Viewing population and physical accessibility						Road, footpaths and Ocombe Farm
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive	Mostly highly sensitive to development due to existing uses (Heritage Farm), intact landscape structure, and visibility. Some isolated pockets less sensitive where closely related to existing urban edge		

Capacity to accommodate change and mitigation potential

The location of much of this area close to the A380 means that it is affected considerably by disturbance from the road. The small scale field pattern in the northern part remains relatively intact and helps to screen the A380 from the adjoining land, although parts of this area are visible from the A380 and Preston Down Road; as such it contributes to the approach into Torbay from the west. Whilst some small scale changes could be accommodated, possibly within more enclosed small fields adjoining the urban edge at the western end of Preston Down Road, there is otherwise little capacity to accommodate change without significant harm to this remnant small scale landscape. Any small scale changes in this area should be supported by strengthening of existing field boundaries. The land at Preston Park is highly visible from the bay and surrounding areas, contributes to urban form, and is valued for recreation; any development in this location would be prominent and difficult to mitigate although it is likely to be seen in the context of existing development.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The strategy should support the continued conservation of the distinctive small scale landscape pattern and biodiversity value of Ocombe Farm. Screen planting should be encouraged alongside the A380, Marldon Road and Preston Down Road, and the urban edge and the management of the pasture at Preston Park should be continued to avoid scrub encroachment.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1I South Marldon/Great Parks****Description**

Area 1I lies to the south of Marldon and to either side of the A380. It is a mixture of pasture, scrub and woodland. Located at the head of a steep secluded valley (AoLC 3G), the steepness of the land has led to the retention of the field pattern which often runs along the contours and subdivides pasture fields. The eastern part of the area is located close to or adjoining housing estates and is subject to urban fringe pressures. Agricultural management has been withdrawn from areas which have been allocated for future development north of Great Parks and this land is now being invaded by scrub. The recent development in this area has generally respected the strong hedgerow/tree belt that runs along the western edge of the area and development is surprisingly well contained from the wider landscape to the west given its elevated position. Vegetation cover is variable but throughout most of the area there are robust hedgerows with frequent trees and these contribute to the integration of the urban edge. Land in the northern part near Round Down Wood also forms part of the Ocombe Heritage Farm and there are signs of informal access. Windmill Hill forms a distinctive prominent rounded knoll and assists in containing the urban edge from the A380



View near Cruel Cross looking east towards Shorton

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Much of the land is identified as being of local importance
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

1I South Marldon/Great Parks	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						A distinct pattern of fields mainly in agricultural use; some minor boundary removal
Condition of landscape elements						Elements generally in good condition; some areas of neglect and local horsiculture
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Significantly affected by close proximity to housing
Scenic beauty/quality						Contributes significantly to adjoining AoLC 3G
Tranquillity						Variable, depending upon relationship to due to housing and road
Historic features which contribute to sense of place						Medieval field pattern
Visual sensitivity						
Local inter-visibility within the character area						Area partially subdivided and northern part more discreet
Prominence in wider landscape / inter-visibility between CAs						Visible from west; strong relationship to valley to west
Contribution to wider setting of Torbay and beyond admin boundary						Significant contribution to setting of urban area within wider context
Viewing population and physical accessibility						Formal public access limited. Windmill Hill apparent from A380
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The positioning of this character area on higher ground which is visible from the west means that any changes are likely to be very apparent unless carefully sited and screened. On a clear day, this corner of Torbay is likely to be visible from the higher parts of the South Devon AONB. It may be possible to accommodate small changes if they are well screened and set within the existing strong field boundary network. The existing urban edge largely respects a robust landscape edge with land to the west being strongly rural in character. The elevation of much of this land means that there is the potential for changes to be very apparent and mitigation measures are unlikely to be particularly effective.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Enhancement of the existing hedgerow network by planting of new hedgerow trees particularly to screen and reinforce the edges of the existing and proposed housing sites on the edges of this character type is appropriate. Control of access is important to ensure that agricultural uses remain viable, otherwise the land may become unmanaged.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1J The Blagdons****Description**

This area slopes broadly southwards from Beacon Hill in the north, to the A385 Totnes Road at Collaton St. Mary in the south. It is a gentle ridge which is bounded on either side by picturesque secluded valleys, (Areas 3G and 3H). Beacon Hill is one of the highest parts of Torbay at 196m AOD; this contrasts with the area near Collaton St. Mary at the southern end which is some 150m lower. One feature of the skyline of the lower area is a line of mature pine trees which are visible from both the west and east sides of the lower part of the ridge. The whole area is generally strongly rural in character and there are fine long distance views from the upper areas, particularly southwards. In the central and southern parts the land comprises sloping, mainly small to medium sized pasture fields, defined by a network of generally intact managed hedges which form a strong pattern on the ridge landform. Further north arable uses dominate the shallower sloping land and some hedges have been removed. Significant copses and small woods on steeper slopes are a feature of this area. The area is generally unsettled (most of the farms and cottages lying within AoLC 3H) but there is a network of narrow hedgebank lined rural lanes.



View looking south from Beacon Hill

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Some local areas of value in northern part
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	2 Scheduled Bronze Age Barrows on Beacon Hill

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

1J The Blagdons	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Generally a distinct unified landscape due to prevailing agricultural pattern with few detracting elements
Condition of landscape elements						
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Pronounced in north, less so to south near A385
Scenic beauty/quality						Higher quality in north, but reduces in southern part due to development around Collaton St. Mary
Tranquillity						Quite high in northern part but low in southern part
Historic features which contribute to sense of place						
Visual Sensitivity						
Local inter-visibility within the character area						Good inter-visibility due to elevation; although high hedge banks limit views from lanes
Prominence in wider landscape / inter-visibility between CAs						Strong visual relationship with parts of adjoining areas which form composite landscape
Contribution to wider setting of Torbay and beyond admin boundary						Southern part is very visible from the western approach to Torbay; land contributes to setting of western edge of Paignton
Viewing population and physical accessibility						Higher in south due to relationship to Collaton and A385. Only one right of way at Beacon Hill but several narrow lanes cross area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive		Less sensitive		Variable between north and south; particularly sensitive in north

Capacity to accommodate change and mitigation potential

The location of this character area on higher ground which is visible both from the west and parts of the east mean that any changes are likely to be highly visible. On a clear day, Beacon Hill is visible from Torbay as well as the higher parts of the South Devon. The topography and relatively open landscape character mean that it would be very difficult to accommodate change in this character area without very substantial harm to the prevailing rural landscape character and integrity of the area, parts of which make an important contribution to the approach and setting of the western fringes of Paignton.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Landscape management should be directed towards the enhancement of the existing hedgerow network by planting of new hedgerow trees; more sympathetic hedgerow management; management and replanting of distinctive copses and tree groups, some of which are prominent features on high ground. The network of narrow rural lanes is also vulnerable to unsympathetic improvements.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1K Barton Pines****Description**

The area comprises open rolling farmland, on the extreme western edge of Torbay, extending south eastwards as a ridge from a rounded hill (at 151m AOD) just south of Barton Pines towards the A385 Totnes Road at Blagdon Barton to the south. This ridge allows distant views to the south and east, including the bay, and helps to visually contain the Totnes Road area from the landscape to the north. The pattern of predominantly arable and pasture fields is varied with most boundaries being defined by low cut hedges with few trees; some of these boundaries follow the contours and there is evidence of field amalgamation. A loose scattering of farmsteads and barns are linked by narrow lanes, sometimes flanked by high hedges and banks, on the edge of AoLC 3H. There are no rights of way. A holiday complex and residential development sits on higher ground at Barton Pines. Electricity pylons cross the southern part of the area.



View looking south from Barton Pines

Designations present	Comment				
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Hilltop enclosure and bowl barrows at Barton Pines

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

1K Barton Pines	Major/ Very High	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Traditional field boundary pattern appears to be largely intact
Condition of landscape elements						
Landscape value (NB Designations are listed above)						
Sense of remoteness						Less remote in southern parts due to proximity of A385
Scenic beauty/quality						Attractive, generally intact agricultural landscape
Tranquillity						Disturbance limited to lanes, and A385 in southern parts
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Good views across character area although hedgerows restricts views from lanes
Prominence in wider landscape / inter-visibility between CAs						Prominent ridge, high ground visible from the south; provides setting of adjoining valley (AoLC 3H)
Contribution to wider setting of Torbay and beyond admin boundary						Southern part in particular visible from western approaches to Torbay
Viewing population and physical accessibility						Access limited to lanes, although also viewed from A385
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

Much of this land is relatively high and visible from both the A385, and western edge of Paignton. As a consequence any changes are likely to be highly visible. The topography and relatively open landscape character mean that it would be very difficult to integrate any change in this character area. The land, abutting South Devon AONB, is relatively tranquil and forms an effective buffer to the adjoining AONB. It forms an integral part of the wider higher quality landscape that extends towards Paignton to the north east (AoLC 1J).

Management Strategy

Conserve	Enhance	Restore	Renewal
✓	✓		

The strategy should be directed towards enhancement of the existing hedgerow network by planting new hedgerow trees and replanting gaps, and control over siting of new farm buildings. Some prominent existing buildings would benefit from screen planting. The character of the existing lanes should be conserved.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1L Blagdon Barton****Description**

The land at Blagdon Barton comprises lower lying rolling mixed farm land with a variable character located either side of the A385 Totnes Road and which defines the immediate approach to Torbay from the west. This character area straddles a broad valley occupied by a small stream which runs through Collaton St. Mary and Yalberton on the way to the River Dart at Stoke Gabriel. The landscape along the A385 corridor is highly fragmented and partly urbanised with a number of scattered developments, including housing, a motel, and number of chalet and caravan/camping parks. This creates an almost continuous ribbon of development and lighting along the road. The area is also crossed by electricity pylons. Some fishing ponds have been created in the upper section of the valley. Proposals for a new cemetery are located lower down the valley, west of Collaton St. Mary School, in a field currently used for car boot sales. Vegetation cover is provided by generally robust hedgerows containing trees and tree groups, and areas of vegetation within and around the various developments which provides a degree of assimilation.



View, north from Totnes Road over Byslades caravan and camp site at Ayreville.

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Local site at Brake Copse
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	II* listed C18th drive/avenue Medieval buildings

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

1L Blagdon Barton	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Fragmented landscape with many detracting elements
Condition of landscape elements						
Landscape Value (NB Designations are listed above)						
Sense of remoteness						
Scenic beauty/quality						Holiday & caravan parks have substantial influence on the quality of the landscape
Tranquillity						
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Fragmented by development
Prominence in wider landscape / inter-visibility between CAs						Overlooked from adjoining higher land but generally contained within wider landscape
Contribution to wider setting of Torbay and beyond admin boundary						Roadside areas very prominent on approach towards Torbay but provides unappealing and ill-defined gateway. Land at Ayreville falls away into South Hams. Concealed in views from bay
Viewing population and physical accessibility						Apparent from busy road; high visitor numbers
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This fragmented area of land is visually contained from much of the wider surrounding area by higher land which forms the backdrop to the area. Significant parts are already developed and this development and the presence of the A385 detract substantially from the quality and character of the area. The area offers an opportunity to accommodate significant change, to rationalise the existing scattered land uses and contribute to a gateway and sense of arrival to Torbay.

The south western part of the area is more sensitive to change due to its relationship to land that falls away into South Hams and is visually exposed to the AONB.

Whilst the area is broadly contained by higher ground, reinforcement of the visual containment/screening of changes such as new development can be achieved through restoring and enhancing the existing landscape structure such as restoration of hedgerows, planting of hedgerow trees, tree belts and small woodlands.

Management Strategy

Conserve	Enhance	Restore	Renewal
		✓	

A particular priority is planting to reinforce the visual containment of the holiday parks and camp sites, and ensuring a coordinated approach and high quality design in all new/replacement development. Some camping/caravan sites are now being converted to chalets; these structures have a permanent effect on the area compared to the transient nature of camping facilities. Such proposals provide an opportunity to re-plan and landscape such sites. Management of the roadside landscape, coupled with new planting, would also assist with improving the approach along Totnes Road. Planting associated with the proposed new cemetery may contribute to wider landscape integration.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1M West Yalberton****Description**

An area of open rolling farmland located to the south of the A385 Totnes Road and west of Yalberton. This area includes Windmill Hill which is one of the prominent hills visible from within the bay, as well as part of the backdrop of views from the South Devon AONB. Windmill Hill is marked by a clump of trees believed to date from the 18th century. It forms part of a ridge which separates the Totnes Road area from the rolling farmland and Yalberton valley to the south. The hill provides an important visual threshold between the busy Totnes Road area and the more rural and less fragmented landscape of West Yalberton. The southern part is affected locally by noise and lighting from the adjoining Yalberton industrial estate which is well screened by woodland adjoining the Yalberton valley. The mainly pasture fields are generally small to medium in size, although some field enlargement associated with arable conversion has occurred. There is little development in this area, apart from the caravan/camp sites off Stoke Road/Long Road in the southern part. Vegetation cover is provided by the network of hedges, hedgebanks, and hedgerows and occasional tree groups and orchards. There is some scrub invasion on steeper southern slopes of Windmill Hill. Electricity pylons are locally prominent in the southern part.



View north from Yalberton towards Windmill Hill

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Brake Copse and Langdon Plantation
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Distinctive C18th clump of trees on Windmill Hill

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

1M West Yalberton	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Strong rural character
Condition of landscape elements						Well managed agricultural landscape
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Remoteness reduces in southern part
Scenic beauty/quality						
Tranquillity						Noise from north and south affects area
Historic features which contribute to sense of place						Distinctive hill top tree clump
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						Higher land prominent from areas to north and south
Contribution to wider setting of Torbay and beyond admin boundary						High land defines western edge of Torbay and contains development to east; hill locally prominent feature from South Hams
Viewing population and physical accessibility						No public rights of way; northern part highly visible from A385 corridor
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This land is predominantly rural in character apart from sections close to the Totnes Road and near the holiday camps. The lower lying land within the northern part of this character area is the only part that could accommodate some limited change, related to the Totnes Road corridor (Area 1L), where Windmill Hill provides containment from the wider landscape. Any development elsewhere would be visible due to the generally open nature of the area, particularly the elevated higher land and ridge tops which should be safeguarded. The urban edge is well integrated in the southern part of the existing defined boundaries should be respected.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Measures should focus on the enhancement of the existing hedgerow network by planting of new hedgerow trees; the management of the distinctive copses on Windmill Hill; and the integration of the planned employment developments. Planting around the caravan and camp sites should also be encouraged to limit their wider impact.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1N East Yalberton****Description**

The land east of Yalberton comprises rolling farmland located on the fringes of Yalberton and Waddeton industrial estates (including Paignton College) at West Paignton. Significant parts of this area are zoned for further expansion of these estates; owing to the exposed sloping topography significant earthworks and strategic landscape works to accommodate industrial buildings and related infrastructure are required. Much of this land is west facing, and visible in medium and longer distance views from parts of the South Devon AONB to the west and south. The small to medium sized fields in the north provide a wedge of agricultural land that occupies a low ridge that separates the two estates; these fields are mainly pasture, with some horticulture south of Yalberton Road, defined by a pattern of hedgerows with few trees. A line of electricity pylons are prominent as they traverse the northern flank of the ridge. A discreet caravan/camping site lies west of the Waddeton Estate. South of this estate the fields are generally larger, in arable use, with closely managed hedges of little visual significance although there are some locally significant tree groups and mixed copses along the district boundary.



View looking across Yalberton from the west

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Copses in southern part are local conservation sites
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

1N East Yalberton	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Variable - moderate in northern part
Condition of landscape elements						Low in arable area in south eastern part; otherwise apparently good
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Much of area affected by proximity of development and lighting
Scenic beauty/quality						Likely to decrease further with planned development which will rise on to higher land, although structure planting likely to reduce impact over time
Tranquillity						Low at present due to road noise and close relationship to development; likely to reduce further with planned expansion
Historic features which contribute to sense of place						Field pattern and remnant orchards
Visual sensitivity						
Local inter-visibility within the character area						Views between higher parts of area
Prominence in wider landscape / inter-visibility between CAs						Higher land quite prominent in wider views
Contribution to wider setting of Torbay and beyond admin boundary						Open to the South Devon AONB to the west
Viewing population and physical accessibility						No rights of way but high concentrations of people in industrial areas and college; although parts well contained due to topography
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive		Less sensitive		Most sensitive in more elevated areas; less so on fringes adjoining existing development.

Capacity to accommodate change and mitigation potential

Much of this land is relatively open to views from the west. Whilst strategic planting may be used to screen low level development, it would be quite visible due to the generally open nature of the area, unless very carefully sited. The sloping nature of the land means that significant earthworks will be required which will be disruptive to both the landform and landscape features and the difficulty of accommodating development is evident from the large scale landscape works that form part of the allocated extensions to the existing employment areas.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Management should focus on the restoration/enhancement of the existing hedgerow network by planting of new hedgerow trees; large scale screen planting to help to limit the visual impact of the employment areas from the west. Advance planting of copses, tree belts, and small woodlands would assist with screening proposed development areas. Reinforcement of field boundaries beyond the administrative boundary in South Hams would help to reduce the impact on the South Devon AONB of the planned developments.

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**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).

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1Q South Brixham fringes****Description**

This AoLC comprises two relatively small steeply sloping areas which have remained undeveloped on the southern edge of Brixham. Both areas are prominent features of the hinterland/backdrop of Brixham, and wider parts Torbay beyond due to their elevation. The areas are characterised by small pasture fields, based on the medieval strip field pattern following the contours, with strong tree belts or hedgerows defining the boundaries. Small areas of woodland are also present. The edges with the built up area are well defined. There are no rights of way across the areas although a lane (Southdown Hill) runs up the hillside through the western area; northerly views from the top of the lane are extensive, across Brixham and the whole of Torbay.



View east towards character area from near Kings Barton

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Area below AONB
Biodiversity	SAC	NNR	SSSI	LNR	Whole area with local conservation site
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Medieval strips and enclosures

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

1Q South Brixham fringes	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Steep gradient has prevented change
Condition of landscape elements						Evidence of lack of management (possibly due to gradient) with some scrub encroachment
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Proximity to Brixham
Scenic beauty/quality						Attractive component of landscape setting of Brixham
Tranquillity						Proximity to town
Historic features which contribute to sense of place						Ancient field boundaries and lane
Visual sensitivity						
Local inter-visibility within the character area						Limited by topography and vegetation
Prominence in wider landscape / inter-visibility between CAs						
Contribution to wider setting of Torbay and beyond admin boundary						Important component of backdrop to views across Torbay from north and west; important component of Brixham's setting
Viewing population and physical accessibility						Highly visible due to relationship to town; little public access
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			Important component of green backdrop setting of Brixham

Capacity to accommodate change and mitigation potential

This land is open to views from the north across Brixham and Torbay. It is steeply sloping and elevated. Any change or development would consequently be highly visible from the surrounding area. The steepness and the elevation would mean that mitigation measures would not be effective here and there would inevitably be substantial disruption to topography to accommodate development. Access is also heavily restricted.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Management initiatives should focus on the retention of the hedgerows and management of the woodlands which are a key feature of the area.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1R Broadsands and North Churston****Description**

This character area consists of two areas adjoining the coast and housing between Broadsands and Churston. The southern part includes Churston Golf Course and Elberry Cove Pitch and Putt course; the northern part includes the site of a Bronze Age barrow at Broadsands. The land at Broadsands and adjacent to Elberry Farm to the south are still primarily agricultural land and, together with the pitch and putt course, are owned by the Coast & Countryside Trust; the small to medium sized pasture fields in the character area are managed from the traditional farmstead at Elberry Farm. The fields near the farm are used for horse grazing; most are set within hedges and are subdivided by fences. Adjacent housing forms a stark edge in this location. The rest of the land in the north Churston area is principally occupied by the golf course, with a large woodland (Marridge Wood) separating the course from the coast. The fields at Broadsands are subdivided by hedgerows and hedgebanks, some of which form wider areas of scrubby vegetation; the northern tip is separated by a small local valley and is colonised by scrub and bracken extending to the coastal edge. Some belts of significant trees run alongside the Paignton/Dartmouth railway line, which forms the western edge of this part; the railway crosses a fine Victorian stone viaduct to the north. The Broadsands area is visible across Torbay, whilst the southern part near Churston is largely hidden by woodland which is an important landscape characteristic of this part of the coastal fringe; it also screens much of the manicured golf course landscape. The area has good access; the South West Coast Path links through the area and there are other footpaths linking to this from adjoining areas.



View to coast from footpath linking Churston to Churston Point

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Small areas adjoining urban edge are excluded from AONB
Biodiversity	SAC	NNR	SSSI	LNR	Marridge Wood and other local sites
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	SAM (Chambered Tomb) at Broadsands. Abuts Churston Conservation Area

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

1R Broadsands and North Churston	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						
Condition of landscape elements						Horse paddocks in one area.
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Proximity to housing and popular beaches; parts occupied by golf course
Scenic beauty/quality						Some attractive coastal views but adjoining development detracts
Tranquillity						Particularly busy in summer; year round activity on golf course
Historic features which contribute to sense of place						Victorian railway arches
Visual sensitivity						
Local inter-visibility within the character area						Generally good visibility across areas although southern part contained by woodland
Prominence in wider landscape / inter-visibility between CAs						Strong relationship between most of these areas and adjoining cliffs and beaches
Contribution to wider setting of Torbay and beyond admin boundary						Although relatively small areas, form an intrinsic part of the coastal fringe of Torbay
Viewing population and physical accessibility						Adjoining beaches, footpaths and golf courses are well used; access good
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The landscape structure of this area has become fragmented as a result of the development of the golf course and adjoining housing. The remaining areas of agricultural land are subject to urban fringe pressures and this is apparent in the condition of some of the landscape elements. These areas do however provide important recreational facilities and a small undeveloped part of the setting for the bay. It may be possible to accommodate limited small scale change in the south western part of this area which is screened from the coast by a combination of housing, landform, and woodland; however this would affect the golf course and is therefore unlikely to be viable.

Management Strategy

Conserve	Enhance	Restore	Renewal
		✓	

Measures should focus on hedgerow enhancement including the establishment of replacement hedgerow trees, and planting of small copses, particularly adjoining housing to help provide integration of the urban/rural edge. Tree planting on the fringes of the pitch and putt course would help integrate this feature. Due to land control, the Trust is likely to be able to influence the management regime of much of this area.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1S Clennon Hill****Description**

This is an area of undeveloped hilltop within the suburbs of Goodrington which is surrounded by housing but still possesses some rural characteristics due to the remaining overgrown hedgerows. The western part of the area is managed by mowing and the removal of a hay crop; the eastern part is unmanaged and reverting to bracken with some scrub. The area is used extensively for informal recreational. The northern boundary is a section of the Clennon valley which accommodates Paignton Zoo. This area contributes to the green backdrop to views across Torbay, and links with the woodland within the secluded Clennon valley (AoLC 3J) which provides a relatively large area of green space within the built up area. The land forms part of the green wedge of land that separates south Paignton from Goodrington and contributes to the urban form and integration of the urban area.



View East across Clennon Hill towards the bay with Berry Head in the distance

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Local designation covers area
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

Historical character

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

1S Clennon Hill	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Adjoining development affects integrity
Condition of landscape elements						Some parts unmanaged
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Adjoining built up area detracts
Scenic beauty/quality						Some attractive views towards bay but quality affected by lack of management and partially urban context
Tranquillity						Adjoining built up area reduces tranquillity
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Restricted by overgrown hedges and woodland
Prominence in wider landscape / inter-visibility between CAs						Some visual connectivity to north east, otherwise discrete
Contribution to wider setting of Torbay and beyond admin boundary						Forms part of Clennon valley which is apparent as a green wedge in views from bay and urban area
Viewing population and physical accessibility						Well used by adjoining residents and dog walkers
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

Due to its location within the urban area, the space is well used and valued. The landscape structure remains intact although fragmented along the periphery by adjoining development. The area contributes to the green backdrop to Torbay as part of the Clennon valley 'wedge' in addition to being of recreational and conservation value. Some very limited change might be feasible in more discrete areas adjoining existing housing; however this would need to be carefully sited and contribute positively to the quality of the urban edge and landscape management of the area.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

Tree planting should be encouraged to help define a consistent edge to the urban fringes of the area, with screen planting to the ill-defined edges of housing. Access could be improved where nature conservation constraints permit. There appears to be considerable scope to improve biodiversity through appropriate management.

CHARACTER TYPE: 1 ROLLING FARMLAND**Area of Local Character: 1T Preston Park****Description**

This is an open area of grassland and hedgerows for which the term 'park' is a slight misnomer, as there has been little or no ornamental planting. The area is located at the eastern end of the ridge of higher land that flanks the northern side of the lower Occombe Valley. It is separated from the Rolling Farmland further west (AoLC 1H) along the ridge by built development which extends to the upper edge of the valley. The higher parts of the area, and particularly the parts adjoining Sandringham Drive, provide extensive views out over the bay and southwards across Paignton. Whilst it is surrounded by housing there are parts of Preston Park where development is occasionally contained by relic overgrown hedgerows but the proximity of the urban area is usually very evident due its elevated nature. The land provides a buffer between the residential area to the north and lower undeveloped part of the Occombe valley (AoLC 3F). The area is managed by Torbay Coast and Countryside Trust, who undertake periodic mowing and the removal of a hay crop. The area is used extensively for informal recreation and dog walking, and appears to be highly valued by local people, it is a popular location to view events taking place over the Bay.



View across Preston Park towards Torbay and Berry Head

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

Historical character

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

1T Preston Park	Major/ Very high	Substantial/ Good/ High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Adjoining development affects integrity
Condition of landscape elements						Managed for recreation
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Adjoining built up area detracts
Scenic beauty/quality						Some attractive views towards bay but quality affected by urban context
Tranquillity						Adjoining built up area reduces tranquillity
Historic features which contribute to sense of place						Relic field boundaries derived from medieval strip field system
Visual sensitivity						
Local inter-visibility within the character area						Restricted by overgrown hedges
Prominence in wider landscape / inter-visibility between CAs						Some visual connectivity to north west, otherwise discrete
Contribution to wider setting of Torbay and beyond admin boundary						Forms part of Occombe valley which is apparent as a green wedge in some views from bay and urban area
Viewing population and physical accessibility						Well used by adjoining residents and dog walkers
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately sensitive	Less sensitive			

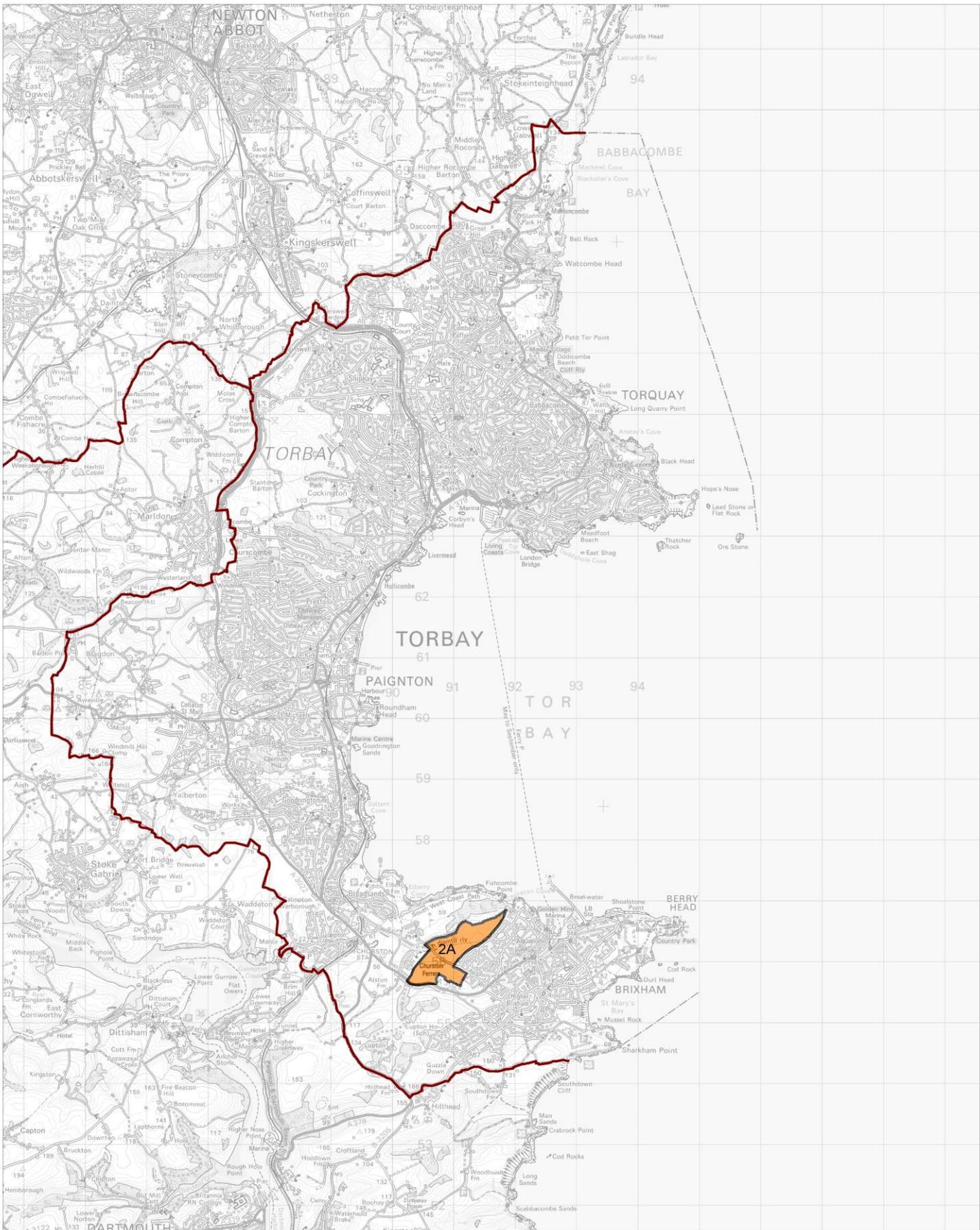
Capacity to accommodate change and mitigation potential

Due to its location within the urban area, the space is very well used and valued. The landscape structure is fragmented due to adjoining development. Whilst the area is narrow, it contributes to the green backdrop to Torbay and combines with the undeveloped lower part of the Occombe valley in addition to being of particular recreational and nature conservation value. Some very limited change might be feasible in more discrete areas adjoining existing housing, although development that increases the prominence of development on this higher land should be resisted. Any development that may be considered would need to be very carefully sited and contribute positively to the quality of the urban edge and landscape management of the area, and should not detract from the 'green finger' that the valley system creates

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Tree planting should be encouraged to help define a consistent edge to the urban fringes of the area, with screen planting to the ill-defined edges of housing. Access could be improved, as identified in the Local Plan, where nature conservation constraints permit. There appears to be considerable scope to improve biodiversity through appropriate management.



Key Drawing



Local Authority Boundaries



Type 2. Level Farmland (Devon Type 3E)

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Figure 3: Key to location of AoLC within Torbay Landscape Character Type 2

CHARACTER TYPE: 2 LEVEL FARMLAND**Area of Local Character 2A: Brixham/Churston farmland****Description**

The land lying between Brixham and Churston is an area of relatively flat open land derived from the Devonian Limestone and contributes to the separation of Brixham and the southern edge of Goodrington, and Churston. The area is crossed by the A3022 Churston to Brixham Road and the former Brixham to Paignton railway line. Land cover is predominantly arable, and the pattern of field boundaries appears to reflect past hedgerow removal although the area is former Barton fields. The low density of hedgerows and copses has resulted in a stark western edge to Brixham as recent expansion has occurred on this side of the town. This expansion extends into the AONB.



View towards Brixham from the Churston/Fishcombe Point footpath

Designations**Comment**

Landscape	AONB	AGLV	ULPA		
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Highly sensitive buried pre-historic landscape

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

2A Brixham/Churston	Major/ Very high	Substantia l/ Good	Moderate/ Medium	Slight/ Low	Negligible / Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Impact of adjoining developments detracts from area
Condition of landscape elements						Lack of management of fields adjoining Brixham; low cut hedges
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Development and open fields
Scenic beauty/quality						Rather barren mainly arable landscape
Tranquillity						Proximity to roads and development
Historic features which contribute to sense of place						Some stone gate pillars; former railway and bridge
Visual sensitivity						
Local inter-visibility within the character area						Little restriction due to openness
Prominence in wider landscape / inter-visibility between CAs						Reasonably contained from most other areas
Contribution to wider setting of Torbay and beyond admin boundary						Not visible from Torbay but some visibility from Churston Road
Viewing population and physical accessibility						Local residents and drivers
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

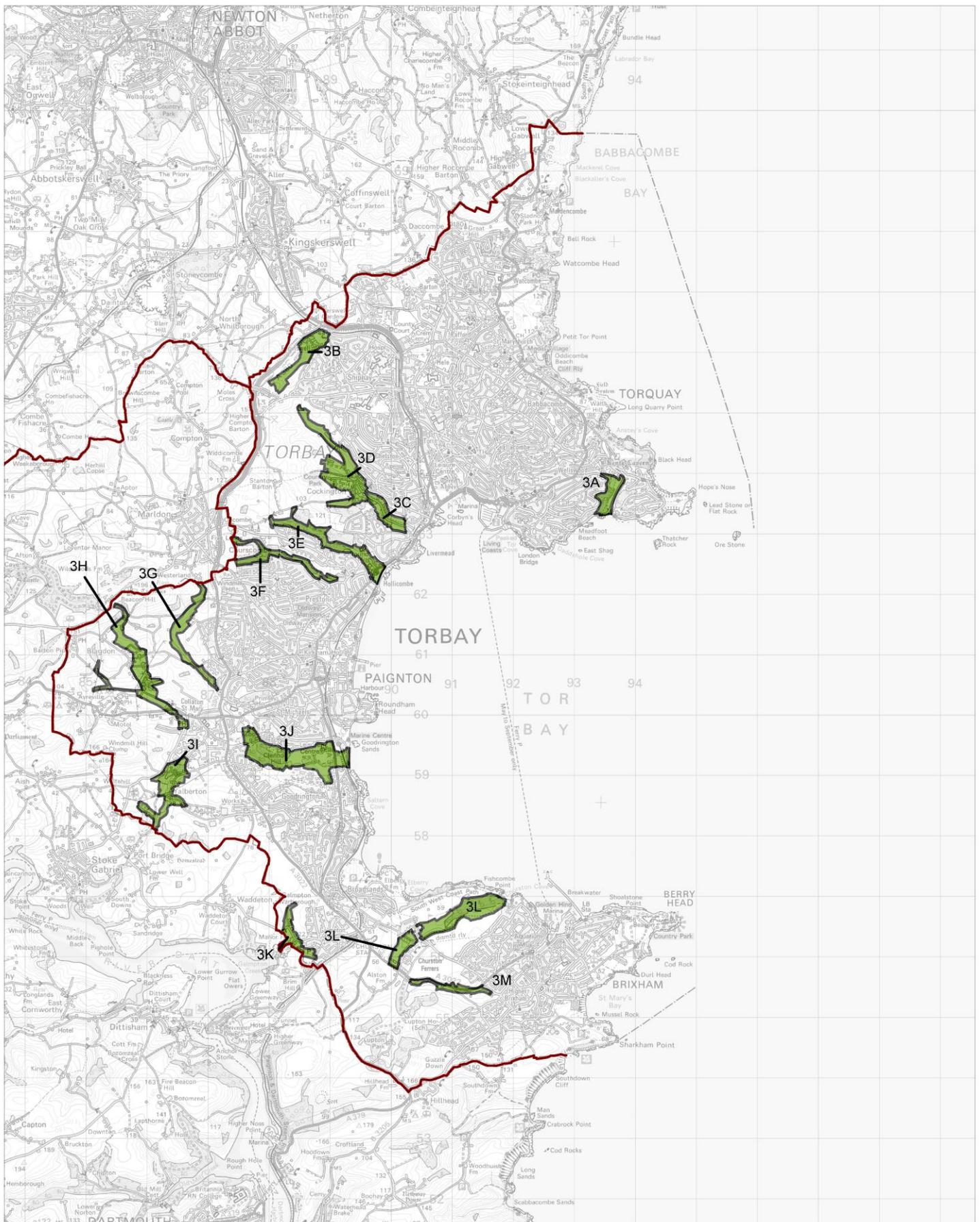
Capacity to accommodate change and mitigation potential

This part of the district is relatively well screened from the bay and other key viewpoints, and abuts the existing built up area. Conversion of much of the area to arable cropping appears to have eroded landscape character. The wider more open spaces within this type will mean that any changes would, at least initially, be very apparent although the area is generally quite well contained within the wider landscape except higher land to the south. Landscape restoration would assist the integration of the existing urban edge from within the wider AONB and is particularly desirable. More significant changes, such as built development, have the potential to offer visual mitigation and recreational benefits but result in loss of open countryside, agricultural production, and impact on views from the AONB. It could also impact on the buried archaeological landscapes which exist in this area. Screen planting will be more effective in this flatter landscape than on rolling topography, although expansion of the settlement would be apparent from higher ground to the south.

Management Strategy

Conserve	Enhance	Restore	Renewal
		✓	

Management should focus on the restoration of hedgerows, copses, and ponds generally and, specifically, field boundaries/ copses to screen the stark edge of Brixham. This area is identified as 'area of potential new greenspace where poor provision has been identified' in the greenspace strategy. The route of the former Brixham railway provides an opportunity to create a cycle/pedestrian link to Galmpton.



Key Drawing



Local Authority Boundaries



Type 3. Secluded Valley (Devon Type 3H)

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ASSOCIATES

Figure 4: Key to location of AoLC within Torbay Landscape Character Type 3

CHARACTER TYPE 3: SECLUDED VALLEY

Area of Local Character: 3A Ilsham valley

Description

A steep sided narrow valley that runs southwards from the valley head near Kent's Cavern to the coast at Meadfoot Beach within the eastern part of Torquay. Ilsham Road runs along the eastern side of the valley and separates the large, generally early C20th detached houses on the lower valley side from the valley floor, with areas of wooded valley side behind. The floor of the valley (Ilsham Valley Park) is a mown grass open space used for informal recreation. The western side of the valley (Lincombe Wood) is mixed deciduous woodland which is crossed by various public rights of way; further south the woodland becomes dominated by evergreen species (particularly Evergreen oak). The woodland conceals development on higher land beyond. The southern end of the woodland, which overlooks Torbay, is designated as a SSSI. The woodland, Manor Gardens, valley park and Meadfoot Beach are owned by Torbay Council. Meadfoot Beach is leased and managed by the Torbay Coast and Countryside Trust. The lower (southern) end of the valley contains a pumping station which is located largely underground.



View looking south down the Ilsham Valley towards the sea at Meadfoot

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	AGLV/CPA on coast
Biodiversity	SAC	NNR	SSSI	LNR	Local conservation site and Wildlife Corridor. SSSI at Meadfoot.
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

Landscape Sensitivity

3A Ilisham valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Woodlands unites area, provides enclosure and screening of some development
Condition of landscape elements						Woodlands appear in good condition. Some Holm Oak invasion at southern end
Landscape perception/value						
Sense of remoteness						Limited and only within woodland
Scenic beauty/quality						Views down the valley to bay are significant
Tranquillity						Due to location in built up area, and road
Historic features which contribute to sense of place						Adjoining C20th houses only
Visual sensitivity						
Local inter-visibility within the character area						Contained - only along the valley floor
Prominence in wider landscape/ inter-visibility between CAs						Related to coast/bay at southern end
Contribution to wider setting of Torbay and beyond admin boundary						Visible from Torbay but of limited wider significance due to containment by landform
Viewing population and physical accessibility						Good access and overlooked and used by many people
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Highly sensitive due to its value as urban open space and wedge within built up area

Capacity to accommodate change and mitigation potential

This area is a highly valued urban open space which provides views down to the coast for local residents as well as recreational space for a range of activities in the hinterland of Meadfoot Beach. As such any form of development, other than small scale use related to existing use, or change is unlikely to be appropriate in this area.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Enhancement of the open space might include additional roadside tree planting where space permits, as well as tree planting around the pumping station and the Meadfoot beach car park.

CHARACTER TYPE 3: SECLUDED VALLEY

Area of Local Character: 3B Aller Brook Valley

Description

The Aller Brook valley is located on the north western boundary of Torquay close to the A380 Torquay ring road. The valley falls to the north east where it flows north west from Torbay towards the River Teign. The Newton Abbot to Torbay railway also follows the Aller Brook valley through this area. Edginswell hamlet is located at the edge of this wider part of the valley; the land to the north is allocated for employment use within an area defined as the 'hamlet envelope'. The northern end is also likely to be affected by planned road improvement. Whilst this valley is located close to housing, a railway and a busy dual carriageway, the topography and a dense network of wide hedges and woodlands, particularly around Edginswell, helps to provide considerable seclusion in the southern part of the valley bottom.



View looking across the Aller Brook valley towards the ring road

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Doomsday Manor; listed buildings at Edginswell.

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

3B Edginswell valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Distinctive network of field boundary hedges/hedgerows; hamlet contributes to character
Condition of landscape elements						Features appear generally well managed except in area allocated for development
Landscape perception/value						
Sense of remoteness						Well hidden from surrounding developments
Scenic beauty/quality						
Tranquillity						Proximity to dual carriageway housing and railway
Historic features which contribute to sense of place						Listed buildings in Edginswell
Visual sensitivity						
Local inter-visibility within the character area						Existing trees and hedges provide separation
Prominence in wider landscape / inter-visibility between CAs						Close interrelationship with area 1D; also apparent in views from higher land to north
Contribution to wider setting of Torbay and beyond admin boundary						Well hidden from adjoining areas; some contribution to setting from ring road
Viewing population and physical accessibility						Limited overlooking from housing areas; not readily apparent from ring road. Northern part much more visible from roads. Access limited to northern end
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

The valley has a narrow floor south of Edginswell. The steep topography, difficulty of access, and landscape pattern are very substantial constraints to development within this area; shading may also be a constraint. However, if development were to be permitted it would be well contained from the wider area by the valley topography but would lead to the loss of an attractive and intimate local valley and detract from character of adjoining AoLC 1D. Currently the valley and its setting create separation between the urban edge and the ring road, with the perception of the road passing through countryside.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Provision of access along the valley would help to provide access to open countryside for the residents of Shiphay, which seems to have a low level of open space provision, although this may be adequately provided for by the country park at nearby Cockington.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3C Lower Cockington valley****Description**

The Lower Cockington valley is part of a secluded valley which runs down to meet the sea between Chelston and Livermead in Torquay. The lower part of the valley consists of a narrow flat valley bottom which once contained a water meadow system. The area is now predominantly wet grassland with some willow scrub and trees. Cockington Lane, as well as a popular streamside footpath link, runs along the bottom of the valley between Cockington and Livermead. The valley contains substantial vegetation cover and is an integral part of the setting of the historic village of Cockington and Cockington Country Park. This vegetation also screens the edges of the adjoining built up areas which flank the valley sides, contributing to its remarkably secluded and apparently remote character. The estate is now held on a long lease by the Torbay Coast and Countryside Trust who have undertaken a wide range of landscape enhancements, including planting and encouraging wider access, consistent with its cultural and recreational value.



View looking North west along the Cockington valley at Livermead

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Forms a valuable wildlife corridor between coast and wider countryside
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Whole area forms part of CA

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

3C Lower Cockington valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Good where area screened from adjoining housing
Condition of landscape elements						Generally well managed
Landscape perception/value						
Sense of remoteness						Proximity to housing limits this in some areas
Scenic beauty/quality						Integral, largely unspoilt part of valley
Tranquillity						Proximity to housing, lane and number of users limit this although good in urban context
Historic features which contribute to sense of place						Part of Cockington estate and setting to village
Visual sensitivity						
Local inter-visibility within the character area						Some views along the valley, although generally limited by vegetation
Prominence in wider landscape / inter-visibility between CAs						Hidden from most adjoining areas
Contribution to wider setting of Torbay and beyond admin boundary						Woodland is visible from within Torbay; provides physical and visual break in urban area
Viewing population and physical accessibility						Accessible to local population and visitors
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		Forms critical part of Cockington valley

Capacity to accommodate change and mitigation potential

This is a highly valued and accessible area and an integral part of the setting for the historic Cockington village and estate. The area offers no potential to accommodate development without substantial harm to its existing character. Changes are likely to be limited to those required as part of the estate's management and provision, and management of access/recreational pressures. It is important to resist pressures for change in areas that adjoin the urban area which would harm character and setting of Conservation Area.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The Cockington Court Restoration Plan defines a number of landscape conservation projects in detail.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3D Upper Cockington valley****Description**

The Upper Cockington valley contains the major part of this unique picturesque village which is located in the secluded valley between Chelston and Livermead in Torquay. The village of Cockington has been rigorously protected from the development which spread over the surrounding countryside during the 19th and 20th century. This was due to a combination of protective estate owners, firstly the Mallock family, who had been responsible for a 'picturesque' rebuilding of the village in the early 19th century, and then Torquay Council who subsequently purchased the estate. Cockington Court and the estate are now held on a long lease by the Torbay Coast and Countryside Trust who have undertaken a wide range of landscape enhancements. It is a popular visitor destination and the village and Court form the focus of a country park. There is a high level of vegetation cover within the lower part of the valley with many fine trees (native and ornamental) within parkland associated with the Court. This, together with surrounding land, defines the very attractive and highly valued setting of the village and Court and adjoining small church which nestle within the valley.



View looking north along the Cockington valley from the car park

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Large part of area identified as being of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Valley forms integral part of CA

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

3D Upper Cockington valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Occasionally compromised by surrounding development
Condition of landscape elements						
Landscape perception/value						
Sense of remoteness						Variable according to location. Setting in close proximity to urban area enhances relative sense of seclusion
Scenic beauty/quality						Combination of high number of valued elements within an integrated landscape
Tranquillity						More tranquil in remoter parts; noise from A379 often apparent in background
Historic features which contribute to sense of place						Court, church, village and estate
Visual sensitivity						
Local inter-visibility within the character area						Views restricted by vegetation
Prominence in wider landscape / inter-visibility between CAs						Visible in views from adjoining rolling farmland
Contribution to wider setting of Torbay and beyond admin boundary						Integral part of wedge of undeveloped land that forms separation between parts of Torquay
Viewing population and physical accessibility						Visitor destination. Highly accessible and very well used; access encouraged
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The very high conservation value of the valley and its importance as a visitor destination is recognised by the Trust who commissioned a Restoration Plan for the area which was funded by the Heritage Lottery Fund. This details a range of proposals for the conservation and restoration of the area. The area is a highly sensitive and well protected landscape and unsuitable for any development other than small-scale development that is essential to its use as a country park.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

The Restoration Plan establishes a number of landscape conservation projects in detail.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3E Hollicombe valley****Description**

The Hollicombe valley runs from the southern side of Stantor Barton in a broadly south easterly direction towards the coast at Hollicombe Park, and contains a small stream fed through Hollicombe Lake located in dense woodland in the upper reaches of the valley. The valley north west of Old Paignton Road, is steep sided and densely wooded. A popular footpath and dog walking route runs through this valley and links with some dense areas of adjoining housing located above the valley sides. Part of the lower section of the valley, south east of Old Paignton Road which crosses the valley, adjoins a former gas works with old structures and surfaces which now has consent for redevelopment (incorporating an open space link to the Torquay Road). Much of this area is damp deciduous woodland which is designated as a Local Nature Reserve. South of Torquay Road the former gas works site has been turned into an open space with evidence remaining of the gasometer foundations; the enjoyment of this area is affected by the high level of traffic noise and the railway embankment which obscures easterly views to the bay. The area has a rather 'down-at-heal' character engendered by the remnants of the gas works and large areas of tarmac surfacing. There is access, via a bridge under the railway, to Hollicombe Beach.



View of the southern end of the valley (former gasworks site)

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Southern part excluded from AGLV
Biodiversity	SAC	NNR	SSSI	LNR	Forms a valuable wildlife corridor linking coast to wider countryside
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

3E Hollicombe Valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Vegetation and landform provides integrity
Condition of landscape elements						Appears good due to management regime
Landscape perception/value						
Sense of remoteness						High in mid/upper parts of valley where adjoining development screened
Scenic beauty/quality						
Tranquillity						Affected locally by adjoining development and two roads which cross valley
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Limited by vegetation
Prominence in wider landscape / inter-visibility between CAs						Substantially contained by development
Contribution to wider setting of Torbay and beyond admin boundary						Green finger penetrating urban area; visible from parts of wider area. Important feature which defines threshold of Paignton/Torquay
Viewing population and physical accessibility						Visible from road crossings and adjacent residential areas; access limited by topography except in southern open space
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This narrow area of woodland is a popular amenity for local people and a site of local biodiversity value that provides a wildlife corridor. It is fundamental to the separation of the built up areas of Torquay and Paignton and is not suitable for any form of development or change that would reduce this.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

The area is leased and managed by the Torbay Coast and Countryside Trust who undertake appropriate woodland management and conservation management.

CHARACTER TYPE 3: SECLUDED VALLEY

Area of Local Character: 3F Ocombe valley

Description

The Ocombe valley extends eastwards into the urban area as a 'green finger' from close to Ocombe Cross (parallel to Preston Down Road), as far as Preston Park. The upper section of the valley is more rural in character, but land on either side of the southern section is developed along Ocombe Valley Road and off Sandringham Drive; the former illustrates the difficulty of developing steep sided valleys. The valley is characterised by dense deciduous woodland although the eastern (lower) section includes small areas of open land and allotments. This part is closely related to Preston Park located on the top of the valley to the north within the Rolling Farmland type. The land within this area is criss-crossed with informal paths used heavily for dog walking. The wooded section is designated as a Local Nature Reserve and leased to the Torbay Coast and Countryside Trust.



View looking West along the bottom of the Ocombe Valley

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	AGLV beyond built up area
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

Landscape Sensitivity

3F Ocombe valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Influenced by adjacent development but topography and vegetation provide integrity to valley
Condition of landscape elements						
Landscape perception/value						
Sense of remoteness						Affected by adjoining development; western parts more remote
Scenic beauty/quality						
Tranquillity						Detrimentially affected by development; western parts more tranquil
Historic features which contribute to sense of place						Context compromised by adjacent development
Visual sensitivity						
Local inter-visibility within the character area						Vegetation substantially restricts views
Prominence in wider landscape / inter-visibility between CAs						Inter-relationship with Rolling Farmland around periphery
Contribution to wider setting of Torbay and beyond admin boundary						Visible from within the bay as a 'green finger'
Viewing population and physical accessibility						Significant part located within a residential area and popular for dog walking
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Important landscape feature that provides separation and corridor penetrating urban area and contributing to settlement form

Capacity to accommodate change and mitigation potential

Steep topography, vegetation, and the importance of this area as a valued area of open space and 'green finger' between the adjoining urban areas preclude development opportunities which would have a damaging impact on the integrity of this narrow important green corridor and locally valued landscape feature.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Access may be improved through the lower section of the valley by some clearance of paths through the scrub, where nature conservation considerations allow.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3G Upper Clennon valley****Description**

The Clennon valley extends from the boundary of the district north of Cruel Cross south of Marldon in a southerly and then south easterly alignment through the built up area of Paignton to the sea at Goodrington Sands. The Upper Clennon valley is rural, picturesque and secluded in spite of its location generally less than 500 metres west of the urban edge of West Paignton. This is due to the steep sided nature of the valley and complex pattern of small fields and thick hedgerow boundaries which help to separate the valley from development. The flat valley floor is never wider than one narrow field and there is normally a thick hedgerow or small copse on either side. This extends from near the source of the small stream that follows the valley at Cruel Cross to the edge of Great Parks, where housing development encroaches over the side of the valley, before the valley is interrupted by the urban area. The lower part of the valley is identified separately due to its more urban character.



View looking south west along the Clennon valley from Cruel Cross

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

3G Upper Clennon valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Continuity of character and no obvious loss of field boundaries
Condition of landscape elements						Some scrub encroachment and evidence of trespass adjoining Great Parks
Landscape perception/value						
Sense of remoteness						Surprisingly remote given proximity to urban area; vegetation assists by providing screening
Scenic beauty/quality						Very picturesque
Tranquillity						Some background road noise
Historic features which contribute to sense of place						Historic field boundary pattern largely intact
Visual sensitivity						
Local inter-visibility within the character area						Visibility along parts of the valley
Prominence in wider landscape / inter-visibility between CAs						Contained apart from areas 1I and 1J which are apparent rising on either side. Important component of landscape to west of urban area
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to strong rural setting on west side of urban area
Viewing population and physical accessibility						Secluded. Access along lane and section of right of way. Some unauthorised access evident from housing
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Small scale landscape sensitive to change

Capacity to accommodate change and mitigation potential

The steep sides of this valley, and the small scale of the landscape and complex pattern of field boundary hedgerows mean that any development or major construction project would cause substantial landscape harm which it would be extremely difficult to mitigate, especially given the valley bottom is closely related to and overlooked by adjacent Rolling Farmland which, overall, provides a strong rural setting and context to the western edge of Paignton.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The integrity of this area needs to be maintained through careful management, particularly of hedgerows.

CHARACTER TYPE: 3 SECLUDED VALLEY

Area of Local Character: 3H Blagdon valley

Description

The Blagdon valley runs south easterly from the Torbay boundary at Higher Blagdon to join the Yalberton stream at Collaton St. Mary. The valley has a gentle topography being less steeply incised into the sandstone than many of the other secluded valleys in Torbay. It links the hamlets of Upper, Middle and Lower Barton which have a loosely scattered settlement pattern of traditional farmsteads (with some modern farm buildings) and cottages, linked by lanes, and often integrated wholly or partially by vegetation in the form of copses, trees belts, and tall hedgerows. The field boundary pattern is based on a medieval enclosure pattern with long narrow fields tending to follow the direction of the valley. The area is quite secluded as a result of the hedgerows and rolling topography of the surrounding farmland.



View looking down the Blagdon valley from Buttshill Cross

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

Landscape Sensitivity

3H Blagdon valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						Some evidence of field boundary removal
Landscape perception/value						
Sense of remoteness						Narrow lanes enhance sense of remoteness in one of the remoter parts of Torbay; less remote towards southern end
Scenic beauty/quality						Strong inter-relationship with Rolling Farmland
Tranquillity						Generally tranquil except in southern part where noise from A385 is apparent
Historic features which contribute to sense of place						Historic field boundary pattern
Visual sensitivity						
Local inter-visibility within the character area						Views along valley available
Prominence in wider landscape / inter-visibility between CAs						Visible from adjoining areas 1J, IK and 1L.
Contribution to wider setting of Torbay and beyond admin boundary						Forms a component part of the rural hinterland of Paignton, but contained from beyond Torbay boundary
Viewing population and physical accessibility						Relatively discreet but overlooked from higher ground. Access limited to lanes
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This valley is set within open countryside and at a relatively high elevation. It is not as secluded as some others and is relatively narrow. The area is particularly sensitive to any new development, although sensitive conversion of some of the traditional farmstead outbuildings may be appropriate, and adjoining vegetation that assimilates the farmsteads should be conserved. There is evidence of other activities changing the use of the land, such as sub-divided land west of Collaton St Mary school, and evidence of horse uses, including subdivision of fields and field shelters.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Management and restoration of the existing hedgerows and other more significant copses would be desirable. Encourage sympathetic equine management practices.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3I Yalberton valley****Description**

The Yalberton valley is located close to the western boundary of Torbay running south westwards to join the River Dart at Stoke Gabriel. The valley was a traditional fruit growing and cider producing area. It still contains a patchwork of orchards set in small fields which are generally located on the sloping sides of the valley around Higher Yalberton. There is very little level land in the valley bottom. A loosely scattered pattern of farmsteads and cottages adjoin lanes which cross the valley; the farmsteads include traditional stone built farm buildings, some of which appear to have been converted for holiday lets, with some more recent sheds and agricultural buildings. The high level of vegetation cover comprising orchards, small copses and tree belts, tall hedgerows, combine with the topography to give the area an attractive discreet character with many of the more utilitarian buildings and untidy yards being concealed from view. The Yalberton and Rodgers Industrial Estates that lie to the north are surprisingly well contained from the area. Overhead power cables cross the area and pylons appear as skyline features on elevated ground above the valley.



View looking east across the Yalberton valley from Long Road

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Much of valley identified as being of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

3I Yalberton valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Distinctive remnant orchards; strong pattern of hedgerows
Condition of landscape elements						Some fields appear to be un-grazed; some orchards appear neglected
Landscape perception/value						
Sense of remoteness						Nearby industrial estates and Tor quarry surprisingly discreet; caravan site intrudes into southern end
Scenic beauty/quality						Attractive small scale landscape. Power lines/pylons detract. Caravan site detracts in southern part
Tranquillity						Some noise from adjoining industrial estates; noise from caravan site in season
Historic features which contribute to sense of place						Medieval boundary pattern
Visual sensitivity						
Local inter-visibility within the character area						Topography and vegetation restrict views
Prominence in wider landscape / inter-visibility between CAs						Visible from higher ground in adjoining areas 1M and 1N
Contribution to wider setting of Torbay and beyond admin boundary						Some limited visibility from AONB to the south
Viewing population and physical accessibility						Access restricted to users of lanes and visitors to nearby caravan parks
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

Whilst vegetation cover and topography provide containment the small scale character of this landscape is vulnerable to change from insensitive development and changes in land management. It would be difficult to accommodate any significant development within the narrow valley without considerable harm to its intrinsic and generally discreet characteristics, and in particular the distinctive historic hedgerow pattern and small lanes. Some limited mitigation would be possible. Further sympathetic conversion of traditional outbuildings may be acceptable particularly where this would deliver removal of more recent unsightly buildings and storage areas.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Management should focus upon the reinstatement management of fields that are un-grazed and the maintenance and replanting of orchards and hedgerows. The expansion of caravan parks that impinge on this area should be resisted and planting encouraged to provide containment where poorly integrated.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3J Lower Clennon valley****Description**

The Clennon valley extends from Cruel Cross on the north western boundary of Torbay through to the coast at Goodrington. The rural section of the valley is described separately (area 3G) as far as Great Parks Farm, south of which the valley becomes part of the built up area where road junctions, industrial and retail uses predominate. The upper part of the Lower Clennon valley is occupied by part of Paignton Zoo; this part is quite heavily wooded with a number of buildings, walkways and series of linked ponds. Adjoining housing areas are generally well screened by vegetation and the valley provides a very significant open 'green wedge' within the urban area providing some separation between the southern edge of Paignton and northern edge of Goodrington. The zoo gives way to more dense deciduous woodland covering the valley which is defined on the north side by the rounded landform of Clennon Hill. Further east the valley widens out and the stream continues to a series of ponds (Clennon Ponds) adjoining a large open expanse of council owned open space north of Goodrington. This area appears to have once been low lying and to have been filled prior to the construction of a series of playing fields, open space and the associated Torbay Leisure Centre. The Grange Court Holiday Centre lies on the southern side of the valley with housing rising up the northern slopes which overlooks the area. The valley is crossed by the A379 Dartmouth Road before terminating at Goodrington Sands.



View looking east along the Clennon valley from south of Clennon Hill

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Clennon Ponds County Wildlife Site; other areas of local value including wildlife corridor at Clennon Ponds linked to Goodrington
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	C19th Limekilns / quarries and remnant water meadows.

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

3J Lower Clennon valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Substantially affected by development and playing field uses; central woodland area has stronger character
Condition of landscape elements						Upper and lower sections poor; central area good
Landscape perception/value						
Sense of remoteness						Lower section overlooked by development; more remote in central area where development screened by woodland
Scenic beauty/quality						A series of intrusive features present
Tranquillity						Reduced by presence of built up area, roads, etc.
Historic features which contribute to sense of place						Woodland is main historic feature
Visual sensitivity						
Local inter-visibility within the character area						Open views across lower section of valley
Prominence in wider landscape / inter-visibility between CAs						Overlooked by surrounding development; unconnected to upper part of valley. Eastern end related to Goodrington Sands
Contribution to wider setting of Torbay and beyond admin boundary						Some limited visibility, particularly of woodland, from Torbay
Viewing population and physical accessibility						Overlooked by many residents and visitors. Good access via open space and from network of informal paths to south
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Modified eastern part less sensitive; central section more sensitive

Capacity to accommodate change and mitigation potential

The narrow valley, sloping sides and woodland in the centre of this character area could not accommodate change without considerable landscape impact. Change such as development of the lower section of the valley would be highly visible from a number of local housing areas, although some mitigation through screen planting would be possible within an area that has already undergone substantial landscape change. The upper part of this character area is largely developed and appropriate redevelopment could deliver some wider landscape improvements.

Management Strategy

Conserve	Enhance	Restore	Renewal
		✓	

Conservation of the existing woodland in the central part of this area is appropriate; however some landscape restoration of the area of playing fields and car parks at the bottom of the valley would be desirable. These might include some fringe tree planting to help to screen the housing in Brantwood Drive which adjoins the area, and within the playing field area between pitches to provide shelter and landscape re-structuring. There is an opportunity to create attractive access routes to encourage walking and cycling.

CHARACTER TYPE 3: SECLUDED VALLEY

Area of Local Character: 3K Galmpton valley

Description

The Galmpton valley is a short tributary spur off Galmpton Creek in the Dart valley, which crosses the Torbay boundary and curves around the village towards White Rock. The valley is steep sided and narrow, and defined by hedgerow or woodland. In Galmpton, Stoke Gabriel and Kiln Roads follow along the edge of the valley bottom. The valley is characterised by grassland predominantly, occasionally used as horse paddocks, with some areas of apparently neglected land, before merging into the arable landscape to the north west of Galmpton. Scattered properties, mainly traditional houses and cottages, flank the lanes within the Conservation Area.



View south east towards Galmpton along Stoke Gabriel Road

Designations present

	AONB	AGLV	ULPA	CPA	Comment
Landscape					Southern part only is AONB and CPA
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Much of area within CA

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

Landscape Sensitivity

3K Galmpton valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Good level of vegetation contributes to discreet valley character
Condition of landscape elements						Much of the vegetation appears unmanaged
Landscape perception/value						
Sense of remoteness						Properties and local traffic detract locally from sense of remoteness; valley is remote in wider context
Scenic beauty/quality						
Tranquillity						Some low levels of noise associated with residential uses and roads which provide access to boat yards at Galmpton Creek
Historic features which contribute to sense of place						Traditional buildings within Conservation Area
Visual sensitivity						
Local inter-visibility within the character area						Views along the valley are generally good although interrupted by buildings and vegetation
Prominence in wider landscape / inter-visibility between CAs						Discreet in wider landscape within Torbay
Contribution to wider setting of Torbay and beyond admin boundary						Adjoining South Hams and part of AONB
Viewing population and physical accessibility						Access via lanes
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

the generally small scale attractive character of the valley is sensitive to change. Only local changes (such as extensions to existing properties or replacement of more modern houses) within the parts of this area that are already developed are likely to be appropriate, as long as they are compatible with the character and setting of the Conservation Area.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Initiatives that reduce the impact of horse-related activities that are evident and detract from local character would be beneficial. The retention and management of hedges and trees along the approach to the village from the west is important in relation to the setting of the Conservation Area. Some enhancement of the areas adjoining farmsteads and the sewage works through screen tree planting would be beneficial.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3L Churston and The Grove****Description**

This area varies between a relatively shallow sided valley with a series of open grass fields around Churston, and The Grove, a steep sided predominantly wooded valley which leads to the coast near Brixham. Churston Court, a Grade 1 listed medieval manor house, is located within a Conservation Area in the upper section of the valley and the associated fields to the north east are part of the setting for the village and include a series of former orchards in a complex of distinctive small hedge-bounded fields to the north of the village. A derelict complex of buildings, farmhouse and relict orchard lie just east of the church. This is separated from The Grove, a semi natural ancient woodland which is managed by the Torbay Coast and Countryside Trust and designated as a county wildlife site, by a pattern of small hedgerow bounded pasture fields. Whilst relatively discreet the small isolated cluster of more recent housing at Links Close detracts from the separation of the hamlet and its historic setting and character.



View looking across the Churston valley to the west of The Grove

Designations present

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	The Grove County Wildlife Site
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Limestone quarry and kiln, buried prehistoric landscape

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

3L Churston and the Grove	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						Some hedgerows, and farmstead in upper area, in poor condition.
Landscape perception/value						
Sense of remoteness						Good in woodland areas
Scenic beauty/quality						
Tranquillity						Particularly in woodland areas
Historic features which contribute to sense of place						Churston Court, church, walls, and other historic buildings
Visual sensitivity						
Local inter-visibility within the character area						Hedgerows crossing the valley restrict views
Prominence in wider landscape / inter-visibility between CAs						Visibility from adjoining areas restricted by hedgerows and woodland
Contribution to wider setting of Torbay and beyond admin boundary						Woodland visible from the bay at Brixham
Viewing population and physical accessibility						Access restricted to walkers (Torbay/Dart link crosses area) and travellers on lanes through the village
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			The Grove and periphery of historic Churston highly sensitive to change

Capacity to accommodate change and mitigation potential

The small scale landscape around the village is vulnerable to change where the land contributes to the distinctive setting of the village and Conservation Area. East of the village the area provides an important landscape buffer between the modified landscape of the golf course to the north and the Level Farmland that extends to Brixham. The area is vulnerable to erosion through small piecemeal development which, cumulatively, could lead to a reduction in the separation of the hamlet from the southern side of Goodrington. The only changes that are likely to be appropriate are those that relate to the sympathetic renovation of the derelict farmstead on the eastern side of the village which should respect the historic setting. Any intensification of development at The Links, which would increase the prominence of development, is also likely to be inappropriate.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The Torbay Coast and Countryside Trust are managing The Grove for access and nature conservation. Enhancement of the upper areas of the valley might include restoration of hedgerows and orchard, improved management of horse paddocks, and sympathetic conversion of derelict buildings.

CHARACTER TYPE 3: SECLUDED VALLEY**Area of Local Character: 3M Lupton valley****Description**

The Lupton valley runs from the centre of Lupton Park, where it contributes to the setting of Lupton House, towards the coast in Brixham. The lower section of this valley is now built up but runs through the centre of the town to the harbour. The upper section of the valley is located within C18th parkland and is not defined by field boundaries, whereas east of the park the course of the brook is defined by a belt of trees and scrub within an area of pasture that appears largely unmanaged. The main A3022 road into Brixham runs along the northern side of the valley, while a narrow lane (Laywell Road) crosses it west of the town.



View looking along the Lupton valley towards Lupton Park

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Much of area identified as being of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Lupton Park is registered. Medieval watermill site near Brixham

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

3M Lupton valley	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						Lack of management of valley floor adjoining Brixham
Landscape perception/value						
Sense of remoteness						Noise and vehicles from road detracts, but more remote within park
Scenic beauty/quality						
Tranquillity						Busy road runs along edge of much of the valley
Historic features which contribute to sense of place						Historic parkland and lodges
Visual sensitivity						
Local inter-visibility within the character area						Restricted by hedges, tree belts, and woodland in park
Prominence in wider landscape / inter-visibility between CAs						Overlooked by adjoining higher ground
Contribution to wider setting of Torbay and beyond admin boundary						Not obvious from the wider area, but important due to proximity to approach into Brixham.
Viewing population and physical accessibility						Predominantly drivers. No rights of way
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This small valley is located either within an historic park or overlooked by a major road. It contributes to the setting of this part of Brixham and there is little potential for development to be accommodated in this area without significant adverse impact on the small scale landscape and the setting of the town.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Grazing management of the valley floor is required; the current appearance is of an area in decline which creates a negative impression on the approach to Brixham.



Key Drawing



Local Authority Boundaries



Type 4. Low Lying Coast &/or Beaches (Devon Type 4G)

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Figure 5: Location of AoLC within Torbay Landscape Character Type 4

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4A Maidencombe Beach****Description**

Maidencombe Beach is located in a small cove which is accessed along a wooded sunken path and steps from car parks which are managed by Torbay Coast and Countryside. The beach is sheltered by rocky headlands created by red sandstone on either side, and there is rocky debris either side of the beach, which has fallen from the cliffs each side. There is a small cafe and toilet block just above the beach which is accessed from the cliff top by steep steps.



View looking across Maidencombe Beach

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

4A Maidencombe Beach	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						Low quality building detracts
Landscape perception/value						
Sense of remoteness						Discreet location encourages sense of remoteness except in season
Scenic beauty/quality						
Tranquillity						Screened by wooded cliffs from development
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						Area contained by cliffs
Contribution to wider setting of Torbay and beyond admin boundary						Part of long distance setting from coast and across Lyme Bay
Viewing population and physical accessibility						Maidencombe attracts a high number of visitors, many of whom visit beach
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This small cove is relatively inaccessible and, although there is a car park and access through the village of Maidencombe which means that this area is busy at peak times in the summer, for much of the year it is tranquil and seems quite natural in character. The picturesque and very natural secluded character of the cove would be lost if any significant change occurred.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The café is leased by Torbay Coast and Countryside. This needs appropriate maintenance and management during the summer season.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4B Whitsand and Watcombe beaches****Description**

Whitsand and Watcombe Beaches are a pair of small coves which are located either side of Watcombe Head. Whitsand is accessed through the Valley of the Rocks, whilst Watcombe Beach is a short walk from the car park at Watcombe village. This is the more popular of the two, as access is easier, and there is a small cafe and toilet building, although this of a utilitarian design set to the rear of an area of hard surface and retaining wall. Both beaches have a discreet character engendered by the enclosure provided by the surrounding mainly wooded cliffs which contributes to a sense of remoteness. Rocks that have fallen from the cliffs are a characteristic feature.



View looking into Whitsand beach from the Cliff above

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

4B Whitsand and Watcombe Beach	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Watcombe is less natural with railings terracing and café/ toilets
Condition of landscape elements						Café is in a poor state
Landscape perception/value						
Sense of remoteness						Whitsands has a remote character except in season
Scenic beauty/quality						
Tranquillity						Screened by wooded cliffs from development
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Open views across each beach
Prominence in wider landscape / inter-visibility between CAs						
Contribution to wider setting of Torbay and beyond admin boundary						
Viewing population and physical accessibility						Access to Watcombe is easier than to Whitsand.
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

These two coves are popular summer bathing beaches. There is a slight contrast in their landscape character, between the more accessible and developed character of Watcombe Beach and the undeveloped character of Whitsands. Neither area may accommodate significant change without major harm to the landscape character and value of these local secluded coves.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The strategy should be to conserve these two coves. Enhancement of the café and hard engineered terrace at Watcombe would help to improve the character of the area and should be included as part of the management plan.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4C Babbacombe and Oddicombe Beaches****Description**

Babbacombe and Oddicombe beaches are two sandy coves located between Petit Tor Point and Withy Point, linked by a boardwalk/bridge and footpath, supported by rocks, located on the northern section of hard rock coast to the east of Torquay. They are the only beaches on this section of coastline where significant residential and tourist development is evident. Access is provided by Beach Road, a steep lane which provides vehicle access to the small car park behind Babbacombe Beach, and the cliff railway, a particular tourist attraction, and path which descends from the top of the cliffs to Oddicombe Beach. Babbacombe beach is backed by a concrete sea wall, behind which lays a small car park, toilet block, small café, with an attractive cluster of buildings including pub and several houses nestling into the rising slopes behind Beach Road. Oddicombe Beach is flanked by wooded sandstone and limestone cliffs and served by the cliff railway; there is a boat hire concession, café, beach huts and toilets which are protected by a concrete wall/steps. The beaches have a secluded character, in contrast with the proximity of the urban area hidden beyond the cliffs above, and allow good coastal views.



View looking south towards Babbacombe beach

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	On cliffs and rocks
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Conservation Area above tide line (excluding Oddicombe beach area)

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

4C Babbacombe/ Oddicombe Beaches	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Intrusive buildings/hard sea defence structures
Condition of landscape elements						Poor condition of buildings detract
Landscape perception/value						
Sense of remoteness						Screened by wooded cliffs from development above. Slight/Low in season)
Scenic beauty/quality						Picturesque rock outcrops beach and sea
Tranquillity						Primarily out of season (Slight/Low in season)
Historic features which contribute to sense of place						Cliff railway; some older buildings at Babbacombe
Visual sensitivity						
Local inter-visibility within the character area						Open views across each beach, with some inter-visibility between beaches
Prominence in wider landscape / inter-visibility between CAs						Barely overlooked from west
Contribution to wider setting of Torbay and beyond admin boundary						Visible from sea
Viewing population and physical accessibility						Good accessibility and popular in season
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		Sensitive to extension of existing development

Capacity to accommodate change and mitigation potential

These two small coves have been subject to tourism development and consequently have a different character to the coves further north along this coast. They are currently rather run down and some suitable refurbishment or appropriate small-scale redevelopment of the existing facilities could achieve a positive landscape outcome, if suitably designed. The beaches are accessible yet visually protected from the urban area and any intensification of development would detract from their particular small-scale character.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The refurbishment and/or redesign and rebuilding of the café and toilet buildings and building complex, and improvements to the public realm, are desirable to raise the quality of the facilities and their appearance.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH

Area of Local Character: 4D Meadfoot Beach

Description

Meadfoot is a popular beach located to the east of Torquay which is accessible by road from either the Ilsham Valley or Meadfoot Sea Road. The road runs behind a stone faced sea defence wall at the rear of most of the beach and there is on and off street parking. The SW Coast Path follows the road. The western end of the beach is separated from the road and has a series of built facilities including toilets, café, beach huts, and boat hire concession. Views across Torbay from the area are panoramic, and Thatcher Rock and Ore Stone add interest to views out to sea which extend to Brixham and Berry Head. The central and eastern sections of the beach are backed by steep wooded cliffs, whilst the western end is defined by a series of large rock outcrops; the imposing buildings on Hesketh Crescent overlook the western end of the beach but are not generally apparent in views along it, being set back behind gardens. The eastern end merges into the southern end of the Ilsham valley.



View looking along Meadfoot Beach towards Daddyhole

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	SSSI on/behind beach; Local site at western end
Cultural heritage	SAM	HMR	Reg Park/garden	Cons Area	Rear of beach at western end

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

4D Meadfoot Beach	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Car parking, engineered concrete sea wall, and road detract
Condition of landscape elements						Facilities appear in good condition
Landscape perception/value						
Sense of remoteness						Limited due to the road and presence of built facilities
Scenic beauty/quality						Views out and across the bay are good
Tranquillity						Limited by traffic and people, particularly in season
Historic features which contribute to sense of place						Hesketh Crescent
Visual sensitivity						
Local inter-visibility within the character area						Views along the beach are good
Prominence in wider landscape / inter-visibility between CAs						Not clearly visible from other areas
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to the coastal setting of Torbay
Viewing population and physical accessibility						Good access and popular in summer
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Very apparent across Torbay

Capacity to accommodate change and mitigation potential

This area is highly visible across the bay, and readily accessible by road. Any significant development is likely to be highly visible and have a negative impact on the largely undeveloped character of the beach and the wider setting of the bay, which it would not be possible to mitigate.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

Management should be focused upon the maintenance and improvement of the public realm, including surfacing and fittings.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4E Torre Abbey Sands and Livermead Sands****Description**

Torre Abbey Sands and Livermead Sands are Torquay's main town beaches although the heavily-trafficked four lane Torbay Road constrains access and, in the case of Torre Abbey beach, separate it from Abbey Gardens behind. A pedestrian bridge and crossings do exist but the road detracts from the enjoyment and character of the area. The two beaches extend as far as the harbour wall to the north east and beyond Corbyn's Head to Livermead Head to the south. An area of open space set on a sandstone outcrop, rising above an area of rocks, separates the two beaches from each other. Pedestrian access on the landward side of the road is disrupted due to the road layout and crossing points which hinder links between the station, Abbey Gardens, Riviera Centre, and sports grounds. The promenade above the beach provides a link to historic Rock Walk and Princess gardens. There is a steep drop from the roadside sea wall to the level of the beach, with a stepped sea wall and paved promenade between the steps and roadside wall along Torre Abbey Sands. The north eastern section is backed by the road, landscaped promenade and on-street car parking, behind which rise steep wooded cliffs; Palm Court Hotel is a distinctive feature. Livermead Sands is backed by a high stone wall. The area is overlooked by the distinctive and imposing tall buildings that are located on the slopes rising up Waldon Hill beyond the eastern end of the beach. The SW Coast Path follows the main road.



View looking South West towards Corbyn Head across Torre Abbey Sands

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	ULPA covers Abbey Gardens
Biodiversity	SAC	NNR	SSSI	LNR	Local site around Corbyn's Head/Livermead
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	SAM at Torre Abbey extends to the beach. Promenade included in Conservation Area. Princess Gardens /Rock walk are Registered Park/ garden

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

4E Torre Abbey Sands and Livermead Sands	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						The road and associated visual clutter have a dominant and negative impact on the area
Condition of landscape elements						
Landscape perception/value						
Sense of remoteness						The whole area is busy and congested
Scenic beauty/quality						Panoramic views across Torbay are good but local context detracts
Tranquillity						
Historic features which contribute to sense of place						Torre Abbey; distinctive buildings in surroundings
Visual sensitivity						
Local inter-visibility within the character area						Views along beach but beaches separated by Corbyn's Point
Prominence in wider landscape / inter-visibility between CAs						This is a prominent location apparent from and along coast
Contribution to wider setting of Torbay and beyond admin boundary						Highly visible from adjoining areas and overlooked; critical part of setting of Torre Abbey/Gardens
Viewing population and physical accessibility						Very high viewing population; access restricted by level differences and road
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		Dominated by adjoining development

Capacity to accommodate change and mitigation potential

There is no scope for built development along the seafront due to absence of significant land behind the sea defences; Torre Abbey Gardens behind is an attractive and important focal point of Torquay and unsuitable for significant change that would harm its traditional seaside character and amenity value. The area could accommodate sensitive improvements to the public realm, tied in with improvements to Abbey Gardens where there is potential to provide a greater range of facilities and enhance connectivity/accessibility. The sea defence wall, significant level difference, and lack of space preclude opportunities to improve access and the frontage of Livermead Sands.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Consideration should be given to traffic calming/road narrowing (perhaps on a seasonal basis) to enhance the relationship and movement between the gardens and beach, and improvement of the public realm. Such measures may include the removal/replacement of the pedestrian bridge, which has little visual merit, and introduction of more distinctive lighting. Distinctive tree planting along the frontage of the Torre Abbey Gardens could be explored.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4F Hollicombe Beach Preston and Paignton Sands****Description**

Hollicombe Beach and Park are separated from Preston Sands by the low sandstone cliffs and rocks at Hollicombe Head. The railway line runs parallel to the beach and separates Hollicombe Beach from the park; access is limited to a bridge under the railway. The beach forms the end of a wedge of countryside that extends down to the coast along the Hollicombe valley.

Preston and Paignton Sands are Paignton's main town beaches which are some 1.5 kilometres long. The northern section of the beach is relatively narrow due to the railway and adjoining housing. A wide paved promenade (originally planned by the Singer Family, and followed by the SW Coast Path) runs along the beachfront behind a sea wall with occasional access to the beach via steps. The main road runs parallel to the beach (Marine Drive/Eastern Esplanade) and an area of open grass (Preston Green) is located between the road and the promenade. Beach huts are located next to the promenade on Preston Sands during the summer, which prevent views out to sea. Interrupted by the small headland (Redcliff), the southern section of Paignton Sands is located next to a wider grass area (Paignton Green). This is the main beach recreation area for Paignton and is used for a wide range of events from circus to vintage car rallies. A number of grand villas, terraces, and other buildings form the hinterland, with Redcliffe Hotel a notable example. The beach is accessed via Eastern Esplanade, and Paignton Pier and Apollo cinema are also located here. Paignton Harbour lies at the southern end contained by listed stone harbour walls; the area contains moored and stored boats.



View looking south across Paignton Green

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	The Green
Biodiversity	SAC	NNR	SSSI	LNR	Part of Hollicombe Beach and the railway line; rocks east of harbour
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Paignton Harbour and area north of pier

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

4F Hollicombe Sands and Preston Sands	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Natural character has been eroded by development; poor quality public realm
Condition of landscape elements						Often in poor condition or inappropriate
Landscape perception/value						
Sense of remoteness						Heavily built up and busy
Scenic beauty/quality						
Tranquillity						Very busy due to road and visitors
Historic features which contribute to sense of place						Older buildings; harbour
Visual sensitivity						
Local inter-visibility within the character area						Restricted by beach huts and development
Prominence in wider landscape / inter-visibility between CAs						Visible across bay
Contribution to wider setting of Torbay and beyond admin boundary						
Viewing population and physical accessibility						Residents and visitors use intensively
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The area has a very fragmented character due to the nature of the existing developments. The beach, sea, and views out and across the bay, together with the harbour, are valuable assets.

Management Strategy

Conserve	Enhance	Restore	Renewal
			✓

The strategy for this area should focus on a complete design review of the area with a view to major restoration in line with the Mayor's vision for Paignton.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4G Goodrington Sands****Description**

Goodrington Sands is located to the south of Paignton Harbour and overlooked by surrounding higher ground including Roundham Head. The northern part of the beach includes a pub and outdoor seating area, area of gardens and leisure facilities which include a boating pool, crazy golf, beach huts, kiosks, and car park. The park is severed from the Clennon valley behind by the embankment of the Paignton to Dartmouth steam railway, large car parks, and the busy A379 Dartmouth Road. The southern area of the beach is associated with the Quaywest water park and go-kart track located on the narrower area of land between the beach and the railway. Quaywest also provides boat and jet-ski hire concessions for the beach. The Goodrington Park area is protected by a sea defence wall but is still vulnerable to flooding. There are wide panoramic views available across the bay. The SW Coast Path follows the promenade to the rear of the beach.



View looking South West from Roundham Head

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	Goodrington Park
Biodiversity	SAC	NNR	SSSI	LNR	SSSI on rocks/cliffs at north and south ends. Local site at Goodrington Pond. Wildlife corridor connecting inland
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

4G Goodrington Sands	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Poorly structured and fragmented
Condition of landscape elements						Many are very dated and/or in poor condition
Landscape perception/value						
Sense of remoteness						Heavily built up
Scenic beauty/quality						Very little scenic beauty; discordant. Very good views across Bay
Tranquillity						Very busy in season
Historic features which contribute to sense of place						Presence of railway line and former Naval Hospital building.
Visual sensitivity						
Local inter-visibility within the character area						Restricted by development
Prominence in wider landscape / inter-visibility between CAs						Overlooked by Roundham Head otherwise discreet; visual connections to Clennon valley largely prevented by vegetation
Contribution to wider setting of Torbay and beyond admin boundary						Contributes to wider setting of Torbay when seen at a distance
Viewing population and physical accessibility						Busy with visitors during peak holiday season; good access
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The area has a well established recreational focus and associated development has occurred in a haphazard manner; much of the area is identified for tourism-related development. A number of the facilities appear to be coming to the end of their design life and would benefit from removal, replacement, or refurbishment as part of a co-ordinated programme of renewal. The public realm is in poor condition, fragmented, and unappealing and needs to be redesigned and access across the railway improved. Whilst there are some established trees in the park further planting would be desirable to help the area accommodate change in the future.

There is good potential for the redevelopment of this area to provide a particular focus for recreational activity, with enhanced links to the Clennon valley inland and any new buildings should respect the relationship of the area to the valley.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

A comprehensive review of this area is warranted, which could inform the preparation of a plan for the future enhancement, upgrading, and replacement of facilities in line with the Mayor's Vision.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4H Broadsands****Description**

Broadsands is an area of low lying coast with a crescent shaped beach facing north eastwards allowing good views across the Bay towards Torquay. It is located on the southern fringe of the Paignton suburbs, sheltered from the north and west by higher ground, close to open countryside. Development and small areas of countryside (although not designated as Countryside) form the backdrop with a distinctive rounded knoll lying to the west. Trees and other vegetation help to soften the impact of existing residential development which lies beyond. The beach area has been developed with two large car parks, a café and toilets, and a large number of beach huts. The beach is backed by a concrete flood defence wall, with a tarmac promenade behind (which the South West Coast Path follows); steps provide beach access. The area is readily accessed via Broadsands Road which passes below the Paignton and Dartmouth Steam Railway, supported by a distinctive stone viaduct.



View looking towards the café building across Broadsands Bay

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	East end adjoins AONB
Biodiversity	SAC	NNR	SSSI	LNR	Northern end adjoins LNR at Crystal Cove
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

4H Broadsands	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Development detracts from character of beach and hinterland
Condition of landscape elements						Surrounding countryside and facilities are well managed
Landscape perception/value						
Sense of remoteness						Presence of car parks other facilities and nearby housing
Scenic beauty/quality						Views out of the bay and of surrounding countryside
Tranquillity						Not as heavily used in the tourist season as some other areas.
Historic features which contribute to sense of place						Railway viaduct on approach
Visual sensitivity						
Local inter-visibility within the character area						Views partially restricted by sea wall and beach huts
Prominence in wider landscape / inter-visibility between CAs						Visible from immediately adjoining areas
Contribution to wider setting of Torbay and beyond admin boundary						Visible from Torbay but otherwise restricted
Viewing population and physical accessibility						Accessible by road; overlooked by railway, adjoining development. Large number of visitors
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

This bay, with its semi rural setting, provides an accessible, alternative recreational facility which is not as highly developed as other areas (e.g. Goodrington) and is generally well valued. Although there are large car parks and numerous beach huts the beach environment is pleasant with very attractive panoramic views northwards across the bay. The low key nature of the existing facilities is appropriate to the scale and character of this area and any significant development would detract from this character. However, there is scope to improve the quality of facilities.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Enhancement measures might include a reduction in the number of beach huts, tree planting, alternative surfacing and planting within car parks, upgrading the promenade, and replacement of the café/ restaurant building with a more attractive, structure.

CHARACTER TYPE 4: LOW LYING COAST AND/OR BEACH**Area of Local Character: 4I Elberry Cove****Description**

Elberry Cove is a small and less accessible shingle cove which is located to the north of Churston village and east of Churston golf course. It is sheltered from the south and west by higher ground and associated woodland, which enhances its attractive isolated character, and is separated from the closely mown Elberry pitch and putt course by Marridge Wood, and the rocky coast which extends round to Brixham. Access is via the South West Coast Path from Broadsands, or by a footpath from Churston. There are the remains of a Victorian bathhouse which was built for Lord Churston. There are distant views of Torquay across the bay.



View across Elberry Cove looking south

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Victorian bath house

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

4I Elberry Cove	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						
Landscape perception/value						
Sense of remoteness						Containment enhances sense of seclusion
Scenic beauty/quality						Natural character
Tranquillity						Used as a base by water skiers
Historic features which contribute to sense of place						Bath house ruins
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						
Contribution to wider setting of Torbay and beyond admin boundary						Visible across Torbay
Viewing population and physical accessibility						
Overall sensitivity						
Broad Rating	Highly sensitive		Moderately Sensitive	Less sensitive		

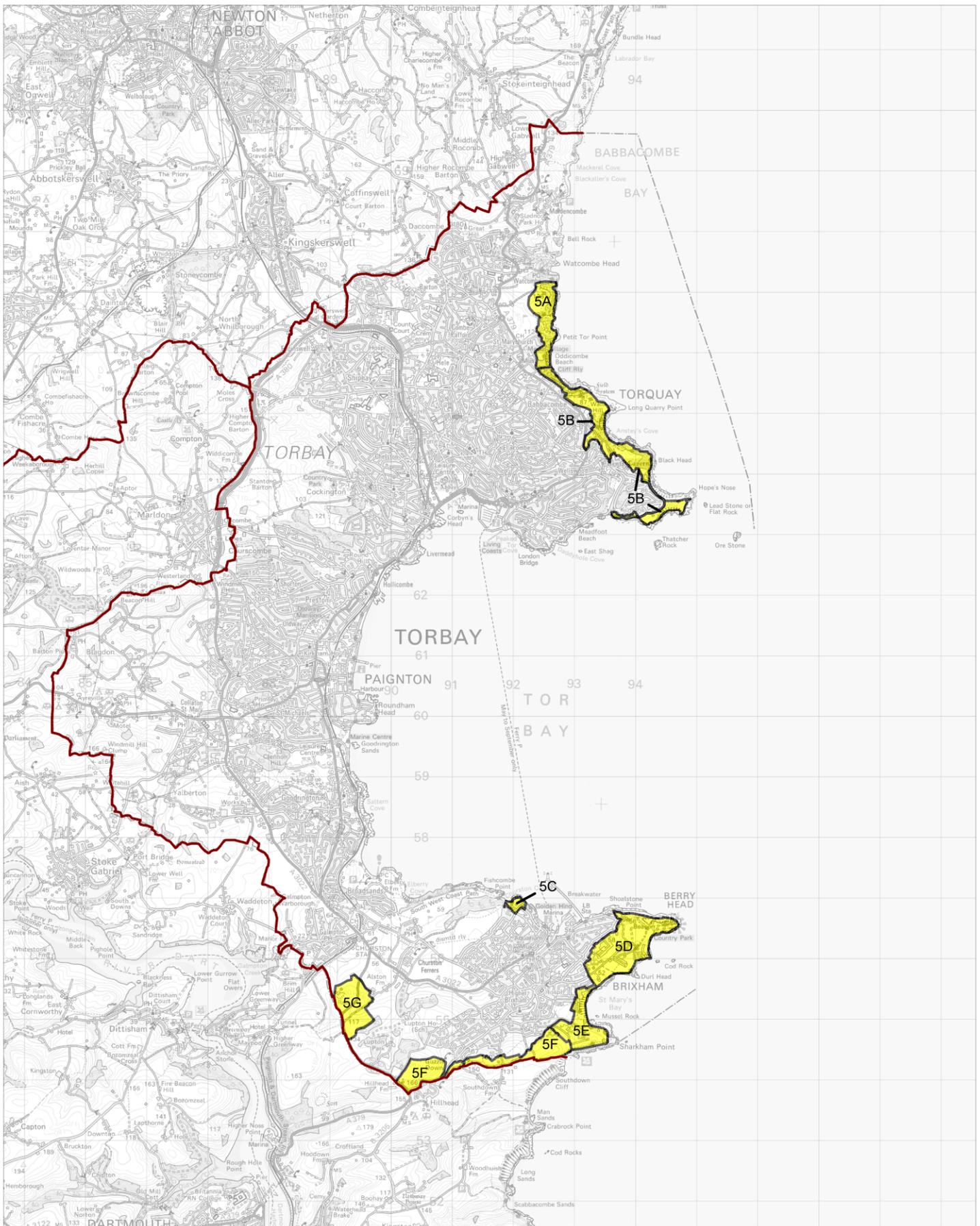
Capacity to accommodate change and mitigation potential

This bay would not be able to accept any change without considerable damage to its very attractive, secluded and unspoilt character.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The existing character needs to be conserved and adjoining woodland managed. The bathhouse is likely to require periodic maintenance to prevent further deterioration. There is scope for the introduction of interpretation board.



Key Drawing



Local Authority Boundaries



Type 5. Open Coastal Plateau (Devon Type 1B)



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ASSOCIATES

Figure 6: Key to location of AoLC within Torbay Landscape Character Type 5

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5A Watcombe to Oddicombe****Description**

This area is located on the coastal side of Torquay Golf Course and includes some open woodland and areas of grassland that overlook the sea. The land varies between 80 and 130 metres above sea level and there are panoramic views across Babbacombe Bay. A series of well-used footpaths run through the area including the South West Coast Path. Scrub and secondary woodland (primarily Sycamore) have encroached over much of this area during the last 100 years; this has restricted views out to sea from what was formerly open downland.



View looking out to sea from Petit Tor restricted by scrub growth

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	ULPA at Oddicombe
Biodiversity	SAC	NNR	SSSI	LNR	At Petit Tor and to rear of Oddicombe Beach
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Southern area adjoins Babbacombe Down CA

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

5A Watcombe to Oddicombe	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Vegetation and landform provides continuity, adjoining golf course and development
Condition of landscape elements						Scrub management required
Landscape perception/value						
Sense of remoteness						Good in spite of proximity to built up area; sense of wildness in parts
Scenic beauty/quality						Elevated views out to sea
Tranquillity						Much of the area is remarkably tranquil
Historic features which contribute to sense of place						Cliff railway at Oddicombe
Visual sensitivity						
Local inter-visibility within the character area						Restricted by scrub
Prominence in wider landscape / inter-visibility between CAs						Overlooks some beaches and cliffs
Contribution to wider setting of Torbay and beyond admin boundary						Viewed from Babbacombe Bay; forms wooded coastal fringe
Viewing population and physical accessibility						Readily accessible from urban area. Paths well used
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This area is highly visible from inland, along the coast, and from the sea and its untamed natural character is a fundamental characteristic. It would not be possible to mitigate the negative landscape impacts of any significant development or land use change in this area.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The area is leased and managed by the Torbay Coast and Countryside Trust who are undertaking scrub control measures to prevent the loss of relic areas of limestone grassland supporting species such as Yellow Rattle. This management is appropriate, as is the long term goal of seeking to reintroduce grazing. However, the reduction of scrub/woodland cover could make adjoining development more apparent, and reduce the apparent sense of remoteness, which would be most undesirable.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU

Area of Local Character: 5B Babbacombe to Meadfoot

Description

This is an extensive strip of cliff-top land which varies in character from the ornamental gardens of Babbacombe Down to wilder areas of limestone grassland, woodland and scrub. Most of this area is designated as a SSSI as a result of the geological importance of the rock and mineral exposures; similarly the biological importance of the wilder areas is also recognised by the designations. Much of the land is in public ownership, including the area at Walls Hill which provides good access to the cliffs, followed by the South West Coast Path, over an open grass area. A further extensive area at Black Head is privately owned by an independent school and access is restricted to the cliff edge in this area. A separate area extends north of Thatcher Point, where parts are in public and private ownership, includes a distinctive group of pine trees leading out to the point. The almost continuous belt of vegetation that runs along the seaward side of this area provides significant containment of much of the urban edge from the beaches and cliffs beyond.



View looking north east along Babbacombe Down

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Hope's Nose to Walls Hill and Babbacombe Cliffs
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Walls Hill Prehistoric/ Roman field system SAM; Babbacombe Downs CA

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

5B Babbacombe to Meadfoot	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Development detracts
Condition of landscape elements						Scrub encroachment of grassland areas; Sycamore dominance of woodland
Landscape perception/value						
Sense of remoteness						Variable according to enclosure; negligible at Babbacombe Down
Scenic beauty/quality						Good views of cliffs; panoramic views out to sea where not screened by vegetation
Tranquillity						Certain coastal areas are tranquil
Historic features which contribute to sense of place						Walls Hill SAM not extant
Visual sensitivity						
Local inter-visibility within the character area						Restricted by scrub
Prominence in wider landscape / inter-visibility between CAs						Some visibility along coast and over cliffs towards beaches below
Contribution to wider setting of Torbay and beyond admin boundary						Highly visible from Babbacombe Bay and across Torbay (section at Hopes Nose)
Viewing population and physical accessibility						Accessible, in parts, to wide population
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive	Less sensitive due to highly modified landscape and presence of development		

Capacity to accommodate change and mitigation potential

Certain areas are located on the skyline when viewed from populated areas inland and are consequently highly visible. There is some visibility along the coast and from Torbay and Babbacombe Bay and the area makes an important contribution to the character of Torbay. The area provides a valuable, accessible recreational resource and some areas have a significant sense of remoteness that is surprising given the proximity of the urban area. The area has little capacity to accommodate changes through development and development within the adjoining urban area could also impact negatively upon its character. It is unlikely to be possible to mitigate the impact of major development.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Much of the area is leased and managed by the Torbay Coast and Countryside Trust who are undertaking scrub control measures to prevent the loss of relic areas of limestone grassland which are designated as SSSI. This, and the goal of seeking to reintroduce grazing, is appropriate although care is required to maintain the sense of remoteness provided by screening of adjoining development and activities.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5C Battery Gardens****Description**

Battery Gardens (or Battery Grounds) is an area of mature woodland and grassland which overlooks Brixham Harbour to the east. Most of the area is a Scheduled Ancient Monument as the area was the location of a series of defensive artillery batteries between 1780 and 1940 (although the first record of the use of the site as a battery goes back to 1586). It is one of only seven such World War II Coastal Defence sites still remaining and this is the most complete example with many of the structures and emplacements still apparent. The area is a Scheduled Ancient Monument and now publicly owned natural parkland with distinctive fir and pine trees, a small interpretation centre, and a museum. The area is crossed by a series of paths with benches and lookouts which allow panoramic views across Torbay and Brixham Harbour. The gardens are known as the 'Grandstand of Torbay'; it is a popular vantage point for watching nautical events. Access is good and the South West Coast Path runs along the bottom of the coastal edge.



View looking south west across Battery Gardens

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	AONB adjoins western edge
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Brixham Town Conservation Area. Many extant battery features

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

5C Battery Gardens	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						
Condition of landscape elements						Well managed area but some features in need of updating
Landscape perception/value						
Sense of remoteness						Close to development and activities
Scenic beauty/quality						Fine coastal views from most parts
Tranquillity						Tranquil in context of adjoining urban area
Historic features which contribute to sense of place						Extant battery features (SAM) contribute to distinctive sense of place and interest
Visual sensitivity						
Local inter-visibility within the character area						Views within are good but interrupted by trees
Prominence in wider landscape / inter-visibility between CAs						Apparent from harbour but not across Torbay due to small scale and distance
Contribution to wider setting of Torbay and beyond admin boundary						Small but integral part of Torbay coastline; contributes to setting of harbour
Viewing population and physical accessibility						Highly accessible and apparent from harbour area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This is a locally very visible undeveloped area particularly apparent from the Harbour. Its natural characteristics should be retained and any built development should be small scale, carefully sited, and related to its historic importance and existing recreational use (such as a café).

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Recent changes to the management regime have shifted the emphasis from closely mown grass towards a more 'wildlife friendly' management regime which will encourage wild flowers. The area offers considerable potential for enhancement, particularly to the hard landscape and access.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5D Berry Head****Description**

Berry Head is an area of harder limestone rocks that forms the southern headland overlooking and sheltering Torbay, located within the AONB. There are panoramic sea views from much of this area which is located between 50 and 60 metres above sea level and provides a sense of exposure and wildness. There are two areas of walled forts and a small battery, all of which are Scheduled Monuments. These include Fort number 1, Fort number 2 and Hardy's Head battery, which were all constructed at the end of the 18th Century. Berry Head is also a Country Park managed by the Torbay Coast and Countryside Trust with a small Visitors Centre. There is access to a car park, and a café is located within the Fort number 3. The South West Coast Path runs through the area and many other informal paths. The vegetation ranges from woodland along the western edge, to open grassland and scrub within the exposed areas. Some parts of the area are agricultural land and two holiday camps are included in the area, with Butlins adjoining the western edge. Much of the headland is part of the Berry Head to Sharkham Point SSSI and National Nature Reserve, and SAC valued for its geological and biological interest. Botanically the area supports areas of unimproved limestone grassland.



View looking south towards Fort no 1

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

5D Berry Head	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Holiday villages visible from parts of the area but otherwise consistent character
Condition of landscape elements						Holiday villages & car parking could be improved
Landscape perception/value						
Sense of remoteness						Some of the fringes overlook development but other areas are remote, exposed and windswept
Scenic beauty/quality						Views over cliffs, coastline and Torbay and are high quality
Tranquillity						Good in most of the area but not on western fringes. Popular for recreation
Historic features which contribute to sense of place						C18th Forts; former quarry
Visual sensitivity						
Local inter-visibility within the character area						Clear views over much of area
Prominence in wider landscape / inter-visibility between CAs						Visible from much of the district
Contribution to wider setting of Torbay and beyond admin boundary						Very visible from Torbay and the wider coast, including South Hams coast to south
Viewing population and physical accessibility						A popular visitor destination which is very accessible; Country Park where access encouraged
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The Berry Head Country Park area is highly visible from Torbay and adjoining coastline. Any significant development or structures would be highly visible and inappropriate; mitigation would be extremely difficult. Three holiday villages are located on the fringes of the built up area. Louville Camp, located close to the coast, has a regular layout; being low-rise it is quite well integrated by vegetation. The site may be suitable for sympathetic redevelopment although proposals will need to be very carefully designed to ensure they respect the special qualities, and sensitive character and setting of the area, and that any such proposals are beneficial overall. Similar design initiatives for all of the holiday chalet developments in this area would be desirable, taking into account the location within the South Devon AONB.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Berry Head Country Park is managed by Torbay Coast and Countryside Trust who have a management plan in place for the area which takes account of its particular heritage value and its status as a Country Park.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5E Sharkham Point****Description**

The area at Sharkham Point is the most southerly section of coast in Torbay. There are good views out to sea, to Berry Head, and fine views southwards along the South Hams coast from the headland, although some parts of the area are hidden from the coast either by woodland, scrub, or landform. This area includes the St. Mary's Bay holiday camp, South Bay Holiday Park, Upton Manor Farm, and the site of the former Dolphin holiday camp which is currently being redeveloped. Many of these holiday developments consist of closely packed regular rows of light reflective buildings which are highly prominent and detract from the character of the area and sense of place, particularly where they are located close to the coastal cliffs. The area is popular and accessible via a rather poor narrow lane, with some informal car parking. The South West Coast Path follows the coast and informal paths criss-cross the area. The headland is part of the Berry Head to Sharkham Point SSSI and National Nature Reserve, and SAC, which is valued for its geological and biological interest. Botanically the area supports areas of unimproved limestone grassland. However, the area has a slightly neglected character engendered by the rough access, extensive stands of Japanese knotweed, and the apparently unmanaged nature of the area, although it does have a sense of exposure and wildness.



View looking north towards Berry Head from Sharkham Point

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Sharkham Point to Berry Head SAC/SSSI/NNR. Also sites of local value.
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

SE Sharkham Point	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Proximity of holiday camp developments damage landscape integrity
Condition of landscape elements						Scrub and widespread knotweed encroachment
Landscape perception/value						
Sense of remoteness						Low inland; windswept and exposed on headlands but visibility of development detracts
Scenic beauty/quality						Good on the coast; Low inland
Tranquillity						Good on the coast; Low inland
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Restricted by trees, scrub, and local topography
Prominence in wider landscape / inter-visibility between CAs						Visible from some adjoining areas; strong visual relationship with Berry Head
Contribution to wider setting of Torbay and beyond admin boundary						Sharkham Point is highly visible from the adjoining district and other parts of South Devon AONB
Viewing population and physical accessibility						Primarily holiday visitors and users of the Coastal Path and other informal paths; access not apparently encouraged
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive	Variable – highly sensitive on coastal headlands		

Capacity to accommodate change and mitigation potential

Some change to the more secluded areas, or to the more intrusive existing peripheral developments are likely to be acceptable as long as these offer net improvements/benefits and appropriate mitigation measures (such as those that have occurred at the Dolphin holiday camp). The exposed coastal landscape of the headland is highly sensitive to change.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The Torbay Coast and Countryside Trust lease and manage Sharkham Point and associated section of the SSSI. Enhancements for these areas need to include control of Japanese Knotweed and scrub. Part of the land on the southern side of the headland is owned by the National Trust. A particular focus for improvements should be the adjoining holiday camp developments where new and reinforced screening and or a design /planning review of these facilities, undertaken jointly with the South Devon AONB unit, may result in net benefits. There is scope to encourage wider access to the area, and provide visitor interpretation.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5F Brixham Heights****Description**

This area of high ground varies from 70 to 165 metres above sea level and is located on the southern periphery of Brixham. Due to the elevation there are extensive views across the town and over Torbay; correspondingly, it is often visible as the backdrop to views from the town and across the bay from the north. There are also some views southwards into South Hams from this area and this high land contains the town from the coast to the south. It comprises a patchwork of small hedged grass fields, and many of the field boundaries are derived from medieval strip fields; similarly, the pattern of narrow lanes, which cross the area, are of considerable antiquity and provide public access. There is a proliferation of small yards, agricultural buildings, stables and shelters in the fields flanking Challeycroft Road with fields often subdivided for horses, the cumulative effect of which is eroding landscape character.

The south western boundary of Torbay is at Brixham Cross and follows the Brixham to Kingswear and A379 Paignton to Kingswear roads. The western part of the area at Guzzle Down is the highest point in the southern part of the district, and forms the southern visual limit of Torbay. This area has larger fields, some of which are in arable use. The AONB boundary follows the boundary between Torbay and South Hams to the south of the town.



View looking north across Torbay from Brixham Heights

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Eastern part within CPA. Guzzle Down is part of AONB.
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

5F Brixham Heights	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Much of medieval field pattern remains although integrity being eroded by sporadic development
Condition of landscape elements						Some horse-related deterioration
Landscape perception/value						
Sense of remoteness						Much of area overlooks Brixham
Scenic beauty/quality						Panoramic views over the coast and Torbay; occasional views south
Tranquillity						Proximity to Brixham and roads; more tranquil further from edge
Historic features which contribute to sense of place						Medieval boundary pattern and sunken lanes
Visual sensitivity						
Local inter-visibility within the character area						Hedgerow pattern restricts views
Prominence in wider landscape / inter-visibility between CAs						Highly visible due to elevation
Contribution to wider setting of Torbay and beyond admin boundary						Major view-shed to Torbay; upper parts visible from South Hams. Major contribution to setting of Brixham
Viewing population and physical accessibility						Visible from much of the built up area and beyond
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The elevated location of this area means that these areas are highly sensitive to changes that would be visually prominent and which would be difficult to mitigate with screening. There is therefore little opportunity for these areas to accommodate any form of development. The main threat to parts of this area is the piecemeal erosion of character by horse-related development and small buildings along Challeycroft Road. The field pattern is also susceptible to deterioration through change in farming practices and horse-related uses.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

The management strategy should seek to encourage the adoption of voluntary good practices by horse owners in the area for siting of stables, jumps, and internal fences, and the management of grazing, and limit the piecemeal erection of buildings on small plots. It should also encourage good hedgerow management practices and trees within hedgerows at Guzzle Down, and seek to maintain the character of the network of old lanes.

CHARACTER TYPE 5: OPEN COASTAL PLATEAU**Area of Local Character: 5G Lupton Heights****Description**

Whilst this area of land is some distance from the coast there are extensive views over Torbay due to elevation and landform. This area is primarily arable land with large regular fields bounded by closely trimmed hedgerows. The shelter belts and woodlands of Lupton Park define the southern boundary of the area and prevent views to the south. One of the principal viewpoints is the A379 Paignton to Kingswear road which runs through the centre of this area and from which there are wide views across the bay to the north. The shoulder of land is also very visible in views from the southern and south western periphery of Paignton where the high land forms an open skyline. The southern part of the area lies within the AONB, whilst northern part is within the AGLV. The Torbay-Dart Link footpath follows a track across the area from Churston.



View looking across Torbay from the A379 Kingswear Road

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	The Churston CA lies immediately to the east. Lupton Park historic park lies to the south

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

5G Lupton Heights	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Uniform managed arable landscape
Condition of landscape elements						Hedges close cut and lacking trees
Landscape perception/value						
Sense of remoteness						Some views to development; busy road bisects area
Scenic beauty/quality						Expansive views over Torbay
Tranquillity						Affected by noise from major road
Historic features which contribute to sense of place						
Visual sensitivity						
Local inter-visibility within the character area						Good views across the area
Prominence in wider landscape / inter-visibility between CAs						Visible from much of the wider area
Contribution to wider setting of Torbay and beyond admin boundary						Part of the backdrop to views across the bay from the north. Important part of approach into Torbay from south
Viewing population and physical accessibility						Drivers on the A379; users of Dart Link
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

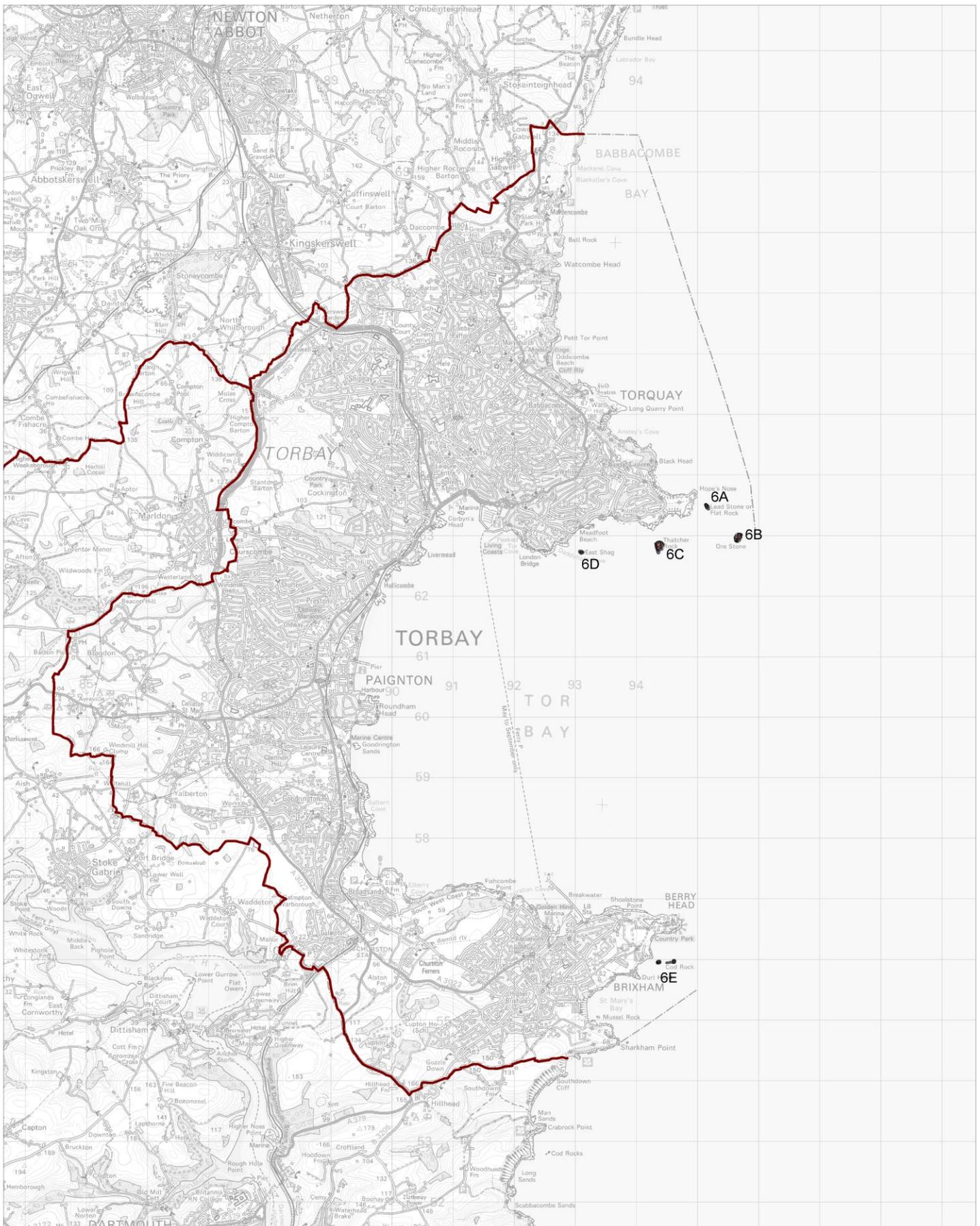
Capacity to accommodate change and mitigation potential

This is an elevated area, part of which forms a skyline, which is clearly visible from a considerable area to the north and its open character is vulnerable to change. Any development would be wholly inappropriate in this location.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Some limited planting /or encouragement of hedgerow trees along the roadsides and field boundaries would assist in strengthening the character of this area which falls away into the Dart valley within South Hams.



Key Drawing



Local Authority Boundaries



Type 6: Offshore Islands (Devon Type 5)

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Figure 7: Key to location of AoLC within Torbay Landscape Character Type 6

CHARACTER TYPE 6: UNINHABITED ISLANDS/ROCKS

Area of Local Character: 6 A-E Islands/Rocks

Description

There are two groups of uninhabited offshore limestone rocks or small islands within Torbay. A northern group of larger islands close to Hope's Nose which includes Thatcher Rock, Lead Stone/Flat Rock, Ore Stone and East Shag. Thatcher Rock and Ore Stone are the largest of these and are located off Thatcher Point and form distinctive features, notably Ore Stone and Thatcher Rock that rise some 30-40m above the sea, are visible from a wide area of the coastline and across the bay.

The southern group of rocks are generally smaller in size, rising some 10m from the sea, and are located to the east and south of Berry Head. These include Cod Rock, Mew Stone and Durl Rock (which is located at the foot of the cliffs), all of which form part of the SAC that covers the adjoining part of the coast. These features also form part of the Geopark and demonstrate the harder nature of the limestone rock which forms the adjoining headlands.



View of Thatcher Rock

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Thatcher Rock
Biodiversity	SAC	NNR	SSSI	LNR	Thatcher Rock is SSSI. Mew Stone, Cod and Dul Rock are SAC and SSSI.
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

6 A-E Islands/Rocks	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Strong rock formations
Condition of landscape elements						Rock is principal element; windswept sparse low vegetation on Thatcher Rock and Ore Stone
Landscape perception/value						
Sense of remoteness						Appear remote when viewed from coast
Scenic beauty/quality						Attractive elements in the view that demonstrate hardness of limestone
Tranquillity						Presumably tranquil, although boat traffic will affect
Historic features which contribute to sense of place						Not applicable
Visual sensitivity						
Local inter-visibility within the character area						The two groups of rocks are generally viewed independently due to separation across bay
Prominence in wider landscape / inter-visibility between CAs						
Contribution to wider setting of Torbay and beyond admin boundary						Contribute to coastal scenery and character of Torbay
Viewing population and physical accessibility						Very high for northern group due to relationship to built up area; Substantial for southern group. Inaccessible
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

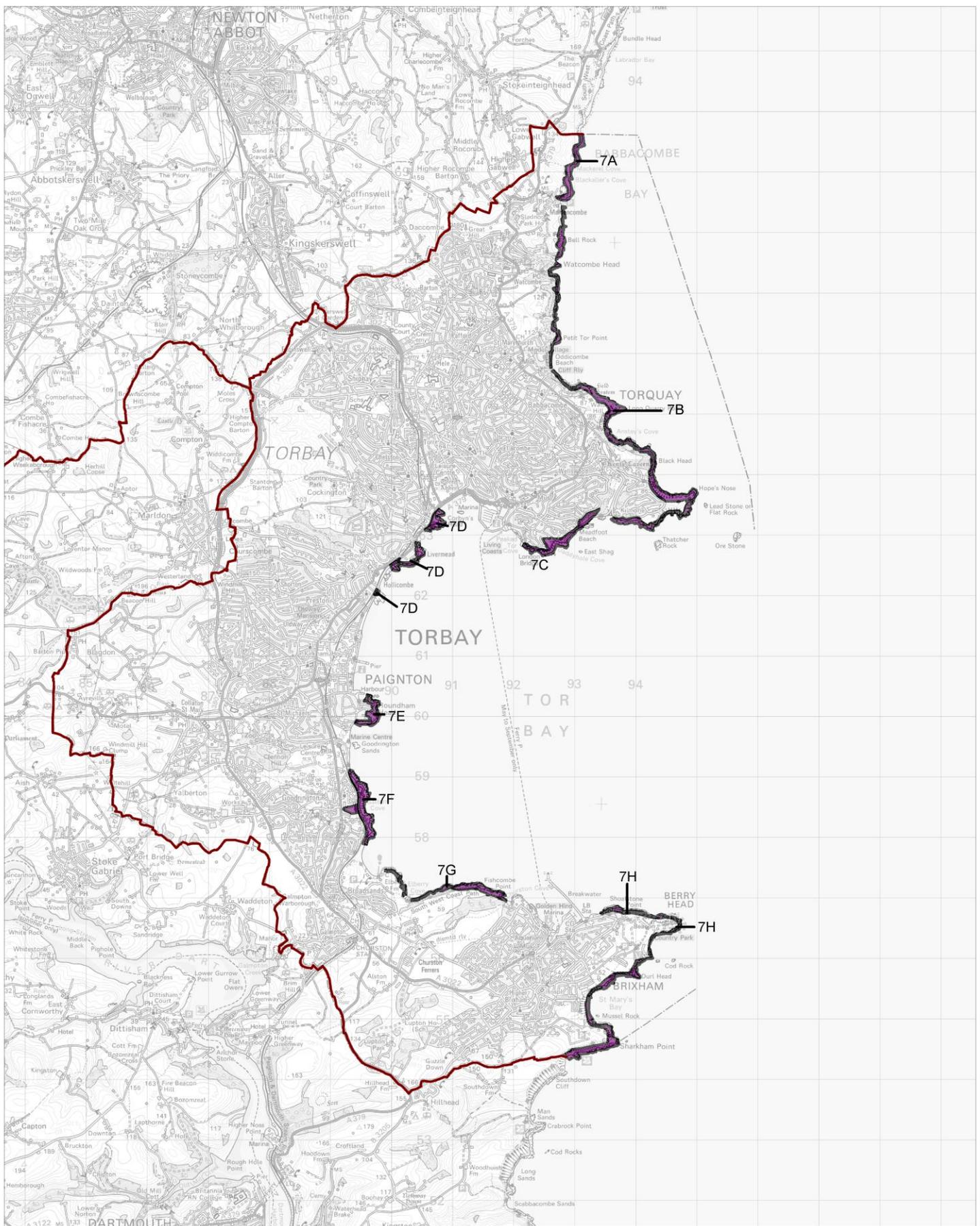
Capacity to accommodate change and mitigation potential

These areas are highly visible, inaccessible and some have high conservation value. No changes would be appropriate to these natural features which are evidence of natural processes. They are interesting coastal features that lend character to the bay and views and are an integral part of the Geopark.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

No landscape management is required.



Key Drawing



Local Authority Boundaries



Type 7. Cliffs (Devon Type 4D)

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Figure 8: Key to location of AoLC within Torbay Landscape Character Type 7

CHARACTER TYPE 7: CLIFFS

Area of Local Character: 7A Herring Cove to Babbacombe

Description

The cliffs of Torbay are a key part of the English Riviera Geopark and focus for guided tours and are of great historical and educational value as well as creating distinctive coastal scenery. This has been reflected in the Good/High scores against the 'historic features' component of the sensitivity matrices in LCT7.

The cliffs from Babbacombe northwards to the Torbay boundary beyond Maidencombe are formed primarily from Devonian Sandstones which give the exposed areas their striking reddish brown colour. The main exception is the limestone exposure at Petit Tor which is illustrated below and shows how the cliff was quarried to remove high grade 'Torquay Marble', as it was known. The sandstone cliffs are partially vegetated with scrub, tree, grasses and herbs, and range between 30 and 100 metres in height. Taller vegetation is evident in more sheltered locations or on shallower faces. Sandstone boulders and rubble that has fallen from above is often found at the foot of the cliffs. The coastline has a varied horizontal and vertical profile where faults in the rocks have allowed the coast to be eroded and bays to form, or where shallow valleys and combs meet the coast to give an undulating character. A series of small bays or coves have been formed at Watcombe, Whitsand, Maidencombe and Mackerel Cove. Access to beaches at Watcombe and Maidencombe, via car parks and footpaths is possible; other areas are more difficult to reach and some are inaccessible. Whilst there are some footpaths down to the beach, the South West Coast Path runs above the cliffs within the adjoining cliff-top area along this section of coastline.



View looking towards Petit Tor Point from Babbacombe beach

Designations present	Comment				
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Local sites along most of cliffs; SSSI at Oddicombe/Babbacombe
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

7A Herring Cove to Babbacombe	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						A broadly 'natural' landscape with continuity and unity of character
Condition of landscape elements						Colonisation by scrub and sycamore is detrimental to biodiversity
Landscape perception/value						
Sense of remoteness						Strong sense of remoteness in most areas
Scenic beauty/quality						Outstanding combinations of cliff, coast and sea
Tranquillity						Most areas are unaffected by adjoining development. High in many areas
Historic features which contribute to sense of place						Important Geopark feature
Visual sensitivity						
Local inter-visibility within the character area						Restricted by topography and woodland
Prominence in wider landscape / inter-visibility between CAs						Visible along coast and from Babbacombe Bay
Contribution to wider setting of Torbay and beyond admin boundary						Prominent part of coastline, closely associated with Torbay
Viewing population and physical accessibility						Limited access but apparent from many parts of the Coast Path
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

Cliffs are a major feature of the setting of Torbay and have considerable biological and geological importance. They are an area that provides a feeling of remoteness and tranquillity close to the built up areas of the town. Whilst much of the hinterland of the northern section of the cliffs is rural in character, parts of the southern section are close to housing and provide valuable access to fresh air and sea views. The cliff zone is prone to erosion and unstable. Whilst it is difficult to predict the nature of any development which could be appropriate on the cliffs, the exposed nature of the area indicates that it will almost inevitably be highly visible from adjoining areas, have significant visual impact, and little/no scope for mitigation. Principal changes are likely to result from management of the vegetation cover, although this is restricted due to the terrain.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Torbay Coast and Countryside Trust manage much of the area in accordance with the requirements of biological and geological conservation. This includes management of the scrub and Sycamore colonisation with a long term plan to reintroduce grazing to less steep areas where this is feasible.

CHARACTER TYPE 7: CLIFFS

Area of Local Character: 7B Babbacombe to Meadfoot

Description

This section of cliff has a varied and complex geology and is particularly prominent from the approaches to Torbay and from within Torbay; the variations in colour of the rocks is a noticeable feature along this section which includes Hope's Nose (site of an old quarry), which defines the northern extent of the bay and is visible across Torbay from a large part of the built up area. Whilst this area is close to housing the topography has provided a barrier to most forms of development, except for the small cluster of development at Babbacombe and the cliff railway, and the quarrying of limestone. There is road access down the cliffs at Babbacombe which, along with a series of paths and the cliff railway, provide access to the beach and simple tourist-related development. Road access is otherwise restricted to the tops of the cliffs, with Ilsham Marine Drive running around the top of Hope's Nose, and linking with Anstey's Cove Road which provides access to the top of Anstey's Cove. There are occasional steep paths to some coves (such as at Anstey's Cove). The foot of the sandstone cliffs is characterised by boulders and rubble from erosion and landslips; limestone cliffs often meet the sea with more jagged rock formations. Vegetation cover varies according to the geology and exposure; woodland extends almost to the base of cliffs in more sheltered locations (such as Babbacombe) whilst the more exposed sections are windswept and vegetation cover is limited to grasses and stunted scrub.



View looking south towards Anstey's Cove from Walls Hill

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	All but southern section SSSI; rest is Local site
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	CA at Babbacombe

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

7B: Babbacombe to Meadfoot	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Consistent character due to geology, topography, vegetation cover
Condition of landscape elements						Generally good apart from scrub and sycamore colonisation
Landscape perception/value						
Sense of remoteness						Vegetation cover enhances remoteness due to screening that it provides
Scenic beauty/quality						Views along coast/over cliffs out to sea are high quality
Tranquillity						Proximity to road and quantity of visitors affect tranquillity
Historic features which contribute to sense of place						Important Geopark feature. Interesting quarry at Hope's Nose
Visual sensitivity						
Local inter-visibility within the character area						Restricted significantly by vegetation and variations in topography
Prominence in wider landscape / inter-visibility between CAs						Exposure and elevation makes them highly visible
Contribution to wider setting of Torbay and beyond admin boundary						Visible along coast, across Torbay and from Babbacombe Bay
Viewing population and physical accessibility						Apparent to large population across Torbay as well as local visitors. Access very restricted by topography; SWCP behind/top of cliffs.
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The comments set out for AoLC 7A apply to the Cliffs type generally.

The proximity of the cliffs to the built up area in this location, combined with access provided by roads to the top of the cliffs, make these areas popular with residents for their stunning views, sense of tranquillity and remoteness. Whilst access is difficult down the cliffs and only possible to Hope's Nose, Anstey's Cove, and Babbacombe beach, the cliffs are highly attractive for cliff top walks and are of high landscape quality and significance, and are a key part of Torbay's identity.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Torbay Coast and Countryside Trust manage the area in accordance with the requirements of biological and geological conservation, which includes management of the scrub and Sycamore colonisation with a long term plan to reintroduce grazing to less steep areas where this is feasible.

CHARACTER TYPE 7: CLIFFS

Area of Local Character: 7C Meadfoot to Torquay Harbour

Description

This area covers cliffs between Meadfoot Beach and the harbour, including London Bridge, which provide the immediate setting for Torquay and the harbour from the sea and across the bay; they are a key part of Torquay's identity. Daddyhole limestone was quarried from the cliffs as a building stone, and there is considerable evidence of quarrying in the western section of this cliff area where this limestone occurs, most notably at Dyer's quarry. The eastern section of cliffs above Meadfoot Road consist of softer sandstone which are more heavily vegetated (notably with Evergreen Oak), and inclined to erosion with rock falls onto the road below. The Daddyhole area has landslips and access is precluded due to the steep cliffs; a small car park and public open space (an ULPA) is located above the cove. Residential development almost reaches the cliff top west of Daddyhole, although the SWCP provides access along the cliff edge until the large Imperial Hotel. There are good views across the bay and to the offshore rocks, notably Thatcher Rock. Daddyhole and Meadfoot are all designated as SSSI due to their geological interest. Other areas are identified for their local conservation value. The whole area lies within a Conservation Area.



View looking West along Meadfoot cliffs

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Dyer's Quarry, Lands End, and Daddyhole
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Whole are in CA

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

7C Meadfoot to Torquay Harbour	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Predominantly rugged natural character
Condition of landscape elements						Some areas liable to slip; some vegetation becoming dominant
Landscape perception/value						
Sense of remoteness						Development in adjoining areas visible from all accessible parts
Scenic beauty/quality						Views of rocks and coast are good but proximity of development/lighting detract
Tranquillity						Proximity to development and roads
Historic features which contribute to sense of place						Important part of Geopark
Visual sensitivity						
Local inter-visibility within the character area						Coastline screens Meadfoot from Daddyhole
Prominence in wider landscape / inter-visibility between CAs						
Contribution to wider setting of Torbay and beyond admin boundary						Very apparent in views across bay
Viewing population and physical accessibility						Widely visible across the bay. Access via SWCP, Daddyhole open space, Meadfoot Beach
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The comments set out for AoLC 7A apply to the Cliffs type generally.

Any significant development in this area would be highly visible across the bay. Changes could occur as a result of redevelopment/ extensions to existing properties that run close to the cliff edge, and intensification of existing uses, although the Conservation Area designation imposes constraints on development. Great care is required to ensure that the potential impact of any such changes are carefully assessed and should take account of the views from the bay which is fundamental to the setting of the area.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The cliffs are managed by the Torbay Coast and Countryside Trust in accordance with the conservation requirements of the SSSI citations. Any engineering works to the road, car parking, and or to the face of the cliffs to prevent erosion or slippage needs to be undertaken in a sympathetic manner.

CHARACTER TYPE 7: CLIFFS**Area of Local Character: 7D Corbyn, Livermead, and Hollicombe Heads****Description**

These three relatively low flat topped sandstone headlands punctuate the line of the main beaches of Torquay. Corbyn and Hollicombe Heads are smaller than Livermead, and only 10 metres in elevation; all are of geological significance as erosion is exposing formations in a readily accessible location. The small headland at Corbyn is a grass open space, occupied by a utilitarian shelter and some trees, and offers panoramic views across the bay with partial views also available from the adjoining busy road (although partially blocked by the shelter). The cliffs below are protected partly by sea walls set along the rocks at the base. Livermead Head is larger and varies from 10 to 25 metres in elevation, and is occupied by Livermead Hotel, flats and large detached housing the boundaries of which extend to the cliff edge or, in the case of the hotel, a continuation of the wall from Livermead Beach, and there is no public access to the cliff top. Hollicombe Head is a small flat headland separated from the urban area beyond by the railway. The headland is an open grass space accessed via a footbridge over the railway, which links through to Marine Parade (and followed by the SWCP) and offers fine views along the coast and across the bay. These red sandstone headlands are significant features of this part of the bay; they provide shelter and interest in views from the adjoining beaches, with associated rock pools being of marine interest.



View looking towards Livermead Head from the bay

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Proposed county geological sites
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	CA inland of Corbyn's Head

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

7D Corbyn, Livermead, and Hollicombe Heads	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Adjoining areas are developed
Condition of landscape elements						Walls built on top of cliffs in variable condition/materials
Landscape perception/value						
Sense of remoteness						Close proximity to development and roads
Scenic beauty/quality						Good views of bay but development in other areas
Tranquillity						Proximity to roads, railway, popular beaches, and development
Historic features which contribute to sense of place						Important part of Geopark
Visual sensitivity						
Local inter-visibility within the character area						
Prominence in wider landscape / inter-visibility between CAs						Visible from other character areas across bay, from local beaches, and from bay
Contribution to wider setting of Torbay and beyond admin boundary						Visible from bay but size reduces significance in wider setting
Viewing population and physical accessibility						Good accessibility at Corbyn's Head; none at Livermead. Locally prominent features from nearby beaches and in views from bay
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			Corbyn Head more sensitive to change than Livermead due to undeveloped character

Capacity to accommodate change and mitigation potential

Corbyn Head is relatively low and less visually significant as a result; Livermead is higher and larger, although substantially dominated by buildings. Changes at Corbyn's and Hollicombe Head are likely to be related only to improvements to the open space; their simple character should be retained and the quality of the shelter at Corbyn's Head improved (or removed which would open up views). Pressures for change at Livermead Head are most likely to come from redevelopment of existing plots, intensification of development on large plots, or extensions of existing buildings. The nature and scale of such changes should be very carefully controlled to avoid over-development. Development should not be allowed to encroach on the cliffs and coastal erosion is a threat. The loose nature of the development accommodates significant vegetation cover which is of wider amenity value; this should be protected.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Management of the cliff will be dictated by the need to safeguard geological interests. This may conflict with a desire to protect the developed cliffs with hard sea defences.

CHARACTER TYPE 7: CLIFFS**Area of Local Character: 7E Roundham Head****Description**

Roundham Head, projecting south of Paignton Harbour, is the largest of the flat topped red sandstone headlands which punctuate the fringes of Torbay. It rises to approximately 25 metres above sea level. Approximately one third of the area is occupied by open space based around the Roundham Gardens and associated grand villa which is evident from the bay, and includes a small pitch and putt course with a prominent stand of pines. A series of rocky shelves, walls and paths form a terrace of south facing ornamental gardens (Cliff Gardens) overlooking Goodrington Beach, with a concrete promenade at the base which provides access to the beach via steps. Public access is therefore very good and the SWCP runs through the area. Detached predominantly 2 and 3 storey houses/flats, set within generous gardens which support good levels of vegetation, are located behind the open space. The headland is an important and accessible geological exposure which is used for interpretation of the 'Coral Coast'.



View looking towards the Roundham Head from Torbay

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Geological SSSI around head
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Eastern part around Roundham Gardens

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

7E Roundham Head	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Open space around cliff tops creates attractive accessible area
Condition of landscape elements						Highly modified with ornamental gardens; condition variable
Landscape perception/value						
Sense of remoteness						Development in close proximity; well used
Scenic beauty/quality						Attractive in eastern part where open space associated with villa, and good views
Tranquillity						Busy road and housing close by
Historic features which contribute to sense of place						Harbour to north; villa at Roundham Gardens. Important part of Geopark
Visual sensitivity						
Local inter-visibility within the character area						Area sub-divided by vegetation, aspect, and topography
Prominence in wider landscape / inter-visibility between CAs						Very visible from adjoining beaches and bay
Contribution to wider setting of Torbay and beyond admin boundary						Widely visible from within and across Torbay but height limits significance in longer views
Viewing population and physical accessibility						Highly accessible to visitors, local residents and beach users. SWCP crosses area
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

Comments apply as set out for Livermead Head (AoLC 7D above).

The open space should be safeguarded as it provides a very accessible coastal amenity. Cliff Gardens and the promenade offer good scope for very substantial improvements.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Maintain east face of headland in accordance with the needs of geological conservation, and ensure inappropriate action by other agencies is avoided (such as hard sea defences)

Character Type 7: Cliffs

Area of Local Character: 7F Headlands between Goodrington and Broadsands

Description

This part of the coast comprises a series of low cliffs and headlands punctuated by small indentations between rocky outcrops, which are separated from the urban area by the Paignton and Dartmouth Steam railway which runs right along the cliff edge in places. Some of these indentations provide small sandy beaches at low tide. Sea-washed outcrops and fallen rock debris is a feature along the base of the cliffs. Vegetation is limited to areas of low windswept scrub on the railway line, cliff tops, and cliffs in places. The whole area is designated as SSSI or LNR as a result of the geological significance of the rock exposures and its biological interest (and the intertidal and marine flora and fauna below). These designations also apply to Sugar Loaf Hill, a locally distinctive rounded hillock, which forms a wedge of open land between developments west of the railway.

The railway limits access to this area to three bridges/tunnels which cross the railway. This allows informal access to small grassy areas along the cliff top and the small coves below. Alternatively access via the beach at low tide is feasible from the more accessible beaches to the north or south. Visually this area is important to the setting of Torbay as it is one of the few areas of undeveloped coastline around the bay. These 'green fringes' help to balance the developed edges of the bay.



View looking inland with Sugar Loaf Hill right of centre

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Includes Sugar Loaf Hill
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	

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

7F Headlands between Goodrington and Broadsands	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Cliffs are unspoilt
Condition of landscape elements						Natural condition contrasts strongly with areas of development inland
Landscape perception/value						
Sense of remoteness						Locally secluded areas have good level of remoteness
Scenic beauty/quality						Very good coastal/bay views particularly towards Brixham
Tranquillity						Proximity to residential development, holiday park, railway, reduces tranquillity
Historic features which contribute to sense of place						Railway
Visual sensitivity						
Local inter-visibility within the character area						Good views along cliffs
Prominence in wider landscape / inter-visibility between CAs						Visible from surrounding areas notably Roundham and Churston area
Contribution to wider setting of Torbay and beyond admin boundary						Important stretch of undeveloped coast within setting of bay
Viewing population and physical accessibility						High number of visitors from holiday park/residential areas and visible from parts of bay. Access good but limited by railway crossings. Apparent absence of dedicated rights of way
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This highly visible largely natural area is very sensitive to any form of change.

Management Strategy

Conserve	Enhance	Restore	Renewal
			

Torbay Coast and Countryside trust manage this area in accordance with the requirements of the conservation of the geological and botanical interest. They also manage the cliff top grassland, repair steps and path erosion. The strategy should focus on the retention of the natural qualities of these areas.

CHARACTER TYPE 7: CLIFFS**Area of Local Character: 7G Broadsands to Brixham****Description**

This area includes a section of sheltered wooded coastline and series of coves and which have been formed from the Churston limestone. The northern section includes a low cliff below the pitch and putt course at Elberry, as well as Elberry Cove which is the location of the remains of a Victorian bathing house. The cove adjoins Marridge Wood, a prominent landscape feature which extends for approximately 1.3 kilometres along the southern side of the bay. This more sheltered area is characterised by steep sloping woodland with numerous rock outcrops as opposed to sheer cliffs, particularly at the eastern end adjoining Fishcombe Point and Churston Cove. The coastline along Marridge Wood is a most important feature of wider Torbay providing a wooded rural fringe which provides a backdrop in views from and across the bay and contributes to the separation of Brixham and Paignton and can be viewed by passengers using the local ferry and pleasure craft; it also contains the unnatural modified landscape of the golf course that lies immediately inland through much of this area. The South West Coast Path follows the coastal edge and runs through the top of the wood; other connections extend inland around Churston and the area is popular for walking.



View looking westward into Churston Cove

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	Entirely within AONB and CPA
Biodiversity	SAC	NNR	SSSI	LNR	Churston Cove is a proposed county geological site. Whole area identified as being of local value
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Abuts CA at Battery Gardens

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

7G Broadsands to Brixham	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Pitch and Putt at Elberry detracts
Condition of landscape elements						Paths heavily worn.
Landscape perception/value						
Sense of remoteness						Particularly high in Marridge Wood
Scenic beauty/quality						Very picturesque views from Elberry and Churston Coves.
Tranquillity						Variable. Northern and eastern boundaries abutting Broad Sands and Brixham Holiday Parks less tranquil
Historic features which contribute to sense of place						Ruin of bathing building at Elberry Cove. Important part of Geopark
Visual sensitivity						
Local inter-visibility within the character area						Woodland limits views
Prominence in wider landscape / inter-visibility between CAs						Highly visible from much of Torbay
Contribution to wider setting of Torbay and beyond admin boundary						Integral part of views across Torbay from main developed areas, and from the sea. Woodland provides wooded fringe to bay and screens Brixham
Viewing population and physical accessibility						Viewed mainly from a distance across bay and from pleasure craft and the ferry. Readily accessible from urban areas and good level of access
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This highly visible section of coastline is very sensitive to any form of change. In wooded areas change could be absorbed but would impact on character and integrity of woodland and sense of remoteness. Change within open areas could not be accommodated without unacceptable effects.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

Much of area is managed by Coast and Countryside Trust. Conservation of the woodland and open areas as green space is essential to maintaining the setting of Torbay. Enhancement of the Elberry pitch and putt and Churston Golf Course (in adjoining character area) would have positive effects on setting of this character area. Management of footpaths also important to avoid erosion and informal routes being formed.

CHARACTER TYPE 7: CLIFFS**Area of Local Character: 7H Berry Head to Sharkham Point****Description**

The cliffs between Berry Head and Sharkham Point define the southern extent of Torbay and contribute to the coastal context of Brixham. Berry Head is visible across much of Torbay and has had a major strategic role in protecting the anchorage since the late 18th century through providing a clear elevated gun platform overlooking the approaches. Scheduled Monuments extend along parts of the cliff top and the area at Berry Head lies within a country park. The cliffs are an integral part of the National Nature Reserve and SAC, and are also important for their geological interest. The cliffs also support breeding colonies of seabirds including a Guillemot colony. Quarrying of the Berry Head limestone from the foot of the cliffs has left a platform at the base of the north side of Berry Head. Most of the vertical cliff faces are bare of vegetation; however some scrub encroachment is occurring in less exposed areas and on shallower slopes.



View looking northwards to Berry Head from Sharkham Point

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Parts of forts extend on to cliffs

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

7H Berry Head to Sharkham Point	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Holiday parks detract from setting in places, notably around Sharkham Point
Condition of landscape elements						Generally good - some scrub encroachment; evidence of visitor pressure with informal paths and erosion
Landscape perception/value						
Sense of remoteness						Limited by visibility of holiday camps and popularity of area. Exposed and windswept
Scenic beauty/quality						Exceptional combination of cliffs, sea views and historic interest
Tranquillity						Limited by high level of use in season
Historic features which contribute to sense of place						Important part of Geopark. Distinctive remains of forts and quarries
Visual sensitivity						
Local inter-visibility within the character area						Good views along coast; some topographical variation limit views in places
Prominence in wider landscape / inter-visibility between CAs						Locally visible from plateau and also highly visible in views across bay.
Contribution to wider setting of Torbay and beyond admin boundary						Major contribution to Torbay and visibility within AONB. Sharkham Point screened by Berry Head in views from north
Viewing population and physical accessibility						Highly accessible with provision for visitors. SWCP passes close to cliff tops
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

These cliffs are highly visible from across Torbay and from Brixham. It is difficult to anticipate any changes being appropriate or compatible in this area which is afforded several levels of protection. The main forces for change relate to the popularity of the area for recreation and coastal access; the management of these pressures needs to be handled sensitively, particularly in the context of the nature conservation value of the cliffs, although the inaccessible nature of much of the area naturally limits access.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The Torbay Coast and Countryside Trust are responsible for the management of the cliffs and are seeking to manage these areas in accordance with the requirements of biological, historical and geological conservation. These include scrub control; recent experiments in the reintroduction of grazing are understood to have been successful and are due to be extended to cover a wider area. Control of knotweed on the land behind the cliffs at Sharkham Point is crucial to prevent colonisation in the less accessible cliffs.



Key Drawing



Local Authority Boundaries



Type 8. Coastal Slopes & Combes (Devon Type 4A)

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Figure 9: Key to location of AoLC within Torbay Landscape Character Type 8

CHARACTER TYPE 8: COASTAL SLOPES AND COMBES**Area of Local Character: 8A North Maidencombe****Description**

This area lies between the northern side of Maidencombe village and the northern boundary of Torbay, extending between the Torquay to Shaldon Road (A379) and the cliff tops to the east. The land is characterised by steep, deeply folded east facing pasture that overlooks and is closely related to the coast and the sea below. The regular small to medium sized fields are defined by a network of hedgebanks that support good levels of vegetation in places; in steeper locations bands of vegetation define the slopes with notable woodland in close proximity to the district boundary. The fields extend right up to the cliff edge. Clusters of houses are located alongside the A379 but are generally quite well integrated by vegetation. The South West Coast Path runs along the tops of the distinctive red cliffs formed by the coastal erosion of the Permian sandstones. One right of way connects the SWCP inland. The seaward sloping land allows good views out to sea from much of the area.



View looking towards the coast at Maidencombe Cross

Designations present					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Almost entire area identified as of local biodiversity value; supports Cirl Bunting
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Southern edge adjoins Maidencombe CA

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

8A North Maidencombe	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape character/ condition						
Integrity of landscape character						Good combination of landscape elements
Condition of landscape elements						Appears generally good although some areas of apparently unmanaged land
Landscape perception/value						
Sense of remoteness						Generally remote towards coast
Scenic beauty/quality						Road and sporadic development generally well integrated
Tranquillity						Highest along coast away from road and properties
Historic features which contribute to sense of place						Field enclosures
Visual sensitivity						
Local inter-visibility within the character area						Good views across much of area
Prominence in wider landscape / inter-visibility between CAs						Parts apparent in views from areas to south
Contribution to wider setting of Torbay and beyond admin boundary						Intrinsic part of coastal landscape in northern part of Torbay and apparent from adjoining land in Teignbridge
Viewing population and physical accessibility						Generally walkers; views across area from road limited
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

This part of the district slopes and faces out to sea, and is visually separated by the ridge which is occupied by the A379 from the countryside inland. Whilst not visible from Torbay this area is highly visible from the sea and contributes to the approach to Torquay from the north. The landscape has a particular integrity due to the intact pattern of fields and any changes would be highly visible and could adversely affect the nature conservation value of the area, which supports the Cirl Bunting. The area forms an integral part of the coastal landscape and new built development or other significant changes are likely to have substantial adverse effects.

Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The SWCP is the focus for access, linking between Maidencombe in the south towards Shaldon in Teignbridge district to the north. A public right of way leads from the A379 to link with the SWCP, although this does not currently link to car parking or back to the Maidencombe car parks. The provision of additional path links to create circular walks linking the SWCP and Maidencombe car park would improve pedestrian access. The retention and management of vegetation is important to the integration of the existing properties; hedgebanks and hedgerows should be retained to maintain the distinctive patchwork of fields.

CHARACTER TYPE 8: COASTAL SLOPES AND COMBES

Area of Local Character: 8B Maidencombe

Description

This area is largely defined by a combe that forms a broad bowl facing the sea close to the northern edge of the district. The western edge is defined by the A379 Torquay to Shaldon road which follows the ridge line around the top of the combe and the attractive village of Maidencombe (a Conservation Area) nestles within the lower part. There is a loose concentration of more modern white painted houses on higher land to the west of the village, and along the A379, the impact of which is softened significantly by vegetation. Land-cover is a mixture of woodland, grassland and scrub, much being of local or county wildlife significance. There are many small remnant fields between the scattered residential developments. There are also some relic cider apple orchards. Sladnor Park, laid out as part of a mid 19th century estate, occupies the upper western part of the combe. The site of the former holiday park is currently being developed as a residential 'village' for the elderly. The South West Coast Path follows the coast through the eastern side of this character area.



View towards Maidencombe from Rock House Lane looking north

Designations present

					Comment
Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	Various local sites
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Listed buildings and Doomsday Manor site

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

8B Maidencombe	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Area with a strong character with a number of attractive elements
Condition of landscape elements						Some scrub and bracken encroachment. Apparent lack of woodland management.
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Combe and village have sense of isolation due to the containment provided by landform and discreet access
Scenic beauty/quality						Picturesque buildings, parkland and glimpses of coast
Tranquillity						Some effects from road to west; village and adjacent beach attract many visitors in season; generally tranquil at other times
Historic features which contribute to sense of place						Historic buildings, field pattern and parkland
Visual sensitivity						
Local inter-visibility within the character area						Restricted by vegetation and landform
Prominence in wider landscape / inter-visibility between CAs						Screened generally from other areas by landform; visual relationship to north from higher land
Contribution to wider setting of Torbay and beyond admin boundary						
Viewing population and physical accessibility						Village and adjacent beach attract many visitors in season
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The secluded character of this area of coast is relatively unique to this part of the district. The holiday camp at Sladnor Park is currently subject to redevelopment proposals but the well wooded nature of this section of the combe is likely to help limit the impact of this change, and may realise wider benefits such as woodland management. The land forms an important setting for the village and Conservation Area and any changes should be only limited in nature, and strictly controlled to ensure that the secluded character of the area and setting of the village is not harmed. Infilling should be resisted.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Proximity of Torquay and pressures resulting from tourism tend to cause the area to suffer from various 'urban fringe' pressures. It is unclear whether pasture areas are being actively grazed, which gives a slight uncared for quality to the agricultural land, with scrub developing in fringe/smaller areas. The management strategy should seek to maintain and perpetuate grazing and management of vegetation, including old orchard trees. Maidencombe Farm (and the adjoining beach) is managed by the Torbay Coast and Countryside Trust.

CHARACTER TYPE 8: COASTAL SLOPES AND COMBES**Area of Local Character: 8C Rock Lane/Watcombe****Description**

This small area includes a number of secluded small sloping grass fields which separate Rock Lane from Watcombe and the Valley of the Rocks. It includes Rock House which was briefly home to Rudyard Kipling in 1896/7. Woodland and the large houses and hotels along Rock House Lane define the northern edge of this small discreet valley which links to the coast between Whitsand Beach and Bell Rock. The southern side of the valley is bounded by trees along Ashley Priors Lane, and a series of 20th century houses on Watcombe Heights.



View North towards Rock lane near the SWC Path and the Valley of the Rocks

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Listed buildings, (Rock villa once occupied by Kipling) and Medieval lynchetts. Remnant part of park/garden associated with Watcombe Park on western edge.

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

8C Rock Lane / Watcombe	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Substantially intact
Condition of landscape elements						
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Proximity to development
Scenic beauty/quality						Views to coast down valley and through woodland
Tranquillity						Some intrusion from A379
Historic features which contribute to sense of place						Hedgerow pattern
Visual sensitivity						
Local inter-visibility within the character area						Restricted by hedgerows and trees
Prominence in wider landscape / inter-visibility between CAs						Not easily visible
Contribution to wider setting of Torbay and beyond admin boundary						Whilst discreet integral part of coastal landscape
Viewing population and physical accessibility						Access by coast path
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive		Less sensitive		

Capacity to accommodate change and mitigation potential

The area is very discreet and attractive with a combination of woodland bounded grass fields sloping towards the sea. Adjoining development is well screened giving a secluded character. Whilst this area is concealed from wider views it contributes to the varied landscape character of the coast and enhances the setting of the entrance to Torbay from the north and the Watcombe Conservation area. Any changes are considered inappropriate in this attractive area.

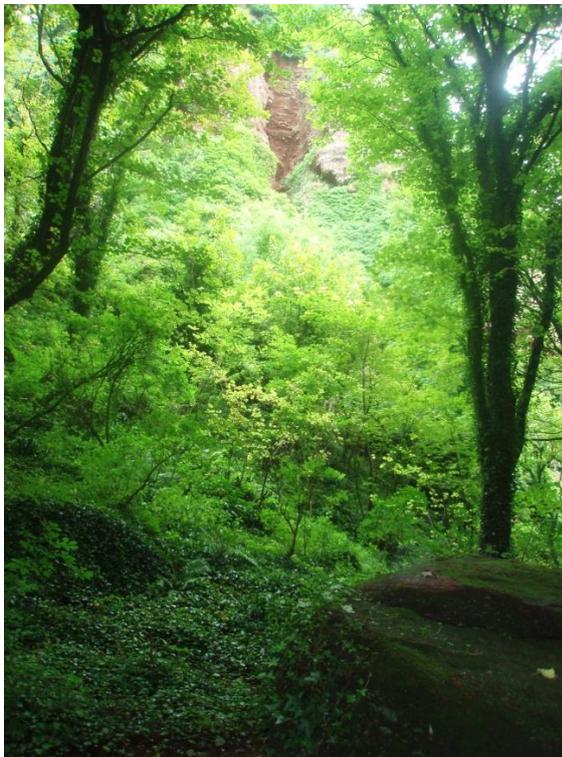
Management Strategy

Conserve	Enhance	Restore	Renewal
✓			

The coastal section of the area is owned and managed by the Torbay Coast and Countryside Trust, the South West Coast Path runs through it. Management should continue to ensure that grass fields are grazed to prevent scrub encroachment and the ongoing management of woodland.

CHARACTER TYPE 8: COASTAL SLOPES AND COMBES**Area of Local Character: 8D Valley of the Rocks.****Description**

This combe area at Watcombe is known as the Valley of the Rocks due to the presence of a series of large vertical sandstone outcrops which were a popular attraction in Victorian times. Quarrying of clay for Watcombe Pottery also occurred in the valley during the late 19th and early 20th century and at this time the area would not have been as heavily wooded as it is today. Early engravings show this area as open land but it is now heavily wooded and difficult to appreciate the inland cliff faces which fascinated the Victorians. The Sycamore woodland which has developed also prevents clear views of the sea which are shown in early Victorian engravings. The lower part of the valley is extremely discreet being well contained by the surrounding topography and dense vegetation. Watcombe Beach Road serves some large properties in the upper part and provides access to a car park and footpath. The South West Coast Path follows a higher route through woodland above the cliff edge. Due to the high level of vegetation cover the area has an appealing hidden, secluded, and remote character given its proximity to the edge of the built up area



View towards the rock face in the Valley of the Rocks

Designations present**Comment**

Landscape	AONB	AGLV	ULPA	CPA	
Biodiversity	SAC	NNR	SSSI	LNR	
Cultural heritage	SAM	HMR	Reg Park/ garden	Cons Area	Part of extensive Watcombe Conservation area

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

8D Valley of the Rocks	Major/ Very high	Substantial/ Good High	Moderate/ Medium	Slight/ Low	Negligible/ Poor	Comment
Landscape quality/ condition						
Integrity of landscape character						Coast, woodland, beach and rock outcrops in close juxtaposition
Condition of landscape elements						Sycamore colonisation is restricting views of major features
Landscape Value (NB Designations are listed above)						
Sense of remoteness						Level changes and woodland help to hide adjoining developments
Scenic beauty/quality						Potentially higher if some trees cleared
Tranquillity						Less tranquil during summer season
Historic features which contribute to sense of place						Victorian villas in upper part of area; rock formations valued features historically, now substantially obscured
Visual sensitivity						
Local inter-visibility within the character area						Very limited by woodland
Prominence in wider landscape / inter-visibility between CAs						Restricted by woodland
Contribution to wider setting of Torbay and beyond admin boundary						Western end contributes to approach to Torbay by road
Viewing population and physical accessibility						Restricted to beach visitors and walkers; passing views from A379
Overall sensitivity						
Broad Rating	Highly sensitive	Moderately Sensitive	Less sensitive			

Capacity to accommodate change and mitigation potential

The iconic rock outcrops are no longer readily apparent, although in some cases trees help to screen nearby development. The area is unsuitable for built development which would have major negative impact on the character of this area. Change through woodland management, if carefully undertaken, could improve the character of this area and reveal the rock formations, although care needs to be taken to ensure that adjoining development remains screened. Infilling in large gardens of properties at western end should be resisted.

Management Strategy

Conserve	Enhance	Restore	Renewal
	✓		

Consider some careful clearance of invading tree species, primarily Sycamore to restore some views to the cliffs and out to sea.

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

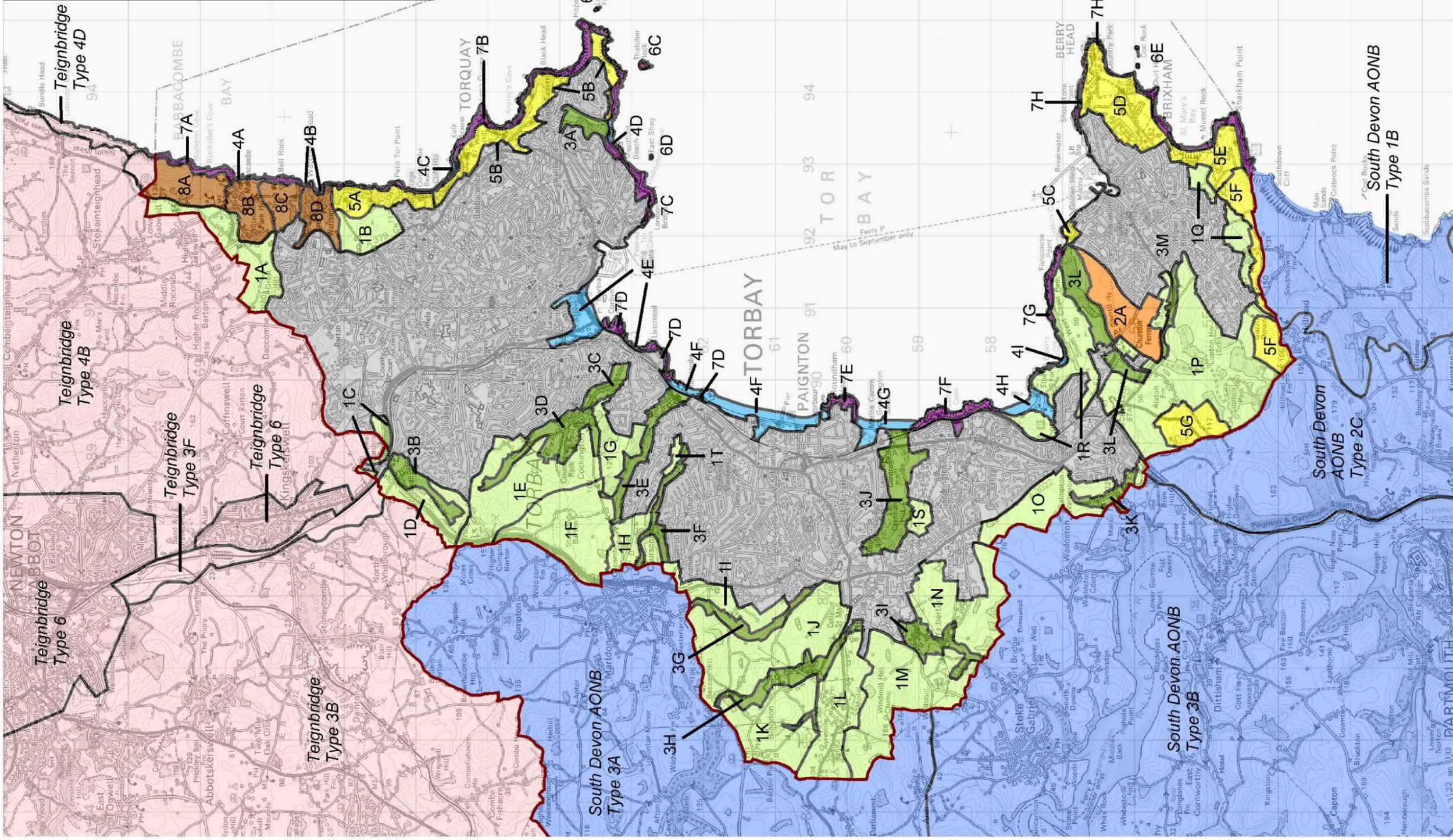
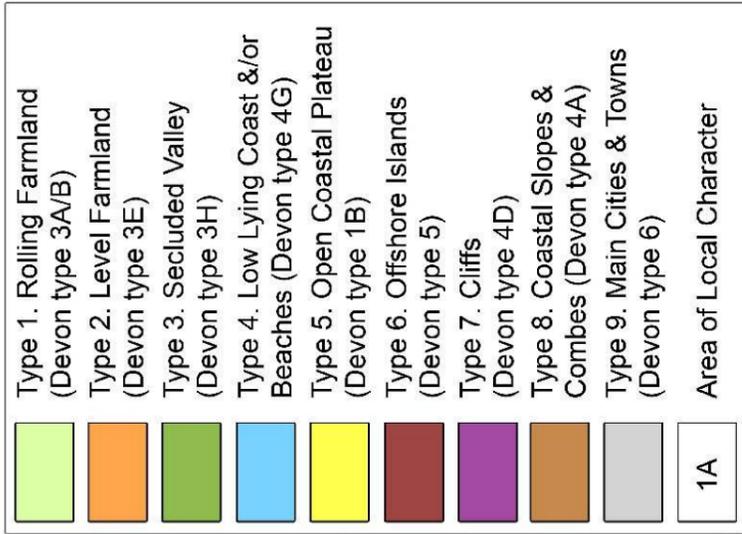
AGLV	Area of Great Landscape Value
AONB	Area of Outstanding Natural Beauty
AoLC	Area of Local Character
CPA	Coastal Protection area
CONS AREA	Conservation area
HMR	Historic Monument Record
LNR	Local Nature Reserve
NNR	National Nature Reserve
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument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

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APPENDIX 1

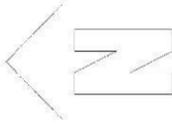
TORBAY LANDSCAPE CHARACTER TYPES AND AREAS OF LOCAL CHARACTER

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Torbay Landscape Character Types and Local Character

Local Authority Boundaries



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