

Planning, Landscape & Environment an RSK company





POTENTIAL FUTURE GROWTH AREAS LANDSCAPE SENSITIVITY ASSESSMENT

Torbay Strategic Landscape Study: Part 2i



Produced for Torbay Council



Prepared by Stephenson Halliday, an RSK Company

ACKNOWLEDGEMENTS

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Special thanks are extended to Melanie Croll of the Devon Landscape Policy Group (DLPG) for her expert advice and support in ensuring the consistency of methodology with Devon-wide landscape policy and principles. We also gratefully acknowledge input from the South Devon National Landscape team, for their insights regarding designated landscape interests within the study area.

DISCLAIMER

The Strategic Landscape Study is an independent consultant's report, with the aim of providing expert knowledge and analysis to assist policy making. The council is not obligated to follow any specific recommendations.

Document history

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1. INTRODUCTION

1.1 Background

Stephenson Halliday, an RSK company, was commissioned in July 2024 to prepare a Landscape Sensitivity Assessment for potential new or extended residential and commercial Future Growth Areas within Torbay. This assessment forms part of a suite of documents providing a strategic landscape study for the local authority area. It is to be read in conjunction with the Landscape Character Assessment¹ (LCA) for Torbay, as well as the companion Wind and Solar • Landscape Sensitivity Assessment² for Torbay.

Torbay Council is currently updating their Local Plan and considering the suitability of options for future development. This Landscape Sensitivity Assessment looks at existing and proposed options for growth. It forms part of the Local bind the Council to any particular course of action.

This study focuses on the landscape and visual sensitivity of potential new or extended Future Growth Areas (referred to as potential Future Growth Areas throughout this report) to residential and commercial development based on scenarios (described in further detail on 'Step 2 - Gather Information- on page 6).

on page 15) have been identified by Torbay Council and deliver the Local Plan ... All major development outside of

- Maidencombe Potential Future Growth Area:
- Torquay Gateway / Stantor Barton Potential Future Growth Area:
- Land West of Paignton (Collaton St Mary) Potential Future Growth Area;
- Land West of Paignton (Berry Acres / Whiterock) Potential Future Growth Area:
- Land at Churston Potential Future Growth Area; and
- Sites in South Devon National Landscape Potential Future Growth Area

Policy background

The Adopted Torbay Local Plan³ identifies Future Growth Areas within Policy SS2 (henceforth referred to as 'existing Plan's evidence base to assist policy making, but does not Future Growth Areas'). These areas (mapped in Figure 4 on page 15) are:

- Edginswell, Torquay;
- Paignton North and West Area, including Collaton St Mary; and
- Brixham Road, Paignton.

Future Growth Areas are described within Policy SS2 as:

locations in which the Council, community and landowners will work together ... to identify in more detail the sites, scale of growth, infrastructure (including green

These potential Future Growth Areas (mapped in **Figure 4** infrastructure) and delivery mechanisms required to help the established built-up areas should be within the identified Future Growth Areas ...'

1.2 Methodology

This Landscape Sensitivity Assessment has been undertaken following methodology based on industry guidance in 'An Approach to Landscape Sensitivity Assessment'4. The steps for this process are set out within Figure 1. The guidance endorses a clearly reasoned professional judgement rather



than over-reliance on tables/matrices.

Step 1 - define purpose and scope

As per **Section 1.1**, the purpose of this Landscape As per paragraphs 187 and 188 of the National Planning Sensitivity Assessment is to establish the landscape and Policy Framework⁵ 'great weight should be given to visual sensitivity of six potential Future Growth Areas within conserving and enhancing landscape and scenic beauty Torbay to residential and commercial development. This in ... National Landscapes which have the highest status sensitivity is recorded with respect to defined development of protection in relation to these issues. ... The scale and extent of development within all these designated areas

The potential Future Growth Areas are of a similar scale to the Devon Landscape Character Types (LCTs) within Torbay. More detailed work could be undertaken as a later phase to this study, to assess the landscape and visual sensitivity of specific, defined sites such as proposed allocations for the new Torbay Local Plan.

This report is intended as a broad assessment of landscape and visual sensitivity across relatively large areas of land. It is undertaken at a scale of 1:10,000 and is therefore appropriate for decision making at that scale.

It is recognised that this sensitivity will vary within the potential Future Growth Areas themselves. Therefore; further study on landscape and visual sensitivity would be required when dealing with specific sites with defined site boundaries and/or different scenarios of development. This

would ensure an appropriate level of assessment.

South Devon National Landscape

As per paragraphs 187 and 188 of the National Planning Policy Framework⁵ 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues. ...The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'. In addition, 'when considering applications for development within ... National Landscapes, permission should be refused for major development other than in exceptional circumstances'. Major development is defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015⁶.

However, the location of sites within National Landscapes or their settings does not wholly preclude any residential or commercial development and thus locations within the South Devon National Landscape are considered within this study.

Figure 1: Steps of Landscape Sensitivity
Assessment



Step 2 - Gather Information

The information on which this assessment has been based has been gathered through a combination of desk study For this assessment, three main residential scenarios have and field survey. Sources of desk study information are set been considered, with an optional commercial scenario out within the References on page 35. The field survey was undertaken over several dates, with an initial site visit by two qualified and experienced landscape architects from the 3rd-5th of September 2024, and a further site visit undertaken by a qualified and experienced landscape architect on the 5th and 6th of November 2024.

The process of gathering the information for this assessment is shown in Figure 2, with further details set out below.

Step 2A: Describe the development scenarios to be Figure 2: Step 2 of the Landscape considered

also available to 'bolt-on' to a residential scenario to form a mixed development scenario. The scenarios are:

- Small-scale residential up to 25no. dwellings, generally 2-storey height, comprising a mixture of detached, semidetached and terraced properties with gardens and parking.
- Medium-scale residential 26-75no. dwellings, generally 2-3 stories height, comprising a mixture of detached, semi-detached and terraced properties with gardens and parking, including an area of public open space and associated attenuation.
- Large-scale residential 76-150no. dwellings, up to 2-3 storey (predominantly 2-storey) height, comprising a mixture of detached, semi-detached and terraced properties with gardens and parking, including connected areas of public open space and associated attenuation.
- Mixed use 151-circa 600no. dwellings, up to 2-4 storey (predominantly 2-storey) height. Some apartments up to 4 stories; industrial buildings up to c. 10 height. Comprising a mixture of detached, semi-detached and terraced properties with gardens and parking, including connected areas of public open space and associated attenuation.
- Small-medium scale commercial cluster of commercial properties up to 10m in height, comprising a mixture of industrial/storage/distribution units (classes B2/B8 with ancillary Class E).

Sensitivity Assessment

STEP 2A: **DESCRIBE THE DEVELOPMENT TYPE** [SCENARIO] TO BE CONSIDERED (DESK STUDY)

STEP 2B: **ESTABLISH AND REVIEW** LANDSCAPE BASELINE **INCLUDING VALUES** (DESK STUDY AND FIELD SURVEY)

> STEP 2C: **IDENTIFY** INDICATORS OF SUSCEPTIBILITY (DESK STUDY)



Step 2B: Establish and review landscape baseline including values

The baseline landscape character within the potential Future Growth Areas is established within Torbay's Landscape Character Assessment¹, which has been reviewed and updated as part of the wider suite of reports within the Torbay Strategic Landscape Study. This baseline includes an appreciation of the valued attributes within each Landscape Character Type (LCT).

For each potential Future Growth Area, the relevant LCT is recorded within the proformas on pages 14-31. The representativeness of the potential Future Growth Area to the key characteristics and valued attributes is recorded within the landscape value table for each area.

In addition, the landscape and visual value of each potential Future Growth Area is set out in each proforma with the following categories:

Landscape value

- Designated scenic quality
- Natural Heritage
- Cultural Heritage
- Landscape condition
- Cultural associations
- Distinctiveness

- Amenity and recreation
- Perceptual (scenic)
- Perceptual (other)
- Function

Visual value

- Iconic views
- Views related to designated landscapes and landscape related features
- Regionally / locally valued views
- Views valued by the community

The criteria for value of each category are set out in **Table**1 on page 8 (landscape) and **Table 2 on page 9** (visual).

These have been established using a combination of professional experience and guidance from 'An Approach to Landscape Sensitivity Assessment'⁴ and the Landscape Institute guidance 'Technical Guidance Note 02-21:

Assessing landscape value outside national designations'⁷.

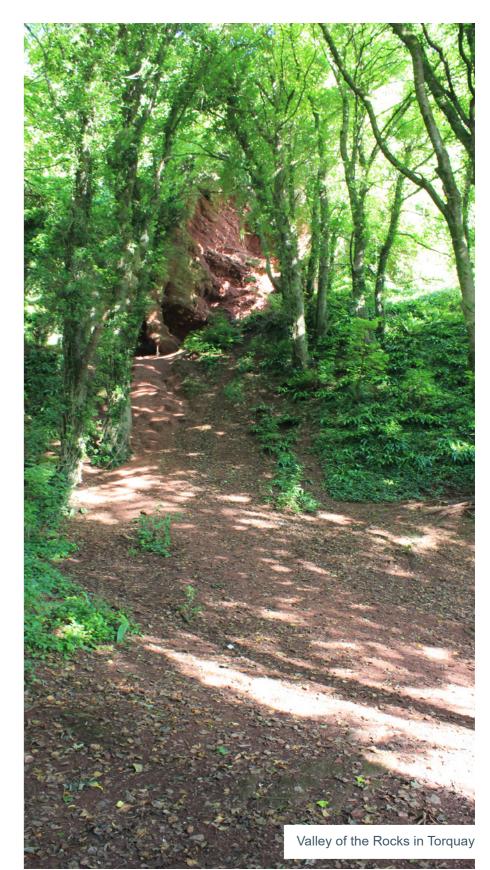
Landscape value in the South Devon National Landscape

Within the proformas, areas which lie wholly within the South Devon National Landscape are assigned a 'High' landscape value by default given their designated status. The judgements against the other landscape value criteria are then set out for information only. For areas lying partially within the South Devon National Landscape, professional judgement is used to determine their landscape value.

Table 1: Landscape value criteria

Landacene velue	Indicators of higher lands constrains	Indicators of laws lands cane value
Landscape value Designated scenic	Indicators of higher landscape value Landscape within a national landscape designation such	Indicators of lower landscape value No specific designation.
quality*	as the South Devon National Landscape, where the CRoW Act (2000) duty to have regard to the purpose of conserving and enhancing natural beauty applies. Areas within the setting of a national landscape designation with a strong representation of the special qualities of the designation.	No specific designation.
Natural Heritage	High presence of ecological or geological / geomorphological interest. Strong nature pathways and network.	Low presence of ecological or geological / geomorphological interest. Weak or no nature pathways and network.
Cultural Heritage	High presence of archaeology or historical interests, as well as strong sense of time depth.	Low presence of archaeology or historical interests; weak to no time depth.
Landscape condition	Landscape fully intact in good condition with few or no incongruous elements.	Landscape in a poor state of repair with many incongruous elements.
Cultural associations	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No strong associations with notable people, events or the arts.
Distinctiveness	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character and / or with an important relationship to a settlement.	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character and with no important relationship to a settlement.
Amenity and recreation	Well used for recreation where experience of the landscape is important, or forms part of a view that is important to a recreational experience. May contain National Trails or other promoted routes.	Limited amenity / recreational function where experience of the landscape is important.
Perceptual (scenic)	Landscape with strong appeal to the senses, particularly visual appeal.	Landscape with no particular scenic / visual appeal.
Perceptual (other)	Remote, tranquil, peaceful or with a sense of wildness. Dark skies.	Busy with evidence of human activity, little to no tranquillity, well-lit.
Function	Landscape with important blue / green infrastructure function or strong relationship that is important to a national landscape designation. Good provision of ecosystem services and high natural capital value and / or potential.	No important blue / green infrastructure function or important relationship with national landscape designation. Poor provision of ecosystem services and low natural capital value and / or potential.

^{*} Local landscape designations are likely to be an indicator of at least medium landscape value



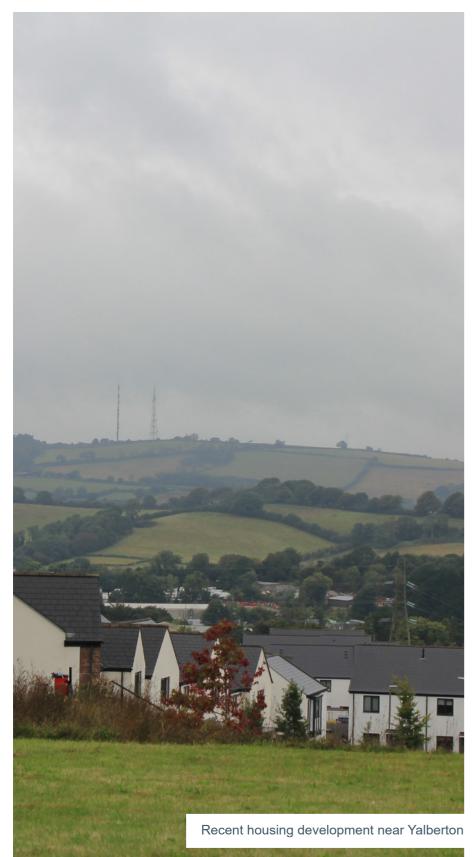


Table 2: Visual value criteria

Visual value	Indicators of higher visual value	Indicators of lower visual value
Iconic views	Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.	Views of limited value or importance. Views which are not iconic and do not have scenic quality.
Views related to designated landscapes and landscape related features	Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape including South Devon National Landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes (including Dartmoor National Park), historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation and taking account of Historic England's guidance on the setting of heritage assets ⁸).	Views that are not important to special qualities of the South Devon National Landscape, are not within the designated landscape or its setting. Views which are not from tourist routes/attractions or national trails; nor to, from or within the setting of designated landscapes (including Dartmoor National Park), historic and cultural sites.
Regionally / locally valued views	Views which are identified in the local plan and / or of regional or particular local importance including views from regionally and locally promoted trails. Views which appear on an Ordnance Survey, tourist map or within guide books.	Views that are not identified in the local plan nor are of regional or local importance.
Views valued by the community	Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and / or promoted as a beauty spot / visitor destination and may have significant cultural associations.	Views where there is no provision for facilities for their enjoyment; and those which are not locally well-known.

Step 2C: Identify indicators of susceptibility

The indicators of landscape and visual susceptibility to residential and / or commercial development are as follows: Landscape susceptibility

- Scale
- Landform
- Openness/enclosure
- Land cover
- Built environment
- Views/intervisibility
- Setting/skyline/backdrop
- Perceptual qualities
- Historic Landscape Character
- Scenic and special qualities

Visual susceptibility

- Views and intervisibility
- Relation to protected landscapes
- Skylines and other focal points
- Scenic quality
- Typical receptors
- Level of access/relative numbers of people affected

The criteria for value of each category are set out in **Table** 3 on page 11 (landscape) and Table 4 on page 12. These have been established through combining professional experience and guidance from 'An Approach to Landscape Sensitivity Assessment'4.

perceptual qualities in terms of landscape susceptibility conflicting with a high level of access in terms of visual susceptibility). It is important to note that these do not cancel each other out; instead it is a matter of professional judgement to decide what is important in each case.

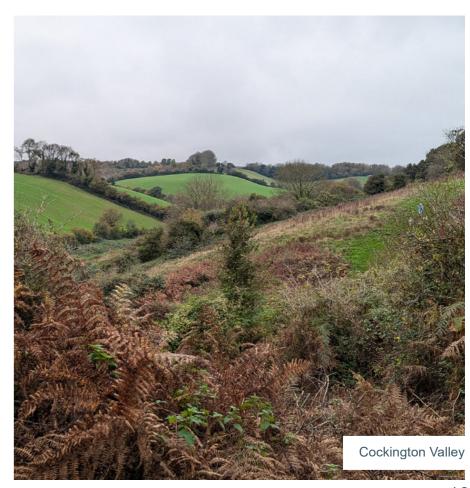
Susceptibility in the South Devon National Landscape

Land within the South Devon National Landscape has been designated for its natural beauty, following the methodology in the published Guidance for Assessing Landscapes for Designation⁹ from Natural England. This includes consideration of factors in Table 3 of the guidance (landscape quality, scenic quality, relative wildness, relative tranquillity, natural heritage features, and cultural heritage).

The location of an assessment unit within the South Devon National Landscape or its setting does not necessarily mean that it is of high susceptibility to changes within it. This is because (Natural England guidance: section 5.3) there is no requirement that every parcel of land must meet ... the criteria' and 'a designation can "wash over' (i.e. include) ... land [which] does not itself meet the designation criteria'. In addition, as per section 6.10 of the guidance, 'not all factors or indicators have to be present across a

There is the potential for tension between certain landscape designation. Different parts of a designation can satisfy and visual criteria (such as a sense of tranquillity / positive the natural beauty criterion for different reasons, provided that overall, the area is of sufficient natural beauty to be designated as [a National Landscape]...'.

> Therefore, any land parcels which do not meet the natural beauty criteria or where the special qualities would not be affected by the development scenario would not necessarily have a high susceptibility to change, despite their location with the South Devon National Landscape or its setting.



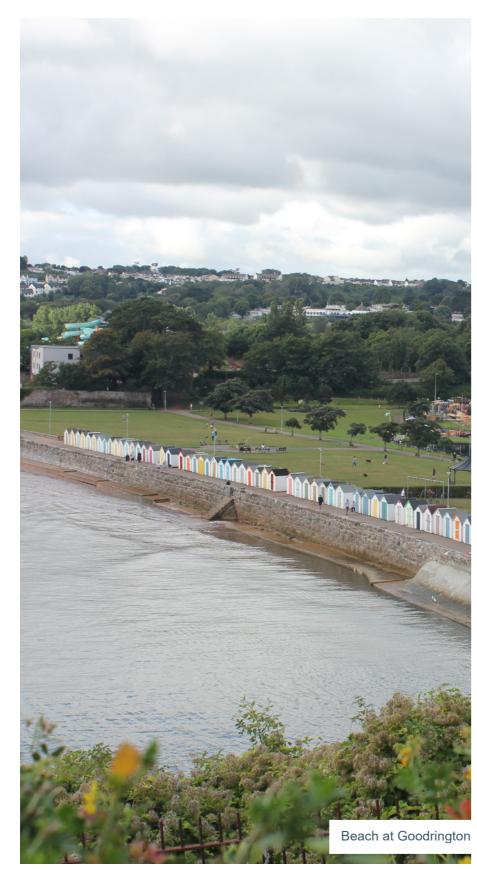
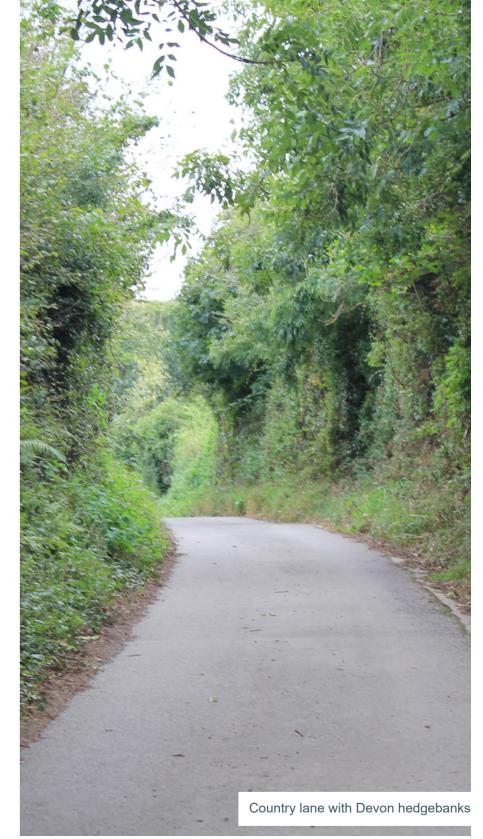


Table 3: Landscape susceptibility criteria

Landscape susceptibility	Indicators of higher landscape susceptibility	Indicators of lower landscape susceptibility
Scale	Landscapes where the scale of development is larger than the scale of the receiving landscape.	Landscapes where the scale of development is similar to or smaller than the scale of receiving landscape.
Landform	Dramatic, rugged and complex landscapes.	Smooth regular flowing, flat or uniform landscapes.
Openness/enclosure	Open and exposed landscapes.	Enclosed and sheltered landscapes.
Land cover	Complex, intimate or mosaic cover or complex or irregular patterns, typically of historic origin.	Extensive areas of simple or regular land cover or simple and sweeping lines, linear features and patterns, typically of modern origin.
Built environment	Established, traditional or historic built character, or open countryside. Historic settlement edges / defined by traditional buildings and materials / well integrated in their landscape context.	Within the urban area or urban fringe.
Views/intervisibility	Extensive views within or of the area from key viewpoints.	Visually contained and have limited inward or outward views.
Setting/skyline/ backdrop	Areas with strong features, focal points or prominent 'landmark' features that define the skyline; or that form the landscape setting to historic towns or other valued townscapes or landscapes. Naturalistic or undeveloped skylines.	Generally low lying landscapes without a strong visual relationship or association with adjacent areas. Developed skylines with a strong human influence.
Perceptual qualities	Remote or 'wild' landscape with little or no signs of current human activity and development, as well as dark skies	A landscape with much human activity and development such as industrial areas or a port, as well as light pollution.
Historic Landscape Character (HLC)	The majority of the landscape covered by higher sensitivity Historic Landscape Types (HLTs) and / or rare or significant HLC where this is documented.	Majority of the landscape covered by least sensitive Historic Landscape Types (HLTs).
Scenic and special qualities	Area has a high scenic quality (likely to be recognised as National Park / National Landscape / Heritage Coast) and the scenic qualities will be affected by residential or commercial development.	Landscape has low scenic quality such as an industrial area or despoiled land - scenic qualities will not be affected by residential or commercial development.

Table 4: Visual susceptibility criteria

Visual susceptibility	Indicators of higher visual susceptibility	Indicators of lower visual susceptibility
Views and intervisibility	High degree of intervisibility with surrounding areas. Typically wide and expansive views.	Low degree of intervisibility with surrounding areas. Typically enclosed views.
Relation to protected landscapes	Within or recorded relationship with the South Devon National Landscape and / or Dartmoor National Park.	No relationship to or intervisibility with the South Devon National Landscape and / or Dartmoor National Park.
Skylines and other focal points	Undeveloped rural skylines or attractive skylines which form a backdrop to settlement. The presence of distinctive or historic landscape features such as hilltop monuments, church spires / towers or historic villages	Developed and unattractive skylines with detracting elements such as transmission masts or pylons.
Scenic quality	Landscapes with a high scenic quality and higher concentration of special qualities.	Landscapes with a low scenic quality or lacking special qualities.
Typical receptors	Residents and users of recreational routes and facilities, tourists.	Users of major roads, workers.
Level of access	High degree of access, with a large number of people affected.	Low degree of access, with a small number of people affected.



Step 3 - Assess landscape and visual sensitivity

Step 3 assimilates all of the information gathered in Step 2 to be able to produce a judgement on overall landscape and visual sensitivity to the given development scenario.

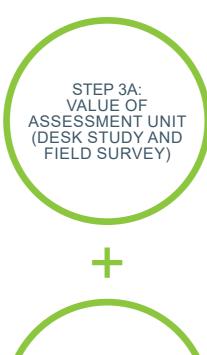
For each potential Future Growth Area, this is achieved by combining the landscape value and landscape susceptibility to give the overall landscape sensitivity to residential / commercial development; and combining visual value and visual susceptibility to give the overall visual sensitivity to residential / commercial development. This process is set out in **Figure 3**.

The judgements for landscape and visual susceptibility are made using professional judgement (as recommended by published guidance) and are justified within the proformas on pages 16-33.

Sensitivity across potential Future Growth Areas

It should be noted that the sensitivity recorded in the proformas will, naturally, vary across the different parts of the assessed potential Future Growth Area. There will be component parts of the assessed potential Future Growth Areas with a higher or lower sensitivity than that assessed for the overall potential Future Growth Area.

Figure 3: Step 3 of the Landscape
Sensitivity Assessment



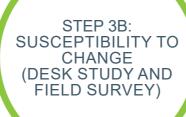




Table 5: Landscape sensitivity criteria

Landscape sensitivity	Criteria
High	The key characteristics and qualities of the landscape are highly sensitive to change from residential and/or commercial development.
High / Medium	The key characteristics and qualities of the landscape are sensitive to change from residential and/or commercial development.
Medium	Some of the key characteristics and qualities of the landscape are sensitive to change from residential and/or commercial development.
Medium / Low	Few of the key characteristics and qualities of the landscape are sensitive to change from residential and/or commercial development.
Low	The key characteristics and qualities of the landscape are less likely to be adversely affected by residential and/or commercial development. Greater potential for landscape mitigation.

Table 6: Visual sensitivity criteria

Visual sensitivity	Criteria
High	Visual receptors experiencing the landscape are highly sensitive to change from residential and/or commercial development.
High / Medium	Visual receptors experiencing the landscape are sensitive to change from residential and/or commercial development.
Medium	Some of the visual receptors experiencing the landscape are sensitive to change from residential and/or commercial development.
Medium / Low	Few of the visual receptors experiencing the landscape are sensitive to change from residential and/or commercial development.
Low	Visual receptors experiencing the landscape are less likely to be adversely affected by residential and/or commercial development.

Step 4 - Reporting

The assessments for the landscape and visual sensitivity of the potential Future Growth Areas are recorded within this report. As part of the reporting, proformas are included which summarise the judgements on value, susceptibility and sensitivity. In addition, recommendations are made for landscape mitigation.

The proformas are accompanied by a conclusion; alongside figures showing a photograph of the potential Future Growth Area, and mapping of both landscape character and designations in the site context.



2. LANDSCAPE SENSITIVITY ASSESSMENT

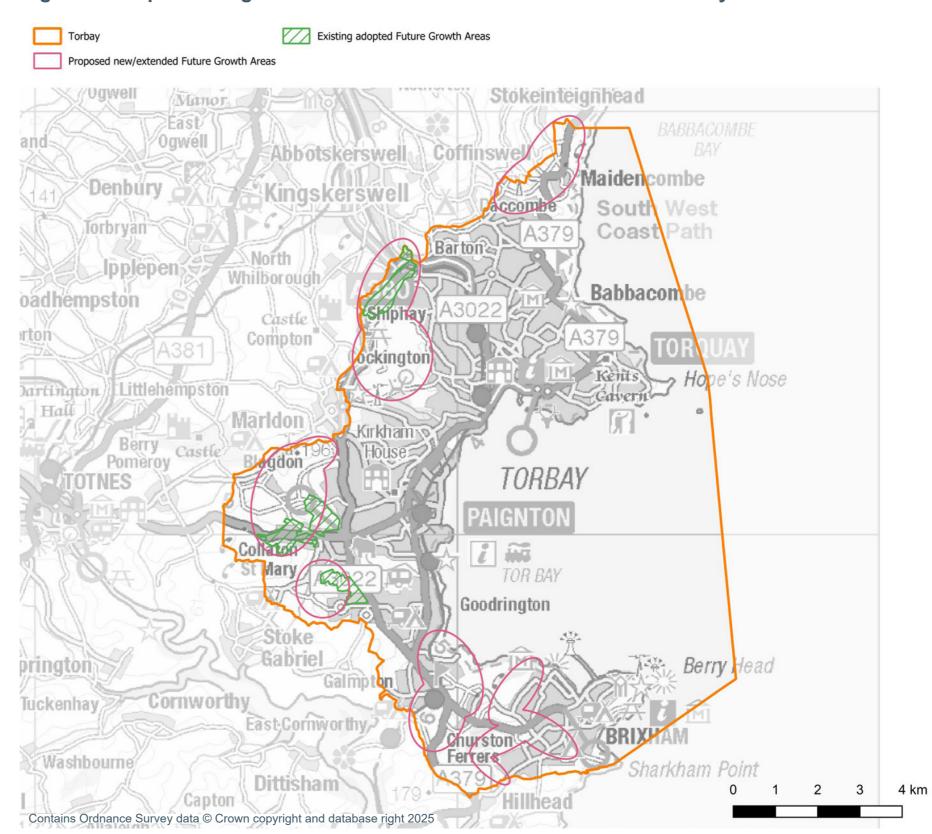
As noted in **Section 1.1 Background**, six potential Future Growth Areas are assessed within this report. These are:

- Maidencombe Potential Future Growth Area;
- Torquay Gateway / Stantor Barton Potential Future Growth Area:
- Land West of Paignton (Collaton St Mary) Potential Future Growth Area;
- Land West of Paignton (Berry Acres / Whiterock)
 Potential Future Growth Area:
- · Land at Churston Potential Future Growth Area; and
- Sites in South Devon National Landscape Potential Future Growth Area.

The locations of these potential Future Growth Areas are shown in **Figure 4** alongside the existing adopted Future Growth Areas from Policy SS2 (outlined in **Section 1.1 Background**).

The potential Future Growth Areas have been identified by Torbay Council as areas for future consideration and further analysis; they are therefore adopted as the assessment units for this landscape sensitivity assessment.

Figure 4: Map showing the location of Future Growth Areas in Torbay



3. MAIDENCOMBE POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon / NCA 148: Devon Redlands	Devon LCA	Breccia Hills and Coast LCA		Devon LCT	4C: Coastal slopes and combes wand combes / 4H: Cliffs	vith settlement / 4D: 0	Coastal slopes
Scenario	Large-scale residential		Landscape sensitivity	Medium		Visual sensitivity	Medium	
Landscape value								Medium
Designated scenic quality	Partially within the Torbay	Undeveloped Coa	st.					Medium
Natural heritage	1		d Regionally Important Geological Site a green infrastructure, particularly in east				arkland and good-	Medium
Cultural heritage	Conservation areas at Maid Maidencombe.	dencombe and Wa	atcombe Park - the latter is also a Regis	tered Park and	Garden. Some lis	ted buildings in both areas. Sense o	f time depth at	Medium
Landscape condition	Some field boundary loss of	compared to histor	ric mapping and some encroachment fro	m adjacent sett	lement. Few inco	ngruous elements.		Medium
Cultural associations	Watcombe Park and Brune	el Manor Registere	ed Park and Garden is associated with Is	sambard Kingdo	m Brunel ¹⁰ .			Medium
Distinctiveness	The character of the combo	es is a distinctive	aspect to this area, with characteristic ur	ndulating and in	terlocking landfor	m. Characteristic glimpsed views of	the sea, between	High
Amenity and recreation	Recreational facilities at Maidencombe connected to the beach; the South West Coast Path travels through the east of the area and the John Musgrave Heritage Trail in the west. Sparse network of PRoW particularly in the west, which has one PRoW.					Medium		
Perceptual (scenic)	The undulating combes are	e aesthetically app	pealing, as are the glimpsed views to the	sea from eleva	ted landform in th	ne east of the potential Future Growth	h Area.	High
Perceptual (other)	The A379 locally affects tra		wise the area feels tranquil. The less se their proximity to Torquay.	ttled coastal are	eas around Maide	ncombe in the east feel relatively re	mote due to the rural	Medium
Function	The area provides ecosyst and cultural (e.g. coastal re		as provisioning (e.g. farmland), regulatir	ng (e.g. tree cov	er reducing erosi	on), supporting (e.g. photosynthesis	and pollination),	High
Visual value								Medium / Low
Iconic views	No iconic views within the	area. Wide open a	and often dramatic outward views from e	levated landforr	n.			Low
Views related to designated landscapes and features	There are no views associated with landscape designations. There are local views of the immediate landscape and glimpses of the coast from the promoted routes through the area, including some open views from within Watcombe Park. Sea views from the edge of Maidencombe conservation area on the approach to the beach.					Medium		
Regional/local value views	The John Musgrave Heritage Trail crosses through the west of the area. There are no promoted views from the trail, but views occasionally open up on elevated landform, towards the coast. The South West 660 promoted driving route passes along the A379 through the area.						Low	
Community value views	There are tourist facilities a	at Maidencombe fo	or enjoyment of the beach, cliffs and ass	ociated views. (Open views from	within Watcombe Park.		Medium

Landscape suscep	otibility	Medium
Scale	This is a relatively small scale landscape, becoming intimate at times due to the topography and tree cover. Existing development is generally small scale.	High
andform	Complex undulating landform of the combes; steep landform leading to the cliffs and beaches.	High
Openness/ enclosure	Varied amounts of enclosure within the area, more enclosed to the east near the coast. Some more enclosed, small-scale fields adjacent to settlement. The landscape to the west of the A379 road opens up, although undulating landform contributes to localised enclosure.	Medium
and cover	Some medieval fields particularly in the east of the area. Varied land cover, although the pattern of the land cover is typically regular or sub-regular.	Medium
Built environment	Mixture of traditional and more modern settlement. Maidencombe is a traditional/historic settlement nestled into the landform in the east, using traditional building materials. In the west of this potential Future Growth Area there is more varied and often modernised built form, again nestled into landform.	Medium
/iews/intervisibility	Varied views offered by the undulating topography and presence of hedgerows and other vegetation. Some glimpsed views to the sea, but no long views within the area	Low
Setting/skyline/ packdrop	No particular focal points or landmark features within the area. The undulating topography reduces the visual relationship with other areas. Skylines are largely undeveloped.	Medium
Perceptual qualities	Sense of tranquillity in the area due to the enclosed landscape and undulating topography separating it from adjacent Torquay. Some sense of remoteness.	Medium
Historic Landscape Character	Sensitive medieval enclosures present in the south-east of the area; other fields are typically post-medieval or modern in origin and of lower sensitivity.	Medium
Scenic and special qualities	The area is not designated for its scenic quality, but there are positive aesthetic qualities nonetheless. Some of the special qualities would be affected by residential development.	Medium
/isual susceptibili	ty	Medium
/iews and ntervisibility	There is a low degree of intervisibility across the area and with surrounding areas due to the undulating landform and vegetation cover. Glimpses of the coast are available from elevated landform in the east of the area.	Low
Relation to protected andscapes	The area has limited intervisibility with the South Devon National Landscape (from the south of the potential Future Growth Area at Great Hill only); as well as limited intervisibility with the east of the Dartmoor National Park.	Medium
Skylines and other ocal points	The skylines are largely undeveloped and do not contain distinctive landmark features within the landscape such as church towers / spires.	Medium
Scenic quality	There is a medium scenic quality within the landscape, despite its lack of designation. It displays some special qualities including a rugged and dramatic coastline, and sense of tranquillity.	Medium
ypical receptors	Typical receptors would be residents, tourists and users of recreational routes such as the South West Coast Path.	High
evel of access	The area contains relatively few roads, a scattered settlement pattern and a sparse network of rights of way.	Low

Landscape mitigation recommendations

Use the undulating topography to minimise visual impacts of development, nestling development into folds in the landscape. Avoid steeper slopes and the slopes in the far east of the potential Future Growth Area which have direct views and relationship with the coast (typically those within LCT 4D Coastal Slopes and Combes and LCT 4H Cliffs); this would also avoid affecting the undeveloped coast landscape designation, as well as the most sensitive recreational receptors accessing the South West Coast Path and the various beaches along this section of coastline.

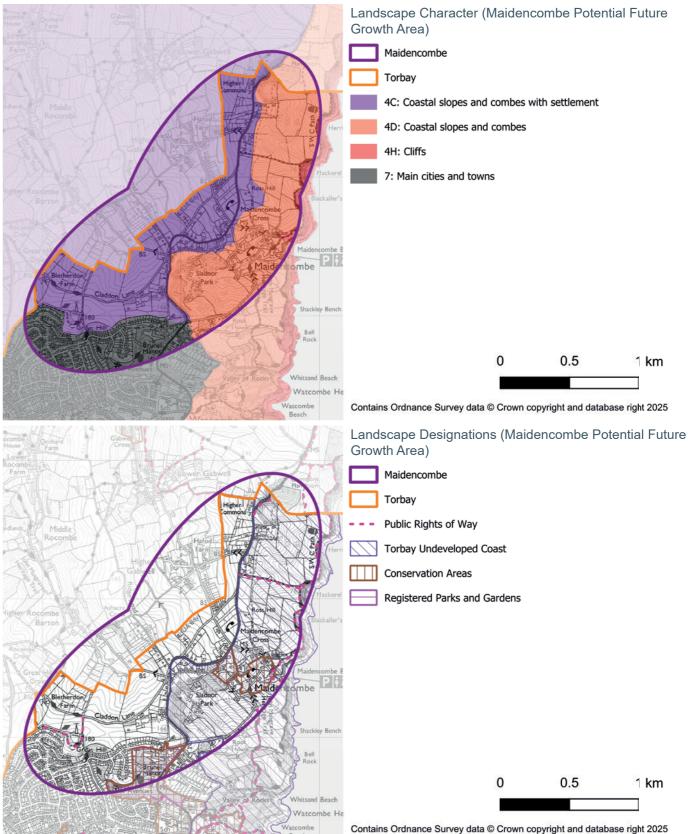
Conclusion for Maidencombe Potential Future Growth Area

Small scale landscape with a medium landscape sensitivity due to the distinctive combe landform, varied degree of enclosure and intervisibility with surrounding areas, presence of recreational facilities and routes such as the South West Coast Path and medium level of perceived scenic quality and tranquillity. The east of the area (east of the A379) is more sensitive than the west due to more complex landform and land cover, retained historic landscape character and views to / cultural ecosystem services offered by the coast.

Visually, there is a medium sensitivity to change. The undulating topography limits intervisibility and there is a relatively low degree of access, however receptors such as recreational users of footpaths, tourists and residents are of high susceptibility to change. The South West Coast Path forms part of a promoted walking route from Teignmouth to Torquay, and there are community value views served by the tourist facilities at Maidencombe. The east and west of the potential Future Growth Area have similar levels of sensitivity - the east is accessed by more tourists and recreational receptors; however there is a greater degree of intervisibility in the west, including with the South Devon National Landscape.

The proposed development scenario could be accommodated within the west of the potential Future Growth Area. In order to visually contain the development, the undulating combes landscape should be used to minimise visual impacts; through siting development in valleys and hollows, away from more visually prominent locations. The character of the undeveloped coast in the east of the potential Future Growth Area should be retained as far as possible.





4. TORQUAY GATEWAY / STANTOR BARTON POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon	Devon LCA	Breccia Hills and Coast LCA / Denbur Farmlands LCA / Torbay Hinterland LC	•	Devon LCT	3A: Upper farmed and wooded 3H: Secluded valleys / 4C: Coa		-
Scenario	Mixed use		Landscape sensitivity	Medium		Visual sensitivity	Medium	
Landscape value								Medium
Designated scenic quality	No specific designations re	lated to scenic qι	ality.					Low
Natural heritage	1	County Wildlife Site at Cockington; Local Nature Reserve at Occombe Farm & Scadson Woods. BAP Priority Habitats including lowland meadows, parkland, semi-improved grassland, lowland fens, ancient and semi-natural woodland, and traditional orchards. Within the English Riviera Global Geopark.						High
Cultural heritage			ngton, with several associated listed buil ense of isolation from the outside world',					High
Landscape condition			calised landscape detractors such as the oss of orchards, but other boundaries an			urban edge of Torquay in the wes	t and north	Medium
Cultural associations	The 2004 film, Churchill: The Mallock families 13.	ne Hollywood Yea	rs was filmed at Cockington ¹² . The Mand	or House at Coo	ckington has asso	ociations with Agatha Christie, as w	ell as the Cary and	Medium
Distinctiveness			on has a distinctive character arising from The distinctiveness is lower in the north					Medium
Amenity and recreation	Cockington village, Court, Forge, and Country Park; and Occombe Farm are tourist attractions. The south / east area contains a network of PRoW including the John Musgrave Heritage Trail and Torbay-Totnes Trail. There is amenity parking / picnic area at Gallows Gate in the west; as well as a woodland burial ground and nature reserve at Conqueror Wood.						High	
Perceptual (scenic)	1		ne area, particularly within the south and A380, particularly to the north / west loca	•		fers long views towards the sea an	nd the centre of	Medium
Perceptual (other)			ves a sense of remoteness / tranquillity v s from the A380 and the urban edge, pa			a lack of intervisibility with the surro	ounding urban edge.	Medium
Function	The area forms part of a grand cultural.	een wedge betwe	en Torquay and Paignton, which forms a	key piece of g	reen infrastructur	e. Ecosystem services include pro	visioning, regulating	High
Visual value								Medium
Iconic views	There are no 'iconic' views	nor views of very	high scenic quality.					Low
Views related to designated landscapes and features	Cockington is a recognised visitor destination, although views from here are typically constrained by vegetation and topography. There is some intervisibility of the area with the South Devon National Landscape and Dartmoor National Park (view to Haytor from the A380). The Cockington conservation area appraisal notes views towards the sea and parts of Torquay, especially from the high ground to the west.						Medium	
Regionally/locally valued views	Views within the area are apparent from both the John Musgrave Heritage Trail and the Torbay/Totnes Trail promoted routes.						Medium	
Views valued by the community	There are facilities for visito	or parking and pic	nics at Gallows Gate, which allow people	e to experience	the long views to	owards Torquay and the coast.		Medium

Landscape suscep	otibility	Medium
Scale	There is variation in landscape scale within the area, but it is most commonly a medium-large scale landscape, which would be similar to the scale of development.	Medium
Landform	The landform is relatively simple within the area, comprising undulating agricultural land with the heads to two distinctive valleys (Cockington and Hollicombe) as well as a shallower dry valley south of Edginswell.	Medium
Openness/ enclosure	There is a varied degree of enclosure across the area; the west is typically open more exposed; the valleys of Cockington and Edginswell are more sheltered and enclosed.	Medium
Land cover	The land cover pattern is typically regular, although some fields have more curved or irregular boundaries. Fields are typically of post-medieval or modern origin. The land cover across the area is relatively simple, comprising mixed agricultural fields, hedgerows and simple woodland blocks with occasional scattered built form; there are some small patches of remnant parkland.	Medium
Built environment	The built environment within the area is typically historical and/or traditional (some properties in Cockington are 16th century), although it lies adjacent to the modern settlement edge of Torquay.	High
Views/intervisibility	The area has some long views out from its western edge towards the coast and the centre of Torquay. Within Cockington valley, the views are restricted by a combination of topography and vegetation; there is no sense of the adjacent built form in this location.	Medium
Setting/skyline/ backdrop	The skylines experienced within the Cockington valley, and to a lesser extent, the dry valley at Edginswell, are perceived as undeveloped due to intervening vegetation, despite the adjacent urban form. There are some distant views to Haytor from the A380 which forms a landmark. Otherwise, there are no particular landmarks or focal points within the area.	Medium
Perceptual qualities	The landscape has human influences, particularly close to the existing urban edge and adjacent to the A380. The landscape is not remote or wild, although there is some sense of tranquillity within Cockington Valley and Country Park.	Medium
Historic Landscape Character	The Historic Landscape Types within the area are typically lower sensitivity such as post-medieval and modern fields. There are some limited higher sensitivity areas such as the parkland at Cockington and four small areas of medieval enclosures.	Low
Scenic and special qualities	There are some scenic qualities within the area, such as at Cockington Country Park and the long views towards the sea from Gallows Gate. However, the potential Future Growth Area is not recognised as part of a landscape designation.	Medium
Visual susceptibili	ity	Medium
Views and intervisibility	There is a varied degree of intervisibility between the potential Future Growth Area and its surroundings. More open views are available from the west, looking towards the townscape and coast.	Medium
Relation to the protected landscapes	The area has intervisibility with the South Devon National Landscape, as well as long distance (over 10km) intervisibility with Dartmoor National Park from the A380.	Medium
Skylines and other focal points	Whilst the skylines within the Cockington and Edginswell valleys are largely undeveloped, there are no particular landmarks within them and more developed skylines are apparent in the west of the area. Long views to the distant landmark of Haytor from the A380.	Medium
Scenic quality	The area has some scenic quality and some special qualities, but this is not consistent across the area. These include the historic Cockington village and long views to the sea, both of which elevate visual susceptibility.	Medium
Typical receptors	Typical receptors for the area include adjacent residents, tourists at Cockington, visitors to Gallows Gate and users of PRoW.	High
Level of access	There is a network of PRoW, and a sparse road network within the area.	Low

Landscape mitigation recommendations

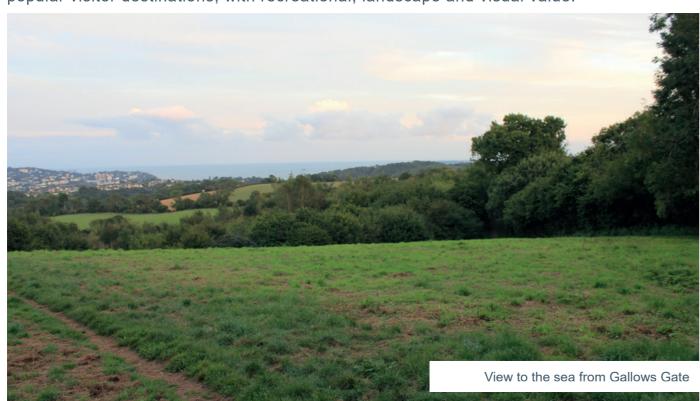
Avoid development in areas of higher sensitivity such as the valued area around Cockington village and country park (which extends north-west of Cockington and is a distinctive landscape), the undeveloped skylines of the Cockington Valley, or where there are extensive views to the coast or protected landscapes such as at Gallows Gate. Retain and enhance hedgerow and field boundaries where possible, as well as mature and parkland trees.

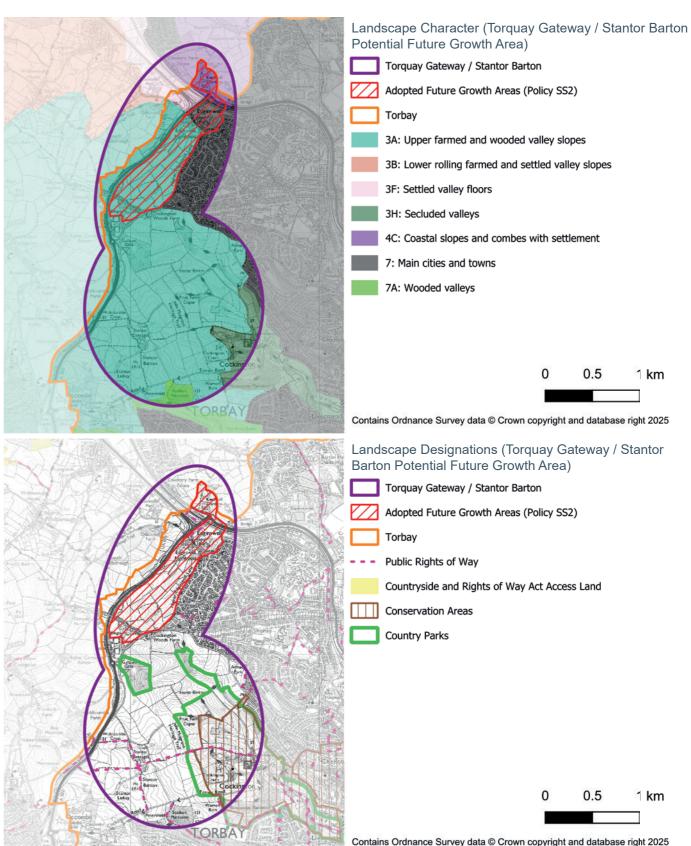
Conclusion for Torquay Gateway / Stantor Barton Potential Future Growth Area

There is a medium overall landscape sensitivity in this landscape. Within the potential Future Growth Area, the locations with the highest landscape sensitivity are through Cockington Valley, around Cockington Court and village, through the parkland and the lower slopes of Cockington Valley, where the landscape feels remote and isolated from the urban edge. Cockington village, Cockington Court and associated tourist attractions have preserved the historical character and sense of place in the eastern part of the potential Future Growth Area. There is also evidence of older field boundary patterns in the shallow valley south of Edginswell. However, the area is affected by the adjacent urban edges of Torquay / Paignton and the A380 dual carriageway.

The visual sensitivity is medium. This is because the western part of the potential Future Growth Area is more open, contributing to intervisibility with protected landscapes of the South Devon National Landscape and Dartmoor National Park; as well as views to central Torquay and views to the sea. The valleys are visually contained. The skylines viewed from Cockington Valley appear largely undeveloped and are typically higher sensitivity.

Cockington Valley, associated Cockington village and Cockington Country Park are all popular visitor destinations, with recreational, landscape and visual value.





valued views
Views valued by

the community

There is little to no provision for facilities for enjoyment of views within the area.

5. LAND WEST OF PAIGNTON (COLLATON ST MARY) POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon	Devon LCA	Torbay Hinterland LCA	De	von LCT	3A: Upper farmed and wooded v	valley slopes / 3H: Sec	luded valleys
Scenario	Large-scale residential		Landscape sensitivity	Medium		Visual sensitivity	Medium-Low	1
Landscape value	;							Medium-Lov
Designated scenic quality	No specific designations re	lated to scenic qu	ality.					Low
Natural heritage	County Wildlife Site to the s	south of Marldon;	contains deciduous woodland BAP P	riority Habitat. Within th	e English F	liviera Global Geopark.		Low
Cultural heritage	Clusters of listed buildings a Higher Blagdon	at Lower Blagdor	and Collaton St Mary; scheduled mo	nument at Beacon Hill.	Particular s	ense of time depth at Blagdon Barto	on and Lower and	Medium
Landscape condition			n this potential Future Growth Area, al re negatively influenced by adjacent u	•	some histo	ric field boundary loss, and loss of h	istoric orchards. The	Medium
Cultural associations	No strong cultural associati	ons.						Low
Distinctiveness	The complex landform and elements within the potentia		mlets such as Lower Blagdon gives t Area.	his area a sense of disti	nctiveness	within the LCT 3A. There are however	ver no rare features or	Medium
Amenity and recreation	Recreational routes are limit recreational features.	ited to one public	right of way within the potential Futur	e Growth Area. The sou	ıthern edge	contains a holiday park, but there a	re no other	Low
Perceptual (scenic)	Some visual appeal due to scenic value.	rural character a	nd undulating farmland, but locally red	luced by adjacent urbar	n edge and	busy roads such as the A380. No de	esignations indicating	Medium
Perceptual (other)	There is a sense of tranquil and A385.	llity and remotene	ss within the potential Future Growth	Area in parts which are	away from	the urban edge and the key road co	orridors of the A380	Medium
Function	Green infrastructure networ	rk typically compr	ises hedgerow connections and some	e limited linked blocks o	f woodland.	No links with a national landscape	designation.	Medium
Visual value								Low
Iconic views	No iconic views or those wi	th importance in	relation to special qualities of a design	nated landscape.				Low
Views related to designated landscapes and landscape-related features	Some limited intervisibility videstinations.	with the South De	von National Landscape, but no inter	visibility with the Dartmo	oor Nationa	Park. No views related to conserva	tion areas or visitor	Low
Regionally/locally	There are no views from pr	omoted walking o	r cycling routes to this area. The Sou	th West 660 promoted o	driving route	e passes along the A379 to the east	of the area.	Low

Low

Landscape susce	otibility	Medium
Scale	The field pattern within the potential Future Growth Area is typically small and medium; large-scale residential development would be of a larger scale than the receiving landscape.	High
Landform	The landform within the potential Future Growth Area is relatively complex, comprising a mixture of sloping and undulating land; particularly in the north.	Medium
Openness/ enclosure	The degree of enclosure within the potential Future Growth Area is mixed; tall hedgerows give a sense of enclosure, however the sloping landform means that a sense of openness is occasionally available.	Medium
Land cover	There are some historic field boundaries within the potential Future Growth Area, however other historic field boundaries have been lost. The pattern is semi-regular.	Medium
Built environment	Settlement within the potential Future Growth Area is typically of historic origin (e.g. Higher Blagdon); however Collaton St Mary contains mixed settlement. The future growth area is also influenced by the adjacent urban edge of Paignton.	Medium
Views/intervisibility	The intervisibility between the potential Future Growth Area and its surroundings is limited by a combination of undulating topography and tall hedgerows. However, there are some available long views across the future growth area and into its surroundings.	Medium
Setting/skyline/ backdrop	Beacon Hill in the north-west of the potential Future Growth Area forms part of the backdrop to Paignton as seen from the sea. Otherwise, the undulating topography limits the prominence of the skylines in the area.	Medium
Perceptual qualities	The potential Future Growth Area is influenced (particularly within the south and east) by the adjacent urban edge of Paignton and the busy A379 road. However, there are areas towards the north which feel more tranquil and remote - in part due to the narrow and enclosed country lanes.	Medium
Historic Landscape Character	The historic landscape character within the potential Future Growth Area comprises an even mixture of medieval and modern fields, the former of which are of higher sensitivity.	Medium
Scenic and special qualities	There is some scenic quality to the potential Future Growth Area, however it is not designated for its scenic quality. In addition, the adjacent urban edge has a negative influence to parts of the area.	Medium

Visual susceptibili	nty	Medium
Views and intervisibility	There is some intervisibility with surrounding areas, however this is limited by topography and intervening vegetation.	Medium
Relation to protected landscapes	The potential Future Growth Area has some limited intervisibility with the South Devon National Landscape; there is no intervisibility with Dartmoor National Park.	Medium
,	Skylines are typically undeveloped and Beacon Hill forms a landmark within the local area; however it has an adverse visual element of transmission masts upon it. The west of the area contains pylons which interrupt the skylines.	Medium
Scenic quality	There is some scenic quality within the area, however this is inconsistent. Parts of the potential Future Growth Area are negatively influenced by views of the adjacent urban edge.	Medium
Typical receptors	Typical visual receptors within the potential Future Growth Area are users of the country lanes (both recreationally and those driving) and residents.	Medium
Level of access	The potential Future Growth Area is adjacent to the urban edge and the busy A379 runs through it. However, away from these areas there is a sparse network of PRoW and rural lanes.	Medium

Landscape mitigation recommendations

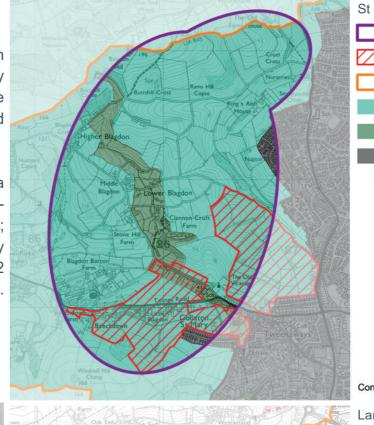
Use the undulating topography as an opportunity to reduce the visual impact of proposed development and avoid development near the prominent skyline at Beacon Hill. Concentrate development towards the existing urban edges in the south and east. Retain mature hedgerows and vegetation where possible to preserve sense of enclosure. Potential opportunity to increase PRoW coverage within the potential Future Growth Area.

Conclusion for Land West of Paignton (Collaton St Mary) Future Growth Area

The landscape within the potential Future Growth Area is undulating and of small-medium scale. Visually, it is contained by mature vegetation, however the undulating topography means that some longer-distance views are available and there is intervisibility with the South Devon National Landscape. Beacon Hill forms a landmark and an undeveloped backdrop to Paignton, particularly when viewed from the coast / sea.

There is a medium landscape sensitivity within the potential Future Growth Area, with a medium-low visual sensitivity to a large-scale residential development scenario. Well-designed and integrated large scale residential development could be accommodated; however this is subject to the undeveloped skyline at Beacon Hill being retained and any development being concentrated close to the existing urban edges and adopted Policy SS2 existing Future Growth Areas in the far south and east of the potential Future Growth Area.

Undulating landscape with mature hedgerows



Landscape Character (Land West of Paignton (Collaton St Mary) Potential Future Growth Area)

Land West of Paignton (Collaton St Mary)

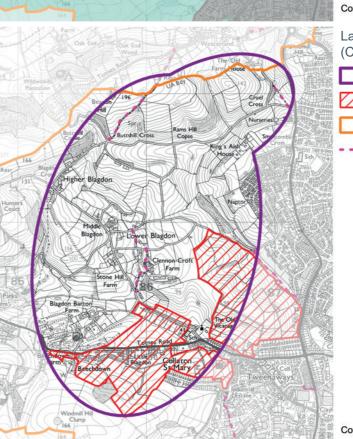
Adopted Future Growth Areas (Policy SS2)

Torbay

3A: Upper farmed and wooded valley slopes

3H: Secluded valleys

7: Main cities and towns



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1 km

Landscape Designations (Land West of Paignton (Collaton St Mary) Potential Future Growth Area)

Land West of Paignton (Collaton St Mary)

Adopted Future Growth Areas (Policy SS2)

Torbay

- - Public Rights of Way

0 0.5 1 km

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6. LAND WEST OF PAIGNTON (BERRY ACRES / WHITEROCK) POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon	Devon LCA	Torbay Hinterland LCA	Devon LCT	3B: Lower rolling farmed and settled valley slopes / 3H: Secluded
					valleys

Scenario	Mixed use	Landscape sensitivity	Medium-Low	Visual sensitivity	Low	
Landscape value						Low
Designated scenic quality	No specific designations related to scenic quality.					Low
Natural heritage	No ecological designations. Contains BAP Priority the English Riviera Global Geopark.	Habitats including several large a	reas of orchards, a block of ar	cient woodland and blocks of deciduou	s woodland. Within	Medium
Cultural heritage	Listed buildings at Lower Yalberton; which has a s of Paignton.	ense of time depth. Little else in te	erms of cultural heritage value,	influence is primarily modern related to	the western edge	Low
Landscape condition	The orchards at Lower Yalberton are intact, and the adjacent urban edge and subsequent development	• •	largely intact with some exce	ptions. The east of the area is heavily in	fluenced by the	Medium
Cultural associations	No strong cultural associations.					Low
Distinctiveness	The orchard areas are a distinctive local feature, be and rural; generally low distinctiveness.	ut there are few elements of rarity	within the potential Future Gr	owth Area. Character is transitional betv	veen urban edge	Low
Amenity and recreation	No PRoW or recreational routes. Only recreationa	feature is a camping and caravar	n site just north of Long Road.			Low
Perceptual (scenic)	No particular scenic appeal due to high level of en	closure and influence of adjacent	urban edge.			Low
Perceptual (other)	In the west of the area there is a partial sense of to away from the urban edge due to the high degree		ed in the east due to the adjac	ent urban edge. There is some limited s	sense of remoteness	Low
Function	Hedgerow boundaries, tree belts and woodland / designation.	orchards contribute to the green in	frastructure within the potentia	I Future Growth Area. No link to a nation	nal landscape	Medium

Visual value		Low
Iconic views	No iconic views or those with importance in relation to special qualities of a designated landscape.	Low
Views related to designated landscapes and landscape-related features	Some limited intervisibility with the South Devon National Landscape, but no intervisibility with the Dartmoor National Park. No views related to visitor destinations or conservation areas.	Low
Regionally/locally valued views	The South West 660 promoted driving route passes along the A379 to the east of the area. There are no views from promoted walking or cycling routes to this area.	Low
Views valued by the community	There is little to no provision for facilities for enjoyment of views within the area.	Low

Landscape susce	otibility	Medium-Low
Scale	The field pattern and overall scale of the landscape within the potential Future Growth Area is small to medium - smaller scale than the proposed scenario.	High
Landform	Landform in the potential Future Growth Area is relatively simple; sloping down towards the watercourse which runs north-south through it.	Low
Openness/ enclosure	The potential Future Growth Area typically feels enclosed and sheltered by the high hedgerows within it, there are no areas which feel open or exposed.	Low
Land cover	The pattern of land cover is relatively simple; comprising regular or semi-regular field boundaries; there has been some limited loss of historic field boundaries.	Low
Built environment	The urban fringe of Paignton sits directly east of the potential Future Growth Area; settlement within it tends to be historic or traditional built character such as the farms at Higher Yalberton.	Medium
Views/intervisibility	The high degree of enclosure means that views within and to/from the potential Future Growth Area are limited.	Low
Setting/skyline/ backdrop	The landscape is typically low-lying and does not have a strong visual relationship with other areas, nor prominent landmark features.	Low
Perceptual qualities	Whilst the potential Future Growth Area lies adjacent to the existing urban edge, away from the urban edge the landscape feels tranquil, with the small country lanes giving a sense of remoteness.	Medium
Historic Landscape Character	The historic landscape character is mixed; it comprises higher sensitivity elements such as medieval fields, but also more modern and less sensitive elements.	Medium
Scenic and special qualities	The potential Future Growth Area does not lie within an area designated for high scenic quality and is influenced by the urban edge in the east. Away from the urban edge there are scenic elements typical of a rural area such as farmland, hedgerows and country lanes.	Medium

Visual susceptibili	ty	Low
Views and intervisibility	The potential Future Growth Area is relatively visually contained and enclosed, with little intervisibility with its surroundings.	Low
Relation to protected landscapes	There is no intervisibility with the South Devon National Landscape, although there is some potential intervisibility with the Dartmoor National Park from the east of the potential Future Growth Area.	Low
Skylines and other focal points	The skylines within the potential Future Growth Area typically appear undeveloped due to the high degree of vegetation providing a sense of enclosure. There are no landmarks, but some pylons interrupt the skylines.	Medium
Scenic quality	The Future Growth Area does not have particular scenic quality aside from its rural character. The adjacent urban edge and presence of pylons locally reduce any perceived scenic quality.	Low
Typical receptors	Residents would experience views of a potential development scenario within the potential Future Growth Area, these are based in Yalberton or which views allow from the existing urban edge. There are no PRoW, however there are recreational features as country lanes are used for recreation and a campsite is present at the existing urban edge.	Low
Level of access	The numbers of people who would experience views of a potential development scenario are low despite proximity to the urban edge; this is due to the relatively small number of country lanes within the potential Future Growth Area and lack of PRoW within it.	Low

Landscape mitigation recommendations

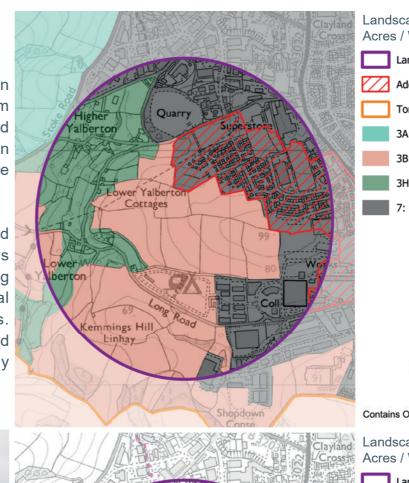
Retain mature field boundaries where possible to conserve enclosed feel and reduce visual and landscape impacts. Site any taller development including industrial / commercial units close to the existing urban edge off Long Road; elsewhere development should be residential and a maximum of 2-3 storeys. Provide lower density of development away from the existing urban edge, to give a porous settlement edge. Opportunity to increase PRoW coverage and access to the countryside from this area as part of the green infrastructure proposed of any development.

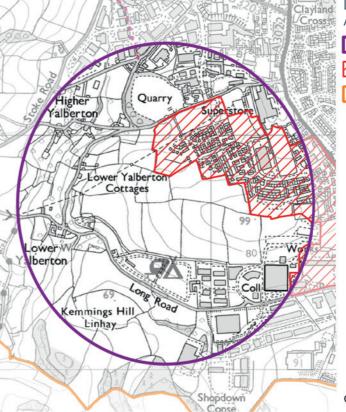
Conclusion for Land West of Paignton (Berry Acres / Whiterock) Future **Growth Area**

The landscape within the potential Future Growth Area is medium to small in scale with an enclosed character due to the sloping topography and the mature hedgerows which form field boundaries. There is little intervisibility within the potential Future Growth Area, and few views to surrounding areas. Whilst the area sits at the edge of Paignton, the urban edge has little influence owing to the sense of enclosure. There is a medium-low landscape sensitivity and a low visual sensitivity.

It is considered that the potential Future Growth Area could accommodate a well-designed and integrated mixed-use scale development. However, it is important for mature hedgerows to be retained where possible to retain the enclosed character and benefit from the screening afforded by the existing vegetation. It would be recommended to site commercial/industrial buildings adjacent to those at the existing urban edge, as well as taller residential properties. Away from the existing urban edge, lower residential properties, at a reduced density would be recommended to reduce visual impact in the surroundings, provide a porous edge to any development and to reduce impact on the surrounding rural character.







Landscape Character (Land West of Paignton (Berry Acres / Whiterock) Potential Future Growth Area)

Land West of Paignton (Berry Acres / Whiterock)

Adopted Future Growth Areas (Policy SS2)

3A: Upper farmed and wooded valley slopes

3B: Lower rolling farmed and settled valley slopes

3H: Secluded valleys

7: Main cities and towns

0.5 1 km

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Landscape Designations (Land West of Paignton (Berry Acres / Whiterock) Potential Future Growth Area)

Land West of Paignton (Berry Acres / Whiterock)

Adopted Future Growth Areas (Policy SS2)

Torbay

0.5 1 km

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7. LAND AT CHURSTON POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon	Devon LCA	Froward Point to Berry Head Coastal Plateau LCA	Devon LCT	3B: Lower rolling farmed and settled valley slopes / 3E: Lowland plains
					/ 4G: Low-lying coast and beach / 4H: Cliffs

Scenario	Large-scale residential	Landscape sensitivity	Medium	Visual sensitivity	High-Medium	
Г						
Landscape value						High-Medium
Designated scenic quality	Partially within the South Devon National Landscape Remainder of potential Future Growth Area is not de				e Growth Area.	High
Natural heritage	Several County Wildlife Sites at Broadsands and Ch Geopark. Contains BAP Priority Habitats - deciduous			e coast. Located within the English Rivie	ra Global	Medium
Cultural heritage	Elements of cultural heritage in the east of the area primarily associated with Churston and a Scheduled					Medium
Landscape condition	Notable field boundary loss and loss of traditional or the adjacent urban edge.	chards, although some orchards r	etained around Higher Alston.	Localised detractors of the A379 and A3	022 roads and	Low
Cultural associations	Churston is associated with the Paignton and Dartm at Churston has associations with Agatha Christie ar appears as a location within the 1936 novel ABC Mu	nd is said to have inspired the nov	el Murder on the Links ¹⁴ . Elber	ry Cove is also associated with Agatha (High
Distinctiveness	Broadsands is a particularly distinctive area given th and Dartmouth Steam Railway. Other areas such as			tinctive elements such as the viaducts for	or the Paignton	Medium
Amenity and recreation	There are multiple recreational facilities and routes velocities are multiple recreational facilities are multiple recreation	two golf courses, the South West	Coast Path and other PRoW.	In addition, the Paignton to Dartmouth S	Steam Railway	High
Perceptual (scenic)	Areas of particular scenic value to the north of the are elevated views available from the A379 to the south				scape. Some long	High
Perceptual (other)	There is a sense of tranquillity associated with the ruand the corridor along the A379 feel busier, as does				idsands beach	Medium
Function	Green and blue infrastructure links along the coastlir Partially within the South Devon National Landscape	•			oton Park.	High

Visual value		High-Medium
Iconic views	The Hookhills viaduct at Broadsands is an iconic feature. Some of the special qualities of the South Devon National Landscape are displayed in views which locally elevate visual value.	High
Views related to designated landscapes and landscape-related features	Views along the coastline demonstrate the wild, rugged coastline; with views also present of rolling farmland, rich time depth and some limited views of hidden valleys, all of which are special qualities of the South Devon National Landscape. Other special qualities (e.g. ria estuaries - a ria is a coastal inlet formed by a flooded river valley) are less present in views within the potential Future Growth Area. The potential Future Growth Area lies partially within the South Devon National Landscape, as well as within its setting. Potential for intervisibility with the Dartmoor National Park.	High
Regionally/locally valued views	The South West Coast Path runs along the coast in the north of the area; in addition, the John Musgrave Heritage Trail crosses through the south-east of the area. There are no promoted views from these trails, but views of the coast and across Tor Bay are available. The South West 660 promoted driving route passes along the A379 through the area.	Medium
Views valued by the community	The area contains many facilities from enjoyment of views, typically concentrated in the north of the area near Broadsands beach. This includes parking and interpretation, as well as a steam railway route.	High

Landscape suscep	andscape susceptibility		
Scale	The scale of the landscape within the potential Future Growth Area is medium to large, which would be the same scale as or slightly smaller than the development scenario. There are some limited small scale fields near Elberry Cove and around Churston village.	Medium	
Landform	The landscape is smooth and simple in terms of landform, typically sloping down from the south towards the sea in the north.	Low	
Openness/ enclosure	Openness within the potential Future Growth Area is balanced; there are some areas such as the Elberry Headland and the fields in the south which are more open; other areas of the potential Future Growth Area are more enclosed by elements such as high hedgerows and feel more sheltered as a result.	Medium	
Land cover	There has been notable historic field boundary loss across the potential Future Growth Area. Fields are typically regular in pattern.	Low	
Built environment	The potential Future Growth Area has been influenced in the north-west by the urban edge of Paignton at Broadsands and Churston Ferrers. Churston village is a historic settlement in the east of the potential Future Growth Area.	Medium	
Views/intervisibility	There are several open views in the potential Future Growth Area, particularly from the elevated land in the south of the potential Future Growth Area. Other parts of the potential Future Growth Area have less intervisibility as a result of the combination of high hedgerows and flatter landform.	Medium	
Setting/skyline/ backdrop	Land above approximately 90m AOD is visible from the sea, forming the rural backdrop to the settlement at Churston - other skylines are less prominent or are developed. The viaduct at Broadsands forms a notable landmark.	Medium	
Perceptual qualities	The landscape within the potential Future Growth Area is associated with human activity and influenced by elements such as urban development and busy roads. There are pockets of tranquillity at the coast and away from the urban edge, however.	Low	
Historic Landscape Character	The majority of the land cover within the potential Future Growth Area is of modern origin, with small pockets of medieval and post-medieval enclosure. Most of the fields are, however, of lower sensitivity.	Low	
Scenic and special qualities	The northern part of the potential Future Growth Area is within the South Devon National Landscape and displays some of its special qualities including the wild, rugged coastline. Elsewhere, some of the scenic quality is reduced by the adjacent urban edge.	Medium	

Visual susceptibility Hi		
Views and intervisibility	Intervisibility with surrounding areas, particularly in the far south at Kennels Road and also in the north at Broadsands; both have intervisibility with the sea and to other parts of Torbay. The intervisibility is reduced towards Churston, where the plateau topography and intervening vegetation limits views to surrounding areas.	Medium
Relation to protected landscapes	The north and north-west of the potential Future Growth Area sits within the South Devon National Landscape; there is also intervisibility between the south of the potential Future Growth Area and the National Landscape. The potential Future Growth Area has intervisibility with the Dartmoor National Park.	High
Skylines and other focal points	The hill at Kennels Road forms part of the rolling farmland backdrop when viewed from the coast. There are no adverse elements such as pylons breaking the skyline, but also no particular focal points or landmarks.	Medium
Scenic quality	The potential Future Growth Area includes special qualities from the South Devon National Landscape such as the rugged coastline and rolling farmland. There is typically a medium to high scenic quality, particularly in the far north and south of the area, the scenic quality is locally affected by the main road between Paignton and Brixham and the associated urban edge.	Medium
Typical receptors	Typical receptors include residents in the southern edge of Paignton, holiday makers travelling on local roads or using the Paignton and Dartmouth Steam Railway, recreational receptors on the John Musgrave Trail or other PRoW and those using the recreational facilities at Broadsands beach and at Churston.	High
Level of access	There is a high degree of access to the potential Future Growth Area through the network of PRoW and country lanes; as well as the main roads to Brixham and Kingswear from Paignton. PRoW tend to be concentrated towards the north of the area.	High

Landscape mitigation recommendations

Keep development below the 90m contour near Kennels Lane to avoid impacts to views from the coast and wider South Devon National Landscape. Avoid development directly adjacent to the coastline to retain the special qualities of the rugged coastline and its tranquillity. Development should avoid adverse impacts on the South Devon National Landscape and its special qualities. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015⁶) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances

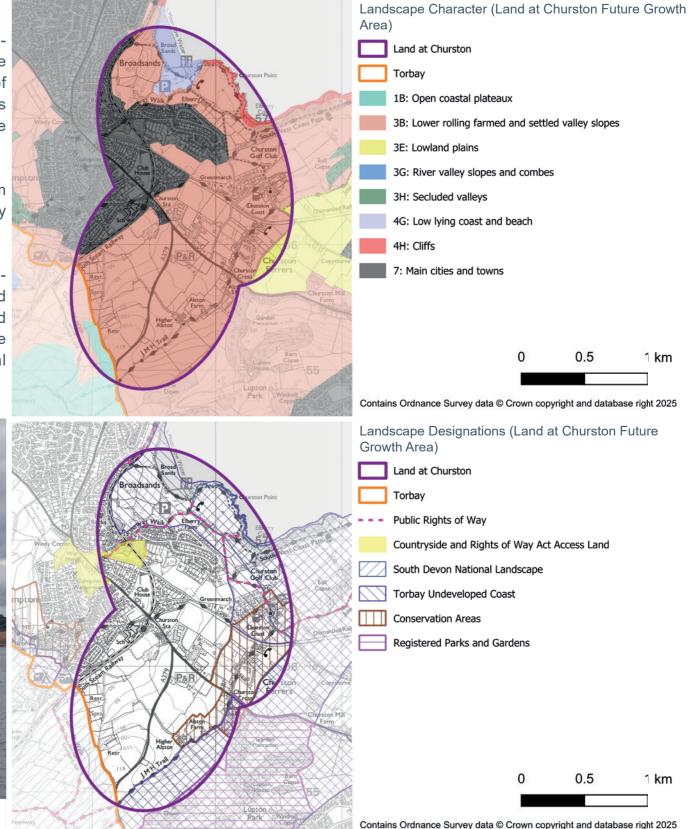
Conclusion for Land at Churston Future Growth Area

The land within the potential Future Growth Area slopes towards the sea, broadly southwest to north. The northern part of the area is within the South Devon National Landscape and displays the special qualities of a rugged coastline, with views back to the far south of the potential Future Growth Area and rolling farmland - another special characteristic. This visual link of farmland and sea needs to be conserved, and the rolling farmland forms the rural backdrop to intervening settlement.

In the middle of these two areas is a flatter area of plateau which is visually contained from the coast by blocks of mature trees and hedgerows. This area also has limited intervisibility with the elevated landform in the south.

The potential Future Growth Area has a high-medium landscape sensitivity and a high-medium visual sensitivity. It could accommodate a degree of very sensitively designed development within its central area, but development should avoid the extreme south and north to avoid impacts on the South Devon National Landscape, its special qualities, and the higher concentration of more sensitive receptors such as tourists and users of recreational facilities.





8. SITES IN SOUTH DEVONNATIONAL LANDSCAPE POTENTIAL FUTURE GROWTH AREA

NCA	NCA 151: South Devon	Devon LCA	Froward Point to Berry Head Coastal Pla	ateau LCA		3B: Lower rolling farmed and settled / 3H: Secluded valleys / 4H: Cliffs	valley slopes / 3E: Lowland plains
1	Large-scale residential commercial;	with medium-	scale Landscape sensitivity	High-Medi	um	Visual sensitivity	High-Medium
	Medium-scale residentia commercial	al with small-	scale	Medium			High-Medium

Landscape value		
Designated scenic quality	Rural parts of the potential Future Growth Area are within the Undeveloped Coast; as well as partially within the South Devon National Landscape.	High
Natural heritage	Within the English Riviera Global Geopark. Several County Wildlife Sites, particularly along western edge; Regionally Important Geological Site on coast. Contains several BAP Priority Habitats including wood-pasture and parkland, ancient replanted woodland, deciduous woodland and maritime cliffs and slopes.	Medium
Cultural heritage	West of the area contains the Lupton Park Registered Park and Garden; Brixham Conservation Area is located in the south-east of the area and contains numerous listed buildings. Some sense of time depth within Brixham, although this area is more modern than the town's historical centre	Medium
Landscape condition	Notable field boundary loss and loss of historic orchards to urban development. Negative influence of urban edge of busy Brixham and A3022 road. Some small areas of better landscape condition with higher degree of intactness such as Lupton Park and Churston Woods, which locally elevate value.	Low
Cultural associations	Brixham is associated with the fishing industry and has been used as a filming location for multiple films and TV shows ⁷ ; however the potential Future Growth Area is focused on the outskirts of the town.	Low
Distinctiveness	There are few rare elements within the potential Future Growth Area, although Lupton Park and the area around Churston Woods/Fishcombe Cove have a distinctive character. The potential Future Growth Area forms the gateway to Brixham, particularly along the approach on the A3022.	Medium
Amenity and recreation	The potential Future Growth Area contains recreational features including Churston/Fishcombe coves, holiday parks, Brixham skate park, and part of Lupton Park. There are relatively few PRoW within the potential Future Growth Area, however, although one such PRoW forms part of the John Musgrave Trail.	Medium
Perceptual (scenic)	The majority of the rural parts of the potential Future Growth Area lie within the South Devon National Landscape and there are several elements of scenic value including the coastline, Churston Wood and Lupton Park. The adjacent urban edge of Brixham and busy A3022 have a localised negative influence.	Medium
Perceptual (other)	The potential Future Growth Area is relatively close to the urban edge of Brixham and is influenced by the busy A3022, thus opportunities to experience a sense of tranquillity and/or remoteness are limited. The far north of the potential Future Growth Area has a greater sense of tranquillity and remoteness owing to the level of enclosure and perceived separation from the urban edge, as does the far south-east.	Low
Function	Some green links, particularly in the far north related to Churston Woods and west related to Lupton Park. Green infrastructure is interrupted by the built form of Brixham. Green links within the South Devon National Landscape.	Medium

Visual value		
Iconic views	There are no iconic views within the potential Future Growth Area.	Low
Views related to designated landscapes and landscape-related features	The potential Future Growth Area sits partially within the South Devon National Landscape, as well as its setting. Several of the special qualities of the National Landscape are displayed within it in limited extents, including rolling farmland and the rugged coastline. Other special qualities (e.g. ria estuaries) are less present in views within the potential Future Growth Area. Potential for intervisibility with the Dartmoor National Park.	Medium
Regionally/locally valued views	The John Musgrave Heritage Trail crosses to the north of the area. There are no promoted views from the trail, but views occasionally open up on elevated landform, towards the coast. The South West 660 promoted driving route passes along the A379 through the area.	Medium
Views valued by the community	There is some limited provision for enjoyment of views, largely focused at the coast in the north of the area.	Medium

		residential with medium commercial	residential with small commercial
Landscape susc	eptibility	Medium	Medium-Low
Scale	The scale of the field pattern within the potential Future Growth Area is medium and large. There is a small-scale field pattern in the south-east of the area. Largely, the medium to large scale field pattern is similar to the scale of medium development, but would be smaller than a large-scale development.	High	Medium
Landform	The landform within the south of the potential Future Growth Area is sloping and undulating, but the slopes are gentle rather than rugged and complex. In the north of the potential Future Growth Area, there is a flat plateau.	Medium	Medium
Openness/ enclosure	The medium and large field pattern means that the area feels relatively open. There is some feeling of exposure at the higher slopes, but the area feels more enclosed on the flat plateau.	High	Medium
Land cover	The potential Future Growth Area has some post-medieval enclosures in the north and post-medieval parkland in the west at Lupton. Other parts of the potential Future Growth Area are of modern origin and less sensitive. Lupton Park is a Registered Park and Garden, which is more sensitive in terms of land cover.	Medium	Medium
Built environment	The urban fringe of Brixham has an influence on the potential Future Growth Area; there are no historic settlements.	Low	Low
Views/ intervisibility	The undulating landform allows some intervisibility and longer views, particularly around the south-west of the potential Future Growth Area. In the flatter area to the north, the views are typically curtailed by vegetation.	Medium	Low
Setting/skyline/ backdrop	The elevated land at Guzzle Down forms part of the backdrop to Brixham. However, otherwise there are no landmarks within the potential Future Growth Area, nor prominent skylines.	Low	Low
Perceptual qualities	The landscape within the potential Future Growth Area is influenced by the surrounding urban fringe and has limited sense of tranquillity and remoteness away from the urban edge.	Medium	Low
Historic Landscape Character	There are fields of post-medieval origin in the north of the potential Future Growth Area, with some smaller medieval enclosures close to the settlement edge. The remaining fields are of modern origin, with modern settlement within Brixham. There are some limited HLTs of higher sensitivity, which include the post-medieval parkland at Lupton Park.	Medium	Medium
Scenic and special qualities	The majority of the Future Growth Area is within the South Devon National Landscape - the remaining area has intervisibility with the South Devon National Landscape. The proposed development scenarios would reduce the rolling farmland which is a special quality of the National Landscape.	High	High

Visual susceptibility		High-Medium	High-Medium
Views and intervisibility	There is some intervisibility between the higher ground of the potential Future Growth Area and its surroundings such as at Guzzle Down, however in the north intervisibility is limited by a combination of the relatively flat topography and intervening vegetation.	Medium	Low
Relation to protected landscapes	The potential Future Growth Area largely lies within the South Devon National Landscape, or within its setting, with intervisibility with the protected landscape. In addition, there is some limited intervisibility with the Dartmoor National Park.	High	High
Skylines and other focal points	Guzzle Down is an undeveloped skyline which forms a backdrop to Brixham. Elsewhere, skylines tend to be developed, although they do not contain detracting elements such as pylons.	Medium	Low
Scenic quality	The potential Future Growth Area is currently affected by the adjacent urban edge of Brixham, which reduces perceived scenic quality. It displays, however, some of the special qualities of the South Devon National Landscape including the rolling farmland and a small area of rugged coastline.	Medium	Medium
Typical receptors	Typical visual receptors within the potential Future Growth Area include residents of Brixham, tourists visiting Brixham and the wider South Devon National Landscape, and users of the John Musgrave Heritage Trail.	High	High
Level of access	There are few PRoW within the potential Future Growth Area, but a large number of residents and road users taking into account the urban edge of Brixham.	High	High

Landscape mitigation recommendations

Avoid development on the higher ground at Guzzle Down to preserve the rolling farmland and rural backdrop to Brixham and avoid longer-range visual impacts. Preserve the historic landscape at Lupton Park. Retain and enhance mature hedgerows where possible to retain the sense of enclosure, particularly on the plateau near Copythorne. Development should avoid adverse impacts on the South Devon National Landscape and its special qualities. Major development (as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015⁶) will only be permitted at locations within the South Devon National Landscape in exceptional circumstances

Large-scale

Medium-scale

Conclusion for Sites in South Devon National Landscape Future Growth Area

This potential Future Growth Area is located on the outskirts of the town of Brixham, largely within the South Devon National Landscape. It is affected by the adjacent urban edge, but also displays some of the special qualities of the National Landscape such as the rugged coastline and rolling farmland. There are a large number of people who experience views of the potential Future Growth Area owing to the urban fringe location and Brixham's popularity for tourism and recreation.

There is a high-medium landscape sensitivity within this potential Future Growth Area to large-scale residential development with medium-scale commercial development; and medium landscape sensitivity to medium scale residential development with small-scale commercial development. The potential Future Growth Area has a high-medium visual sensitivity for both development scenarios. The area near Northfields Lane and Copythorne is a flatter plateau in comparison to the south and east of the potential Future Growth Area. It has large-scale fields and a sense of enclosure given by mature hedgerow field boundaries. This area would therefore be of lower visual sensitivity than the remainder of the potential Future Growth Area. However, this land remains designated as National Landscape and subject to NPPF paragraph 189.





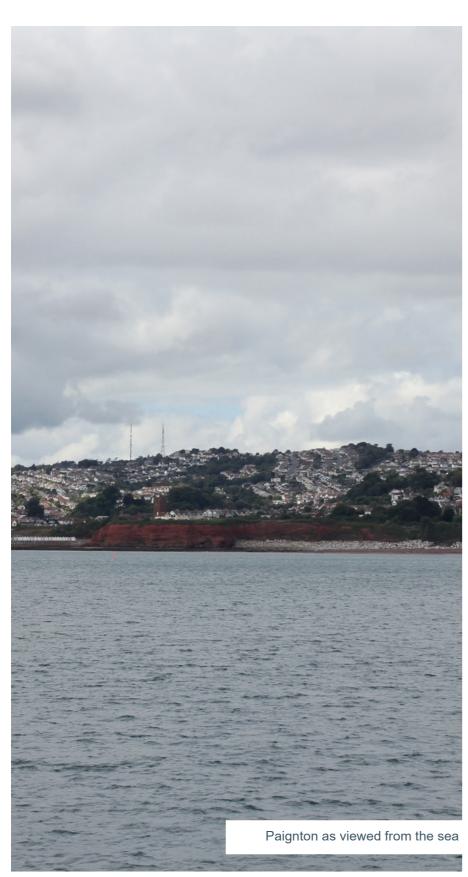
GLOSSARY

Term	Definition
Amenity open space	Green space, generally in proximity to settlement/the community, which provides open space with opportunities for recreation.
Biodiversity Net Gain (BNG)	Refers to an approach to development and land management that ensures a measurable increase in biodiversity compared to what was present before the development or management activity.
Cultural heritage	The legacy of physical artefacts and intangible attributes of a group or society.
Devon hedges	Traditional boundary features combining earth banks with shrubs and trees, characteristic of Devon.
Green break	An area of landscape that is largely development free, forming a gap between densely built up areas and often links with other green spaces and / or open countryside.
Green infrastructure	A network of natural and semi-natural spaces providing environmental, social, and economic benefits.
Historic Landscape Characterisation	A method for understanding the historical development of the landscape.
Key Characteristic	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Landmark	An identifiable feature/object that is easily recognised and related to a particular landscape or open space.
Landscape Character	The distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse ¹⁷ .
Landscape Character Assessment	A tool for identifying, describing, and understanding landscape character.
Landscape Character Areas	These are single unique areas which are the discrete geographical areas of a particular landscape type ¹⁷ .
Landscape Character Types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur, they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Term	Definition
Landscape Effects	Effects on the landscape as a resource in its own right ¹⁷ .
Landscape Elements	Individual components which make up the landscape such as trees and hedges.
Landscape Features	Particularly prominent or eye-catching elements, like tree clumps, church towers or wooded skylines.
Landscape Quality or Condition	This is a measure of the physical state of the landscape. It may include the extent to which a typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements ¹⁷ .
Landscape Resource	The combination of elements that contribute to landscape context, character and value.
Landscape Value	The relative value or importance attached to different landscapes by society on account of their landscape qualities ⁷ .
Local Nature Recovery Strategy	A statutory requirement to identify areas for nature restoration and enhancement.
Local vantage point	A specific location that provides clear views, often associated with an elevated position with views over the surrounding area.
Major Development	Means development involving any one or more of the following: "(a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling houses where: (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;" 6
National Character Areas	Landscape zones in England defined by Natural England based on unique characteristics.
National Landscapes	National Landscapes (formerly Areas of Outstanding Natural Beauty or AONB) are designated for scenic quality and are under statutory protection.

Term	Definition
Natural Beauty	Natural beauty includes a range of factors: landscape and scenic quality, relative wildness, relative tranquillity, and the contribution of both natural heritage (such as habitats and geology) and cultural heritage (such as historic buildings and land use patterns). These elements combine to create the unique sense of place and visual character of a landscape ⁹ .
Seascape Character Assessment	Similar to a Landscape Character Assessment, but focused on marine and coastal areas.
Sense of Place	The essential character and spirit of an area: genius loci literally means 'spirit of the place'.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor ¹⁷ .
Tranquillity	"A state of calm and quietude associated with peace, considered to be a significant asset of landscape". It is often associated with natural environments, free from disturbance ¹⁷ .
Visual amenity	Value of a particular place in terms of what is seen by visual receptors taking account of all available views and the total visual experience.
Wildness	A quality of appearing to be remote, inaccessible and rugged with little evidence of human influence.

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