



**STEPHENSON
HALLIDAY**

Planning, Landscape & Environment
an **RSK** company

TORBAY OPEN SPACE STUDY PART 1: URBAN LANDSCAPE PROTECTION AREAS

Final report
Prepared by Stephenson Halliday

June 2025

Contents

| | | |
|----------|---|-----------|
| 1 | Introduction | 1 |
| 1.1 | General | 1 |
| 2 | Policy Context | 3 |
| 2.1 | National Planning Policy Framework and Planning Practice Guidance | 3 |
| 2.2 | Torbay Local Plan | 3 |
| 3 | Methodology | 8 |
| 3.1 | Overview | 8 |
| 3.2 | Assessment | 8 |
| 4 | Torquay ULPA | 13 |
| 5 | Paignton ULPA | 46 |
| 6 | Brixham Peninsula ULPA | 62 |

Appendices

Appendix 1 Copy of field survey sheet

Figures

Figure 1.1 Urban Landscape Protection Areas - Torquay

Figure 1.2 Urban Landscape Protection Areas – Paignton

Figure 1.3 Urban Landscape Protection Areas – Brixham Peninsula

Tables

Table 3.1 Landscape value criteria

Table 3.2 Visual value criteria

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We would also like to thank the individuals who took time to respond to the Public Consultation, providing valuable local experiences and knowledge of the open spaces across Torbay, to inform the open space studies.

Document history

| | Name | Date |
|--------------------|-------------------------------|------------|
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1 INTRODUCTION

1.1 General

- 1.1.1 Torbay Council are in the process of reviewing and updating the Local Plan, working towards the new local plan *Torbay Local Plan Update: A Landscape to Thrive*. Torbay Council has commissioned Stephenson Halliday (an RSK Group company) to produce a Strategic Landscape Study to form part of the evidence base to support the Local Plan update and inform strategic planning decisions and policies related to land use, development and conservation.
- 1.1.2 The Strategic Landscape Study is an independent consultant's report, with the aim of providing expert knowledge and analysis to assist policy making. Torbay Council is not obligated to follow any specific recommendations.
- 1.1.3 The Strategic Landscape Study comprises four related studies that will provide a tool to understand the Torbay landscape and assist in monitoring and guide future landscape change. The studies are:
- Landscape Character Assessment for Torbay.
 - Landscape Sensitivity Assessment (in two parts, for Residential and Commercial development and Wind and Solar development).
 - Open Space Study (this report, in three parts).
 - Review of Valued Landscapes.
- 1.1.4 The Open Space Study will provide an overview of the existing open spaces within Torbay, including:
- **Urban Landscape Protection Areas (ULPA) – this document.**
 - Local Green Spaces (LGS).
 - Public Open Spaces (POS).
- 1.1.5 This study provides an analysis of the Urban Landscape Protection Areas (ULPA) that are designated in the extant Torbay Local Plan. The aim is to understand what contribution these spaces make to the landscape of Torbay.
- 1.1.6 This is a separate study from the related Local Green Space (LGS) and Public Open Space (POS) studies, but there will be some need to cross-reference with the other documents to understand the relationship between the ULPAs (Torbay Local Plan designation) and LGS and POS (Neighbourhood Plan designations) where they overlap.
- 1.1.7 The purpose of the ULPA review is to:
- Assess if each of the 57 ULPA meet the criteria, as set out in the methodology at Section 3.

- Identify instances where an ULPA does not meet the criteria and recommend boundary review/removal/reclassification of the ULPA as appropriate.

1.1.8 The study is aimed at the following user groups:

- Planning Officers (plan making and development management).
- Developers and their consultants.
- Neighbourhood Forums.
- Elected Members.

1.1.9 Of the 57 Urban Landscape Protection Areas (ULPAs) assessed in this Study, the majority (39 sites) are recommended to remain unchanged, indicating that most currently designated areas continue to meet the policy criteria for protection. A smaller proportion are recommended for boundary review (12 sites), and six sites are assessed as no longer meeting the ULPA designation criteria. As a possible next step, the Council may consider a more detailed, fine-grain review of individual sites as part of their local plan updates, to ensure continued alignment with their priorities and evolving land use patterns.

2 POLICY CONTEXT

2.1 National Planning Policy Framework and Planning Practice Guidance

- 2.1.1 The National Planning Policy Framework (NPPF, 2024) identifies that *“Planning policies and decisions should ensure that developments...are sympathetic to local character and history, including the surrounding built environment and landscape setting...”*¹.
- 2.1.2 Chapter 15 of the NPPF focusses on conserving and enhancing the natural environment. It states that *“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)...”*²
- 2.1.3 The NPPF also states that *“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”*³.
- 2.1.4 The Planning Practice Guidance (PPG, 2019) expands on the NPPF, stating that *“Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence”*⁴.

2.2 Torbay Local Plan

- 2.2.1 Urban Landscape Protection Areas (ULPAs) are designated under Policy C5 of the Local Plan⁵, which seeks to restrict development within the ULPA.
- 2.2.2 ULPAs are described as *“enclaves of special landscape quality set in or bordering the urban areas (some of which also skirt the coastal fringe)”*⁶. They are noted as making *“a considerable contribution to the environment in a variety of ways...”* and *“...form a valuable part of Torbay’s green infrastructure”*.

¹ NPPF - Paragraph 135, Ministry of Housing, Communities and Local Government, last updated 2024

² NPPF - Paragraph 187, Ministry of Housing, Communities and Local Government, last updated 2024

³ NPPF - Paragraph 188, Ministry of Housing, Communities and Local Government, last updated 2024

⁴ Planning Policy Guidance for the Natural Environment, Paragraph 036 (Ref ID: 8-036-20190721), Ministry of Housing, Communities and Local Government, 2019

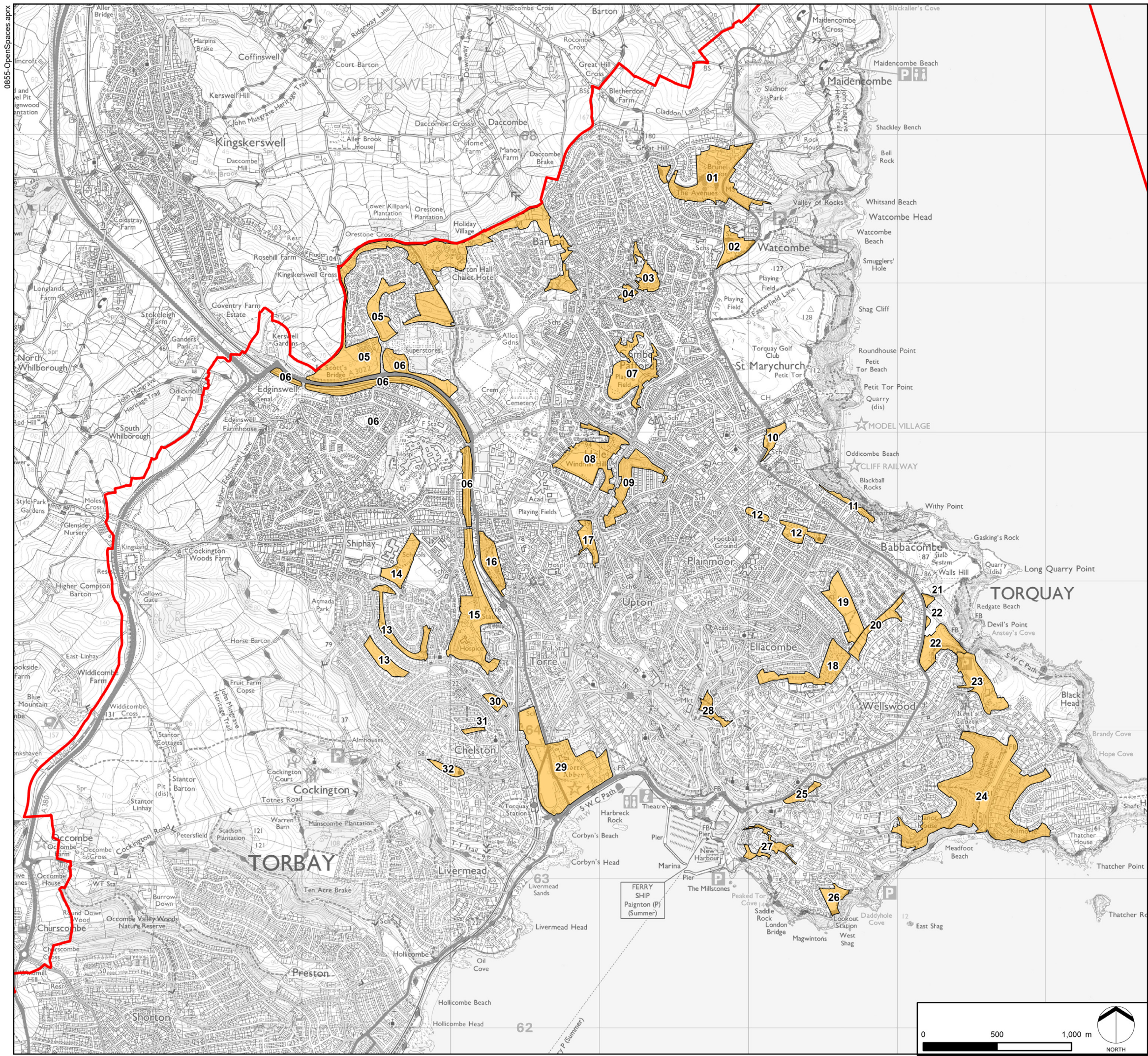
⁵ Torbay Local Plan A Landscape for Success – The Plan for Torbay: 2012 to 2030, Torbay Council, December 2015 - <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-plan/> - accessed January 2025

⁶ Torbay Local Plan Paragraph 6.3.1.34, Torbay Council, December 2015

- 2.2.3 A previous review of the ULPAs (as designated in the Torbay Local Plan 1995-2011) was carried out by Torbay Council in 2013. Policy C5 reflects the findings of that study.
- 2.2.4 The justification for Policy C5 gives “*priority...to protecting the essential landscape features of these areas, to ensure that their contribution to the landscape of the urban area is protected and maintained*”⁷. The policy does not preclude development in the ULPAs, rather it requires demonstration “*that the quality of these areas is retained if it were to take place*”⁸.
- 2.2.5 The justification also notes that some of the ULPAs may qualify for designations as Local Green Space through the neighbourhood planning process. This study has identified that 47 of the ULPAs overlap with Local Green Spaces within the three Neighbourhood Plans.

⁷ Torbay Local Plan Paragraph 6.3.1.36, Torbay Council, December 2015



⁸ Torbay Local Plan Paragraph 6.3.1.36, Torbay Council, December 2015



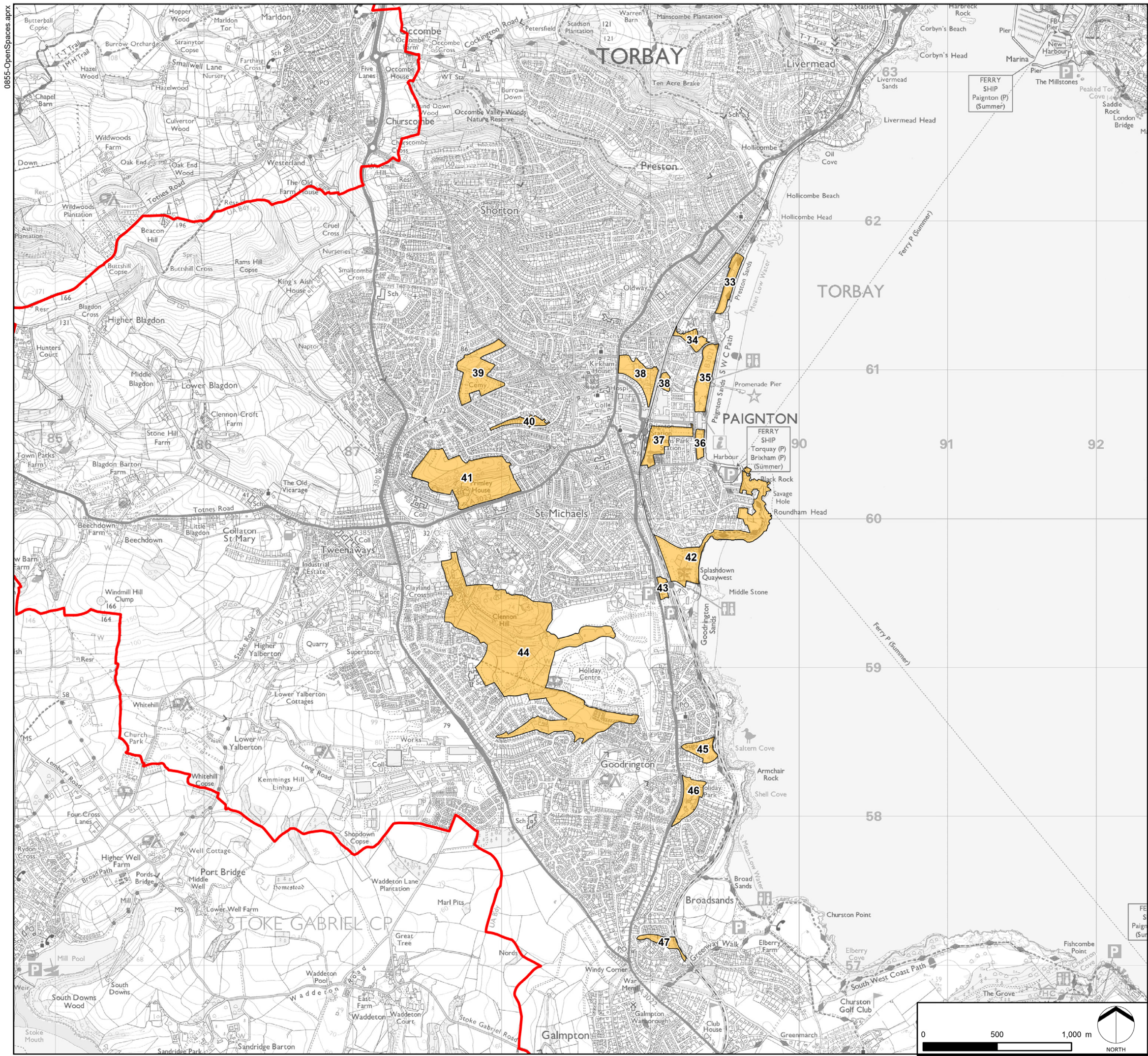
TORBAY STRATEGIC LANDSCAPE STUDY OPEN SPACE STUDY PART 1

FIGURE 1.1
Urban Landscape Protection Areas - Torquay

KEY

-  Torbay Council Boundary
-  Urban Landscape Protection Areas (Local Plan Policy Prefix C5.)



| | | | | | |
|--|----|-------|----------|-----|-----|
| Projected Coordinate System: British National Grid | | | | | |
| DATE | BY | PAPER | SCALE | QA | REV |
| JUN 2025 | MP | A3 | 1:25,000 | JGa | - |



**TORBAY STRATEGIC LANDSCAPE STUDY
OPEN SPACE STUDY PART 1**

FIGURE 1.2
Urban Landscape Protection Areas - Paignton

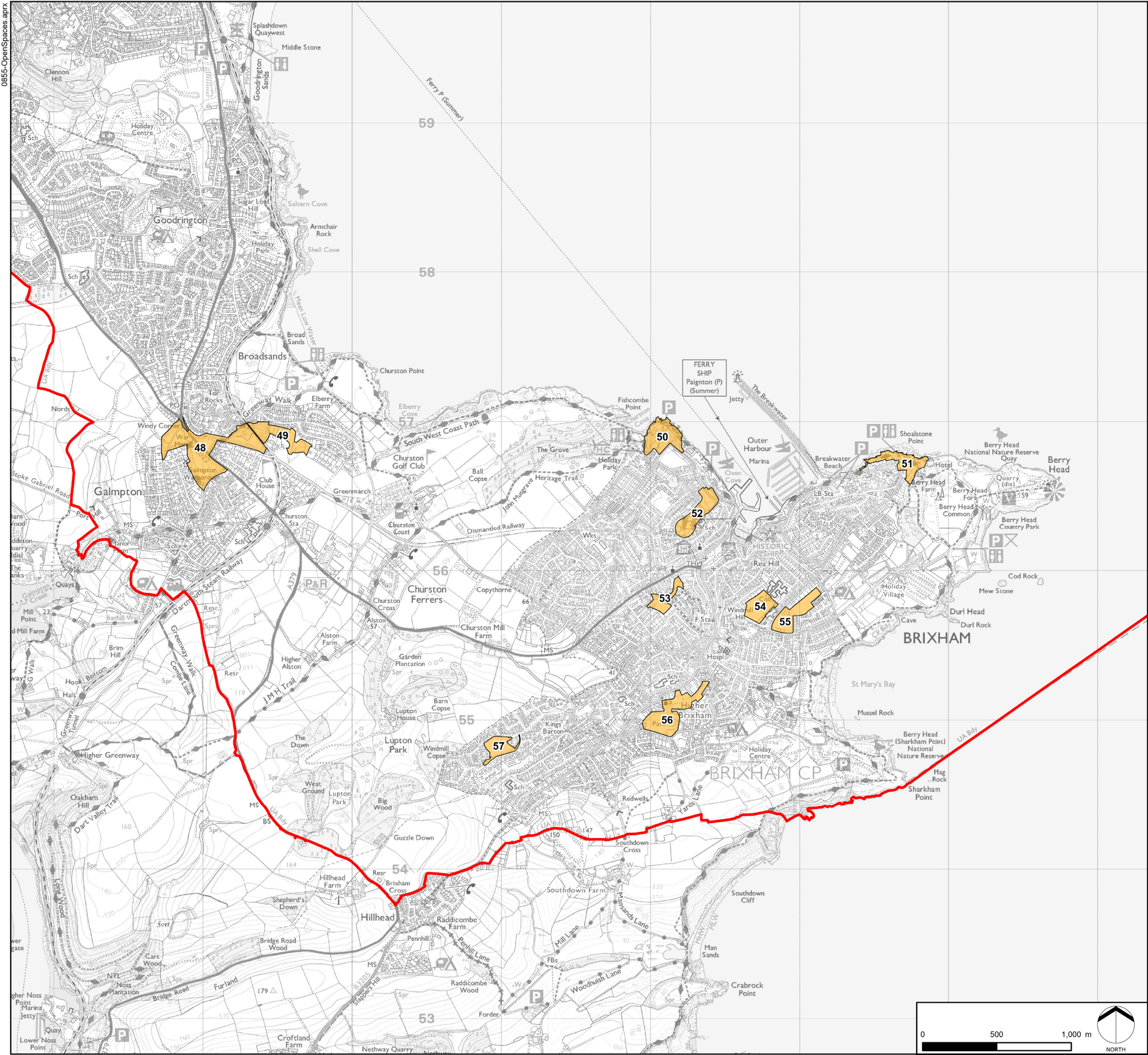
KEY

-  Torbay Council Boundary
-  Urban Landscape Protection Areas (Local Plan Policy Prefix C5.)


| | | | | | |
|--|----|-------|----------|-----|-----|
| Projected Coordinate System: British National Grid | | | | | |
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TORBAY STRATEGIC LANDSCAPE STUDY
OPEN SPACE STUDY PART 1

FIGURE 1.3
Urban Landscape Protection Areas - Brixham



KEY

 Torbay Council Boundary

 Urban Landscape Protection Areas
(Local Plan Policy Prefix C5.)

| | | | | | |
|--|----|-------|----------|-----|-----|
| Projected Coordinate System: British National Grid | | | | | |
| DATE | BY | PAPER | SCALE | QA | REV |
| JUN 2025 | MP | A3 | 1:25,000 | JGa | - |

3 METHODOLOGY

3.1 Overview

- 3.1.1 The purpose of the Urban Landscape Protection Areas (ULPAs) Review is to assess whether or not each of the ULPAs align with the definition set out in Policy C5 of the adopted Torbay Local Plan⁹.
- 3.1.2 Through assessing the landscape value, visual value and purpose of the ULPA, a recommendation is made as to whether the ULPA should or should not continue to be designated, or if boundary changes are required.
- 3.1.3 Since the previous *Review of Urban Landscape Protection Areas in Torbay*¹⁰ there has been new guidance in relation to assessing landscape and visual value and sensitivity, including *Assessing landscape value outside national designations*¹¹ and *An approach to landscape sensitivity – to inform spatial planning and land management*¹². The following methodology and criteria have been developed in line with this guidance.

3.2 Assessment

- 3.2.1 The review has been carried out through a combination of desk and field survey work. Field survey work was carried out to corroborate the desk findings in September and November 2024.
- 3.2.2 A record sheet was developed and agreed with Torbay Council (see Appendix 1). This was adapted for use in ArcGIS Survey 123, for use on a desktop computer and an electronic device for in-field data capture when on site.
- 3.2.3 During the field work the majority of the spaces were visited, photographs were taken, and the record sheet was completed. It should be noted that not all the spaces were able to be visited during the field survey and in these instances the assessment has been desk based, using OS mapping, aerial imagery and photographic records. This work has been reviewed by Planning Officers at Torbay Council, with local knowledge input as appropriate.
- 3.2.4 The survey results have been pulled through into this final report. The results have been separated out into the three neighbourhood areas of Torbay, Paignton and Brixham Peninsula, as shown on Figures 3.1, 3.2 and 3.3 respectively.
- 3.2.5 The key parts of the assessment are:

⁹ *Torbay Local Plan A Landscape for Success – The Plan for Torbay: 2012 to 2030*, Torbay Council, December 2015 - <https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/local-plan/> - accessed January 2025

¹⁰ *Review of Urban Landscape Protection Areas in Torbay*, Torbay Council, 2013

¹¹ *Landscape Institute Technical Guidance Note 02/21*, Landscape Institute May 2021

¹² *An approach to landscape sensitivity – to inform spatial planning and land management*, Natural England, 2019, NE724

- Identify the key purpose/s of the ULPA.
- Evaluate the landscape value of the ULPA.
- Evaluate the visual value of the ULPA.
- Identify any substantial change to the land use and land cover of the ULPA since the 2013 Review.
- Describe the key landscape features and character and function of the ULPA.
- Recommend if the ULPA designation should be retained, amended or removed.

Purpose of the ULPA

3.2.6 The key purposes of the Torbay ULPA are defined in Policy C5 as:

- Local vantage point.
- Amenity open space.
- Natural/visual green break within the urban townscape.
- Landmark in the local scene.

3.2.7 The key purpose/s have been identified for each of the ULPA, based upon the desk and field survey work. This ranges from meeting one, to meeting all four of the criteria.

Landscape and visual value

3.2.8 The evaluation of landscape and visual value is based upon relevant guidance ¹³.

3.2.9 **Landscape Value** is the relative value or importance attached to different landscapes by society on account of their landscape qualities and associations communities have with them.

3.2.10 **Visual Value** is the measure of how much society values a view of a landscape.

3.2.11 In this appraisal, the value attributed to the landscape and visual qualities is ascribed on a five point scale and described as: High (H), Medium/High (M/H), Medium (M), Medium/Low (M/L) or Low (L).

3.2.12 Evaluation criteria were developed and agreed with Torbay Council and are set out in Tables 3.1 and 3.2 below.

¹³ *Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations*, Landscape Institute, May 2021 and *An approach to landscape sensitivity assessment – to inform spatial planning and land management*, Natural England, June 2019

Table 3.1 Landscape value criteria

| Landscape Value | Indicators of higher landscape value | Indicators of lower landscape value |
|---|---|---|
| Designated scenic quality ¹⁴ | Landscape within a national landscape designation such 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; 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 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, contributing 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. No/few promoted pedestrian routes. |
| 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 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 or potential. |

¹⁴ Note that local landscape designations are likely to be an indicator of at least medium landscape value

Table 3.2 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. 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 national or international 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 the South Devon National Landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes, historic and cultural sites and views recorded as important in relation to heritage assets (as noted in the relevant citations accompanying the designation and taking account of Historic England's guidance on the setting of heritage assets ¹⁵). | Views that are not important to special qualities of the South Devon National Landscape, are not within the designated landscape or in its setting and are not from tourist routes/attractions or national trails. |
| 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 map, tourist map or within guidebooks. | Views that are not identified in the local plan or 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 (i.e. artistic, literary and other) associations. | Views where there is no provision for facilities for their enjoyment; and which are not locally well-known. |

Identify changes to the ULPA

- 3.2.13 This was predominantly a desk-based review of each ULPA, using OS mapping and aerial imagery to identify any changes to land use and land cover, since the previous ULPA Review in 2013.
- 3.2.14 It is acknowledged that there is likely to have been an element of change within every ULPA over this time period, particularly considering vegetation growth and/or removal. However,

¹⁵ *The Setting of Heritage Assets*, Historic England, December 2017

where this has not ultimately altered the size and function of the ULPA 'no substantial change' has been recorded.

Description of the ULPA

- 3.2.15 This section provides a brief description of the main landscape features, landscape and visual qualities and function of the ULPA, including consideration of its contribution to and relationship with the townscape.

Recommendation

- 3.2.16 The recommendation is based upon the analysis of the purpose and the landscape and visual value of the ULPA. The recommendations are:
- Retain as ULPA unchanged.
 - ULPA boundary change.
 - Does not meet ULPA criteria.
- 3.2.17 Where the ULPA meets at least one of the four ULPA purposes and has a landscape and/or visual value of medium and above it is assessed to be suitably designated as an ULPA. Professional judgement is therefore applied in intermediate categories above these minimum thresholds, for example where an ULPA meets two criteria and has moderate value or above in only one of landscape or visual. In some instances, boundary changes have been recommended, for example where development or change in land use has removed the qualities of the ULPA in part, or where individual ULPA would function better if combined with other ULPA in proximity. If a space does not meet the ULPA criteria, it should be considered for future de-designation in consideration with other relevant facts by Torbay Council.

4 TORQUAY ULPAS

C5.01 - Watcombe Park & Watcombe Heights

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M/H | M | M | M/H | H | M/H | M | H | M | M | M/H | M/H |
| Overall value: M/H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

The space is possibly more overgrown, affecting woodland clearings and walking routes through the woods, and vistas associated with the manor. The manor and gardens are now in state of disrepair.

Description

The ULPA is largely contiguous with Watcombe Park and Brunel Manor Registered Park and Garden, parts of which have fallen into disrepair. It comprises dense woodland with small clearings, including Brunel's Dance, with distinctive sculptures. The east edge contributes to the gateway to Torquay from the north.

It contributes to a prominent treeline on steep slopes rising west from the coast.

The John Musgrave Heritage Trail links through the woodland in the south of the ULPA, continuing east to Watcombe and the coastline.

Cultural associations are valued but could be improved.

Recommendation

Retain as ULPA unchanged.

C5.02 - Steps Cross, Watcombe

**Torbay Landscape
Character Type**

7 - Main cities and towns

Local vantage point

Amenity open space ✓

**Green break/ gap in
urban landscape**

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L | L | M | L | L/M | L/M | M | L | M | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

Additional buildings at Mayfield school.

Description

The ULPA provides an amenity space associated with the adjoining settlement. There is a weak physical connection to the Undeveloped Coast and Local Green Space across the busy road, although there is visual connectivity. It is generally well maintained as recreational space.

Recommendation

Does not meet ULPA criteria.

C5.03 - Mincent Hill, Barton

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M | L/M | M | M | L/M | L/M | M | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

The Woodend Project appears to have been set up since the previous review, which has resulted in some woodland clearance, temporary structures within the woods and along the access track to the south.

Description

The ULPA provides a green break in a built up area, contributing to a wooded backdrop to residential areas. It has some visual and physical connectivity with the woods on Clennon Lane to the southwest.

Recently the southern part of the ULPA has become a space used by the Woodend Project for adventure play, allotments and wildlife. The northern part of the ULPA falls partly within private rear gardens and parking areas.

Recommendation

ULPA boundary review.

C5.04 - Clennon Lane, Barton

**Torbay Landscape
Character Type**

7 - Main cities and towns



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Local vantage point

Amenity open space

**Green break/ gap in
urban landscape** ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L | M | L | M | L | L/M | L | M | L | L | L | L |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

The ULPA provides a small green break in the built-up area. It is a locally distinctive wooded hill that contributes a wooded backdrop to the residential areas. It has some visual and physical connectivity with the woods on Mincent Hill to the northeast. It is partly formed of private rear gardens and is in mixed condition with limited management.

Recommendation

Does not meet ULPA criteria.

C5.05 Scotts Bridge/Barton

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M/H | L | M | M | M | L/M | M/H | L | L | L/M | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

New residential development along Plantation Way/Welsury Road.
Woodland felling and tree planting in Furzebrake plantation.

Description

The ULPA comprises areas of woodland and amenity green space wrapping around housing areas, some on steep slopes that form the backdrop to residential areas.
Woodland forms the ridgeline around the north edge of Torquay and connects through the housing areas to other open spaces (some designated, some not).
Mixed condition of land cover and landscape features.
The ULPA provides a strong defensible boundary to the settlement edge.

Recommendation

ULPA boundary review.

C5.06 - Riviera Way Corridor

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L | L/M | L | M | L/M | M | L | M/H | L | L | L | L |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

Some localised changes to land cover.

Description

The ULPA comprises a variety of habitats that contribute to a tree corridor along one of the main routes into Torquay. Trees and shrubs extend along the railway line and link with adjoining green spaces through the urban area.

Recommendation

Retain as ULPA unchanged.

C5.07 - Lummaton Hill, Combe Pafford

Torbay Landscape Character Type

7 - Main cities and towns



Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | H | M | M | L/M | M/H | M | M | L/M | M | L | L | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a steep sided, wooded hill that rises above surrounding residential areas. It is a visually prominent location, with views to and from the hill top across Torquay. There is a distinctive group of pine trees that are prominent on the skyline and distinguish this area. Lummaton quarry is a significant geological site within the Geopark and a designated Site of Special Scientific Interest (SSSI). The ULPA forms a prominent green break in the urban area, with some connectivity to other nearby green spaces.

Recommendation

Retain as ULPA unchanged.

C5.08 - Hele Woods/Windmill Hill Woods

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | L | M | L/M | M | H | M | M | M | L | L | M | M/H |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

An outcrop of limestone, with steep wooded sides and plateau. There is open recreational space at the centre of the plateau, with woodland/scrub extending around it and providing green connections into the surrounding residential area.

There are some long distance views from the open space, containing the distinctive churches and looking across the bay. It is close to settlement but is relatively isolated and peaceful.

Recommendation

Retain as ULPA unchanged.

C5.09 - Daison Woods

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | L | M | M | M | L | M | L/M | M | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

Gradual encroachment of private rear gardens in places.

Description

The woods are on steep limestone slopes, forming the opposite side of the valley to Windmill Hill/Hele Woods. The mature, tall trees form a prominent backdrop to residential properties along Lymington Road. The ULPA contributes to a green break in the urban area and has some connectivity with nearby green spaces and woodland that links through the urban area.

Recommendation

Retain as ULPA unchanged.

C5.10 - St Marychurch Road

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | L/M | M | M/H | L/M | M | M/H | M | L/M | M/H | L/M | M | L | M/H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

The space provides a green space transition between the settlement and Undeveloped Coast.

Visually quite prominent along each side of the road, with more secluded space to the west. Some more peaceful areas but the A379 is a local intrusion.

Clear visual and physical link through the space to the coast. Landscape condition is generally well maintained within the ULPA.

The ULPA currently includes a small part of a private rear garden that has limited contribution to the ULPA.

Recommendation

ULPA boundary review.

C5.11 - Babbacombe Downs

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | M/H | M/H | H | M | M | H | H | M/H | H | M | M | H | H |
| Overall value: H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

No substantial change.

Description

This is an area of gently sloping green space that provides the transition between the urban edge and the Undeveloped Coast. It comprises semi-formal gardens with amenity grassland, terraced pathways, numerous benches and panoramic views across Lyme Bay. It is a well-managed and popular green space with a strong sense of place and high scenic quality.

Recommendation

Retain as ULPA unchanged.

C5.12 - Cary Park

**Torbay Landscape
Character Type**

7 - Main cities and towns



Local vantage point

Amenity open space ✓

**Green break/ gap in
urban landscape** ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | L/M | M | H | H | H | H | M/H | M | H | L/M | L/M | M | H |
| Overall value: H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

The ULPA comprises a series of linked formal, landscaped public parks and open spaces including an equipped play area, sports facilities and mature specimen trees around amenity grassland. It is a high quality piece of townscape/landscape with strong cultural associations and sense of place. It provides the landscape setting for All Saints' Church, a local landmark.

Recommendation

Retain as ULPA unchanged.

C5.13 - Markham Plantation & Sherwell Valley

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M | L | M | M/H | M | M | M/H | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

The ULPA comprises two separate fingers of woodland that extend across slopes behind residential properties on either side of Sherwell Valley Road. There are footpaths linking through parts of the woodland and an area of allotments.

It provides an important green break in the built-up area, contributing to a wooded backdrop as part of the wider network of woodlands that extend through this part of Torquay.

Recommendation

Retain as ULPA unchanged.

C5.14 - Shiphay Manor

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | M/H | M | M/H | M | L/M | M | L/M | M | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

The ULPA comprises the private grounds of the school. It is an area of formal parkland with areas of open grassland and mature trees around the former manor house. It is an attractive space with a locally distinct sense of place. It contributes to a green break in the urban form, linking with other nearby green spaces and woodland.

Recommendation

Retain as ULPA unchanged.

C5.15 - Rowcroft/Shiphay Plantation

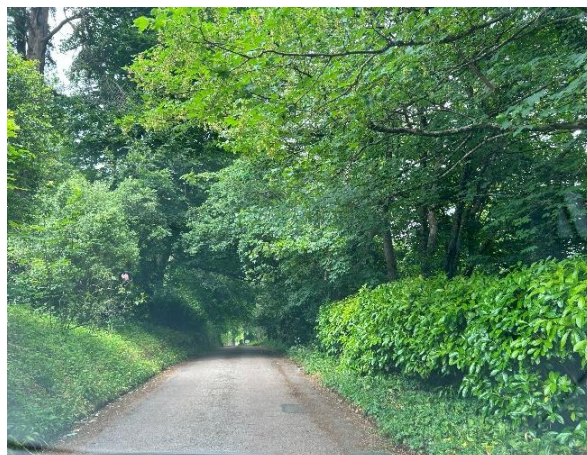
Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point ✓

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M/H | M | M | L/M | M/H | L/M | M/H | L | L | M | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

The space comprises formal parkland that forms the setting to Rowcroft Hospice and Devon Farm Kitchen. It is largely private land, with few public footpaths. The space is a prominent green space, on elevated landform. The parkland trees and buildings are distinctive landmarks on the skyline and contribute to the local sense of place.

It contributes to a green break in the urban area and forms a gateway to Torquay town centre. It also combines with other ULPA as part of a network of prominent woodlands that break up the townscape.

Recommendation

Retain as ULPA unchanged.

C5.16 – Chapel Hill

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



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| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M | M | M | H | M | M/H | M/H | M | M | L | M | H |
| Overall value: M/H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

Some previous tree clearance around the chapel, with ongoing regrowth. Chapel reopened to the public.

Description

A prominent, wooded hill and rock outcrop that provides a green break in the urban area. The Chapel is an iconic and valued local historic feature, at a prominent location at the top of the limestone cliff. The wooded hillside/cliff contributes to the green backdrop to residential development and gateway to Torquay associated with Torre station.

The Chapel is a scheduled monument and listed building, and Chapel Hill is a RIGS and site of wildlife interest. It is publicly accessible via tracks/paths and provides elevated, open views east towards the coast.

Recommendation

Retain as ULPA unchanged.

C5.17 - Stantaway Hill, Upton

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | L/M | L | M | M | M/H | L/M | M | L | L | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

A small, wooded hill that provides a green break in the urban area. It forms a southern extension to Windmill Hill and Daison Woods, with some connectivity between this group of green spaces. It contributes to the wooded, green backdrop to residential development. It has Village Green status and is publicly accessible via tracks/paths and provides elevated, open views east towards the coast. There is also a small area of allotments in the northern part of the ULPA.

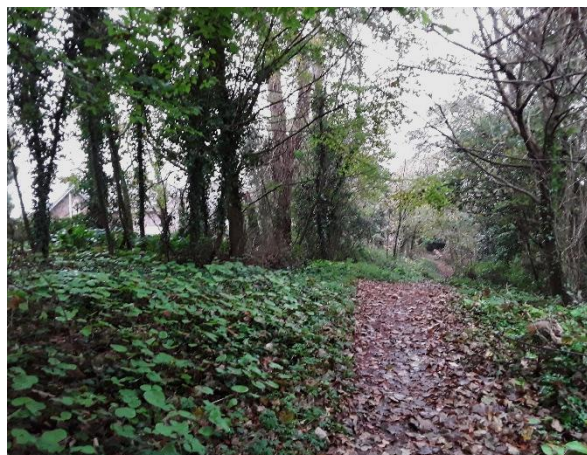
Recommendation

Retain as ULPA unchanged.

C5.18 - Grange Road/Warberry Copse

Torbay Landscape Character Type

7 - Main cities and towns



Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | H | L/M | M/H | L | M | L/M | M | M | H | L | L | L | L |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

Warberry Copse is a Council-owned area that is publicly accessible and crossed by several informal paths, it forms Amenity Open Space. Dense woodland on elevated and steep landform. A distinctive line of pine trees defines the skyline and forms a backdrop to the residential suburbs.

There are some marked paths through the woodland and some allotments in the west.

The woodland contributes a strong link with other green spaces and is an important break in the urban form.

Recommendation

Retain as ULPA unchanged.

C5.19 - The Quinta

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M | L | M | H | L/M | M/H | M/H | M | L | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

Large open space, mainly amenity grassland with area of allotments and formal sports pitch. Some signs of limited management but clearly well used.

There are strong links with other ULPA and green spaces.

Vast views of the bay and inland. Limited scenic quality associated with the space itself but there are important views and its wider setting has scenic quality by virtue of the seascape views and views across the bay.

Recommendation

Retain as ULPA unchanged.

C5.20 - Lydwell Road

Torbay Landscape Character Type

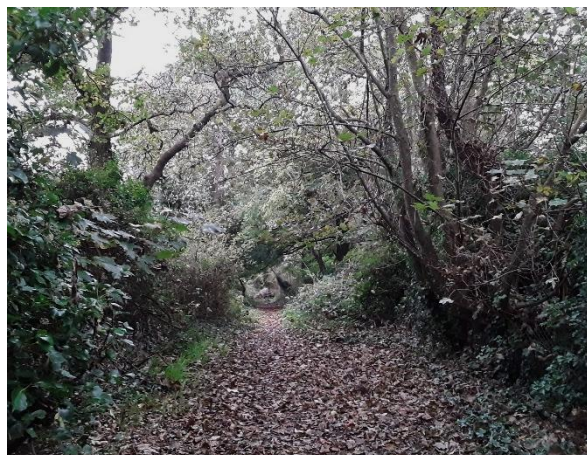
7 - Main cities and towns

Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | L | M | L | M | L/M | M | M | H | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

New dwelling at northeast end of the ULPA.

Description

This is a strip woodland containing a public footpath that connects Warberry Copse and the coast. It provides an important local green connection and a wooded backdrop to residential areas. The tall trees, particularly pines, form a locally distinctive skyline on the elevated landform. It forms a gateway feature on Windsor Road. Large residential gardens contribute to the treed character.

Recommendation

Retain as ULPA unchanged.

C5.21 - Palace Hotel Grounds (North)

**Torbay Landscape
Character Type**

7 - Main cities and towns



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Local vantage point

Amenity open space

**Green break/ gap in
urban landscape** ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | M | M | L/M | L | M | L/M | M | L | M | L | L | L | L/M |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

New residential development on land to the south, encroaching on the ULPA.

Description

A small area of woodland with some exotic species associated with the former site of the Palace Hotel and which provides a green break in the urban form. There is a public footpath along the north boundary that links from Babbacombe Road to the coast and wider network of footpaths.

It forms part of a slightly broken network of woodland that links inland from the coast, through to Warberry Copse and the edge of the town centre.

Recommendation

Retain as ULPA unchanged.

C5.22 - Palace Hotel Grounds (South)

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point

Amenity open space

Green break/ gap in urban landscape



Landmark



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| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | M | L/M | M/H | M | M | L/M | M/H | M | H | L | L/M | L/M | M |
| Overall value: M/H | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

The former Palace Hotel has been demolished and land adjoining and extending into the ULPA is under redevelopment.

Description

Once the formal gardens of the hotel, this is a distinctive local landscape that contributes to the conservation area. The parkland has a locally strong sense of place, although this has been altered by ongoing development.

There are distinctive areas of exposed limestone, notably on the roadside. Mature trees and some exotic trees are distinctive in the townscape. They provide visual and physical links between other areas of woodland, private gardens and the coast. The space contains some distinctive and locally valued features. It contributes a gateway to Anstey's Cove.

Recommendation

Retain as ULPA unchanged.

C5.23 – Anstey’s Playing Field

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | L/M | L/M | M/H | L | M | H | M | M | M/H | L | M | L/M | M |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

Ongoing redevelopment of former school grounds on adjoining land and extending into the southern part of the ULPA.

Description

The ULPA comprises a mix of land uses including open recreational field, equipped play area, woodland and private garden spaces. It contributes to connecting green spaces as a break in the urban area, linking through to Anstey’s Cove.

Woodland forms the edge of the ULPA and provide strong connectivity with adjoining ULPA and the wooded combs and cliffs of the coastline. The woodland provides a backdrop to the urban edge and is important in breaking up the built form.

Recommendation

Retain as ULPA unchanged.

C5.24 - Ilsham Valley/Lincombe Slopes

Torbay Landscape Character Type

7A - Wooded valleys



Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | H | M | M | M | H | M/H | H | H | H | L | M | M | H |
| Overall value: H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a secluded, wooded valley that comprises dense woodland on steep slopes with open, recreational space forming the valley floor. It provides a green backdrop to Meadfoot Beach and Hesketh Crescent. It is a local landmark in views from the sea and adjacent headlands. It contributes a strong sense of place and backdrop to the seafront, as a green break between areas of residential development.

Some parts are overgrown with rhododendron, which obscures possible views of the coast/sea.

There is a well-trodden network of paths through the woods and the open space is well used.

Recommendation

Retain as ULPA unchanged.

C5.25 - Torwood Gardens

Torbay Landscape Character Type

7 - Main cities and towns



Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | M | M/H | M | M/H | M | M/H | L/M | M | L/M | L | M | M/H |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This was one of the first public parks established in Torquay and retains various historic qualities. It once formed part of the Torre Abbey estate¹⁶. It is a secluded green space that provides a break in the urban form. It also contributes a local gateway to the harbour area and there are views across it towards the harbour. The park contributes to the landscape setting for several historic buildings including Torquay Museum, which overlooks the park, from the opposite side of Torwood Street. It has a locally strong sense of place as an attractive public park.

Recommendation

Retain as ULPA unchanged.

¹⁶ Torbay Landscape Character Assessment – Section 3.4, 2025

C5.26 - Daddyhole Plain

Torbay Landscape Character Type 4H - Cliffs

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | M | M | M | M | H | M/H | H | M/H | M | M | M | H | H |
| Overall value: M/H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

No substantial change.

Description

This is a large public open space on the cliff top. It is an elevated site and has an exposed, windswept coastal common character. It is a distinctive local vantage point with panoramic views across Torbay, Lyme Bay and offshore islands.

It provides a transitional space between the cliffs and Victorian terraces that overlook it. It is also an area of limestone grassland habitat of nature conservation importance and is well connected with other coastal habitats around the cliffs.

Recommendation

Retain as ULPA unchanged.

C5.27 - St. John's Wood, Park Hill

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M | M | L | M/H | L/M | M | L/M | L/M | M | L | M | M |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a distinctive wooded outcrop of limestone that forms the backdrop to Torquay harbour as part of the iconic image of the English Riviera town. It provides the backdrop to a variety of properties including distinctive Italianate buildings that 'grow' out of the wooded backdrop. Woodland connects between and around built form, although there are few public links within it. It contributes to the wider landscape setting of Torquay, with wooded skylines rising above the urban development.

Recommendation

Retain as ULPA unchanged.

C5.28 - Stentiford Hill

Torbay Landscape Character Type

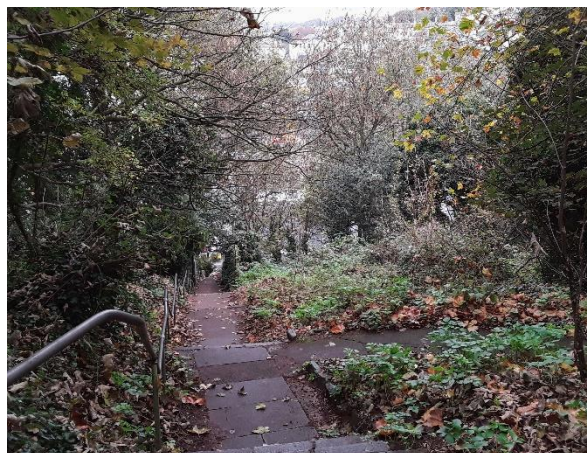
7 - Main cities and towns

Local vantage point ✓

Amenity open space

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | M | M | L | M | L | M | M | M | L/M | M | M | M |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a distinctive inland limestone outcrop that forms the backdrop to the lower-level urban area and setting to the 19th century villas on the elevated landform.

There is a look out at top of the hill and some benches in disrepair at high points, providing wide views over the harbour and wider bay.

The land cover is in varied condition, comprising trees and scrub on steep slopes, with paths and steps connecting between road levels.

It contributes to a green backdrop and break in development.

Recommendation

Retain as ULPA unchanged.

C5.29 - Torre Abbey Meadows & Sports Grounds

Torbay Landscape Character Type

4G - Low lying coast and beach

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | M/H | M/H | H | H | H | H | M/H | M | H | L/M | L | H | H |
| Overall value: H | | | | | | | | | | Overall value: H | | | |

Changes since 2013 Review

No substantial change.

Description

Various interlinked open spaces, from formal terraced gardens and pond to meadow grassland. It is a well-used recreational space that hosts events and various sports facilities. It provides a substantial green break in the urban form and has strong cultural associations with Torre Abbey and the beach promenade.

It is a significant local landmark and gateway that contributes to the sense of place and scenic qualities of the seafront.

Recommendation

Retain as ULPA unchanged.

C5.30 - Sherwell Park

**Torbay Landscape
Character Type**

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

**Green break/ gap in
urban landscape** ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L/M | M/H | M | M/H | H | M | L/M | L/M | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

A local park with amenity grassland and individual, specimen parkland trees set around a formal path network.

It is an attractive green space that provides a break in the urban form of the Victorian suburb. It has a locally strong sense of place and is a locally valued recreational space.

Recommendation

Retain as ULPA unchanged.

C5.31 - Ashfield Gardens

**Torbay Landscape
Character Type**

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

**Green break/ gap in
urban landscape** ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M | L | M | M | M | M | L/M | L | L | L | L |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

A small, green space between modest residential properties. It is a semi-formal space with parkland trees, footpath link and seating area on the roadside. It is generally well maintained and provides a pleasant green break between properties.

There is a local sense of place, and it contributes to the leafy, suburban character of the local townscape.

Recommendation

Retain as ULPA unchanged.

C5.32 - St Matthew's Field

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | M | M/H | M/H | M | M | M/H | M | M | L | L | L | M/H |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a small open space set between substantial Victorian villas that overlook it from elevated landform. It is an isolated space with limited connectivity with other spaces. There is a strong visual relationship with the church and surrounding villas.

It has the character of a village green and a strong sense of place. It provides an important green break in the centre of the suburb and landscape setting for the church. There is some intervisibility between the surrounding villas, Matthew's Field and the coast.

Recommendation

Retain as ULPA unchanged.

5 PAIGNTON ULPAS

C5.33 - Preston Green

Torbay Landscape Character Type

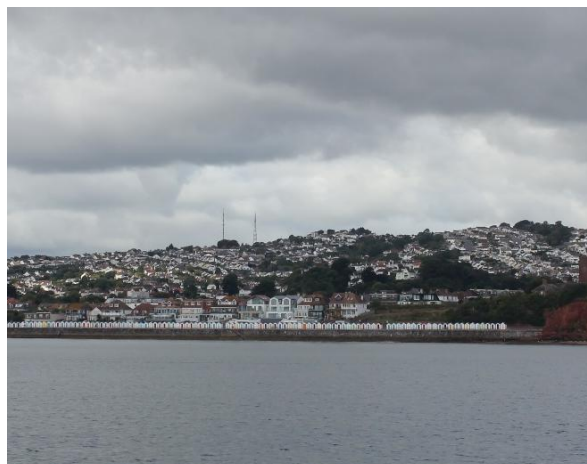
4G - Low lying coast and beach

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L | L | M | L | M | M/H | M | L | L/M | L | L | M | M/H |
| Overall value: L/M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This is an important part of the historic townscape associated with the English Riviera town. It forms the interface between the town and the beach at Preston Sands. It has a relatively strong sense of place, although this has been eroded over time by changes in surrounding architecture, increase in traffic and general urbanising elements such as signage and boundary fencing.

The lines of beach huts are distinctive. Views of the beach are available through occasional breaks between groups of beach huts. The headlands at either end of the bay are visible, rising above the beach huts. Ongoing tourist developments have altered the strength of character over time and resulted in broken connectivity between other green spaces along the seafront, C5.34, C5.35 and C5.36. These are interlinked spaces that should be considered as a whole.

Recommendation

ULPA boundary review.

C5.34 - Parkfield

Torbay Landscape Character Type

4G - Low lying coast and beach



Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M | M | M | H | M | L/M | M | L | L | L | M |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

An enclosed recreational green space comprising semi-natural parkland and mix of recreational land uses including BMX track, skatepark and community centre.

The space retains some sense of time depth and contributes to the local townscape, with prominent mature trees along the boundary with Lower Polsham Road and continuing around Esplanade Road.

The space has visual and physical connectivity with C5.35 Paignton Green North, with links to the beach.

Recommendation

Retain as ULPA unchanged.

C5.35 - Paignton Green North

Torbay Landscape Character Type

4G - Low lying coast and beach

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | L/M | L/M | M | M/H | M/H | H | M | L | M | L | M | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a well-used area of green space that contributes to the character of Paignton's seafront. It comprises a large area of amenity grassland that regularly hosts local events such as the circus and fairground rides. It has a strong sense of place and contribution to the tourist attraction of Paignton. It provides a green break between the edge of the urban area and the beach. It also provides a variety of recreational facilities including a large, equipped play area and informal sports pitches, close to Paignton Pier. There are some long distance views of the headlands that enclose the Bay. Ongoing tourist developments have altered the strength of character over time and resulted in broken connectivity between other green spaces along the seafront, C5.33, C5.34 and C5.36. These are interlinked spaces that should be considered as a whole and could be combined as a single ULPA.

Recommendation

ULPA boundary review.

C5.36 - Paignton Green South

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L/M | M | M/H | M/H | M/H | M | L | M | L | M | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a well-used area of green space that contributes to the wider character of Paignton's seafront. It comprises an area of amenity grassland and an adventure golf facility. It has a strong sense of place and contribution to the tourist attraction of Paignton. It provides a green break between the edge of the urban area and the beach. There are some long distance views of the headlands that enclose the Bay. Ongoing tourist developments have altered the strength of character over time and resulted in broken connectivity between other green spaces along the seafront, C5.35 and C5.37. These are interlinked spaces that should be considered as a whole and could be combined as a single ULPA.

Recommendation

ULPA boundary review.

C5.37 - Queen's Park

**Torbay Landscape
Character Type**

7 - Main cities and towns

Local vantage point

Amenity open space ✓

**Green break/ gap in
urban landscape** ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|--------------------------------|------------------|-------------------|------------------------|--------------------------|-----------------|---------------------------|------------------------|--------------------|----------|--------------------|---|------------------------------------|----------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L | M/H | M | M | H | M | L/M | M | L | L/M | L/M | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a combination of public formal park and formal sports facilities including a rugby pitch and bowling greens. It provides important recreational landscape as well as providing a green break in the urban landform. It also provides connectivity between the central urban area and the seafront, as well as forming the landscape setting for St Andrew's Church, nearby listed buildings and the Paignton and Dartmouth steam railway station. There is visual and physical connectivity between the formal public park and adjoining seafront spaces of C5.35 and C5.36 that could be combined as a single ULPA.

Recommendation

ULPA boundary review.

C5.38 - Victoria Park

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M/H | L/M | M | H | L/M | L/M | M/H | L | L | L | L/M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This is an important recreational and green space set within the urban form of Paignton. It provides connectivity under the railway line, which also provides some green connectivity north to C5.34 and related spaces.

The space has a variety of recreational uses and retains some historic landscape features such as a formal pond and mature trees.

It is an important green break in the urban area and contributes to the local townscape in connection with the nearby conservation areas.

Recommendation

Retain as ULPA unchanged.

C5.39 - Paignton Cemetery & Allotments

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | M | M | M | M/H | H | M/H | M | M/H | L/M | L | L | M/H |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a distinctive local landscape that comprises interconnected spaces with different functions. Located on sloping landform, the mature trees within the space contribute a green backdrop to the urban area.

From the elevated location, there are views across Paignton towards the Bay. The trees within this space contribute to the elevated, treed skyline when looking back at Paignton from the sea.

Recommendation

Retain as ULPA unchanged.

C5.40 - Monastery, Winner Hill

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M | M | M/H | M/H | M | M | L/M | H | L | L | L/M | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

The ULPA comprises a narrow area of mature woodland on elevated landform within a dense residential suburb. It contributes to the setting of the former Marist Order monastery that is a prominent feature on the ridgeline. The former monastery building and associated woodland stand out as a local landmark on the Paignton skyline, in views inland from the sea. Although it is a relatively small piece of land, it has a strong contribution to the local townscape, and visual connectivity with woodland to the south.

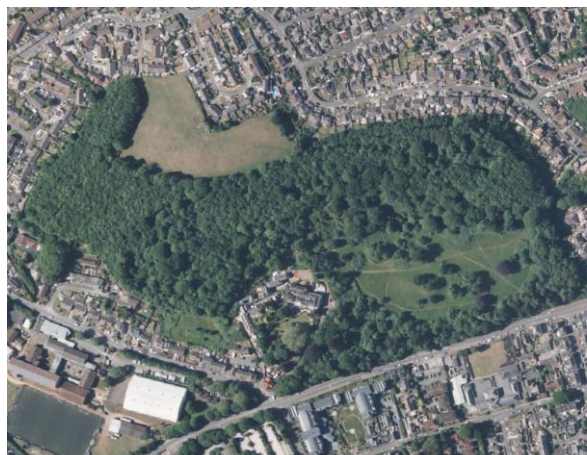
Recommendation

Retain as ULPA unchanged.

C5.41 - Primley Woods & meadow to south

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M | H | M | H | H | M/H | M/H | H | M | M | M | H |
| Overall value: H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

A prominent green space with a variety of land uses. It is a locally valued park that provides informal recreational space as well as a substantial green break in the urban form.

Located in an elevated position and forming the ridgeline of Paignton, the mature trees contribute to the distinctive skyline in views, particularly inland from the sea. It has a critical role in the setting of the wider Bay. The wooded slopes contribute to a distinctive gateway along Totnes Road and it is also visible as part of the wider townscape from the ring road. Panoramic views are available from within the space, looking out to the Bay.

Recommendation

Retain as ULPA unchanged.

C5.42 - Goodrington Park/Roundham

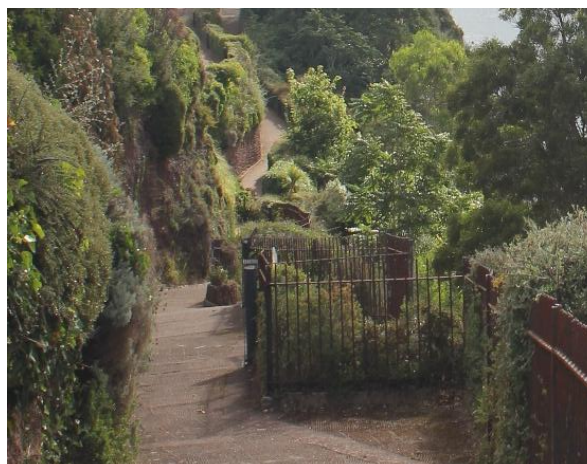
Torbay Landscape Character Type 4H - Cliffs

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | M | M/H | M/H | H | H | H | M | M/H | M | M | M/H | H |
| Overall value: M/H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

No substantial change.

Description

This is a distinctive, elevated headland that performs a critical role in the setting of Torbay. It specifically contributes to the sense of place associated with Paignton, as a prominent headland between Goodrington and central Paignton. It provides the setting to Roundham Court residential home, as a clifftop garden.

It comprises various interlinked open spaces, providing for formal and informal recreation.

The Southwest Coast Path connects through the ULPA, from which there are distinctive views out across the Bay to the north and south.

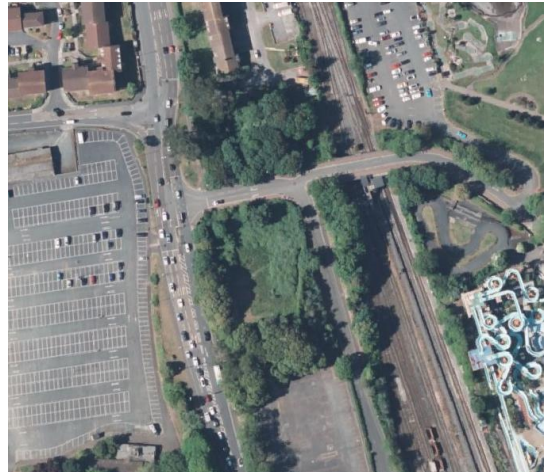
Recommendation

Retain as ULPA unchanged.

C5.43 - Quay West Corner

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M | L/M | M | L | L/M | L | M/H | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

More overgrown vegetation.

Description

This is an area of private scrub and woodland adjacent to the railway line. It lines both sides of Tanners Road (between the large car parks) and provides a green gateway to the seafront. It forms a green break in the urban form and contributes to the treed backdrop of Goodrington Beach. It appears poorly managed and overgrown. Whilst it has some functionality, of itself it does not meet the criteria for an ULPA. There is some connectivity to nearby C5.42 and it could be combined as one.

Recommendation

ULPA boundary review.

C5.44 - Clennon Hill/Roselands Valley

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | M | M | L | M | H | M | M | H | L | L | L/M | M |
| Overall value: M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

No substantial change.

Description

A large green space comprising a variety of land uses that forms a distinctive wooded, green break behind Goodrington Beach, in views looking back at the coastline.

It forms the wooded upper slopes of Clennon Gorge, with the lower flat valley floor continuing east to the coast. It is a distinctive wooded break in settlement that forms an attractive backdrop to adjoining residential areas. It is an important green break that both frames and obscures urban elements.

It is a locally valued landscape with a generally strong sense of place and high scenic quality.

Recommendation

Retain as ULPA unchanged.

C5.45 - Sugar Loaf Hill

Torbay Landscape Character Type 4H - Cliffs

Local vantage point ✓

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L/M | M | L | M | L/M | M/H | M | M | M | L | M | H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

A prominent knoll with an open character that is exposed to the coast and has a strong sense of place. It is a local landmark that stands out in views inland from the sea. There is a sense of isolation / remoteness within it, despite the surrounding urban area. There are expansive views across the sea from this space.

The hill is a prominent area of public open space, forming part of the coastal landscape that wraps around the clifftops of Goodrington, to the west of the railway and abutting the undeveloped coast. The ULPA could be extended to incorporate the wider coastal buffer.

Recommendation

ULPA boundary review.

C5.46 - Waterside, Goodrington

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | M | L/M | L | M | L | M | L/M | M | L | L | M | M |
| Overall value: L/M | | | | | | | | | | Overall value: L/M | | | |

Changes since 2013 Review

Recent development of large residential properties across the ULPA.

Description

This is a locally prominent hill, forming part of the cliff and headland landscape along the coast. Much of the space is in private ownership, with some substantial properties located across the upper contours, overlooking the coast. It comprises a mix of private gardens, scrub and trees with some exposed rock particularly along the A379, which contribute to local habitats. The ecological provision and sense of place has been altered by recent development. Mature trees along the western boundary with the A379 remain and contribute to a green break in urban form and backdrop to the holiday park in views inland from the sea. The area includes Waterside Road and a small viewing place and an area of land within Waterside Holiday Park. There are panoramic views out to sea (over the holiday park) and some intervisibility with Sugar Loaf Hill. The landscape contribution and sense of place has been eroded.

Recommendation

Does not meet ULPA criteria.

C5.47 - Tor Rocks, Broadsands (West of Railway)

Torbay Landscape Character Type

7 - Main cities and towns



Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M | M/H | M | M | L/M | M/H | L | M/H | L/M | H | L | L | L | L/M |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

This is a locally distinctive area of woodland on sloping landform, that creates the backdrop to Broadsands in views inland from the sea. It is defined by wooded valley sides to the north of Greenway Walk and frames the railway viaduct. There are strong visual and physical links with C5.48 and C5.49 to the south. It provides a strong sense of enclosure and forms a valuable green break in the urban form. It forms a soft green skyline and combines with other ULPA to contribute to the strong sense of place associated with Broadsands and the steam railway.

It is prominent in views from adjacent headlands.

This ULPA would benefit from being combined with adjacent ULPA to the south, as one interlinked and distinct landscape feature.

Recommendation

ULPA boundary review.

6 BRIXHAM PENINSULA ULPAS

C5.48 - Galmpton Warborough

Torbay Landscape Character Type

7 - Main cities and towns



Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M/H | M | M/H | M | M/H | H | M/H | M | H | L | L/M | M | H |
| Overall value: M/H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is a large space that is divided by the busy A3022, with a large exposed common to the west and more enclosed, wooded slopes to the east. The Common is a large open space with limited features of interest and the main road is a local intrusion. The ULPA forms part of a network of interlinked green spaces, that connect between the open countryside to the coast. The area has a strong sense of place, with some areas of high scenic quality. It provides a gateway to the Churston and Galmpton Limestone grassland habitat and between urban areas.

The eastern part of the space is defined by wooded slopes and is visually and physically connected with adjoining ULPA C5.47 and C5.49 and could be incorporated into one ULPA with these wooded landscapes. The woodland forms the backdrop to Broadsands and frames the railway viaduct in the valley.

Recommendation

ULPA boundary review.

C5.49 - Brunel Woods, Galmpton

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space

Green break/ gap in urban landscape ✓

Landmark ✓

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | M/H | M | M | M | M/H | L | M/H | L/M | H | L | L | L | L/M |
| Overall value: M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

This is a locally distinctive area of woodland on sloping landform, that forms the backdrop to Broadsands in views inland from the sea. It is defined by wooded valley sides to the south of Greenway Walk and frames the railway viaduct. There are strong visual and physical links with C5.47 and C5.49 to the north and west. The ULPA provides a strong sense of enclosure and forms a valuable green break in the urban form. It forms a soft green skyline and combines with other ULPA to contribute to the strong sense of place associated with Broadsands and the steam railway.

It is prominent in views from adjacent headlands and the sea.

This ULPA would benefit from being combined with adjacent ULPA to the north and west, as one interlinked and distinct landscape feature.

Recommendation

ULPA boundary review.

C5.50 - Battery Grounds

Torbay Landscape Character Type 4H - Cliffs

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| M/H | H | H | M/H | H | H | H | H | H | H | M | M | H | H |
| Overall value: H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

No substantial change.

Description

A distinctive and popular open space with strong cultural associations as a World War II emergency coastal battery (scheduled monument).

It forms part of the rocky coastline and is a distinctive open grassed area with wooded backdrop, forming a small but prominent open space above the exposed rock strata of the limestone cliffs. It is visually and physically linked to green space that wraps around this headland, south to Brixham harbour and north around the open countryside of Churston.

It is a local landmark and gateway and contributes to the strong sense of place associated with the coastline of Brixham; particularly standing out in inland views from the sea. It forms an extension to the National Landscape, where it extends around the northern edge of Brixham to the undeveloped coast.

Recommendation

Retain as ULPA unchanged.

C5.51 - Shoalstone and Ashole Woods

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | M/H | H | M/H | H | H | M/H | H | M/H | M/H | L/M | M | H | H |
| Overall value: M/H | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This ULPA comprises a mix of land uses, including small public open spaces, the historic Shoalstone sea pool, private gardens and woodland. It is a locally distinctive space with strong cultural associations, the seafront having developed as a tourist destination. The seafront is characterised by distinctive rock formations and the pool, lined by narrow green spaces. Woodland connects south from the coast, across gentle slopes, forming the backdrop to the coastline. It provides a transitional landscape between the rocky foreshore and the National Landscape. There is a strong sense of place, particularly associated with the public open space, that is critical to the setting of the seafront. Development has eroded character in places. The woodland continues east to meet the designated landscapes around Berry Head, and frames various features of the coast. The ULPA could be extended to incorporate this woodland and mature trees within the Berry Head Hotel grounds.

Recommendation

ULPA boundary review.

C5.52 - Furzeham Recreation Ground & Park

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|--------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | M | M | M | M/H | M/H | H | H | M/H | M/H | L | M/H | M/H | H |
| Overall value: M/H | | | | | | | | | | Overall value: M/H | | | |

Changes since 2013 Review

No substantial change.

Description

A series of semi-formal, terraced green spaces on the steep slopes of Brixham, that break up the dense and intricate urban form.. The ULPA has Village Green Status and comprises small, formal green spaces on rising slopes with stone walls, divided by narrow roads and formal footpaths. The space extends southwest into a formal recreation ground comprising sports pitch, bowling green and equipped play areas.

It has a strong sense of place, particularly in the northeastern parts and contributes to the setting of locally distinctive terraced cottages.

There are panoramic views from this elevated location, across Brixham harbour and Torbay.

Recommendation

Retain as ULPA unchanged.

C5.53 - Parkham Field

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M | L | M | M | L/M | L/M | L/M | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

This is a varied space, comprising an informal recreational field at the top of steep wooded slopes that encompass a small trading estate. It has some local distinctiveness and provides a treed backdrop to the town centre. It has poor connectivity to other green spaces or features.

Whilst it has some local value, the character and landscape features have been eroded by surrounding development.

Recommendation

Does not meet ULPA criteria.

C5.54 - Brixham Community College Playing Fields

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark



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| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L | L | M | L/M | M | H | L/M | L | M | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

This is a large, open recreational field associated with the school. It contributes a green break in the urban form and there are some expansive views from within it, although it is largely contained by surrounding built form. It is not a particularly distinctive space. There is some broken connectivity with nearby recreational green spaces that in turn have loose links to the open countryside.

Recommendation

Does not meet ULPA criteria.

C5.55 - Astley Park & Playing Fields

Torbay Landscape Character Type

7 - Main cities and towns



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Local vantage point

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark

| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | L/M | L | M | L/M | M | H | L/M | L/M | M | L | L | L | L/M |
| Overall value: L/M | | | | | | | | | | Overall value: L | | | |

Changes since 2013 Review

No substantial change.

Description

This comprises formal and semi-formal sports pitches of Brixham Rugby Football Club (RFC) and public pitches behind residential properties. It creates a green break in the urban form. It is generally enclosed by built form and treed boundaries, with occasional longer views from within it.

It is not a particularly distinctive space. There is some broken connectivity with nearby recreational green spaces and loose links to the open countryside to the north/northeast. It is on elevated land, and with the nearby college grounds provides a local break in the urban form.

Recommendation

Does not meet ULPA criteria.

C5.56 - St. Mary's Churchyard & Park

Torbay Landscape Character Type

7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L | M | L | M/H | L/M | M | H | M/H | M | M/H | M | M | M | M/H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change (other than an upgrade to tennis courts).

Description

This is a high-quality piece of townscape/landscape comprising a public park, churchyard and cemetery. It has a strong sense of place, forming part of Higher Brixham conservation area and contributing to the townscape setting of the church.

It is a distinctive space, with mature specimen trees and community flower beds. The space is in good condition and evidently a valued recreational asset as well as an important green break in the urban form. It has good physical and visual links with nearby green space and views over Brixham.

Recommendation

Retain as ULPA unchanged.

C5.57 - Summercombe

Torbay Landscape Character Type 7 - Main cities and towns

Local vantage point ✓

Amenity open space ✓

Green break/ gap in urban landscape ✓

Landmark ✓



| Landscape Value | | | | | | | | | | Visual Value | | | |
|-----------------------------|------------------|-------------------|---------------------|-----------------------|-----------------|------------------------|---------------------|--------------------|----------|------------------|---|---------------------------------|-------------------------------|
| Scenic quality (designated) | Natural heritage | Cultural heritage | Landscape condition | Cultural associations | Distinctiveness | Amenity and recreation | Perceptual (scenic) | Perceptual (other) | Function | Iconic views | Views related to designated landscapes and landscape-related features | Regionally/locally valued views | Views valued by the community |
| L/M | M | L | M/H | L | M | M/H | H | M/H | M | L/M | M | L/M | M/H |
| Overall value: M | | | | | | | | | | Overall value: M | | | |

Changes since 2013 Review

No substantial change.

Description

This is an elevated, locally distinct green space that forms a prominent green break in the middle of a residential suburb. There are expansive views available, northeast across Brixham to the sea and to the east and south towards Berry Head/Sharkham Point. It is an isolated space, with broken physical connectivity to the open countryside. However, there is strong intervisibility with the open countryside and it provides an area of relatively high scenic and recreational value.

Recommendation

Retain as ULPA unchanged.

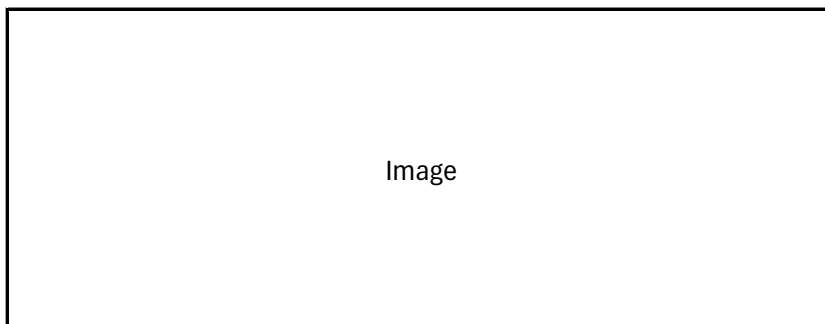
APPENDIX 1 – SURVEY SHEET

Urban Landscape Protection Areas - Field survey record sheet

ULPA name ULPA No

Appraised by Date Approved by Date

Torbay Landscape Character Type



Key purpose of the ULPA

| | |
|------------------------------------|-------------------------------------|
| Local vantage point | <input checked="" type="checkbox"/> |
| Amenity open space | <input checked="" type="checkbox"/> |
| Green break/gap in urban landscape | <input checked="" type="checkbox"/> |
| Landmark | <input checked="" type="checkbox"/> |

Landscape value

Scenic quality (designated)
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
Regionally / locally valued
Views valued by the

Overall Landscape Value

Overall Visual Value

Changes since 2013 Review

E.G:
New development / land use change / condition of landscape/townscape / other

Description

Recommendation