Landscape and Visual Appraisal Summary

LAND NORTH OF CALLINGTON ROAD, TAVISTOCK
Barratt Exeter

April 2017
Site Location: **Land north of Callington Road, Tavistock**

Local Planning Authority: **Torridge District Council**

Approximate Site area: **11.7ha**

Client: **Barratt Exeter**

<table>
<thead>
<tr>
<th>Landscape Character Assessments</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>National¹</td>
<td>National Character Area (NCA) Area 151 South Devon</td>
</tr>
<tr>
<td>County²</td>
<td>West Torridge Upland Farmland</td>
</tr>
<tr>
<td>District³</td>
<td>Landscape Character Area 5A: Inland Elevates Undulating Land</td>
</tr>
</tbody>
</table>

### Designations

**Landscape**

Tamar Valley Area of Outstanding Natural Beauty (AONB) is located approximately 650m to the south west and approximately 750m to the south of the Site. The Dartmoor National Park is located approximately 2.3km north east of the Site, beyond the limits of Tavistock.

A number of Public Rights of Way are present in the area, including the Gulworthy footpaths – Gulworthy 1 & 2 runs along Callington Road adjacent the Site and wraps around to the Saw Mill. The West Devon Way is approximately 1.6km south east of the Site. **Refer: Figure 3 Landscape, Heritage Designations and Public Rights of Way and Figure 1 Site Location.**

**Environmental**

The Site is not covered by any environmental designations. Located approximately 250m to the east of the Site is the Tavistock Viaduct Walk, Local Nature Reserve (LNR). There are no other environmental designations within a 2km study area of the Site. **Refer: Figure 2 Statutory Designations and Figure 4 Environmental Designations.**

**Heritage**

The Site is not located within or immediately adjacent to a World Heritage Site. The closest World Heritage Site is the Cornwall and West Devon Mining Landscape located approximately 650m east of the Site and approximately 2.4km to the west of the Site. There is a narrow connection of these two areas underground which travels in a north east to south west direction south of the Site.

The Site is not covered by or adjacent to any Conservation Areas. The closest Conservation Area is the Tavistock Conservation Area, located approximately 500m to the east of the Site.

There are no Listed Buildings or Scheduled Monuments listed on the English Heritage within or immediately adjacent to the Site.

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¹ Natural England; Landscape Character Assessments; Area 151: South Devon
² Devon County Council Landscape Character Assessment; Landscape Character Area : West Torridge Upland Farmland
³ Torridge District Council; Landscape Character Area 5A: Inland Elevates Undulating Land
Approximately 900m to the south west of the Site is located a Grade II Farm House (Lumburn Farmhouse) List Entry Number: 1105735. To the east of the Site, within the settlement of Tavistock, Conservation Area and World Heritage Site, there are a number of Grade II and Grade II* Listed Buildings.

Refer: Figure 3 Landscape, Heritage Designations and Public Rights of Way.

<table>
<thead>
<tr>
<th>Element</th>
<th>Appraisal/ Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key Characteristics of the National Character Area (NCA 151) (relevant to Site)</td>
<td>“The quality and character of the area is recognised by designation as an Area of Outstanding Natural Beauty (AONB), containing all of the South Devon AONB and part of the Tamar Valley AONB. It also includes The South Devon Heritage Coast, Cornwall and West Devon Mining Landscape World Heritage Site and the UNESCO ‘English Riviera Global Geopark’. Mixed farming remains the main agricultural occupation, although there has been a slight decrease in the numbers of livestock seen in the landscape.”.</td>
</tr>
<tr>
<td>Distinctive Characteristics (relevant to Site): West Torridge Upland Farmland</td>
<td>• “Numerous small streams (often spring-fed) including the upper reaches of the River Torridge, which have incised shallow valleys. Clustered villages with a scattering of farmsteads around them. • Well-treed, particularly in the southern part of the area where estate planting is an influence; frequent copses, interlinking hedges, small woodlands, occasional in-field veteran parkland trees, and occasional blocks of plantation. • A generally pastoral landscape on medium-quality soils, but with areas of arable agriculture on better quality soils. • Strong field patterns of medieval and post-medieval origin, generally older and more sinuous around villages and on valley sides; fields often enclosed by species-rich Devon hedges with flower-rich banks. • Dispersed historic villages and hamlets clustered on hilltops; scattered farmsteads linked by a network of winding rural roads and steep sunken lanes crossing watercourses on stone bridges.”</td>
</tr>
</tbody>
</table>
### Special Qualities and Features (relevant to Site):
**West Torridge Upland Farmland**

- Occasional straighter roads and green lanes across higher ground (often associated with prehistoric barrows) indicating ancient routes across the landscape.
- Strong local vernacular of whitewash and white/cream rendered cottages with painted window and door frames and slate roofs; some buildings of exposed local stone with red brick detailing.
- Mostly a managed, working landscape, but with patches of gorse on higher slopes giving some areas an upland feel (e.g. around Abbots Bickington).
- An open landscape with important vantage points and uninterrupted vistas from higher ground; views across to Dartmoor from the Seepwasg area; unusual views of tree-tops in surrounding valleys.

### Forces for Change and Their Landscape Implications, Past and Current (relevant to Site):
**West Torridge Upland Farmland**

- “Panoramic views across and into the Torridge Valley and distant views of Dartmoor; area also forms a key backdrop to views from a wide area.
- Generally high levels of tranquillity (locally-reduced by the presence of main roads) and very low levels of light pollution, resulting in starlit skies.
- Extensive ancient semi-natural woodlands, particularly on valley sides in the upper reaches of the River Torridge, where they assume a linear form.
- SMs that include several prehistoric barrows, medieval castles at Durpley and Woodford Wood, and a moated site at Grange Farm (Merton).
- Conservation Areas covering the cores of historic villages such as Merton and Sheepwash.

### Forces for Change and Their Landscape Implications, Future (relevant to Site):
**West Torridge Upland Farmland**

- “Lack of management (particularly coppicing) of small, privately-owned woodlands and spread of invasive exotic species.
- Lack of recent planting in parklands to replace over-mature specimen trees. Farm amalgamation and modernisation, with large agricultural buildings often occupying prominent positions (e.g. large dairy enterprises around Sheepwash).
- Hedgerow removal and widening of farm gateways in arable areas, poor management of hedgerows resulting in reduced wildlife value, loss of stockproofing, and reduced scenic quality.
- Farm diversification e.g. equine businesses and alpaca farming, changing landscape character.
- New buildings that are not always sensitively sited or designed.
- Electricity transmission lines running across the centre of the area.”

- “Uncertainty over levels of future agricultural funding and grants, potentially affecting viability of livestock farming, continued management of marginal areas with high biodiversity value, and management/repair of agricultural features such as linhays and hedgebanks."
### Landscape and Visual Appraisal Summary: Land north of Callington Road, Tavistock

- **Potential change in ownership of parkland estates, affecting their character and management.**
- **Future increase in recreation facilities such as campsites as a result of continued farm diversification.**

#### Key Characteristics (relevant to Site): 5A: Inland Elevated Undulating Land

- Elevated land cut by a series of tributaries forming folds in the landform. Parts are high and remote with far-reaching views to Dartmoor, including summits of over 200 metres.
- Tributary valleys lined by broadleaved and wet woodland providing contrasting shelter and texture. Small farm woods, occasional conifer blocks and avenues of mature beech on hill summits and along roadsides.
- Medium-scale regular fields of recent enclosure, with pockets of smaller fields of medieval origin on valley slopes and tracts of unenclosed rough grazing along valley bottoms.
- Fields enclosed by mixed species hedges (predominantly thorn) with flower-rich banks and frequent hedgerow trees in sheltered locations. Some locally distinctive hedges topped with gorse and beech (e.g. near Hele and around Holsworthy). Occasional amalgamated fields bounded by fences.
- Strong farmed character with pasture fields grazed by cattle and sheep, occasional fields of arable cultivation and rough grazing of rushy meadows along valleys.
- Linhays (traditional livestock shelters) of local stone and cob, with corrugated iron or slate roofs, forming notable features of the farmed landscape.
- Farms dispersed throughout the landscape often on exposed ridges, sheltered by groups of trees of evergreen shelterbelts. Nucleated villages also occupying prominent ridgeline positions, with linear development of white/cream houses and bungalows often spreading outwards from the historic core.
- Straight roads traversing ridges and dipping down into valleys, crossing streams on sandstone bridges.
- Landscape’s strongly rural character diluted by the presence of prominent pylon lines, wind turbines near Bradworthy, industrial developments outside Holsworthy and busy roads including the main A388.
- Overall high levels of tranquillity with dark night skies.

#### Special Qualities (relevant to Site): 5A Inland Elevated Undulating Land

- Long views from elevated ridgelines.
- Patchwork of fields and hedges.
- Working, rural landscape.
- Valued Culm grassland and wetland habitats providing texture to the landscape.
- Quiet, relaxed and tranquil.

#### Past / Current Forces for Change Affecting Landscape Character

- Post-war Intensification of agriculture spurred on by CAP-related subsidies in the 1970s, leading to field enlargement, the conversion of pasture to arable and hedgerow removal / damage.
### Site Appraisal

<table>
<thead>
<tr>
<th>Element</th>
<th>Assessment</th>
</tr>
</thead>
</table>
| **Site Appraisal** | The northern and southern boundaries of the Site are defined by hedgebanks that extend along the edges of the roads. The hedgebanks are located in the foreground view and provide fairly substantial visual enclosure of the Site when viewed from the roads. These views display typical characteristics of the surrounding rural landscape; however they are strongly influenced by the western residential edge of Tavistock.  

The western boundary of the Site is defined by a managed hedgerow and occasional trees providing limited enclosure of the Site from the west. The influence of the western residential edge of Tavistock (visible on the ridgeline) on the rural character of the landscape is clearly evident from views from the west.  

The stepped eastern boundary of the Site forms the western edge of Tavistock and is defined primarily by a mixture of back garden boundary fences and hedges to properties of primarily two storey dwellings, many of which have close proximity views of the Site from upper floor windows. This existing residential edge of Tavistock is visible from the Site and from the more elevated areas to the west of the Site.  

The Site itself is entirely made up of cultivated agricultural land surrounded by hedgebanks marking the field boundaries. It is, by its nature, rural in character, however the Site is influenced by the residential edge of Tavistock, which gives the wider area a bit more of a peri-urban character. |
Callington Road, to the south of the Site, is a well-used road connecting Dartmoor National Park and Tavistock with Gunnislake, Callington and Bodmin. It is expected that there would be a high number of tourism and leisure users making use of this route. The road to the north of the Site is a narrow and quiet country lane, lined on both sides with high hedgebanks.

<table>
<thead>
<tr>
<th>Landscape Qualities</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Representativeness/</td>
<td>- Highly Consistent</td>
</tr>
<tr>
<td>consistency with wider</td>
<td>- Mostly consistent</td>
</tr>
<tr>
<td>character judgement</td>
<td>- Some key characteristics present</td>
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<tr>
<td></td>
<td>- Not representative of wider character</td>
</tr>
<tr>
<td>Landscape character</td>
<td>- Highly attractive</td>
</tr>
<tr>
<td>attractiveness judgement</td>
<td>- Attractive</td>
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<tr>
<td></td>
<td>- Pleasant</td>
</tr>
<tr>
<td></td>
<td>- Unremarkable</td>
</tr>
<tr>
<td>Remoteness and tranquillity</td>
<td>- Remote</td>
</tr>
<tr>
<td>judgement</td>
<td>- Peaceful</td>
</tr>
<tr>
<td></td>
<td>- Some interruption</td>
</tr>
<tr>
<td></td>
<td>- Not tranquil</td>
</tr>
<tr>
<td>Landscape qualities general</td>
<td>The Site is largely representative of the wider</td>
</tr>
<tr>
<td>description</td>
<td>character area, agricultural with some typical</td>
</tr>
<tr>
<td></td>
<td>rural field boundary features, however it is</td>
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<tr>
<td></td>
<td>heavily influenced by the existing residential</td>
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<tr>
<td></td>
<td>edge of Tavistock which backs on to the Site on</td>
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<td></td>
<td>its eastern boundary. This boundary is made up</td>
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<tr>
<td></td>
<td>of a mixture of domestic back garden fences and</td>
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<td>hedges, in front of rear elevations of dwellings</td>
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<td>that combine to form a relatively low quality</td>
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<td></td>
<td>settlement edge, which is visible on the</td>
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<td></td>
<td>ridgeline from the west.</td>
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<td></td>
<td>To the south of the Site, the well-used</td>
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<td></td>
<td>Callington Road defines the boundary and</td>
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<td></td>
<td>provides some interruption to the tranquillity</td>
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<tr>
<td></td>
<td>of the Site.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Visual Qualities</th>
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</thead>
<tbody>
<tr>
<td>Visual Prominence judgement</td>
<td>- High</td>
</tr>
<tr>
<td></td>
<td>- Moderate high</td>
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<tr>
<td></td>
<td>- Moderate low</td>
</tr>
<tr>
<td></td>
<td>- Low</td>
</tr>
<tr>
<td>Nature of the urban edge</td>
<td>- No visible urban edge</td>
</tr>
<tr>
<td>judgement</td>
<td>- Soft well vegetated urban edge limited views</td>
</tr>
<tr>
<td></td>
<td>of principally rooflines</td>
</tr>
<tr>
<td></td>
<td>- Partially visible urban edge</td>
</tr>
<tr>
<td></td>
<td>- Hard urban edge with limited screening</td>
</tr>
<tr>
<td>Settlement setting and views</td>
<td>- Highly attractive features or views</td>
</tr>
<tr>
<td>of settlement judgement</td>
<td>- Some attractive features of views</td>
</tr>
<tr>
<td></td>
<td>- Few attractive features of views</td>
</tr>
<tr>
<td></td>
<td>- No attractive features or views</td>
</tr>
<tr>
<td>Public accessibility within</td>
<td>- Many public views</td>
</tr>
<tr>
<td>and immediately surrounding</td>
<td>- Some public views</td>
</tr>
</tbody>
</table>
| Visual qualities general descriptions | - Limited public views  
- No public views |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Beyond the immediate Site edges, the Site is considered to have a <strong>moderate low visual prominence</strong> in the wider context, primarily due to the limited number of public viewpoints surrounding the Site and the undulating landscape, but also due to a combination of its south westerly aspect and elevation, as well as the effects of tall foreground screening vegetation along the surrounding roads and footpaths.</td>
<td></td>
</tr>
<tr>
<td>The Site is abutted by existing residential development along a prominent ridgeline on the western edge of Tavistock. The residential edge provides a low quality edge of settlement and detracts from the otherwise attractive rural character of the landscape. The lack of vegetative screening along the eastern boundary results in an incongruous settlement edge that lacks integration with the wider landscape.</td>
<td></td>
</tr>
<tr>
<td>Views from the north are generally rural in character and views of the Site are well screened by a combination of landscape features and topography, as demonstrated in Photo Locations 1-4. Only Photo Location 2 demonstrates a rare example of glimpsed views of the Site experienced from the north west on Crease Lane. <strong>Refer: Figure 1 Site Location and Figure 6 Photo Locations 1 to 4.</strong></td>
<td></td>
</tr>
<tr>
<td>Views from the south are generally well screened. From the south west views are slightly more exposed due to the south westerly aspect of the Site, however screening features on the southern Site boundary and areas further to the south of the Site provide relatively a high level of visual containment generally. <strong>Refer: Figure 1 Site Location and Figure 6 Photo Locations 5 &amp; 6.</strong></td>
<td></td>
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<tr>
<td>From the west, views of the Site are more exposed, however there are a limited number of public ally available vantage points. The Site is not visible from the Gulworthy 1 &amp; 2 public footpath leading to Saw Mill, other than from a small gap in vegetation at the eastern extent of the footpath. <strong>Refer: Figure 1 Site Location and Figure 6 Photo Location 7.</strong></td>
<td></td>
</tr>
<tr>
<td>Further west, from the edge of the Tamar Valley AONB, longer distance views of the Site are available from the A390 as it weaves its way down the slopes towards Lumburn, however these views are fairly limited in extent and the Site is visible within the context of the existing surrounding residential development on the edges of Tavistock.</td>
<td></td>
</tr>
<tr>
<td>From the east, public viewpoints are limited due to the screening effect of the residential development on the eastern Site boundary.</td>
<td></td>
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</table>
**Scope for mitigation**

Close proximity private views are available of the Site from upper floor windows of these dwellings and it is these views that are likely to experience the greatest visual effects in relation to potential development of the Site.

<table>
<thead>
<tr>
<th>Scope for mitigation?</th>
</tr>
</thead>
<tbody>
<tr>
<td>A sensitive and well considered design approach would enable a softer and more appropriate edge of settlement to be created. There is potential to provide new built frontages that face the countryside to the west with sufficient space for a meaningful vegetated buffer and generous areas of public open space linking to footpaths within the wider countryside. At the south western corner of the Site there is potential to create a well considered and more attractive gateway to Tavistock from the west, when travelling along Callington Road. A new strategy for green infrastructure within the Site could provide a layering of softening through the development, breaking up the mass of development and allowing the countryside links and footpaths to penetrate the heart of the new residential landscape. The enhanced green infrastructure has the potential to provide a net ecological enhancement to the site by creating new habitat and ecological corridors though the Site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overall Strategy: 5A Inland Elevated Undulating Land</th>
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</thead>
<tbody>
<tr>
<td>“To protect the landscape’s historic character, agricultural traditions and parkland influence. The historic features of the landscape, including parkland, buildings and archaeological sites are protected and well-managed. Sustainable agriculture is supported, and sites with particular biodiversity Importance such as Culm grasslands and woodlands are well-managed and linked. The area’s exceptionally dark night skies and its open views are protected.”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Guidelines; Protect (relevant to Site): 5A Inland Elevated Undulating Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Protect historic field patterns, particularly the preserved strip fields around Sheepwash.</td>
</tr>
<tr>
<td>• Protect local vernacular styles and avoid settlement spread along ridgelines; any new development should respect traditional styles and forms, whilst incorporating sustainable design.</td>
</tr>
<tr>
<td>• Protect important local views and vistas, encouraging the screening of intrusive developments (e.g. farm buildings) with trees where possible.</td>
</tr>
<tr>
<td>• Protect the local winding road network and its associated flower-rich banks, resisting unsympathetic highways improvements or signage.</td>
</tr>
<tr>
<td>• Protect the area’s dark night skies through (for example) resistance to street lighting schemes.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Guidelines; Manage (relevant to Site): 5A Inland Elevated Undulating Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Manage the distinctive character of veteran trees and parkland estates, including retention of older trees to form wildlife habitat; pollarding where appropriate; planting of replacement trees; and extensive management of park grasslands to prevent damage to tree root systems through nutrient enrichment and compaction associated with agricultural activities.</td>
</tr>
</tbody>
</table>
- Manage existing plantations, seeking to enhance their biodiversity value, and explore opportunities for reversion to woodland and grassland habitats on maturity and felling.
- Manage hedgebanks and hedgerows, encouraging locally distinctive species.

### Guidelines; Plan (relevant to Site): 5A Inland Elevated Undulating Land

- Plan to improve screening of ball clay works and other intrusive developments.
- Plan to link and extend semi-natural habitats such as woodland, unimproved grassland and wetlands.
- Plan to plant replacement parkland trees as many existing specimens are reaching maturity; encourage open-grown trees within the wider countryside.

### Landscape Capacity

<table>
<thead>
<tr>
<th>Is there Capacity within the landscape to absorb change?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Given the exposed nature, character and visual quality of the existing settlement edge as well as the relative visual containment of the Site from surrounding public viewpoints and protected landscapes, it is considered that the Site has a <strong>Moderate to High Capacity</strong> to accommodate change; this is for residential development of up to two storeys in height, subject to a sympathetic design approach as described above. There are limited constraints or issues in landscape and visual terms that would prevent the Site being considered for development. There is potential to provide landscape and visual enhancements to the area by creating a new improved western residential edge to Tavistock.</td>
</tr>
</tbody>
</table>

### Recommendations if the Site is to be developed

- Existing hedgebanks should be retained and protected where possible or otherwise reinstated, particularly on Site boundaries;
- A generous buffer of open space should be set aside to the south of the Site adjacent to Callington Road to enable the area to be developed as an attractive open space and gateway to Tavistock;
- Views from existing residential properties should be softened by new native hedgerows, to be managed by a central management company to ensure the integrity of the feature is retained over time;
- Alignments of existing hedgebanks within the Site should be used as a guide to develop the strategy for new Green Infrastructure for the Site;
- Green routes or footpaths should extend through the Site and connect with surrounding routes and footpaths where possible;
- Belts of native deciduous trees of local origin and character should be incorporated on the green infrastructure strategy for the site to provide a soft layering effect;
- New development should provide new frontages onto the countryside and to new areas of Public Open Space;
- Set aside the north western field for an area of public open space, by retaining and enhancing the existing field boundaries;
- Buildings, structures and hard-standing should avoid tree protection areas of existing trees and hedgerows, either on or adjacent the Site.
- Planting and trees to be introduced as a result of any new development should be in keeping with the character of the local rural landscape.

**Summary**

- The Site is not located within or directly adjacent to any protected landscapes;
- The Site is cultivated agricultural land located on the western edge of Tavistock and whilst it displays some typical characteristics of the rural landscape, it is strongly influenced by the neighbouring residential built edge;
- The existing residential edge provides a low quality edge of settlement and detracts from the otherwise attractive rural character of the landscape;
- Whilst the Site is visible from the outer edge of the Tamar Valley AONB, visibility is limited to a few isolated locations on fast moving roads;
- The Site is not visible from any other of the designated landscapes in the vicinity;
- The Site is generally not visible from surrounding Public Rights of Way;
- Beyond the immediate Site edges, the Site is considered to have a moderate low visual prominence in the wider context;
- Views of the Site from the north are generally well screened;
- Views of the Site from the south are generally well screened;
- Public views of the Site from the east are well screened by existing dwellings on the eastern Site boundary;
- Private views from the upper floors of dwellings on the eastern boundary are likely to experience the most significant visual effects of potential development on the Site;
- Views of the Site from the west and south west are more exposed, however there would be a limited number of visual receptors likely to experience the visual effects of potential development;
- Given the exposed nature, character and visual quality of the existing settlement edge as well as the relative visual containment of the Site from surrounding public viewpoints and protected landscapes, it is considered that the Site has a Moderate to High Capacity to accommodate change as described;
- There are limited constraints or issues in landscape and visual terms that would prevent the Site being considered for development; and
- There is potential to provide landscape and visual enhancements to the area by creating a new improved western residential edge to Tavistock.
Appendix A

LAND NORTH OF CALLINGTON ROAD, TAVISTOCK
LANDSCAPE AND VISUAL APPRAISAL SUMMARY

FIGURES

April 2017

FIGURE 1: SITE LOCATION
FIGURE 2: STATUTORY DESIGNATIONS
FIGURE 3: LANDSCAPE AND HERITAGE DESIGNATIONS AND PRoW
FIGURE 4: ENVIRONMENTAL DESIGNATIONS
FIGURE 5: LANDSCAPE CHARACTER ASSESSMENT
FIGURE 6: PHOTOGRAPHIC SHEETS (3 SHEETS)
Project: Land north of Callington Road, Tavistock
Client: Barratt Exeter
Date: April 2017
Scale: 1:25,000 @ A3
Status: INFORMATION

Key:
- Site Boundary
- Photo location

Site Location and Selected Viewpoints

1956 Figure 1
1956 Figure 2
Statutory Designations

Key:
- Site Boundary
- 2km Study Area
- Local Nature Reserve (LNR)
- Site of Special Scientific Interest (SSSI)

Map produced by MAGIC on 19 April, 2017.
(c) Crown Copyright and database rights 2017. Ordnance Survey 100022861.
Project: Land north of Callington Road, Tavistock
Client: Barratt Exeter
Date: April 2017
Scale: 1:25,000 @ A3
Status: INFORMATION
Environmental Designations

Key:
- Site Boundary
- 2km Study Area

Woodland Designations:
- Woodpasture and Parkland BAP Priority Habitat (England)
- Priority Habitat Inventory - Deciduous Woodland
- Priority Habitat Inventory - Traditional Orchards
- Ancient Replanted Woodland

Grassland Designations:
- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non-Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Heathland (England)
- Mountain Heaths and Willow Scrub (England)
- Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

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Status: INFORMATION

Torridge District Landscape Character Assessment:
- 1G: Open Inland Plateaux
- 2D: Moorland Edge Slopes
- 3B: Lower Rolling Farmland and Settled Valley Slopes
- 3D: Upper River Valleys
- 3F: Settled Valley Floors
- 3G: River Valley Slopes and Combes
- 5A: Inland Elevated Undulating Land
- 7: Main Cities and Towns

Cornwall County Landscape Character Assessment:
- Lower Tamar and Tavy Rivers

Key:
- Site Boundary
- 2km Study Area
- County Boundary

Landscape Character Assessment
- 1956 Figure 5

1G 3G 3G
5A 5A
2D 7
3G 3G 3G
3G 5A 5A
3D 7
3F 3F 3F
2D 2D 2D
3B 3B 3B
3B 3B 3B
3D 3D 3D
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Cornwall County Devon County

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Photo Location 1: View towards south west from northern boundary

Photo Location 2: View toward south east from Crease Farm (Crease Lane)

Photo Location 3: View towards south east from PROW leading to Downhouse Farm
Photo Location 4: View towards the south from PROW at Downhouse Farm

Site located behind ridge

Photo Location 5: View towards the north west from Callington Road

Site located behind hedgebank

Existing residential edge

Photo Location 6: View towards the north east from Callington Road

Site visible in front of existing residential edge
Site visible in front of existing residential edge

Photo Location 7: View towards the east from end of PROW of the Saw Mill
- Landscape Design
- Urban Design
- Residential
- Public Realm
- Masterplanning
- Landscape Planning
- Heritage Landscapes
- Gardens and Estates
- Restoration and Conversion
- Places of Worship
- Expert Witness
- Hospitality
- Education
- Retail / Office
- Community
- Ecology
- Arboriculture
- 3D / Graphic Design