Landscape Impact Assessment of potential allocation sites in the Plymouth Policy Area
1. Introduction and Methodology

1.1 The Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment (2016) identified the sensitivity of landscapes on the edge of Plymouth and highlighted the need for careful consideration of potential allocations as part of the Joint Local Plan. The councils have therefore undertaken a landscape impact assessment of a selected number of sites considered for allocation in sensitive urban fringe locations. A Chartered Landscape Architect working for Plymouth City Council carried out initial screening of sites and Chartered Landscape Architect’s working for Land Use Consultants carried out the actual site assessments on behalf of the Council’s.

1.2 Sites that have a potential for substantial landscape impact have been included in this assessment. The criteria for screening sites for individual assessment is as follows:

- Sites with potential sensitivity due to proximity to a protected landscape
- Sites with potentially sensitive landscape features
- Sites within prominent, highly visible locations
- Sites on the edge or outside the main settlement of Plymouth

1.3 Sites that are not considered to have a potential for substantial landscape impacts have not been assessed individually. However, the existing landscape/seascape assessment provides the baseline for their consideration in the planning process. Sites wholly within a protected landscape (such as AONB) have not been included, due to a presumption against development in these locations and sites that have an existing planning consent or are under construction are also excluded.

1.4 Sites were assessed using a two phase process as follows:

i) Each site was assessed using the same methodology, starting with a desktop study of aerial photographs, Ordnance Survey mapping, designations and existing landscape character descriptions. The assessors undertook site visits and made professional judgements on the key characteristics, landscape value, sensitivities or vulnerabilities of the site’s character.

ii) Those sites that have been considered for allocation in the Joint Local Plan, in either the June or November 2016 consultations, also had a ‘sensitivity analysis’ carried out which related to the potential type and scale (where known) of development. This analysis was carried out to inform the consideration of the sites in the allocation process and provide guidance to minimise landscape impacts should the site be allocated in the Plan.

1.5 Each assessment sheet is essentially a survey where a number of different sites were examined against the same criteria. The work does not seek to rank the sites according to their landscape value or, in itself, make judgements about the suitability of sites for allocation. However, it does provide consistent data that will help to inform such judgements in the planning balance.

2. Assessment Sites

<table>
<thead>
<tr>
<th>ID</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>0243</td>
<td>NP12 Chelson Meadow restored landfill site</td>
</tr>
<tr>
<td>0260</td>
<td>Land North of Coombe Lane</td>
</tr>
<tr>
<td>0270</td>
<td>Land to NW of Tamerton Foliot</td>
</tr>
<tr>
<td>0300</td>
<td>Land east of Rock Hill, South of Old School</td>
</tr>
</tbody>
</table>
0305 Mount Pleasant, Arcadia Road, Elburton
0349 Land to South of Cann House, Tamerton Foliot Road
0379a / 0400 Woolwell sustainable urban extension and Community Park
0395 Land at West Park Hill, Newnham
0402 Downham Gardens, Tamerton Foliot
0403 Cann Lodge, Tamerton Foliot
0404 Land off Coombe Lane
0405 Land at West Trehills
0409 Land South of Pinewood Drive, Woolwell
0412 Field East of Roborough Farm
0413 Field East of Haxter Lodge
0414 Field North of Roborough Farm
0416 West Trehills Farmhouse, Allem Lane
0419 Land at old Newnham Farm
0426 Land behind Brookwood Road, Elburton
0436 Land south of Harwood Avenue, Tamerton Foliot
0730 Land off Plymbridge Road
0730a Land off Plymbridge Road
0765 Fore Street, Tamerton Foliot
0848 Land adjacent to Blackstone Close, Elburton
0849 Land at Amados Hill, Merafield
0892 Stamford Lane, Jennycliffe
0897 Elburton East Edge
0917 Land North of Lake View Close
0953 Land West of Ernesettle Lane, Ernesettle
0954 Fields to north of St Budeaux A38 junction
0960 Langage
0984 Land at Broadley Park industrial estate, Roborough
0987 / 0988 Land north of Tamerton Road and south of Roborough House, Roborough
1016 Boringdon Park
1017 Land off Allern Lane
1018 Land at Jennycliff
1021 Land north of Coombe Lane
1034 Land at Borrington Hill
1035 Land at Whitson Farm
1036 Land south west of Belliver Way, Belliver industrial estate
1038 Dodovens Farm
1051 Land at Haye Road
### Site name: NP12 Chelson Meadow Restored Landfill Site

PCC reference: 243

<table>
<thead>
<tr>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (ha): 59.59</td>
</tr>
</tbody>
</table>

### Landscape Character Area: CA15 South Plympton Farmed Fringes

Landscape Character Type: 3E Lowland Plains

<table>
<thead>
<tr>
<th>Location Plan (with relevant designations):</th>
</tr>
</thead>
</table>

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Frequent woodland cover in the surrounding and wider landscape, including ancient semi-natural broadleaved woodland, plantation woodland and screening around quarries.
- Chelson Meadow is former landfill site that has been reclaimed and restored to semi-natural grassland following its closure in 2008.
- Quarrying has had a significant influence in the local area.
- Wildflower meadows are found on the restored Chelson Meadow site.
- Several listed farm buildings in the wider landscape.
- Settlement in the immediate surroundings of the site is sparse although urban development in Plymstock is within 500m south, Mount Gould 500m west and Crabtree within 800m north of the site.
- The banks of the Plym by Chelson Meadow are crossed by a short length of the South West Coast Path/National Cycle Route 27.
- Views are funnelled down the Plym towards Cornwall in the distance and also take in Staddon Heights,
Hooe and Jennyscombe Wood.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Plym Estuary, Wixenford Quarry Marsh and Saltram Estate County Wildlife Sites adjoin the site to the west, south-east and north respectively. A small area of woodland at Pomphlett Plantation is also a County Wildlife Site within 100m.
- Small areas of ancient woodland adjoin the site within and adjacent to the Saltram Estate, north and east of the site.
- Grade II* listed Saltram House Registered Park and Garden lies adjacent to the north and south.
- Listed Buildings Point House and Point House Quay Walls located within 100m north.
- Landscaped South West Coast Path/ National Cycle Route 27 borders the west of the site and is a popular recreational route alongside the River Plym.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The high point of the site has Moderate-High intervisibility in a city-wide context. The open grassland on the highest part of the site is a locally prominent feature in views from elevated ground including Mount Gould, Crabtree, parts of Plymstock, Staddon Heights and the coast at Jennycliff.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA15: South Plympton Farmed Fringes and is generally typical of this character area. It abuts and overlooks the River Plym in CA 28 Plym Estuary/Laira to the west and also abuts CA14: Saltram Park and Hardwick Wood to the north.

The site is a former landfill that has been reclaimed and restored to wildflower meadows following its closure in 2008. It is a prominent artificial landform which rises high above its surroundings making it a widely visible feature from many locations across the city, although the northern part is flatter and more enclosed by adjoining landform and woodland. From nearby viewpoints such as the recreation route to the west and much of the Saltram Estate land to the north, the high embanked edges of the site and other woodland screening, restrict views into the main part of the site. However, from many more distant and elevated viewpoints across the city the open grass appears as part of the wider rural landscape. From the site there are panoramic views including towards the Saltram Estate and Hardwick Wood to the north, the Plym and Mount Gould/ Crabtree to the west and Plymstock/ Staddon Heights to the south.

The site also contains a small mobile home site at the northern edge of The Ride and is relatively close and highly intervisible with urban areas. A Recycling Centre and former Quarry (future Saltram Meadow housing development) adjoin to the south. The proximity of these urban/industrial uses as well as views and noise from the A374 and A379 (both within 500m) provide urban influences. Nevertheless it retains a sense of quietness and exposure as a result of its relatively large scale and relationship to the river, as well as the visual connection to wider rural landscape of the Saltram Estate and woodlands east of the site.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The role of the site as part of the wider landscape contributing to rural separation between Plympton and Plymstock.
- Valued semi-natural habitats, including the restored meadow.
- Setting of the adjacent Grade II* Registered Park and Garden of Saltram including the wooded ridgeline of the Pomphlett Plantation.
- Visual prominence of the elevated undeveloped (albeit artificial) landform of the site which appears as green land forming a visual link with the wider landscape to the north and east and behind the River Plym.
- Views to and from the Plym including the Rame Head section of the AONB.
- Green infrastructure value associated with the adjacent landscape along the Plym riverside recreational route and strategic location in relation to the river and Saltram Estate which is particularly valued in proximity to settlements. Role as part of the wider vision and aims of the Saltram Countryside Park Masterplan (2011).

**Detractors**

- Noise and views of traffic on the A374 and A379.
- Recycling Centre and adjacent former Quarry site including buildings and ancillary development.
- Metal palisade fencing and steep artificial embankment of the western boundary of the site.
- Mobile home site in the north-west corner of the site.

**Sensitivity analysis**: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Site name: Land North of Coombe Lane

PCC reference: **260**

#### Potential number of units:

#### Site area (ha): 3.9

#### Anticipated density (dph):

### Landscape Impact Assessment

#### Landscape Character Area: CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley

#### Landscape Character Type: 3B Lower Rolling Farmed and Settled Valley Slopes

#### ☐ Within AONB

#### ☐ Within setting of AONB/DNP

### Location Plan (with relevant designations):

![Location Plan](image)

### Key Characteristics:

These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently sloping farmland around Tamerton Foliot draining into a small stream along the valley floor.
- Frequent hedgerow trees in the field boundaries of the farmland connecting with dense deciduous woodland cover on the adjacent valley to the north.
- Pastoral land is found in fields of varying sizes, some of which are medieval in origin (including those based on strip field and Barton fields). These are separated by hedgerows and flower-rich hedgebanks.
- The west of the site falls within the Tamerton Foliot Conservation Area.
- Roads are limited to minor rural routes providing access to farms and forest tracks.
- Despite its proximity to urban development, this site has a traditional rural feel.

### Value:

Based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site falls within the Tamerton Foliot Conservation Area.
**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is situated within Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes.

The site is characterised by a series of small, rectilinear pasture fields situated on gently sloping landform draining into a small stream running along the well-treed valley bottom. Fields are defined by hedgerows and frequent hedgerow trees, which reflect its historic use as a medieval enclosure based on strip fields. The relatively elevated position allows for clear views of development at Tamerton Foliot climbing up the valley slopes with deciduous woodland in the foreground. Long distance views to the east are consist of rolling farmland interspersed with blocks of woodland.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.
- The network of hedgerows connecting with nearby woodlands and delineating the historic field pattern.

**Detractors:**

- Housing development at Tamerton Foliot climbs up the opposite valley side to form the skyline.
- Pylons punctuate the skyline in distance views to the east.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Plymouth Urban Fringe
#### Potential Housing and Employment Sites
##### Landscape Impact Assessment

<table>
<thead>
<tr>
<th>Site name: <strong>Land to NW of Tamerton Foliot</strong></th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: <strong>270</strong></td>
<td>Site area (ha): <strong>13.82</strong></td>
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<tr>
<td></td>
<td>Anticipated density (dph):</td>
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</table>

**Landscape Character Area:** **CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley**  
**Landscape Character Type:** **3B Lower Rolling Farmed and Settled Valley Slopes**

**☐** Within AONB  
**☒** Within setting of AONB/DNP

### Location Plan (with relevant designations):

![Location Plan](image)

### Key Characteristics:

These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Narrow, steep sided valley which opens out to gently sloping farmland.
- A mixture of pastoral and arable land is found in fields of varying sizes, some of which are medieval in origin. These are separated by hedgerows and flower rich hedgebanks.
- The east of the site adjoins Tamerton Foliot Conservation Area.
- Roads are limited to minor rural routes providing access to farms and forest tracks; the Tamar Valley Discovery Trail runs along the eastern boundary.
- Views are open towards Warleigh Wood. The westernmost edge of the site abuts the Tamar Valley AONB.
- Despite its proximity to urban development, the site has a traditional rural feel.

### Value:

Based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.
- The site shares its northern boundary with the Tamar Valley AONB.
- The Tamerton Foliot Conservation Area adjoins the site to the south east.
- The Tamar Valley Discovery Trail runs along the western edge of the site.

<table>
<thead>
<tr>
<th>Summary of overall character:</th>
<th>based on scale, landform, pattern/complexity, settlement &amp; human influences, skyline, visual relationships &amp; views, intervisibility, perceptual/aesthetic criteria.</th>
</tr>
</thead>
</table>

The site is located within Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes and wraps around the western edge of Tamerton Foliot.

The site comprises predominantly pastoral farmland with a single arable field in the northern area. It is situated on the slopes of the Tamar Valley extending between the village of Tamerton Foliot and the edge of the AONB which is delineated by a private access road to the adjacent farm. Fields are defined by mature hedgerows, some of which are curving suggesting historic use as open strip fields. Devon hedgebanks line Horsham Lane which shares the route with the Tamar Valley Discovery Trail. The elevated and sloping land allows for cross-valley views up to Warleigh Wood and over Tamerton Lake, whilst St. Mary’s Church forms a local landmark in the foreground.

<table>
<thead>
<tr>
<th>Sensitivities/vulnerabilities:</th>
<th>to include threats to key characteristics.</th>
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</table>

- Opportunities for access and enjoyment by local communities, including the Tamar Valley Discovery Trail which crosses through the western part of the Character Area.
- Historic field patterns and curving hedgerows which provide a historic setting to the village.
- The rural and tranquil edge the landscape provides to Tamerton Foliot – including the historic core which is designated as a Conservation Area.
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.
- Relative levels of tranquillity.

<table>
<thead>
<tr>
<th>Detractors:</th>
<th></th>
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</table>

- Cross-valley views to housing development rising up the landform and situated on the skyline at Whitleigh.

<table>
<thead>
<tr>
<th>Sensitivity analysis:</th>
<th>this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement &amp; human influences, skyline, visual relationships &amp; views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.</th>
</tr>
</thead>
</table>

This site is not being considered for development.
# Plymouth Urban Fringe
## Potential Housing and Employment Sites
### Landscape Impact Assessment

<table>
<thead>
<tr>
<th>Site name: Land East of Rock Hill, South of The Old School</th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: 300</td>
<td>Site area (ha): 0.73</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape Character Area: CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley</th>
<th>Anticipated density (dph):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Character Type: 3B Lower Rolling Farmed and Settled Valley Slopes</td>
<td></td>
</tr>
</tbody>
</table>

**Location Plan (with relevant designations):**

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently sloping farmland draining into a small stream that runs along the valley floor towards Tamerton Creek.
- Pasture fields and horse paddocks are common, conveying an urban fringe influence where they occur.
- The site falls within the Tamerton Foliot Conservation Area.
- Settlement is sparse and consists of a single barn.
- Roads are limited to minor rural routes providing access to farms and forest tracks.
- Views are constrained by steep topography and tree cover.
- Urban fringe usage is apparent in some places.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Tamerton Foliot Conservation Area covers the whole site.
Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site area is within Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes on the south western edge of Tamerton Foliot.

It is comprises two irregular fields sloping gently down to a small stream in the south that runs along the well-wooded valley bottom. It is used as horse paddocks and is delineated by post and rail fencing. Existing development adjoins the site to the north, west and partially to the south, whilst the Old School building forms a distinct building overlooking the northern perimeter. The relatively elevated position allows for cross-valley views although these are generally contained by Cann Wood occupying the steep valley slopes in the south.

Sensitivities/vulnerabilities: to include threats to key characteristics.

- The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.
- Relative levels of tranquillity.

Detractors:
- Open boundaries and the use of non-native amenity planting within adjoining properties.

Sensitivity analysis: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Site name: Mount Pleasant, Arcadia Road, Elburton

PCC reference: 305

Potential number of units:

Site area (ha): 0.6

Anticipated density (dph):

Landscape Character Area: CA16 Staddiscombe Farmland Fringe

Landscape Character Type: 3E Lowland Plains

☐ Within AONB
☐ Within setting of AONB/DNP

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The wider landscape comprises elevated and rolling land divided by steep stream valleys.
- Stream corridors, semi-natural woodlands and Devon hedgebanks form valued habitats in the surrounding landscape.
- Sparse settlement within the wider landscape with scattered hamlets and farm houses. Elburton is within 100m to the north and west and extensively visible.
- Rural character with visual connection to the surrounding hills to the north-east – particularly contrasting with the adjacent dense housing development of the south-eastern city fringes.
- The rolling topography and tree cover can restrict views in places, although the more open, elevated areas of the site afford views across the South Hams countryside.
- Forms part of the prominent rural backdrop to Elburton.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.
The South Devon AONB lies approximately 1km south.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The small site is at the rear of a residential property off Arcadia Lane within CA16 Staddiscombe Farmland Fringe and is generally typical of the character area. Part of the site is currently used to store motor vehicles and machinery, with the remainder of the site amenity grassland surrounded by hedge boundaries with some mature trees.

It is part of a localised ridge and the land beyond the northern site boundary falls away towards a stream and the settlement of Elburton. This forms a strong rural edge and backdrop overlooking Elburton although the dense tree and hedgerow boundary along the north of the site filters many views of the site itself from the settlement. There are views to and from the site of surrounding rural hilltops of the wider South Hams landscape, particularly to the north-east and north, giving the site a rural character despite the strong visual links to the nearby settlement. The rural character is reinforced by rural Arcadia Lane lined by Devon hedges with detached dwellings set back from the road.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The role of the landscape as an elevated rural backdrop to Elburton.
- Valued hedgerows and trees connecting to patches of semi-natural ancient woodland and stream corridors.
- Long views to and from more open areas across Plymstock towards Dartmoor National Park to the north and over the wider South Hams landscape to the north-east.
- The rural character of Arcadia Lane lined by Devon hedgerows.

**Detractors**

- Noise from the A379 within 100m of the site.
- Current land use of the site with scattered vehicles and equipment.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Site name: **Land to South of Cann House, Tamerton Foliot Road**

PCC reference: **349**

Potential number of units:

Site area (ha): **0.32**

Anticipated density (dph):

Landscape Character Area: **CA07 Cann & Whitleigh Woods**

Landscape Character Type: **7A Wooded Valleys**

☐ Within AONB

☐ Within setting of AONB/DNP

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**Location Plan (with relevant designations):**

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Undulating but steeply sloping incised valley carved from Devonian slate bedrock with a stream running along the valley bottom.
- A small area of amenity grassland in a heavily wooded valley, with large areas of ancient semi-natural broadleaved woodland adjacent, including Cann Woods.
- There are few roads within the landscape although the B3373 crosses the valley to the north of the site.
- Views are mostly constrained by the steep landform and dense woodland cover.
- This landscape provides a tranquil ‘escape’ from the surrounding urban development. The main roads can, however introduce noise and movement to the landscape.
- From the upper slopes, there is a unifying visual and character relationship between the adjacent wooded valleys at Budshead (CA 05) and Southway (CA 09).

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Cann Wood is designated as a Local Nature Reserve and occupies the adjacent valley slope.
• Ancient Woodland within Cann Wood.
• The Tamerton Foliot Conservation Area includes the site area.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site falls within Character Type 7A: Wooded Valleys and is situated adjacent to Cann House between Tamerton Foliot and Southway.

The site is formed of amenity grass and small car park within the private grounds of Cann House and is situated on sloping valley landform. Small areas of shrub planting are also located along the access road to Cann House. The area is largely defined by woodland with a thick swathe of tree planting lining Tamerton Foliot Road to the north and a small stream running through Cann Wood in the south. Views out are limited by the well-wooded context and valley topography although St. Mary's Church can be seen above the trees in the north.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

• The role of this site as a part of the Tamerton Foliot Conservation Area, and views to St. Mary’s church.
• The valued ancient woodland and grassland habitats adjacent, within Cann Woods and Whitleigh Woods Local Nature Reserves.
• The formal gardens of Cann House in a well-wooded context forming a setting to the house and providing amenity space to residents.
• The role of the landscape in separating the developed areas of Tamerton Foliot and Southway and as a buffer between the settlement and the adjacent wooded valley.

**Detractors:**

• Tamerton Foliot Road introduces noise and movement along the northern edge.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority, the following guidance should be taken into account:

• Conserve the function this site as part of a landscape in providing a ‘rural’ separation and buffer to the development surrounding it and to the adjacent wooded valley.
• Ensure development respects the scale of the landform and its existing landscape features such as retaining existing mature trees.
• Use existing woodland and topography to help screen development and integrate it into its landscape setting.
• Protect the integrity of the valued semi-natural habitats within the Cann Woods including extending woodland along boundaries.
• Pursue opportunities to extend woodland and grassland habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
• Protect the character and setting of Tamerton Foliot Conservation Area using appropriate building types and vernacular.
• Pursue opportunities to strengthen the wooded ridgelines through new planting or restocking, using locally prevalent and climate resilient species where possible (such as beech, sycamore and sweet chestnut).
• Protect the enclosed setting of Cann House and consider a similar built vernacular in new development.
• Retain views across to St. Mary’s Church and the panoramic views to the wooded ridgeline.
### Plymouth Urban Fringe

**Potential Housing and Employment Sites**

**Landscape Impact Assessment**

<table>
<thead>
<tr>
<th>Site name: <strong>Woolwell Sustainable Urban Extension and Community Park</strong></th>
<th>Potential number of units: <strong>2000 homes and mixed use</strong></th>
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</thead>
<tbody>
<tr>
<td>PCC reference: <strong>0379a / 400</strong></td>
<td>Site area (ha): <strong>5.28 / 71.8</strong></td>
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<tr>
<td>Anticipated density (dph):</td>
<td></td>
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</tbody>
</table>

**Landscape Character Area:** **UF03 Roborough Moorland Fringe Farmland and UF04 Bickleigh Vale & Cann Wood**

**Landscape Character Type:** **46 Plymouth Northern Wooded Slopes and 48 River Tavy Middle Valley**

- ☐ Within AONB
- ✒ Within setting of AONB/DNP

### Location Plan (with relevant designations):

![Location Plan](image-url)
Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Elevated, rolling land on the south western fringes of Dartmoor, incised by the Plym Valley east of the site, which separates this area from the rural landscape around Bickleigh.
- Underlain by Devonian mudstone and sandstone geology, creating a much gentler topography than the adjacent basalt of Dartmoor, with less exposed rock.
- Broadleaved semi-natural woodland is found along valley slopes, including tracts of ancient woodland along the Plym Valley, south and east of the site.
- A mixture of pastoral and arable land, with most fields marked out by hedgerows, banks and mature hedgerow trees. A combination of medieval fields and post-medieval strip enclosures.
- Areas of woodland and species-rich Devon hedges provide valued corridors within the farmed landscape.
- The A386 crosses through the landscape to the west, with traffic detracting from the rural, tranquil feel of part of the site to the north. Other roads are minor and narrow.
- Settlement consists of isolated farmsteads and hamlets, with the new urban area of Woolwell extending over the upper slopes of the Plym Valley to the west of the site. The village of Bickleigh is located east of the Plym Valley.
- There are several public access routes which run along farm tracks.
- The landscape forms a continuation of the character and view from Dartmoor National Park to the north.
- Contributes to Dartmoor special quality of timelessness - spared many of the intrusions of modern life, with dark night-time skies.
- Views to Plymouth are often limited by the rolling topography and high levels of tree cover, emphasising its sense of relative remoteness despite the proximity of the city.
- In the wider landscape, landform and vegetation create a generally enclosed landscape, contrasting with the open moorland of Dartmoor and in places affording spectacular views up and down the Plym valley. This site provides some long views to the Dartmoor fringes in the north and west.
- A traditional rural character around Bickleigh, with high levels of tranquillity and feeling far removed from the city of Plymouth.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment
Woodland of ancient origin, located within the Plym valley to the south and east of the site – Hatshill Wood, Darklake Wood and West Wood.

The West Devon Way and National Cycle Route 27 and extensive recreational routes are located in the Plymm Valley to the east of the site.

Dartmoor National Park boundary is approx. 1km to the north and 2km to the west of the site and there are long views out towards the moorland fringe as well as views back from locations such as Shaugh Prior.

Contributes to Dartmoor special quality of timelessness - spared many of the intrusions of modern life, with dark night-time skies;

Key views and visual setting

The site is not identified as having high levels on intervisibility in a city-wide context or a significant skyline, although the area to the west in the centre of Woolwell is on a ridge of high ground and is shown as having Moderate visibility. However in the context of views to the site – these slopes have a high level of visibility in relation to views from Dartmoor National Park (not covered in the Plymouth City study).

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within South Hams and Urban Fringe Character Areas 03 and 04, contained within Devon Landscape Character Areas 48: River Tavy Middle Valley and 46: Plymouth Northern Wooded Slopes. It is formed of agricultural land on the slopes above the Plym Valley/Bickleigh Vale, extending from the edge of new urban development at Woolwell. Dartmoor National Park is in close proximity to the north and west and the landform, offers extensive views out to the moorland fringes and reciprocal rural views back from the Park.

This is a large site covering and area of sloping pasture and arable land on the valley sides and plateau top. It is a small scale landscape of irregular fields of medieval and post medieval origin. Boundaries comprise a combination of low clipped hedgerows and hedgebanks, with mature hedgerow trees plus areas of copse and shelterbelts which are strong landscape features on the sloping land, particularly in views from the west. To the west, a small area (379a) is composed of unmanaged scrub and woodland and includes a car park associated with the office development at Woolwell. To the south of BlackLeven Hill, the plateau top comprises a mix of horse paddocks and pitches with a more temporary urban fringe character compared to the surrounding slopes. There is limited access within the area, although evidence of holloways descending to the valley around Pick Pie plantation.

Despite its proximity to Plymouth, much of this site feels removed from the city and has a rural, tranquil character. Long views are afforded from higher ground across Bickleigh Vale to the edge of Dartmoor with the village and church tower at Shaugh Prior being a prominent feature. The nature of the landform which slopes away from the city, plus views out to the rural landscape beyond over the intervening valleys means that this site is not currently perceived as an edge of Woolwell or part of Plymouth. In the northern part of the site development along the A386 is visible in the middle distance with Dartmoor beyond.

Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Plymbridge woods and the rural wooded Bickleigh Vale create a sense of containment and natural edge to the city.
- The distinctly rural character associated with Bickleigh Vale.
- The irregular medieval field patterns.
- Proximity to valued areas of semi-natural woodland, including those locally designated as County Wildlife Sites.
- The wider setting the landscape provides to Dartmoor National Park, which lies immediately adjacent to the north and west including contribution to its special qualities.
- The views to and from Dartmoor, and notably the views across the Plym valley/Bickleigh Vale from the Dartmoor fringe such as Shaugh Prior, where settlement and development associated with Plymouth is largely contained and ‘hidden’ or broken up by woodland.
The function of this site as part of a landscape providing 'rural separation' between the edge of the city and the National Park.

**Detractors**

- Urban fringe character associated with pitches and paddocks south of Blackleven Hill.
- Views to development along the A386 from fields north of Blackleven Hill.
- Office development and associated car parking on edge of site 0379a at Woolwell.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

The landscape sensitivities and vulnerabilities associated with site 400 are high and the nature of the landform means that they are unlikely to be completely mitigated in relation to the views and perception from Dartmoor.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Ensure development respects the scale of the underlying landform, historic field patterns and existing landscape features – including tree belts.
- Conserve, appropriately manage and protect the integrity of valued semi-natural habitats, including adjacent woodlands of ancient origin.
- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows, woodlands and areas of semi-natural grassland and linking into existing habitats in the adjacent Plym Valley.
- Protect the wider setting the landscape provides to Dartmoor National Park. Ensure any development does not detract from the special qualities of the protected landscape (timelessness, lack of modern intrusions and dark night skies).
- Conserve the important function of this landscape as a rural edge to the city of Plymouth to the south.
- Seek to enhance opportunities for access and enjoyment of the landscape including links to the West Devon Way and recreational opportunities associated with the Plym Valley.
- Protect the character of the landscape’s distinctive wooded skylines and other prominent rural sites.
- Protect and extend existing woodland and shelterbelts including Pick Pie Plantation and the shelterbelts that run up the slopes to help break up development so that it does not appear as a single large urban block.
- Conserve and enhance key hedgebanks and holloways that cross the site.
- Intersperse development with areas of open space and tree planting (using large standard trees).
- Minimise changes to the existing site levels and carefully locate large scale infrastructure such as SuDS.
- Maintain building heights to 2 storeys, below mature tree height.
- Consider appropriate colour/finishes and reflectivity of buildings, roofing materials and infrastructure to minimise impact in the long rural views to this site.
- Design layout to avoid a ground plan of angular or straight blocks of development that would appear incongruous in views across to this sloping ground (for example main roads running down the slope). A sinuous design will be more appropriate.
- Provide appropriate recreation space, rural in character, to help buffer adjacent semi natural habitats and link to existing linear recreational opportunities.
- Consider street lighting and aim to minimise lighting impact on night skies, particularly in relation to Dartmoor where dark skies are a special quality.

The small site 0379a is less sensitive. It is enclosed, does not have a topographical relationship with the wider
rural landscape being orientated towards the existing office development at Woollwell.
Site name: Land at West Park Hill, Newnham

PCC reference: 395

Potential number of units:
Site area (ha): 24.24
Anticipated density (dph):

Landscape Character Area: UF 06 Langage Fringe Farmland
Landscape Character Type: 3A Upper Farmed and Wooded Valley Slopes; 3E Lowland Plains

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Undulating, locally elevated land.
- Minor streams cross the landscape and several springs flow throughout.
- Frequent trees in hedges form wooded bands across the landscape, which effectively screen existing development.
- Arable-dominated farmed landscape.
- Fields medium in size and semi-regular in shape.
- Valued ancient woodland habitat is located at Chaddle Wood along the railway line adjoining the south of the site. Hedgerows and streams provide valued habitats within the farmed landscape. Extensive woodland cover in the wider landscape to the north.
- The Grade II Hemerdon House, dating from the late 18th century, is located on a parkland estate (over 600m north of the site).
- Located immediately to the east of Chaddlewood and Plympton. Settlement within the wider landscape is limited to isolated farmsteads.
- Long views west over the city of Plymouth and to the wooded ridges within the city.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Ancient Woodland at Chaddle Wood adjoins the southern boundary.
- Four listed buildings in the hamlet of Hemerdon approximately 200m north.

**Key views and visual setting:** based on levels of intervisibilty with reference to Figure 2.4 (including whether the site forms part of a战略性 important skyline/ landmark of city-wide or local significance).

The northern part of the site a Moderate intervisibilty in a city-wide context.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within UF 06: Langage Fringe Farmland and is generally typical of the area, also sharing characteristics with UF 05: Newham and Hemeredon Wooded Farmland which it adjoins to the north, particularly character imparted by the nearby woodland and rural character of the more elevated topography. The site adjoins the edge of modern residential development at Chaddlwood to the west.

Land cover comprises a large arable field to the west with three narrower fields (likely to be medieval enclosures based on strip fields) to the east divided by hedgerow/ scrub boundaries and occasional hedgerow trees. Locally elevated landform, rising to 80m in the north-east corner, the site slopes down towards the stream along the southern boundary. The northern part of the site has expansive views to the surrounding landscape and townscape to the north, west and to the south towards settlement in Chaddlewood and Plympton beyond to Hardwick Ridge and Plymouth. There is a rural, agricultural character resulting from the presence of surrounding woodland, hedge-lined lanes and dispersed settlement pattern north and east (including Hemerdon which is approximately 250m to the north of the site) although there are urban influences from views to adjacent settlement west and south.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Rural character and strong connection to the wider landscape including the rural character of the surrounding lanes with Devon hedges.
- Elevated, open landform in the north of the site which is extensively visible from the north and south.
- Proximity to the estate parkland around the Grade II listed Hemerdon House.
- Adjoining ancient woodland to the south.
- Hedgerows and streams forming locally important habitats in the farmed landscape.
- Relative levels of tranquility and rural character on the doorstep of the city.
- Role in separation between the larger urban area of Plympton and hamlet of Hemerdon to the north.
- Potential historic character of the smaller fields in the east of the site (medieval enclosures based on strip fields).

**Detractors**

- Less rural and tranquil than the surrounding areas as a result of close proximity to urban and industrial development and nearby major roads.
- B3417 passes within 100m of the site, running between Plympton and Dartmoor and the main railway into Plymouth crosses within 100m south of the site introducing noise and movement.
- Views of nearby modern residential development at Chaddlewood.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.
If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Protect the setting and integrity of Hemerdon House and the surrounding estate parkland.
- Protect and appropriately manage important areas of ancient woodland, hedgerows and trees - pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Utilise dips in the landform and areas of existing tree cover to screen development.
- Conserve locally important perceptions of tranquillity and the function of the landscape as a rural edge to Plymouth.
- Create an appropriate transition between the urban edge and wider South Hams countryside, ensuring development respects the rural character of the wider landscape to the east and north. Ensure good design provides a sensitive approach to siting, form, layout and materials of new development, particularly at the boundaries.
- Respect the scale of the underlying landform, field pattern and existing landscape features (the landform and landscape pattern in the immediate area is relatively large scale).
- Consider potential for visual impact from the wider landscape to the north and potential to screen buildings behind the ridgeline in views from the north e.g. by limiting building heights or avoiding built development on the highest ground.
- Maintain a physical and perceptual separation between the urban area and hamlet of Hemerdon.
- Integrate new development into the landscape with well-designed green open spaces, broadleaved trees, hedges and woodland planting appropriate to local character.
- Maintain the rural character of the adjacent lanes.
- Limit lighting, signage and bright colours.
- Retain and extend existing woodland, trees, hedges and vegetation where possible.
- Consider wider green infrastructure links including pedestrian links to the countryside and Hemerdon, as well as pedestrian/ cycle access along Stoggy Lane to Chaddlewood and Plympton linking to the National Cycle Route 2.
- Retain the natural character of the existing stream.
Site name: **Downham Gardens, Tamerton Foliot**

PCC reference: **402**

Potential number of units: 

Site area (ha): **1.27**

Anticipated density (dph): 

**Landscape Character Area:** **CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley**

**Landscape Character Type:** **3B Lower Rolling Farmed and Settled Valley Slopes**

☐ Within AONB  ☒ Within setting of AONB/DNP

**Location Plan (with relevant designations):**

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Narrow, steep sided valley sloping down to a small forked stream that runs along the valley floor towards Tamerton Creek.
- Dense deciduous woodland cover on the upper part of the valley.
- Views are constrained by steep topography and tree cover.
- Despite its proximity to urban development, the site has a traditional rural feel.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site contributes to the setting of the Tamar Valley AONB which is located approximately 600m in the north.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.
The site falls within Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes at the eastern edge of Tamerton Foliot. It is formed of a small area of deciduous woodland occupying the steep valley side and sloping down to a small stream along the valley floor. The site is publicly inaccessible and the wooded nature prevents any considerable views in or out.

<table>
<thead>
<tr>
<th>Sensitivities/vulnerabilities: to include threats to key characteristics.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The rural and tranquil edge the site provides to Tamerton Foliot.</td>
</tr>
<tr>
<td>• The role the site plays as part of the setting to the Tamar Valley AONB.</td>
</tr>
<tr>
<td>• Relative levels of tranquillity.</td>
</tr>
</tbody>
</table>

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Site name: Cann Lodge, Tamerton Foliot

PCC reference: 403

Potential number of units:

Site area (ha): 1.63

Anticipated density (dph):

Landscape Character Area: CA07 Cann & Whitleigh Woods
Landscape Character Type: 7A: Wooded Valleys

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Undulating but steeply sloping incised valley carved from Devonian slate bedrock with a stream running along the valley bottom.
- A small area of pasture farmland in a heavily wooded valley, with large areas of ancient semi-natural broadleaved woodland, including Whitleigh Wood and Cann Woods.
- There are few roads within the wider landscape although the B3373 crosses the valley along the northern site boundary.
- Views are mostly constrained by the steep landform and dense woodland cover.
- This landscape provides a tranquil 'escape' from the surrounding urban development. The main roads can, however introduce noise and movement to the landscape.
- From the upper slopes, there is a unifying visual and character relationship between the adjacent wooded valleys at Budshead (CA 05) and Southway (CA 09).

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.
Cann Wood and Whitleigh are designated as Local Nature Reserves and occupy the adjacent slopes.

Ancient Woodland within Whitleigh Wood and Cann Wood is situated adjacent.

The site falls within Tamerton Foliot Conservation Area.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This site is located within Landscape Character Type 7A: Wooded Valley and is situated on a small area of farmland between Tamerton Foliot and Southway. It is characterised by a single pasture field and horse paddocks enclosed by mature woodland planting to the north and south. The eastern boundary is overlooked by properties at Southway whilst the grounds of Cann House abut the site to the west. A small farmstead is also positioned in the north eastern corner accessed from Tamerton Foliot Road. Views out are very limited by the well-wooded context and valley topography although St. Mary’s Church can be seen framed between Cann House and woodland.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- The role of the landscape as part of the Tamerton Foliot Conservation Area including views to St. Mary’s church.
- The valued ancient woodland and grassland habitats adjacent, particularly within Cann Woods and Whitleigh Woods Local Nature Reserves.
- The role of the landscape in separating the densely developed areas of Tamerton Foliot and Southway and as a buffer to the wooded valley.

**Detractors:**
- Tamerton Foliot Road introduces noise and movement along the northern edge.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority, the following guidance should be taken into account:

- Avoid locating development on the prominent and elevated upper valley slopes, valued as a distinctive wooded skyline.
- Conserve the function of the landscape in providing a ‘rural’ separation and buffer to the development surrounding it.
- Ensure development respects the scale of the landform and its existing landscape features.
- Use existing woodland and topography to help screen development and integrate it into its landscape setting.
- Protect the integrity of the valued semi-natural habitats within the Cann Woods and Whitleigh Woods LNRs.
- Pursue opportunities to extend woodland and grassland habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Sustain the valued recreational uses of the valley, on the immediate doorstep of the communities of Tamerton Foliot and Southway. Any new development should incorporate further opportunities for access and enjoyment of the landscape.
- Protect the character and setting of Tamerton Foliot Conservation Area using appropriate built styles and vernacular.
- Pursue opportunities to strengthen the wooded ridgelines through new planting or restocking, using locally prevalent and climate resilient species where possible (such as beech, sycamore and sweet
chestnut).

- Focus development around the built edge of Southway and include tree planting where it interfaces with Cann House and along the existing wooded boundary with Cann Woods.
### Site Information
- **Site name:** Land off Coombe Lane
- **PCC reference:** 404
- **Potential number of units:**
- **Site area (ha):** 16.77
- **Anticipated density (dph):**

### Landscape Character Area
- **Landscape Character Area:** CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley
- **Landscape Character Type:** 3B Lower Rolling Farmed and Settled Valley Slopes

### Location Plan

![Location Plan](image)

### Key Characteristics
These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Narrow, steep sided valley given over to farming.
- Pastoral land is found in fields of varying sizes, some of which are medieval in origin (including those based on strip fields and Barton fields). These are separated by hedgerows and flower rich hedgebanks with frequent hedgerow trees.
- Southway Woodlands is a County Wildlife Site adjoining the site to the east comprising semi-improved neutral grassland and ancient woodland, supporting species including bluebell, badger, fallow deer and palmate newt. Amongst the semi-natural woodland, there are several areas of plantation woodland including Langley Plantation and Porsham Plantation.
- There is a Grade II listed building at Clittaford Cottage but otherwise archaeological interest is limited.
- Settlement in the landscape is sparse and primarily consists of isolated farms.
- Roads are limited to minor rural routes providing access to farms and forest tracks.
- Despite its proximity to urban development, the site has a traditional rural feel.
**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The County Wildlife Site at Southway Woodlands adjoins the site in the east.
- Ancient Woodland within Langley Plantation lies to the east.
- The Tamerton Foliot Conservation Area is located a short distance to the west.
- Clittaford Cottage is a listed building within the site.
- The site contributes to the setting of the Tamar Valley AONB which is located approximately 500m in the north.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is located within Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes on the settlement edge of Southway. It is made up of a series of pasture fields situated on a steep valley side, with a spring dissecting the middle of the site and sloping down to a small stream along the valley floor beyond. A spring flows passed Clittaford Cottage which is Grade II listed and well-enclosed by tree planting. The field boundaries are well-defined by mature hedgerows and hedgerow trees and reflect the historic use of the landscape as medieval enclosures based on strip fields. These also provide wildlife corridors and habitat connections with the adjacent Southway Woodlands, some of which is designated as Ancient Woodland. The elevated position of the site allows for long distance, panoramic views across the agricultural landscape to the north, whilst landform limits any views south. Development at Southway also occupies the ridgetop in the south whilst adjacent properties form the skyline.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The valued semi-natural habitats of Southway Woodlands County Wildlife Site, which includes semi-natural grassland and ancient woodland.
- The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot — including the historic core of the latter which is designated as a Conservation Area.
- The role the site plays as part of the setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.
- Relative levels of tranquillity.

**Detractors:**

- Pylons punctuate the skyline in cross-valley views.
- Properties at Southway introduce development in an otherwise agricultural and rural landscape.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
## Plymouth Urban Fringe
### Potential Housing and Employment Sites
#### Landscape Impact Assessment

<table>
<thead>
<tr>
<th>Site name: <strong>Land at West Trehills</strong></th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: <strong>405</strong></td>
<td>Site area (ha): <strong>4.94</strong></td>
</tr>
<tr>
<td></td>
<td>Anticipated density (dph):</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** **UF02 Porsham Wooded Farmland Fringe**

**Landscape Character Type:** **3B Lower rolling farmed and settled valley slopes**

**Location Plan** (with relevant designations):

![Location Plan](image)

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Rolling, elevated land forming part of the wider rural setting of Tamerton Foliot.
- Mature trees are a feature within the species-rich Devon hedges which divide the fields.
- Small-scale pastoral field bounded by very thick hedges which act as valuable wildlife corridors between nearby woodlands.
- The roads which serve this area are narrow, rural and often steep – tightly enclosed by hedgebanks. There are no other public rights of way crossing through the area.
- Quintessential tranquil Devon countryside, with sounds of birdsong emphasising a sense of tranquillity with the Tamar Valley AONB situated immediately to the north.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site is integral to the setting of the Tamar Valley AONB located immediately adjacent.
Key views and visual setting

The site is not identified as having high levels of intervisibility in a city-wide context or a significant skyline. It is however, situated on an elevated ridge and is highly visible from the adjacent valley slopes and within the AONB.

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This area is contained within the Landscape Character Type 3B: Lower rolling farmed and settled valley slopes and is located to the north of Tamerton Foliot.

The site comprises a single pastoral field bound by thick hedges on elevated land around the fringes of Tamerton Foliot. A small farmstead is located along the western edge and is made up of white render buildings with grey slate roofs. Rural lanes lined with tall Devon hedgebanks run along two sides of the site, which channel local views into site down the roads. The species-rich hedgebanks also combine with the intact hedgerows within fields to provide habitat corridors connecting with nearby woodlands. The site contributes to the setting of the Tamar Valley AONB which is located immediately adjacent to the north and the elevated position of the land allows for panoramic views across Plymouth and the Tamar Valley, as well as forming a rural setting to the northern edge of the city.

Sensitivities/vulnerabilities: to include threats to key characteristics.

- The traditional field pattern of medieval origin which remains across much of the area.
- Important wildlife corridors provided by species-rich Devon hedges linking to small broadleaved woodlands nearby.
- The rural setting the landscape provides to the settlements of Tamerton Foliot.
- Intervisibility with the wooded ridgelines characterising northern Plymouth (LCAs 07, 08 and 09).
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

Detractors:

- Telegraph poles transect the valley side and continue across the site, punctuating the skyline and forming a minor detracting feature.

Sensitivity analysis: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
**Plymouth Urban Fringe**

**Potential Housing and Employment Sites**

Landscape Impact Assessment

<table>
<thead>
<tr>
<th>Site name: <strong>Land South of Pinewood Drive, Woolwell</strong></th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: <strong>409</strong></td>
<td>Site area (ha): <strong>3.08</strong></td>
</tr>
</tbody>
</table>

**Anticipated density (dph):**

<table>
<thead>
<tr>
<th>Landscape Character Area: <strong>CA10 Plymbridge Wooded Valley</strong></th>
<th>☐ Within AONB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Character Type: <strong>3H Secluded Valleys</strong></td>
<td>☐ Within setting of AONB/DNP</td>
</tr>
</tbody>
</table>

**Location Plan** (with relevant designations):

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Steeply incised valley of the River Plym and its tributaries, with height of the land ranging between 15 and 90 metres AOD. This site sits on the upper valley slopes at above 90m
- Most of the Character Area is broadleaved riparian woodland along the valley sides, with occasional blocks of mixed plantation; in contrast, this site is a small area of open grassland located above the extensive valley woodland at Darklake Wood.
- Much of the woodland is ancient, including the woodlands at Darklake Wood, and West Wood which wrap around this site.
- Large parts of the valley are managed nature conservation, heritage and recreational purposes – particularly walking and biking, including the West Devon Way.
- There is no significant farming use due to the dense woodland cover; this site is one of the few areas of open grassland.
- Much of the valley is designated as a County Wildlife Site, supporting semi-natural woodland, grassland and riparian habitats, although the woodlands surrounding this site are not designated.
- The Plym Valley Heritage Railway runs through the valley below and the disused canal is now part of the...
West Devon Way.

- The Plym Valley Cycle Way and Plymbridge Ride cycle routes run through this area (not on this site), as does part of National Cycle Route 27.
- Views are generally enclosed by the topography and high level of woodland cover; although this site, which is located above the woodland, has extensive views out across the valley to Cann Woods and across the intervening valley to industrial estates at Estover.
- Sense of peace and tranquillity despite close proximity to urban areas.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Ancient Woodland is in close proximity to the site on the lower slopes at Darklake Wood and West Wood linking into the wider valley with designation as a County Wildlife Site.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site has Moderate intervisibility in a city-wide context. As a whole the Plymbridge Woods contribute to a wooded skyline for much of the character area, although this is not relevant at this site where development extends on the valley crests above the woodland.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This site comprises one small irregular shaped grassland field wrapping around an area of new urban development at Woolwell. It is within South Hams District and contained within Plymouth Landscape Character Area 10 Plymbridge Wooded Valley, and Landscape Type 3H Secluded Valleys. The site differs to the wider character area in that it is an area of open grassland located on the upper valley above the valley woodlands.

To the north west, the site adjoins residential development extending down the slopes at Woolwell. The boundary with the residential area appears to be a sunken former routeway with mature trees, although the field is fenced from the urban area. Extensive broadleaved woodland, associated with the valley wraps around the lower boundaries of the site.

These gentle upper valley slopes form a small area of open landscape in contrast with the steeply wooded valley below. The grassland field is unofficially used for informal recreation with access through a break in the adjacent chainlink fence. Footpaths into the woods link into an extensive recreational network. The site has an urban fringe character, fronted by development at Woolwell, chainlink fencing, and extensive informal recreational use (dog walking).

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- The peaceful and tranquil qualities of the wider valley Character Area, particularly valued as an accessible greenspace to many Plymouth residents.
- Valued semi-natural habitats including the large tracts of ancient woodland, which are adjacent to this site.
- The role of the wider Character Area as a wooded backdrop to the north east of the city of Plymouth, and rural transition into South Hams and potential visual prominence of this site.
- The informal role of this site for residents of Woolwell and access into the extensive recreational network of the valley.
- A last vestige of pasture on this valley side, with land now largely developed.
- Role in providing a buffer between housing and ancient woodland.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.
If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Protect valued areas of adjacent ancient and broadleaved woodland, riparian habitats.
- Avoid siting any new development in the most elevated locations above the valley, where it will affect the locally distinctive wooded skyline.
- Use the landform, dense woodland cover and features to screen any new development or land uses.
- Pursue opportunities to extend semi-natural woodland, grassland and riparian habitats, as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Consider further opportunities for strengthening opportunities for access and enjoyment, including links to existing long distance paths and cycle routes.
- Strengthen the landscape’s distinctive wooded ridgelines, including new planting and re-stocking with locally prevalent species such as oak and wild cherry.
- For this particular site there is an opportunity to enhance appearance by removal of chainlink fencing to create a more sympathetic urban edge and create a rural recreational space to act as a buffer to the adjacent ancient woodland.
- Intersperse development with areas of open space and tree planting (using large standard trees) to link with existing woodlands in the valley.
- Minimise changes to the existing site levels and carefully locate large scale infrastructure such as SuDS.
- Maintain building heights to 2 storeys, below mature tree height.
- Consider appropriate colour/finishes and reflectivity of buildings, roofing materials and infrastructure to minimise impact in the long views across the Plym Valley to this site.
- Provide appropriate recreation space, rural in character, to help buffer adjacent semi natural habitats and link to existing linear recreational opportunities.
### Site name: Field East of Roborough Farm

PCC reference: 412

<table>
<thead>
<tr>
<th>Potential number of units:</th>
<th>Site area (ha): 1.19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated density (dph):</td>
<td></td>
</tr>
</tbody>
</table>

**Landscape Character Area:** **UF03 Roborough Moorland Fringe Farmland**  
**Landscape Character Type:** **2D Moorland Edge Slopes**

### Location Plan (with relevant designations):

![Location Plan](image)

### Key Characteristics:

These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The urban edge part of an elevated, rolling landscape on the south western fringes of Dartmoor.
- Underlain by Devonian mudstone and sandstone geology, creating a much gentler topography than the adjacent basalt of Dartmoor, with less exposed rock.
- Coniferous plantation woodland is a frequent feature of the landscape as at Roborough Plantations which are a prominent feature immediately bordering this site to the north and west.
- Mature hedgerow trees are located amongst field boundaries in places;
- The site is composed of a small grassland field enclosed by low boundary hedges likely to have an origin as post medieval strip enclosures.
- Species-rich Devon hedges, which form boundaries in the landscape surrounding the site, provide valued corridors.
- A386 corridor crosses through the landscape less than 1km east of the site, creating a more urban character.
- Settlement consists of isolated farmsteads - Roborough Farm is prominent in views to this site.
The site is on sloping ground and visually prominent in views from Tamerton Road, although enclosed to the north by plantations.

The Roborough Plantations and topography visually separate this area from Dartmoor to the north.

The nearby Industrial and Business Parks create an urban fringe character within the surrounding landscape.

The site is separate from the residential areas of the Plymouth, although does not have a moorland edge feel, which is characteristic of the wider character landscape (UF03).

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Tamar Valley AONB boundary is just west of the site.
- Dartmoor National Park is less than 1km to the north, although intervisibility is limited by the Roborough plantations, and this site does not have a moorland fringe character.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels of intervisibility in a city-wide context or a significant skyline.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site comprises one small field, south of Roborough House and Farm. It is contained within Devon Landscape Character Areas 48: River Tavy Middle Valley (check). The site lies wholly within Urban Fringe Sensitivity Area UF03. The site is within 1km of both Dartmoor National Park to the north and the Tamar Valley AONB is close by to the west.

It is located in South Hams District, forming a semi-rural area on the edge of Plymouth. To the north the site is highly enclosed by plantation woodland, with industrial/business parks in close proximity to the south. Tamerton Road which borders the southern boundary is a busy lit road providing access to the business parks.

The gently sloping grassland field enclosed by relatively low hedgerows and plantations forms part of the head of the wooded valley (CA08). It is exposed in views from Tamerton Road, and is part of a rural agricultural landscape intervening between business parks. To the north views are terminated by the Roborough Plantations and there is no visibility to/from Dartmoor National Park.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Relatively small scale agricultural field enclosed by plantation woodlands - appears as a rural enclave between business park developments.
- Screening role of the Roborough Plantations providing visual separation between this area and the more rural moorland edge landscape to the north.
- The setting that this site as part of the wider landscape provides to Dartmoor National Park, which lies to the north and the Tamar Valley AONB to the west.
- The role of the site within a landscape that provides a 'rural separation' between the northern edge of the city and the two nationally protected landscapes.

**Detractors:**

- Adjacent urban fringe character including a number of industrial/business parks dominating crests and skylines, and pylons crossing adjacent fields.
- Relatively busy and lit Tamerton Road, and large vehicles accessing the depot at Roborough House on the road east of the site, and prominent pylon line.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will
If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Ensure development respects the scale of the underlying landform, historic field patterns and existing landscape features – including trees and farm buildings.

- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows and woodlands including Haxter (ancient woodland origin) and Porsham Woods in the valley to the south.

- Protect and manage the Roborough Plantations to conserve them as a landscape feature and strengthen their screening function in views from the edge of Dartmoor National park. A long term management plan to perpetuate the plantations is required.

- Protect the role of this site as part of the wider landscape setting to Dartmoor National Park and the Tamar Valley AONB. Ensure any development does not detract from the special qualities of the protected landscapes.

- Conserve the function of the landscape as a semi-rural edge to the city of Plymouth and buffer to the protected landscapes.

- Seek to enhance opportunities for access and enjoyment linking into existing connections associated with the wooded valley to the south and Dartmoor to the north.

- Retain hedgebanks where possible as part of a connected network, including the hedgebank along Tamerton Road which forms a rural landscape feature.

- Respect the landform in any new development, recognising that in this area large scale industrial/business buildings are already located on the flatter crests.

  Ensure the building height is below the height of adjacent tree belts. Any buildings/facilities to be a muted colour.
Site name: **Field East of Haxter Lodge**

PCC reference: **413**

<table>
<thead>
<tr>
<th>Landscape Character Area</th>
<th>Landscape Character Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UF03 Roborough Moorland Fringe Farmland</strong></td>
<td><strong>2D Moorland Edge Slopes</strong></td>
</tr>
</tbody>
</table>

Potential number of units: **1.84**

Anticipated density (dph):

<table>
<thead>
<tr>
<th>Within AONB</th>
<th>Within setting of AONB/DNP</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The urban edge part of an elevated, rolling landscape on the south western fringes of Dartmoor and the immediate edge of the Tamar Valley AONB.
- Underlain by Devonian mudstone and sandstone geology, creating a much gentler topography than the adjacent basalt of Dartmoor, with less exposed rock.
- Coniferous plantation woodland is a frequent feature of the landscape as at Roborough Plantations which are a prominent feature to the north and east of the site;
- Mature hedgerow trees are located amongst field boundaries in places, and a pine shelterbelt forms the boundary to the west.
- A mixture of pastoral and arable land, with most fields delineated by hedgerows. This site is under arable cultivation.
- Varied field scale and pattern – this site likely to be characteristic of post medieval reorganisation (strip enclosures).
- Small areas of woodland and species-rich Devon hedges provide valued corridors within the farmed landscape. The plantations at Roborough provide strong landscape enclosure to the north. Ancient
woodland at Haxter wood to the south.

- The A386 crosses through the landscape less than 1km east of the site, with traffic detracting from the rural, tranquil feel of the area, with relatively minor roads and lanes adjacent to the site.
- Settlement consists of isolated farmsteads including Roborough House, to the north east, Roborough Farm to the east and Haxtor Lodge to the west.
- Some views to the south across the minor valley dropping down to Haxtor Wood and across adjacent industrial/business parks.
- The Roborough Plantations and topography visually separate this area from Dartmoor to the north.
- Adjacent to the Tamar Valley AONB to the west.
- Adjacent to Devonshire Meadows Business Park - here the landscape is less rural, with a more urban fringe character. It does not have the moorland edge feel of the wider character area UF03.

<table>
<thead>
<tr>
<th>Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment &amp; amenity value), setting for the wider settlement, historic value.</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Tamar Valley AONB just to the west of the site, separated by one small field and buildings at Haxter Lodge.</td>
</tr>
<tr>
<td>- Dartmoor National Park lies approx. 1km to the north east, although intervisibility is limited by the Roborough Plantations and this area does not have a moorland fringe character.</td>
</tr>
</tbody>
</table>

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels on intervisibility in a city-wide context or a significant skyline.

<table>
<thead>
<tr>
<th>Summary of overall character: based on scale, landform, pattern/complexity, settlement &amp; human influences, skyline, visual relationships &amp; views, intervisibility, perceptual/aesthetic criteria.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is formed of one field contained within Devon Landscape Character Areas 48: River Tavy Middle Valley. The site lies wholly within Urban Fringe Sensitivity Area UF03. The field borders the Tamar Valley AONB which lies immediately to the west. The southern extension of Dartmoor National Park is less than 1km to the north west.</td>
</tr>
</tbody>
</table>

It is located in South Hams District east of Haxter Lodge and west of Roborough Farm, with an employment area/industrial park to the south. It forms the northern urban edge of the city and is semi-rural, detached from the main built up residential area of Plymouth. Tamerton Road which borders the southern boundary is a relatively busy, lit road providing access to nearby business parks.

The small, gently sloping field with areas of unmanaged grassland and scrub is bordered by an area of deciduous woodland surrounding the buildings at Roborough Farm to the east, with a mature clipped hedgerow along Tamerton Road. To the west there is a dense hedgerow along the boundary at Haxter Lodge and pine shelterbelt along the AONB boundary. The site is highly enclosed, although from the edge there are some views over the gently sloping land to the south encompassing the industrial estate and adjacent valley north of Haxter Wood. To the north, views are terminated by the Roborough Plantations and there is no visibility to/from Dartmoor National Park.

<table>
<thead>
<tr>
<th>Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>- The post medieval field patterns.</td>
</tr>
<tr>
<td>- The wider setting and buffer that this landscape provides to Dartmoor National Park, which lies to the north.</td>
</tr>
<tr>
<td>- The screening role of the Roborough Plantations providing visual separation between this area and the more rural moorland edge landscape to the north.</td>
</tr>
<tr>
<td>- The pine shelter belt which is a landscape feature and provides a screening function along the western boundary.</td>
</tr>
</tbody>
</table>
• The immediate visual setting the Tamar Valley AONB, which lies to the west.
• The function of the landscape as a ‘rural separation’ between the northern edge of the city and the two nationally protected landscapes.

Detractors:
• Urban fringe character with adjacent industrial business parks, including Devonshire Meadows/Broadley Park, immediately to the south, and associated traffic along Tamerton Road.

Sensitivity analysis: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:
• Ensure development respects the scale of the underlying landform, historic field patterns and existing landscape features – including trees and farm buildings.
• Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows, woodlands and areas of semi-natural grassland, including the ancient woodlands at Haxter to the south.
• Protect and manage the Roborough Plantations to conserve them as a landscape feature and strengthen their screening function in views from the edge of Dartmoor National park. A long term management plan to perpetuate the plantations is required.
• Protect the role of this site as part of the wider landscape setting to Dartmoor National Park and the Tamar Valley AONB. Ensure any development does not detract from the special qualities of the protected landscapes.
• Conserve the function of the landscape as a semi-rural edge to the city of Plymouth and buffer to the protected landscapes.
• Seek to enhance opportunities for access and enjoyment of the landscape linking into existing connections associated with the wooded valley to the south and Dartmoor to the north.
• Retain hedgebanks where possible as part of a connected network, including the hedgebank along Tamerton Road which forms a rural landscape feature, and the hedgerow and tree cover to the west which provides a buffer along the AONB boundary.
• Respect the landform in any new development, recognising that in this area large scale industrial/business buildings are already located on the flatter crests. Ensure the building height is below the height of adjacent tree belts. Any buildings/facilities to be a muted colour.
Plymouth Urban Fringe

**Potential Housing and Employment Sites**

**Landscape Impact Assessment**

<table>
<thead>
<tr>
<th>Site name: <strong>Field North of Roborough Farm</strong></th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: <strong>414</strong></td>
<td>Site area (ha): <strong>2.6</strong></td>
</tr>
<tr>
<td></td>
<td>Anticipated density (dph):</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** **UF03 Roborough Moorland Fringe Farmland**  
**Landscape Character Type:** **2D Moorland Edge Slopes**

- □ Within AONB
- ☒ Within setting of AONB/DNP

**Location Plan** (with relevant designations):

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The urban edge part of an elevated, rolling landscape on the south western fringes of Dartmoor.
- Underlain by Devonian mudstone and sandstone geology, creating a much gentler topography than the adjacent basalt of Dartmoor, with less exposed rock.
- Coniferous plantation woodland is a frequent feature of the landscape as at Roborough Plantations which are a prominent feature immediately bordering this site to the north and south.
- Mature hedgerow trees are located amongst field boundaries in places; a pine shelter belt forms a distinctive feature along the western boundary of this site.
- The site is composed of a small – medium sized improved grassland/arable field enclosed by boundary hedges likely to originate as post-medieval strip enclosures.
- Species-rich Devon hedges, which form boundaries in the landscape surrounding the site, provide valued corridors.
- The A386 runs to the east of the site, with associated traffic and noise.
- Settlement consists of isolated farmsteads including Roborough House to the north, Roborough Farm to
the south (no settlement on the site itself).

- The site is highly enclosed by trees and woodland plantations with no views out over the wider landscape, except from the western edge where there are some views across the pasture fields, which are part of the Tamar Valley AONB.
- The Roborough Plantations and topography visually separate this area from Dartmoor to the north.
- The nearby Industrial and Business Parks create an urban fringe character within the surrounding landscape - although this site is enclosed with no views of development.
- The site is rural and separate from the residential areas of the Plymouth, although does not have a moorland edge feel characteristic of the wider landscape (UF03).

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Tamar Valley AONB extends from the western boundary of the site.
- Dartmoor National Park is less than 1km to the north, although intervisibility is limited by the Roborough plantations, and this site does not have a moorland fringe character.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels on intervisibility in a city-wide context or a significant skyline.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site comprises one triangular shaped field, south of Roborough House and north of Roborough Farm. It is contained within Devon Landscape Character Areas 48: River Tavy Middle Valley. The site lies wholly within Urban Fringe Sensitivity Area UF03. The site is within 1km of both Dartmoor National Park to the north and borders the Tamar Valley AONB which is immediately to the west.

It is located in South Hams District, forming a semi-rural area on the edge of Plymouth. The site is highly enclosed by plantation woodland, and although there are industrial/business parks in close proximity, these are not visible.

The elevated gently sloping agricultural field has a secluded, enclosed character, surrounded by dense plantations and shelterbelts, with a disused leat running along one boundary. To the north views are terminated by the Roborough Plantations and there is no visibility to/from Dartmoor National Park. The road to the east is relatively busy with vehicles accessing the delivery/postal facility at Robborough House.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Relatively small scale field patterns, at this site enclosed by plantation woodlands and shelterbelts.
- Screening role of the Roborough Plantations providing visual separation between this area and the more rural moorland edge landscape to the north.
- The setting that this site as part of the wider landscape provides to Dartmoor National Park, which lies to the north and the Tamar Valley AONB to the west.
- The function of the site within a landscape that provides a ‘rural separation’ between the northern edge of the city and the two nationally protected landscapes.

**Detractors:**

- Adjacent urban fringe character including a number of adjacent industrial/business parks (although these are not visible from this site).
- Traffic associated with the adjacent delivery/postal facility

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will
If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Ensure development respects the scale of the underlying landform, historic field patterns and existing landscape features – including trees and farm buildings.
- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows and woodlands including Haxter Woods in the valley to the south.
- Protect and manage the Roborough Plantations to conserve them as a landscape feature and strengthen their screening function in views from the edge of Dartmoor National park. A long term management plan to perpetuate the plantations is required.
- Strengthen the tree belt along the western edge at the interface with the Tamar valley AONB.
- Protect the wider setting this landscape provides to Dartmoor National Park and the Tamar Valley AONB. Ensure any development does not detract from the special qualities of the protected landscapes.
- Conserve the function of the landscape as a semi-rural edge to the city of Plymouth and buffer to the protected landscapes.
- Respect the landform in any new development, recognising that in this area large scale industrial/business buildings are already located on the flatter crests.
- Ensure the building height is below the height of adjacent tree belts and any buildings/infrastructure to be of a muted colour.
## Plymouth Urban Fringe
### Potential Housing and Employment Sites
#### Landscape Impact Assessment

**Site name:** West Trehills Farmhouse, Allern Lane  
**PCC reference:** 416  
**Potential number of units:**  
**Site area (ha):** 2.39  
**Anticipated density (dph):**

<table>
<thead>
<tr>
<th>Landscape Character Area: UF02 Porsham Wooded Farmland Fringe</th>
<th>□ Within AONB</th>
<th>☒ Within setting of AONB/DNP</th>
</tr>
</thead>
</table>

**Location Plan** (with relevant designations): 

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Rolling, elevated land forming part of the wider rural setting of Tamerton Foliot.
- Mature trees are a feature within the species-rich Devon hedges which define the fields.
- Small-scale pastoral field bounded by very thick hedgerows which act as valuable wildlife corridors between nearby woodlands.
- The roads which serve this area are narrow, rural and often steep – tightly enclosed by hedgebanks. There are no other public rights of way crossing through the area.
- Part of a wider area of quintessential tranquil Devon countryside, with the Tamar Valley AONB situated approximately 200m to the north.
- Horse paddocks and unmanaged fields can provide an urban fringe feel in some locations.
- This landscape forms part of the wider rural setting of Tamerton Foliot and contributes to the largely wooded skyline in cross-valley views.
**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site is located approximately 200m from the edge of the Tamar Valley AONB although intervisibility is limited by landform and tree planting to field boundaries.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This area is contained within the Landscape Character Type 3B: Lower rolling farmed and settled valley slopes and is located to the north of Tamerton Foliot.

The site consists of a single pasture field bound by hedges situated on sloping land rising up from the fringes of Tamerton Foliot. Defining hedgerows contain mature tree species and include the characteristic Devon hedgebanks lining the adjacent rural lanes. A small, disused barn is situated close to the built edge and accessed from a single gated entrance at the most southern part of site. Views are generally contained by boundary vegetation although small gaps in the tree canopies allow for cross-valley views and glimpses of modern housing at Tamerton Foliot.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The traditional field pattern of medieval origin which remains across much of the area.
- Important wildlife corridors provided by species-rich Devon hedges linking to small broadleaved woodlands.
- The rural setting the landscape provides to the settlements of Tamerton Foliot.
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

**Detractors:**

- Views to modern housing at Tamerton Foliot.
- Disused horse paddock along the western edge.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: **Land at old Newnham Farm**

PCC reference: **419**

Potential number of units:

Site area (ha): **27.66**

Anticipated density (dph):

| Landscape Character Area: **UF 05 Newham and Hemeredon Wooded Farmland** |
| Landscape Character Type: **3A Upper Farmed and Wooded Valley Slopes** |

☐ Within AONB
☐ Within setting of AONB/DNP

**Location Plan (with relevant designations):**

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Mostly elevated landform. A valley associated with Tory Brook (a tributary of the River Plym) cuts a steep landform immediately west of the site. Another stream which originates on Dartmoor and crosses through Furzeacres Wood creates a distinctive gentle valley cutting across the site.
- Extensive woodland cover in the wider landscape including mixed and ancient and semi-natural broadleaved woodland.
- Pastoral fields divided by wide earth banks with low, species-rich hedgerows and hedgerow trees.
- Semi-natural habitats including extensive areas of woodlands, valley-floor wetlands, and unimproved or semi-improved grasslands.
- Deer park and rabbit warren at Newnham Park designated as a Scheduled Monument within 100m north of the site.
- The landscape is adjacent to the north east corner of Plympton. Settlement within the wider landscape is sparse, consisting of the hamlets of Hemerdon and Bottle Hill, along with isolated farms.
• The B3417 crosses through the site, running between Plympton and Dartmoor.

• South-facing slope which is part of the landscape forming an elevated backdrop to Plympton and Chaddlewood. There are longer views towards Plymouth from the higher ground.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

• Ancient Woodland in the north of the site (Holly Wood).

• Five listed buildings adjacent to the site including Grade I Old Newnham house to the south-west.

• The Scheduled Monument at Newnham Park Deer Park is within 100m of the north of the site.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The elevated northern part of the site has a Low-Moderate intervisibility in a city-wide context although the rest of the site has lower levels of intervisibility in a city-wide context.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within UF 06: Newham and Hemeregon Wooded Farmlands and adjoins the urban area at north Plympton/Chaddlewood and CA 13: Boringdon Park Farmland to the west. It is generally typical of the character area, a mostly rural, pastoral landscape with frequent areas of woodland and has a strong relationship with CA 13 to the west.

The site has distinctive undulating landform, shaped by the stream valleys to the west and east; the sloping fields fall down towards a stream valley in the south of the site and are visually open in character. Holly Wood in the north of the site forms a wooded skyline and backdrop to the northern edge of Plympton. Tree and hedgerow field boundaries create important landscape pattern, texture and rural character, providing a strong gateway and edge to the settlement, with houses all contained south of the B3417. New woodland planting borders the new B3417.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

• Areas of semi-natural woodlands, wetlands and grasslands including stream to the south of the site.

• The wider setting the landscape provides to the protected landscape of Dartmoor National Park beyond – collectively seen in views from Plymouth.

• Distinctive valley landform with open south-facing slopes and locally elevated wooded ridge at Holly Wood.

• Setting to the listed buildings at Old Newnham Farm (south-west) and Newnham Park Scheduled Monument (north).

• Rural character which creates a strong edge to the urban area and role as part of the wider setting to northern and western Plymouth.

• Strong landscape pattern of trees and hedgerow boundaries.

• New woodland pattern associated with the B3417.

**Detractors**

• Noise and traffic on the B3417 to the south and east of the site.

• Adjacent settlement edge of Plympton south of the B3417.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Site name: Land behind Brookwood Road, Elburton

PCC reference: **426**

<table>
<thead>
<tr>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (ha): <strong>9.21</strong></td>
</tr>
</tbody>
</table>

| Anticipated density (dph): |

---

#### Landscape Character Area: **CA15 South Plympton Farmed Fringes**

| Landscape Character Type: **3E Lowland Plains** |

- **☐** Within AONB
- **☐** Within setting of AONB/DNP

### Location Plan (with relevant designations):

![Location Plan](image-url)

### Key Characteristics:

These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently rolling landform forming an irregular pattern of low hills and valleys.
- Stream corridors, semi-natural woodlands and Devon hedgebanks form valued habitats in the surrounding landscape.
- Mature trees are commonly found along hedgerows.
- Irregular, medium scale fields are used for a mixture of pastoral and arable farming and are contained by hedgerows.
- Settlement in the wider landscape is sparse and primarily consists of isolated farms. There is dense urban development in Elburton to the north-west.
- Rural, agricultural character – particularly contrasting with the adjacent dense housing development to the north-west.
- Part of the wider countryside setting around Elberton and Plympton.

### Value:

based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment
& amenity value), setting for the wider settlement, historic value.

There are no designations within the site or immediate surroundings. Devon AONB lies approximately 1.3km south.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA15: South Plympton Farmed Fringes but has limited relationship to the character area. It adjoins CA16: Staddiscombe Farmland Fringe to the south-west and UF07: Sherford Fringe Farmland to the east and forms a transition between the urban area of Elburton to the west and the South Hams countryside to the north and east.

The site consists of the upper slopes of a local hill top at the edge of Elburton. The southern part of the site consists of the south-facing slopes which drop down towards a stream valley to the south-west and share a strong relationship with the surrounding countryside. The northern part of the site slopes down to the north and west towards Elburton – this part is more enclosed by topography and field boundary vegetation and has a stronger relationship with the settlement. A disused railway runs along the western boundary, with regenerated woodland.

The site is under agricultural use with recent large-scale woodland planting in the fields in the northern part of the site. Back gardens of properties within residential cul-de-sacs adjoin the north-western edge of the site. The elevated part of the site is a visible feature behind properties from within the residential area of Elburton; the hilltop is also glimpsed in more distant views from the surrounding landscape to the south-west, forming a rural edge to the settlement. Dense field boundaries with mature trees within the site contribute to a well-vegetated and rural character.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Important semi-natural habitats and landscape features including deciduous woodland and hedgerow network.
- Green backdrop and setting to Elburton, with the hill forming an important edge and screening feature to the settlement.
- Elevated and visually open land in the south of the site with longer views to and from the wider landscape to the south.
- Rural character despite proximity to urban areas.
- Recently planted woodland in the north of the site.

**Detractors**

- Boundary with the adjacent residential area (back gardens) is poorly defined.
- Sherford development nearby to the north is under construction.
- Traffic noise from the A379 within 200m south of the site reduces tranquillity.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Key Characteristics
These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Narrow, steep sided valley sloping towards a small stream running along the well-wooded valley floor.
- A pasture field within an area of dense deciduous woodland cover in the upper part of the valley, with frequent hedgerow trees in the field boundaries of the farmland.
- The west of the site passes very close to the Tamerton Foliot Conservation Area.
- In the upper wooded areas of the valley, views are constrained by steep topography and tree cover.

### Value
Based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Tamerton Foliot Conservation Area lies less than 100m to the west.

### Summary of overall character
Based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is located within Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes and is
characterised by a single non-publicly accessible pasture field along the eastern edge of Tamerton Foliot. Despite its relatively elevated position, it is generally contained by tree planting and adjacent properties in the north and woodland planting on the lower slopes and valley floor in the south.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The rural and tranquil edge the landscape provides to Tamerton Foliot – including the historic core of the Conservation Area.
- Relative levels of tranquility.

**Detractors:**

- Properties at Tamerton Foliot form much of the skyline in the north, interspersed only by hedgerow trees along the perimeter.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe

Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: **Land off Plymbridge Road**

PCC reference: **730a / 730**

Potential number of units:

Site area (ha): **18.44 / 1.18**

Anticipated density (dph):

Landscape Character Area: **CA13 Boringdon Park Farmland**
Landscape Character Type: **3A Upper Farmed and Wooded Valley Slopes**

☐ Within AONB
☐ Within setting of AONB/DNP

Location Plan (with relevant designations):

![Location Plan](image-url)
Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Upper reaches of the Plym Valley which rises up from Plymbridge Woods to a maximum height of 111m AOD, forming a prominent ridgeline.
- Minor springs and tributaries originate on the higher ground and flow down towards surrounding valleys, as in the eastern part of this site.
- Woodland cover on the open ridgeline is generally sparse – limited to recent planting associated with the golf courses.
- Some large specimen trees are located in the area around Boringdon Hall, which is adjacent to this site.
- Golf courses relating to Boringdon Park Golf Club cover significant parts of the landscape, including the area immediately north and west of this site.
- The other main land cover, as represented at this site, is farmland with relatively fields under arable and improved grassland. These fields are separated by dense hedges and hedgebanks in a modern enclosure pattern.
- Thick hedges and hedgerow trees provide an important connected habitat network.
- An 18th century Triumphal Arch is located in a prominent position in close proximity to the north of this site (visible from the western part of the site). The arch is a Scheduled Monument and a Grade II* Listed Building.
- Boringdon Hall is a Grade I Listed Building dating to the 16th Century. The manor house is now used as a hotel. The hall is located immediately to the north of the site.
- Sparse settlement; Boringdon Hall and its associated outbuildings are the main dwellings in the landscape, to the north of this site.
- Roads are limited to minor rural routes providing access to Boringdon and the golf courses.
- The site overlooks and provides a key ridgeline setting to Plympton.
- An open landscape with long views, in places, to central/southern Plymouth and Plymouth Sound (CAs 29 and 30) beyond. There are also views to the southern edges of Dartmoor.
- Staddon Heights (CA 17) and Rame Head – the latter within the Cornwall AONB – are also visible in the distance.
**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Triumphal Arch Scheduled Monument and Listed Building is located in close proximity and visible from the western part of the site. Boringdon Hall is a Listed Building.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site has High intervisibility in a city-wide context. It forms part of a strategic view of city-wide significance (View 2 Boringdon Park), forming open rural skyline to the north of Plympton, providing the backdrop to housing rising up the slopes and views over the opposite wooded ridge at Hardwick. From parts of the site there are long distance views encompassing The Sound and Rame Head.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within Plymouth Character Area CA13: Boringdon Park Farmland, and is generally typical of the character area. It forms a fringe of agricultural land on the edge of Boringdon golf course forming an important open ridgeline above Plympton.

The site falls into two parts. The smaller site (730) is west of the Plymbridge Road is a fringe of semi improved grassland and scrub on the edge of the golf course. It is on the immediate slopes behind houses in Woodford providing a buffer between residential areas and the golf course. The unmanaged land and scrub are a valuable local habitat and the area is used as an informal local greenspace resource. The Triumphal Arch on the golf course is visible to the north. The larger site, 730a, lies east of the Plymbridge Road and forms a patchwork of arable and improved grassland fields contained by hedge banks with frequent hedgerow trees, creating a rural landscape pattern and structure in close proximity to the residential areas on the slopes below. In the eastern part of the site a small wooded valley contains a minor stream incised into the slopes. The whole area is an important undeveloped ridge line in views from Plympton and itself provides views out across the valley to the Hardwick Wood Ridge and longer distance views out along to the sea and Cornwall coast. Both sites are adjacent to the Boringdon Golf Course, which forms a busier, amenity landscape to the north.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Historic features within the adjacent landscape including the Grade I Boringdon Hall and the site and setting of the nationally designated Triumphal Arch. This site provides a rural buffer between these features and the urban edge.

- Long, open views to the city and its seascape setting, including the Laira and Cattewater (CA 28), central and southern Plymouth, Plymouth Sound (CAs 29 and 30) and beyond.

- Intervisibility between the wider Character Area and Dartmoor National Park/Cornwall AONB.

- Role of the landscape with prominent slopes providing a rural, undeveloped steep ridgeline backdrop and sense of containment to Plympton.

- Semi natural habitats - small areas of scrub and unmanaged grassland (730) and the wooded stream valley that provide a wildlife habitat within the more intensively managed golf course, with opportunities to extend and enhance these.

- The patchwork of hedgebanks and mature hedgerow trees that create a strong landscape pattern on the ridgeline (730a).

- Role of the area as informal greenspace and as a buffer between residential land uses and the golf course.

**Detractors:**

The site has an urban fringe location, immediately on the edge of existing residential development.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: Fore Street, Tamerton Foliot
PCC reference: 765

Potential number of units:
Site area (ha): 0.38
Anticipated density (dph):

Landscape Character Area: CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley
Landscape Character Type: 3B Lower rolling farmed and settled valley slopes

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Small, pastoral field at the base of a narrow, steep sided valley
- Frequent hedgerow trees in the field boundaries of the farmland.
- Allotments are located around the edge of Tamerton Foliot.
- The site is contained within the Tamerton Foliot Conservation Area.
- Mature field boundaries and landform containing views to the Tamar Valley AONB.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site is contained within the Tamerton Foliot Conservation Area.
- The Tamar Valley AONB is located approximately 200m to the north of the site.
- The Tamar Valley Discovery Trail runs within very close proximity of the site boundary.
**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site area falls within Landscape Character Type 3B: Lower rolling farmed and settled valley slopes and is located along the western edge of Tamerton Foliot.

The site is characterised by a single pasture field located at the foot of the Tamar Valley, immediately adjacent to the built edge. Mature hedgerows with hedgerow trees define the site from the wider slopes in the west whilst post and rail fencing along the top of a retaining wall provides a stark separation between the site and rear gardens in the east. The site also includes a small block of garages between private gardens accessed from Fore Street. The farmland character contributes to the undeveloped rural edge of the village and its elevated position allows for clear cross-valley views to Cann Wood with the village in the foreground. These well-wooded slopes and development within the village restrict clear views into the site.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Opportunities for access and enjoyment by local communities, including the Tamar Valley Discovery Trail which passes close to the site edge
- The rural and tranquil edge the landscape provides to Tamerton Foliot – including the historic core which is designated as a Conservation Area.
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

**Detractors:**

- Open eastern boundary overlooking allotments, block of garages and private gardens.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: **Land adjacent to Blackstone Close, Elburton**

- **PCC reference:** 848
- **Potential number of units:**
- **Site area (ha):** 2.97
- **Anticipated density (dph):**

| Landscape Character Area: **CA16 Staddiscombe Farmland Fringe** | **☐** Within AONB | **☒** Within setting of AONB/DNP |
| Landscape Character Type: **3E Lowland Plains** |

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Elevated and rolling land, divided by steep stream valleys in the wider landscape.
- Semi-natural broadleaved woodland concentrated along the valley slopes.
- Large, mature trees are a prominent feature in some of the field boundary hedgerows.
- Farmland of varying field patterns and scales across the wider landscape, divided by hedgerows with some mature trees.
- Semi-natural woodlands and Devon hedgebanks form valued habitats in the often intensively farmed landscape.
- Site likely to be medieval in origin with enclosure based on medieval strip fields.
- Sparse settlement within the wider countryside, with scattered hamlets and farm houses. Elburton is immediately adjacent to the north.
- The transport pattern is generally minor rural roads and residential cul-de-sacs.
- Strongly rural, agricultural character – particularly contrasting with the adjacent dense housing.
development of the south-eastern city fringes.

- Part of the wider landscape which forms a setting to the South Devon AONB.
- Open, elevated areas afford views across the South Hams countryside and Plymstock.
- Prominent rural backdrop to Plymstock and Elburton.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- South Devon AONB just under 1km south.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site has a Moderate intervisibility in a city-wide context.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA16 Staddiscombe Farmland Fringe and is typical of the character area. The elevated open grassland forms a strong rural edge and backdrop overlooking Plymstock and Elburton with panoramic views over the wider South Hams landscape. The site forms the steep north-facing slopes of a local ridge, forming a visually prominent wooded backdrop to Elburton.

There is informal access for walkers to the open area via steep footpaths from the adjacent residential cul-de-sacs through woodland in the northern part of the site. Traditional hedgerows with trees border the other edges of the site. Trees, vegetation and dropping landform give the west of the site a greater degree of enclosure. The central open area has a sense of exposure and rural character despite its close proximity to the adjacent urban area.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Prominent elevated and undeveloped backdrop and edge to Elburton and Plymstock.
- Role of the wider landscape in the setting of the South Devon AONB including its special qualities of iconic wide, unspoilt and expansive panoramic views, and rural, rolling patchwork landscape character, particularly as an undeveloped ridgeline
- Valued hedgerow networks and mature trees, connecting to patches of semi-natural ancient woodland and stream corridors.
- Long views across Plymstock towards Dartmoor National Park to the north-east and over the wider South Hams landscape to the south.
- Value for informal recreation for the local community.
- Likely medieval origin with enclosure based on medieval strip fields.
- Rural character in proximity to the urban area.

**Detractors**

- Lattice masts in adjacent field to the east.
- Views to adjacent modern residential development.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Site name: Land at Amados Hill, Merafield

<table>
<thead>
<tr>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (ha): 6.73</td>
</tr>
</tbody>
</table>

### Key Characteristics:

- Significant broadleaved estate woodland cover, with ancient woodland at Hardwick Wood (adjacent).
- Surrounding land cover is designed estate parkland managed by the National Trust, along with areas of broadleaved woodland comprised of sweet chestnut, oak, lime and beech.
- Part of the Saltram Countryside Park.
- Parkland and broadleaved woodlands designated a County Wildlife Site.
- Lesser and Greater horseshoe bats are present in the wider character area.
- Saltram House (within 500m of the site) is a Grade I listed mansion originating from Georgian times and home of the Earls of Morley. The house is now managed by the National Trust as a tourist attraction.
- The Grade II* listed Registered Park and Garden (adjacent to the site), owned by the National Trust.
- Settlement in the surrounding landscape consists of Saltram House and its associated outbuildings and the settlements of Underwood and Plympton adjoining the site to the north.

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**Plymouth Urban Fringe**  
**Potential Housing and Employment Sites**  
**Landscape Impact Assessment**  

| Landscape Character Area: **CA14 Saltram Park and Hardwick Wood**  
| Landscape Character Type: **7B Designed Parkland/Wooded Amenity Grasslands** |

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**Location Plan (with relevant designations):**

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The A38 dual carriageway passes within 100m of the site. Roads within the surrounding landscape are otherwise limited to private roads providing access to the estate. Residential cul-de-sacs and access roads form a dense network of routes within Underwood/ Plympton.

- Part of the wider landscape and seascape setting for the city – viewed by road and rail passengers as part of the ‘eastern gateway’ into the city. It is also overlooked by Underwood and Plympton.
- The prominent ridgeline of Hardwick Wood and its nearby telecoms masts are visible throughout the wider landscape and form a key part of the setting to the historic core of Plympton.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Adjacent to Hardwick Woods County Wildlife Site and ancient woodland.
- Adjacent to Saltram House Registered Park and Garden.
- Adjacent to National Trust Land.
- Green setting to Underwood and Plympton.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/ landmark of city-wide or local significance).

The site has Moderate intervisibility in a city-wide context. It forms part of a strategic view of city-wide significance (View 7 Hardwick Wood), forming open foreground to views towards the wooded skyline of Hardwick Wood from the north, a distinctive feature in the wider landscape and urban area. There is no intervisibility between the site and Saltram Countryside Park to the south.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is an area of steeply sloping rough grass contained within CA14 Saltram Park and Hardwick Wood and immediately adjacent to the urban area of Underwood and Plympton.

Located on the edge of Saltram Registered Park and Garden but physically and visually separated from it by Hardwick Wood ancient woodland and the A38, the character of the site is also strongly influenced by the urban character of modern residential development on the lower and opposite slopes to the north. Situated on the upper part of the ridge which forms a visually prominent landscape feature in views from the north including Underwood and Plympton, as well as from CA13 it is extensively visible from the settlement. The site is a steep north-facing slope covered in grass it forms a recognisable foreground to Hardwick Wood in views from the north. Informal paths cross the site and a number of paths and rides cross through the open access land of Hardwick Wood to the south.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Visual prominence of the elevated ridgeline in immediate views to the settlements of Underwood and in more distant views from Plympton and the wider city.
- Setting and integrity of the Grade I listed Saltram House and surrounding Grade II* Registered Park and Garden and role of the landscape as part of the Vision and Aims of the Saltram Countryside Park Masterplan (2011).
- Undeveloped area of land on the edge of the city – a means of escape for many, providing access to valued recreational opportunities in the surrounding landscape.
- The role of the area as part of the wider landscape setting to the eastern ‘gateway’ into and out of the city.
- Setting to the settlements of Underwood and Plympton.
- Valued range of habitats within the adjacent Hardwick Wood County Wildlife Site (including ancient woodland).

**Detractors**
- Traffic noise from the A38.
- Visual urban influence from modern residential development in the adjacent settlement in Underwood.
- Telecom masts in Hardwick Wood.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibiility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Site name: **Stamford Lane, Jennycliff**

PCC reference: **892**

Potential number of units:

Site area (ha): **4.78**

Anticipated density (dph):

| Landscape Character Area: **CA17 Staddon Heights Coastal Farmland** | ☒ Within AONB |
| Landscape Character Type: **1B Open Coastal Plateaux** | ☒ Within setting of AONB/DNP |

**Location Plan** (with relevant designations):

```
Key

JLP Boundary
Site
AONB
DNP

Bay
Sand
Hospice
Mast
0892
Dunstone Point
Rum Bay

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```

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape

- Open coastal plateau sloping downwards north of the site towards the settlement of Hooe.
- Generally sparse tree cover in the wider landscape, owing to exposure and elevation.
- Field boundary trees are stunted and wind sculpted by the exposed conditions.
- Field boundaries in the wider landscape generally consist of low hedges with occasional trees and fencing in some areas.
- A historically significant defensive location adjacent to Fort Stamford Scheduled Monument.
- Close by to the north are the southern fringes of Turnchapel and Hooe.
- Roads are limited to minor rural routes providing access to farms and to the coast at Jennycliff.
- The South West Coast Path National Trail passes along the west of the site, linking Plymouth to the north with the wider South Hams countryside to the south.
- Telecommunications masts associated with Staddon Fort approximately 500m south of the site form prominent skyline features and are visible throughout much of the wider landscape.
Part of the Jennycliff 'gateway' to the South Devon AONB.
- Long panoramic views afforded by the height of the land, to Dartmoor National Park, over the city of Plymouth, and across Plymouth Sound to Cornwall AONB. Views north-west are also afforded to the Tamar Valley AONB.
- Strong scenic qualities and rural character with a sense of separation from urban areas.
- Popular destination for leisure and recreation.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.
- Jennycliff CWS covers the northern part of the site.
- Adjacent to Plymouth Sound Shores and Cliffs SSSI to the west.
- Fort Stanford Scheduled Monument lies adjacent.
- The South West Coast Path National Trail passes along and across the west of the site.
- Part of the site falls within the South Devon AONB and the remainder contributes toward its setting.

Detractors
- A small mast and substation in the north-east of the site is a locally detracting element.
- Falling down fences and intermittent patches of vegetation around the edges of the site reduce the scenic qualities of the area.

Key views and visual setting: based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site has a high level of intervisibility in a city-wide context and forms part of an open skyline view of city-wide significance (Jennycliff) with uninterrupted, panoramic views across Plymouth Sound and between South Devon and Cornwall AONBs. Rame Head and Mount Edgcombe feature in views.

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is a fenced field of open grassland and scrub sloping down towards the Sound at Jennycliff. It is contained within CA 17 and is typical of the character of the wider character area from where there are extensive and impressive panoramic views across Plymouth and The Sound. The area is popular with visitors, located close to the city centre, and offering a car park, café and benches, with the South West Coast Path skirting the western edge of the site. It lies partly within and adjacent to the South Devon AONB. It is undeveloped and shares a strong relationship with the Sound and recreational trail, providing enclosure and separation between these areas and the road to the east.

The northern part of the site contains a dense hedgerow and scrub, part of the County Wildlife Site, with the remainder of the site's boundaries post and wire fences with patches of vegetation.

Sensitivities/vulnerabilities: to include threats to key characteristics.
- The high visual prominence of the landscape, functioning as a rural backdrop and containment to the city to the north.
- Stamford Fort Scheduled Monument borders the site to the east.
- Valued coastal grassland and scrub habitats found at Jennycliff County Wildlife Site.
- Valued features of the adjacent Plymouth Sound Shores and Cliffs SSSI.
- Uninterrupted panoramic views across Plymouth Sound to the city and beyond.
- The role of the landscape as part of the undeveloped character of the coastal edge at Jennycliff and wider seascape setting of Plymouth Sound and the western/southern edges of the city.
- The role of the Character Area as part of and a setting to the nationally protected landscape of the South
Devon AONB and its wider setting including the iconic wide, unspoilt and expansive panoramic views, undeveloped, rural and relatively remote qualities.

- The strong rural and perceptual qualities including the sense of exposure adjacent to the coast.
- High recreational value as a popular destination for visitors including walkers on the South West Coast Path, Erme-Plym Trail and many valued views.
- Function as the western gateway to the South Devon AONB and Heritage Coast

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
**Plymouth Urban Fringe**
**Potential Housing and Employment Sites**
**Landscape Impact Assessment**

<table>
<thead>
<tr>
<th>Site name: Elburton East Edge</th>
<th>Potential number of units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: 897</td>
<td>Site area (ha): 2.4</td>
</tr>
<tr>
<td></td>
<td>Anticipated density (dph):</td>
</tr>
</tbody>
</table>

**Landscape Character Area: CA15: South Plympton**
**Farmed Fringes**
**Landscape Character Type: 3E: Lowland Plains**

<table>
<thead>
<tr>
<th>□ Within AONB</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Within setting of AONB/DNP</td>
</tr>
</tbody>
</table>

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Gently rolling landform forming an irregular pattern of low hills and valleys.
- Stream corridors, semi-natural woodlands and Devon hedgebanks form valued habitats in the surrounding landscape.
- Mature trees are commonly found along hedgerows.
- Irregular, medium scale fields are used for a mixture of pastoral and arable farming and are contained by hedgerows.
- Settlement in the wider landscape is sparse and primarily consists of isolated farms. There is dense urban development in Elburton to the north-west.
- Rural, agricultural character – particularly contrasting with the adjacent dense housing development to the north-west.
- Part of the wider countryside setting around Elberton and Plympton.
Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

There are no designations within the site or immediate surroundings. Devon AONB lies approximately 1.3km south.

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA15: South Plympton Farmed Fringes but has limited relationship to the character area. It adjoins CA16: Staddiscombe Farmland Fringe to the south-west and UF07: Sherford Fringe Farmland to the east and forms a transition between the urban area of Elburton to the west and the South Hams countryside to the north and east.

The site consists of a pasture field grazed by sheep which slopes gently down to the south-west towards a stream valley. It is enclosed by dense hedgerows and woodland to the south creating a sense of enclosure although there are filtered views to the opposite valley side around Sterts Farm. The northern part of the site which is more elevated is more visually prominent in views from the south than the remainder of the site. Residential cul-de-sacs in the adjacent settlement of Elburton adjoin the site to the north-west, introducing a suburban character, and the traffic noise from the A279 within 200m south of the site reduces tranquillity.

Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Important semi-natural habitats including deciduous woodland and hedgerow network.
- Backdrop to Elburton.
- Rural character despite proximity to urban areas.

Detractors

- Telegraph wires.
- Traffic noise from the A379 within 200m south of the site reduces tranquillity.

Sensitivity analysis: this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Conserve and appropriately manage tracts of semi-natural habitat including woodlands, hedgerows and streams.
- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising locally prevalent, climate-resilient woodland and tree species wherever possible.
- Avoid siting development in visually prominent locations such as the northern part of the site and consider the visual impact of any development in views from the wider landscape.
- Ensure development and new land uses respect the scale of the underlying landform, field pattern and existing landscape features such as trees and hedges.
- Seek to enhance opportunities for access and enjoyment of the landscape, including new public rights of way (e.g. linking to the National Cycle Route 2).
- Consider the role of the site as part of the rural setting and edge to Elburton and south-east Plymouth and in views from the wider landscape to the south-west. Create an appropriate transition between the urban edge and countryside, ensuring development respects the rural character of the wider landscape. Ensure good design provides a sensitive approach to siting, form, layout and materials of new development, particularly at the boundaries.
- Retain and extend existing woodland, trees, hedges and vegetation where possible.
Plymouth Urban Fringe

Potential Housing and Employment Sites

Landscape Impact Assessment

Site name: **Land North of Lake View Close**

PCC reference: **917**

Potential number of units:

Site area (ha): **5.1**

Anticipated density (dph):

Landscape Character Area: **CA21 Tamerton Lake and Wooded Fringes and CA 07 Cann and Whitely Woods**

Landscape Character Type: **3G River Valley Slopes and Combes and 7A Wooded Valleys**

☐ Within AONB
☒ Within setting of AONB/DNP

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Steeply sloping incised valley encompassing some of the shoreline around Tamerton Lake which is dominated by broadleaved deciduous woodland.
- There are several fields located along the water’s edge which are comprised of rough pasture and arable land. These are separated by low hedgerows and trees.
- Estuarine habitats within Tamerton Lake adjacent including mudflats, submerged sandbanks and saltmarsh are highly important for biodiversity and designated internationally, nationally, and locally as well important birdlife and invertebrate communities, including internationally important numbers of Little Egret and Avocet.
- On land, broadleaved oak, beech and hornbeam woodland, saltmarsh, scrub and grassland habitat are home to various species including grass snakes and song thrush.
- The eastern edge of the site forms part of the setting to Tamerton Foliot Conservation Area.
- Numerous footpaths and other rights of way provide access along the shoreline, including part of the Tamar Valley Discovery Trail.
• Largely wooded, with areas of ancient semi-natural broadleaved woodland, including Cann Woods adjacent.

• Views are mostly constrained by the steep landform and dense woodland cover.

• This landscape provides a tranquil ‘escape’ from the surrounding urban development.

• From the upper slopes, there is a unifying visual and character relationship between the adjacent wooded valleys at Budshead (CA 05) and Southway (CA 09).

**Value**: based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

• The site shares part of its northern boundary with the Tamar Valley AONB.

• Plymouth Sounds and Estuaries SAC runs along the northern edge of the site.

• The Tamar Estuaries Complex SPA and IBA lies to the north.

• The Tamar-Tavy Estuary SSSI wraps around the northern perimeter.

• Cann Wood LNR abuts the south eastern boundary.

• The site falls partially within the Tamerton Foliot Conservation Area.

• The Tamar Valley Discovery Trail passes through the site along the northern edge.

**Summary of overall character**: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site bridges the gap between Tamerton Foliot and Whitleigh, and spans across two Landscape Character Types; 3G River Valley Slopes covers the shoreline of Tamerton Lake and continues up the lower slopes, whilst the upper slopes fall within 7A Wooded Valleys continuing into Cann Wood.

The site is formed predominantly of small rectilinear pasture fields situated within a well-wooded area on the fringes of Tamerton Lake. Low hedgerows define internal field boundaries whilst a small area of woodland is located at the centre. The land slopes steeply up from the edge of the lake, though woodland provides strong enclosure and limits any considerable views out. It also provides recreational uses with Tamar Valley Discovery Trail extending from the historic core of Tamerton Foliot.

**Sensitivities/vulnerabilities**: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

• The valued semi-natural habitats, particularly the estuarine habitats which are internationally designated.

• The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

• The rural and tranquil setting the landscape offers to Tamerton Foliot (including being an integral part of its Conservation Area).

• The valued ancient woodland and grassland habitats, particularly within Cann Woods Local Nature Reserves.

• The importance of the valley as a recreational green space for local communities including the Tamar Valley Discovery Trail.

**Sensitivity analysis**: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

• Conserve valued semi-natural habitats, including those which are internationally, nationally and locally designated, ensuring they do not become fragmented - including as a result of development.
• Pursue opportunities to extend and link semi-natural estuarine, grassland and woodland habitats, including as part of a Green Infrastructure network.
• Use existing woodland to help screen new development or land uses, integrating them into their landscape setting.
• Protect the valued informal recreational usage and naturalistic perceptual qualities of the landscape, including as experienced along the Tamar Valley Discovery Trail.
• Consider the landscape’s role as part of Tamerton Foliot Conservation Area.
• Respect the location of the site within the Tamerton Foliot Conservation area using similar built types.
• Ensure development does not adversely affect the prominent wooded skylines when viewed from the water, as well as the settlement of Tamerton Foliot.
• Consider the special qualities of the Tamar Valley AONB in any new proposals, including its value as a rare valley and water landscape of high visual quality avoiding the introduction of incongruous features, lighting etc. which could affect these qualities.
• Focus development adjacent to the built edge respecting the existing built grain.
• Retain the open pastoral setting to Tamerton Lake and the Tamar Valley Discovery Trail.
### Site name: **Land West of Ernesettle Lane, Ernesettle**

PCC reference: **953**

<table>
<thead>
<tr>
<th>Potential number of units: <strong>Up to 2 full size pitches including Artificial Grass Pitches</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site area (ha):</strong> <strong>3.82</strong></td>
</tr>
<tr>
<td><strong>Anticipated density (dph):</strong></td>
</tr>
</tbody>
</table>

### Landscape Character Area: **CA04 Ernesettle**

### Landscape Character Type: **4B Marine Levels and Coastal Plains**

| □ Within AONB |
| ☒ Within setting of AONB/DNP |

### Location Plan (with relevant designations):

![Location Plan](image)

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### Key Characteristics:

These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently sloping land rising inland from the River Tamar, which is located to the west.
- An irregular pastoral field defined by unmaintained scrubby hedgerows with some hedgerow trees on the lower slopes.
- The site is free from development although the MoD Defence Storage and Distribution Agency armaments depot lies to the west.
- The road forming the eastern boundary is a popular route connecting with the A38 and introduces noise and movement to the landscape.
- Semi-natural habitats include scrub and rough grassland with Ernesettle Complex situated immediately adjacent and is designated as a County Wildlife Site for notable plant species including grey club-rush, broad-leaved everlasting pea and autumn lady's-tresses. The CWS is also home to great-green bush-crickets.
- The local area is historically important as a defensive vantage point due to the extensive views over the
Tamar. This history is evidenced today by the presence of the Ernesettle Battery dating from 1868 (which is a Scheduled Monument) which adjoins the southern boundary.

- There are open, long views over the Tamar to Saltash and Torpoint from higher elevations and are backed by rising countryside (including within the Cornwall and Tamar AONB).
- The adjacent River Tamar exerts a maritime influence on the perceptual qualities of the landscape.
- Forms part of the wider seascape setting to western Plymouth, and a rural gateway into the city when travelling across the Tamar Bridges from Cornwall.

<table>
<thead>
<tr>
<th>Value:</th>
<th>based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment &amp; amenity value), setting for the wider settlement, historic value.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The County Wildlife Site at Ernesettle Complex adjoins the site to the south.</td>
</tr>
<tr>
<td></td>
<td>Ernesettle Battery Scheduled Monument is located to the south of the site.</td>
</tr>
<tr>
<td></td>
<td>Tamar Valley AONB, with the designation coming to within 300m north west of the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Key views and visual setting:</th>
<th>based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not identified as having high levels of intervisibility in a city-wide context or a significant skyline. Nevertheless, its elevated location does allow for long distance, panoramic views across the Tamar.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary of overall character:</th>
<th>based on scale, landform, pattern/complexity, settlement &amp; human influences, skyline, visual relationships &amp; views, intervisibility, perceptual/aesthetic criteria.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is within Plymouth Character area CA04 and classified as the LCT 7D: 4B: Marine Levels and Coastal Plains Urban Fringe Farmland. It is located in the north west part of Plymouth, between Ernesettle and the River Tamar.</td>
<td></td>
</tr>
</tbody>
</table>

The landscape of the site comprises a small pasture field situated on gently sloping land and defined by mature hedgerows to the west and south. An access road to a MoD depot delineated by post and wire fencing wraps around the northern boundary whilst wire fencing and scrubby hedgerows mark the eastern transition with Ernesettle Lane. Horse paddocks cover a large portion of the site with white tape subdivisions together with the presence of wire fencing creating an urban fringe influence. The openness and elevated position of the site offers long distance views over the River Tamar and across to the Cornwall AONB. Partial views of the Tamar Bridge can also be achieved with Saltash forming a developed backdrop. The site lies immediately adjacent to Ernesettle County Wildlife Site in the south and the tree’d boundaries contribute to the local network of habitats as well as the largely wooded skyline. The undeveloped and open nature of the site also provides the historic setting to the Ernesettle Battery Fort which is located on the ridgetop within the Wildlife Site.

<table>
<thead>
<tr>
<th>Sensitivities/vulnerabilities:</th>
<th>to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The naturalistic and undeveloped valley character providing a landscape setting between Ernesettle and the River Tamar.</td>
<td></td>
</tr>
<tr>
<td>The visual prominence of the site from the River Tamar and Cornwall, including views for people arriving into the city by road or rail via the iconic Tamar bridges and the predominantly wooded skyline in views from the lower-lying land.</td>
<td></td>
</tr>
<tr>
<td>Physical and ecological connections with Ernesettle Complex County Wildlife Site, valued for notable plant species and invertebrates.</td>
<td></td>
</tr>
<tr>
<td>The historic setting to the nationally important historic defences at Ernesettle Battery.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Detractors:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Views over the former Royal Navy Armaments Depot and sewerage works and other industrial buildings at Lower Ernesettle.</td>
<td></td>
</tr>
<tr>
<td>Properties at Ernesettle Crescent as well as flood lighting and communication masts around adjacent sports pitches are uncharacteristic features on the skyline in the south.</td>
<td></td>
</tr>
</tbody>
</table>
- Solar farms occupying the rolling hills around Warleigh House.
- Traffic noise and movement from along Ernesetle Lane.
- Fencing reinforcing the boundary with Ernesetle Lane and horse paddocks defined by white tape which results in urban fringe characteristics.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Avoid locating development in locations which are visually prominent and/or provide a key part of the setting to the Tamar and the Tamar Bridges.
- Utilise existing tree cover and topography to screen any future development.
- Protect the role the landscape plays as part of the landscape setting to the River Tamar and Tamar Valley AONB.
- Protect the setting of valued historical monuments such as Ernesetle Battery and the Tamar bridges.
- Ensure development does not result in the loss or fragmentation of valued semi-natural habitats, particularly those within the Ernesetle Complex CWS, areas of ancient woodland and hedgerows.
- Pursue opportunities to extend habitats within the Character Area, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Promote opportunities to increase access and enjoyment of the landscape, including links to surrounding urban communities (including as part of any new developments).
- Reinforce field patterns and strengthen wildlife corridors through hedgerow management and re-planting.
- Ensure pitches and associated infrastructure is located on the lower-lying land and minimise excavation/ground modelling to conserve the rural setting to Ernesetle Battery.
- Manage additional facilities such as signage, car parking, lighting in a way that respect this sensitive site and its role in relation to Ernesetle Battery and the Tamar.
- Provide subtle screening planting to any new development fitting with the characteristics of the area and consider screening adjacent buildings to provide landscape enhancement.
- Conserve openness and panoramic views across the Tamar and of Tamar Bridge.
- Reinforce hedgerows forming field boundaries and providing ecological connections with Ernesetle Complex.
**Plymouth Urban Fringe**

**Potential Housing and Employment Sites**

**Landscape Impact Assessment**

<table>
<thead>
<tr>
<th>Site name: <strong>Fields to north of St Budeaux A38 Junction</strong></th>
<th>Potential number of units: <strong>120</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: <strong>954</strong></td>
<td>Site area (ha): <strong>9.56</strong></td>
</tr>
<tr>
<td></td>
<td>Anticipated density (dph):</td>
</tr>
</tbody>
</table>

| Landscape Character Area: **CA04 Ernesettle**             | ☐ Within AONB                      |
|----------------------------------------------------------| ☑ Within setting of AONB/DNP       |
| Landscape Character Type: **7D Urban Fringe Farmland**    |                                   |

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Strongly undulating and elevated land rising gently inland eastwards from the River Tamar.
- Irregular fields of pasture defined by scrubby hedgerows. A freshwater spring is incised into the valley landform.
- Mature trees occur along the watercourse and patches of scrub within fields provide habitat value and an overall naturalistic texture.
- Semi-natural habitats include woodland, scrub, marsh, and rough grassland and the Country Wildlife Site of Ernesettle Complex lies immediately adjacent to the west and contains notable plant species including grey club-rush, broad-leaved everlasting pea and autumn lady's-tresses. The Wildlife Site is also home to great-green bush-cricket.
- This rural site is partially enclosed by the built form of Ernesettle to the north, east and south. There is also informal access with strong desire lines evident across site.
- The minor road forming the western boundary is a busy route connecting with the A38 and introduces noise and movement to the landscape.
- Striking stone walls and intact vantage points of Agaton Fort built in 1871 provide a backdrop to existing
development on the adjacent valley side and reflect the area’s history as a defensive vantage point with extensive views over the Tamar. Ernesettle Battery dating from 1868, which is a Scheduled Monument, also borders the site to the west.

- Open, long views over the Tamar to Saltash and Torpoint from higher elevations, backed by rising countryside (including intervisibility with the Cornwall and Tamar Valley AONB).
- The River Tamar exerts a maritime influence on the perceptual qualities of the landscape.
- Forms part of a wider rural setting to Western Plymouth, and gateway to the city when traveling across the Tamar Bridge.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The County Wildlife Site at Ernesettle Complex neighbours the site to the west.
- The site forms part of the setting to Ernesettle Battery and Agaton Fort which are designated as Scheduled Monuments.
- The Church of St Budeaux and associated gate piers and walls are Grade II* and Grade II listed respectively, and overlook the site from the north.
- The Tamar Valley AONB designation covers the river and surrounding land and is within 200m north west of the site.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as high levels on intervisibility in a city-wide context or a significant skyline. Nevertheless, its elevated location does allow for long distance, panoramic views across the Tamar.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within Plymouth Character area CA04 and classified as the LCT 7D: Urban Fringe Farmland, and is located in the north west part of the city adjacent to the neighbourhoods of Ernesettle and St Budeaux. It forms an area of sloping land, cut by a small stream draining to the River Tamar.

The landscape comprises rough pastoral fields situated in a steeply sloping valley. Fields are irregular in size and shape, and are defined by scruffy hedgerows with some hedgerow trees also present. Trees are predominantly focussed around the northern and eastern perimeter at the interface with the built edge and screens ridgetop development. The Church of St Budeaux forms a distinct landmark on the skyline to the south. Trees also define the small spring-fed stream that carves out a minor valley. The site itself is free from development with well-trodden desire lines indicating its use as informal access for dog walkers. Typical urban fringe land uses such as sports pitches and horse paddocks can be found within the immediate vicinity. Properties along Redhill Close have a large influence over the site from their position on the opposite valley side. These small linear terraces can be clearly seen stepping up the landform with the stone walls at Agaton Fort forming a distinct backdrop. The elevated position of the site allows for long distance and panoramic views across the River Tamar with Saltash and surrounding countryside forming a rolling, rural skyline.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- The natural and undeveloped valley character providing a landscape setting to Ernesettle and River Tamar, including the Tamar Valley AONB.
- The visual prominence of the site as part of a wider rural landscape from the River Tamar and Cornwall, including people arriving into the city by road or rail via the iconic Tamar bridges and the predominantly wooded skyline in views from the lower-lying land.
- Physical and ecological connections with Ernesettle Complex County Wildlife Site, valued for notable plant species and invertebrates.
- The historic setting to the nationally important historic defences at Ernesettle Battery and Agaton Fort.
Detractors:

- Views to sewerage works and other industrial buildings at Lower Ernesettle.
- Adjacent sports pitches and associated buildings and flood lighting.
- Solar farms occupying the rolling hills around Warleigh House.
- Traffic noise and movement along Ernesettle Lane.
- All the above contributing to an urban fringe character.

Sensitivity analysis: this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Avoid locating development in locations which are visually prominent and/or provide a key part of the setting to the Tamar and the Tamar Bridges.
- Utilise existing tree cover and topography to screen any future development.
- Protect the role the landscape plays as part of the landscape setting to the River Tamar and Tamar Valley AONB.
- Protect the setting of valued historic monuments such as Ernesettle Battery, Agaton Fort and the Tamar bridges.
- Ensure development does not result in the loss or fragmentation of valued semi-natural habitats, particularly those within the Ernesettle Complex CWS.
- Pursue opportunities to extend habitats within the site including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Promote opportunities to increase access and enjoyment of the landscape, including links to surrounding urban communities including as part of any new development.
- Support a continuation of traditional farming practices. Reinforce field patterns and strengthen wildlife corridors through hedgerow management and re-planting.
- Respect the semi-naturalistic character of strongly undulating landform incised by small springs and provide further habitat connections with Ernesettle Complex.
- Focus any new development around the land off Redhill Close to the north of site and ensure it incorporates a sufficient landscaping scheme that enhances the setting to Agaton Fort.
- Retain the Church of Budeaux as a distinct landmark on an otherwise wooded skyline, whilst ensuring that any new development respects its setting.
- Conserve openness and panoramic views across the Tamar and consider subtle screening within new development to existing sports pitches and flood lighting which interrupts this landscape.
Site name: **Langage**

PCC reference: **960**

Potential number of units: 

Site area (ha): **90.75**

Anticipated density (dph): 

<table>
<thead>
<tr>
<th>Landscape Character Area: <strong>UF 06 Langage Fringe Farmland</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Character Type: <strong>4D Lowland Plains</strong></td>
</tr>
</tbody>
</table>

☐ Within AONB

☐ Within setting of AONB/DNP

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently undulating land with some rounded hills in the immediate surroundings of the site, rising to a maximum of 110m AOD.
- Minor streams cross the landscape and several springs flow throughout.
- Frequent trees in hedges form wooded bands across the landscape, which effectively screen existing development.
- Pastoral fields characterise the local area.
- A large solar farm is well screened by topography and tree cover.
- Fields generally medium in size and semi-regular in shape. Potential surviving medieval enclosures based on strip fields in the east of the site.
- Hedgerows and streams provide valued habitats within the farmed landscape.
- Listed farm buildings.
- Settlement within the wider countryside is limited to isolated farmsteads although the Langage Business Park is adjacent to the site with Chaddlewood and Plympton urban areas beyond to the west.
- Rural character despite proximity to development.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- Five Listed Buildings within the site (three listed farm houses and a listed barn and cow house adjacent to the farm house at Voss) and one Listed Building (Lyneham Inn) adjacent to the south.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The wooded ridge along the northern boundary of the site has a Low-Moderate intervisibility in a city-wide context although the rest of the site has lower levels of intervisibility in a city-wide context.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within UF 06: Langage Fringe Farmland and is typical of the character area; a transitional landscape between the urban edge of Plympton and the rural countryside within South Hams.

Langage Business Park and Power Station adjoins the north of the site; the large scale, light coloured buildings and power station chimney, pylons and solar farm have an industrial/urban fringe influence and this is combined with noise and movement from the busy A38 adjacent to the south. The business park is generally well-screened by woodland belts along its boundaries.

The site comprises open and pasture fields grazed by sheep and divided by traditional hedgerows with regular hedgerow trees. In the east of the site is a large solar farm and in the south-eastern corner are two farmsteads at Ley and Voss with a listed public house adjoining the site to the south. The cluster of listed buildings in combination with the small vegetated stream valley in the east of the site, pasture fields sloping down to the rural lane and traditional hedgerows, creates a more rural character in the southern part of the site. The site rises to a flat plateau adjacent to the existing business park – this part of the site is most visually enclosed.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Network of hedgerows and streams forming locally important habitats in the farmed landscape.
- The rural character of the southern part of the site which is vulnerable to further fragmentation, (sensitive features include the stream, listed buildings, rural lane and small hedge-lined fields, particularly in the south-eastern corner of the site).
- Few views of development which creates a gradual transition to the wider countryside to the east.
- National Cycle Route 2 and a short section of public footpath adjoin the site to the west and north-west respectively.
- Setting of the listed buildings.
- Rural character of the lane to the south and east of the site lined with Devon hedgerows.
- Visual prominence of the ridge at the northern boundary of the site.
- Potential surviving medieval enclosures based on strip fields in the east of the site.

**Detractors**

- Less rural and tranquil than the surrounding areas as a result of close proximity to urban and industrial development and nearby major roads including the adjacent A38 to the south and railway line within 250m to the north.
- Fragmented setting to the listed buildings at Voss with road junction and ancillary modern farm uses.
- Pylons and the chimney of the power station.
Solar farm (although well-screened).

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Protect and appropriately manage important areas of woodland, hedgerows and trees - pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible.
- Ensure development respects the scale of the underlying landform, field pattern and existing landscape features – particularly trees and isolated farmsteads.
- Utilise dips in the landform and areas of existing tree cover to screen development.
- Conserve locally important perceptions of tranquillity.
- Maintain a rural transition between the urban edge and wider South Hams countryside. Respect the more rural, pastoral character in the south of the site in the design, layout and materials of new development including boundary features (e.g. hedges or stone walls may be appropriate in the most sensitive locations). Respect the context of the surrounding landscape (such as listed buildings at Voss); as such smaller scale, pitched/ gabled roofs and muted colours will help to fit in with local character.
- Integrate new development into the landscape with appropriate screen planting including native trees, hedgerows and appropriate palette of soft landscaping within car parks and along access roads.
- Consider planning the layout of buildings in plots to integrate new development effectively by using a masterplan approach rather than incremental plot by plot approach. Consider appropriate heights, bulk and colour of buildings, particularly on the south-facing sloping land in the south of the site which is more visually prominent from the wider landscape to the south.
- Maintain and enhance the character of the rural lane to the south of the site, retaining existing hedgerows. Consider opportunity to enhance the gateway to the site around Voss whilst retaining and enhancing existing listed buildings.
- Limit lighting, signage and bright colours.
- Retain existing woodland, trees, hedges and vegetation where possible.
- Consider wider green infrastructure links including public access linking to the National Cycle Route 2 in the west and public footpath in the north of the site as well as biodiverse corridors across the site and with the wider landscape.
Site name: **Land North of Broadley Park Road**

PCC reference: **984**

**Potential number of units:** 10,080 sq.m. industrial

**Site area (ha):** 2.52

**Anticipated density (dph):**

<table>
<thead>
<tr>
<th>Landscape Character Area: <strong>UF02 Porsham Wooded Farmland Fringe</strong></th>
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<tbody>
<tr>
<td>Landscape Character Type: <strong>2D Moorland Edge Slopes</strong></td>
</tr>
</tbody>
</table>

- ☑ Within AONB
- ☐ Within setting of AONB/DNP

**Location Plan** (with relevant designations):

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- **The wider character** is rolling, elevated land, divided by small scale stream valleys – this site sits in the northern part of the character area on higher land.
- **Porsham Plantation/Haxter Woods** (ancient woodland origin) forming part of the adjacent wooded valley (CA08) is immediately to the south of the site.
- **Mature trees** are a feature within the species-rich Devon hedges which divide the fields – at this site providing a dense boundary feature along Roborough Lane on the northern boundary of the site.
- **The site** is part of a wider area of small-scale pastoral fields are bounded by very thick hedges which act as valuable wildlife corridors between woodlands.
- **Field** is immediately adjacent to Broadley Industrial Park, and has a more urban character compared to the wider area of UF02.
- **Generally,** the roads within the surrounding landscape are narrow, rural and often steep – tightly enclosed by hedgebanks. There are no public rights of way crossing through the area.
- **The wider area** is quintessential tranquil Devon countryside, with a sense of tranquillity. The site is
immediately adjacent to the Tamar Valley AONB which lies to the west.

- The site is part of the localised area around Broadley Industrial Park which has a more developed feel due to the presence of pylons and street lighting, although the industrial park is otherwise well integrated into the landscape by tree cover.
- Horse paddocks and unmanaged fields can provide an urban fringe feel in some locations.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Tamar Valley AONB lies immediately to the west of the site.
- Ancient woodland at Haxter Woods south east of the site.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels on intervisibility in a city-wide context or a significant skyline.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This site comprises one field and is contained within Devon Landscape Character Area 48: River Tavy Middle Valley. It is wholly within Urban Fringe Sensitivity Area UF03. The Tamar Valley AONB is immediately to the north of the site. The site is within South Hams District.

To the east the site adjoins the large scale development associated with the Broadley Industrial Park including large warehouse type buildings and extensive car parking. The northern boundary is formed by a rural lane (Roborough Lane) with a hedge bank and a tall hedge with mature trees screening views in and out from the rural landscape beyond. The site is accessible from the industrial estate road to the east via Broadley Park Road.

The relatively flat pasture field is enclosed by hedgerows with Porsham Plantation providing a strong landscape feature to the south. Areas of made ground/bunding are located around the perimeter of the site, with a low boundary hedge to the west. The adjacent industrial estate buildings and pylon line, areas of bunding, estate access road create an urban fringe character in contrast to the very rural landscape to the north and west.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- The traditional field pattern which remains across much of the area.
- Important wildlife corridors provided by species-rich Devon hedges linking to small broadleaved woodlands, including at this site Haxter Woods/ Porsham Plantation (ancient woodland origin) which is adjacent and links into the wooded valley.
- The quiet rural character of the wider landscape in contrast to the industrial estate, which is currently well screened and contained.
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

**Detractors:**

- Pylon line running along southern boundary.
- Broadley Park Industrial Estate immediately to the east, with estate access road terminating along the edge of the southern part of the site.
- Bunding and entrance boulders to prevent illegal access onto the land.
- Traveller community based along access road (Broadley Park Road) on west side of the site and associated degradation/littering.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility,
If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This site provides opportunities for habitat and access connectivity to Haxter Woods within the wooded valley (CA08).

- Continue to use the strongly undulating landform and existing tree cover to effectively screen development or new land uses (as effectively demonstrated at Devonshire Meadows Business Park).

- Any buildings to be a muted colour in this rural location. Ensure the building height is below the height of adjacent tree belts and avoid creation of extensive new areas of car parking on edges which could be highly visible in this rural landscape with particular reference to visibility with Tamar AONB.

- Ensure that any new development respects the scale of the landscape, its medieval field patterns, hedges and trees. Retain hedgebanks as part of a connected network, including the hedgebank along Roborough Lane and along the western boundary of the site.

- Protect the setting and special qualities of the Tamar Valley AONB both within and beyond this area, including its pastoral character. Ensure development does not detract from the special qualities of the AONB including its high visual quality.

- Ensure access to the site is via. Broadley Park Road to the east and not from Roborough Lane.

- Consider opportunities for further woodland planting along the western boundary to provide enhanced screening from the wider rural landscape and link into Porsham Plantation.

- Avoid floodlighting and street lighting at the interface with the Tamar Valley AONB.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: Land North of Tamerton Road and South of Roborough House

PCC reference: 987 / 988

Potential number of units: 2,260 sq.m. industrial

Site area (ha): 2.43 / 4.93

Anticipated density (dph):

Landscape Character Area: UF03 Roborough Moorland Fringe Farmland
Landscape Character Type: 2D Moorland Edge Slopes

☐ Within AONB
☒ Within setting of AONB/DNP

Location Plan (with relevant designations):

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The urban edge part of an elevated, rolling landscape on the south western fringes of Dartmoor.
- Underlain by Devonian mudstone and sandstone geology, creating a much gentler topography than the adjacent basalt of Dartmoor, with less exposed rock.
- Coniferous plantation woodland is a frequent feature of the landscape as at Roborough Plantations which are a prominent feature to the north and west of the site;
- Mature hedgerow trees are located amongst field boundaries in places.
- A mixture of pasture and arable land, with most fields delineated by hedgerows; Site 988 is under grassland, while site 987 is an informal playing pitch.
- Varied field scale and pattern – this site likely to be characteristic of post medieval reorganisation.
- Species-rich Devon hedges, which form boundaries across the site, provide valued corridors within the farmed landscape. The plantations at Roborough provide strong landscape enclosure to the north and west.
- The A386 crosses through the landscape approx. 300m east of the site, with traffic detracting from the rural, tranquil feel of the area, with relatively minor roads and lanes adjacent to the site.
- Settlement consists of isolated farmsteads including Roborough to the north, Roborough Farm and Haxter Lodge to the west (not on the site).
- Some views to the south across the minor valley dropping down to Haxter Wood and across adjacent industrial parks which are located on the flatter valley crests and form prominent built features in views from this site.
- The Roborough Plantations and topography visually separate this area from Dartmoor to the north.
- The Tamar Valley AONB is located less than 0.5 km to the west, although this site has no visual relationship with the valley.
- The site is adjacent to Industrial and Business Parks, separate from the main residential area of Plymouth - here the landscape is less rural, with a more urban fringe feel; it does not have a moorland edge character of the wider landscape (UF03).

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment
amenity value), setting for the wider settlement, historic value.

- Dartmoor National Park is less than 1km to the north of the site, although intervisibility is limited by the Roborough Plantations, and this area does not have a moorland edge character associated with the wider character area.
- The Tamar Valley AONB boundary is less than 0.5km west of the site, although intervisibility is limited by topography and plantations.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels on intervisibility in a city-wide context or a significant skyline.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site comprises four fields, forming a minor valley head north of Tamerton Road. It is contained within Devon Landscape Character Areas 48: River Tavy Middle Valley. The site lies wholly within Urban Fringe Sensitivity Area UF03. The site is within 1km of both Dartmoor National Park and the Tamar Valley AONB which lie north and west respectively.

It is located in South Hams District, north of the Tamerton Road and south of Roborough House, at the head of a minor valley running away to the south, joining Haxter Woods. Employment areas/industrial parks are to the west, east and south east located on areas of relatively high land, including car parking and building at the Plessey site on the eastern boundary of site 987. It forms the northern urban edge of Plymouth and is detached from the built up residential area of the city.

The small gently sloping fields include an area of playing pitches, grassland and horse paddocks, and are crossed by a pylon line. The fields are enclosed by low clipped hedges, mainly on hedgebanks with older hedges, with hedgerow trees also present. To the north the Roborough Plantations are a distinctive feature providing enclosure. The field offers some views over the gently sloping land to the south encompassing the industrial estate and valley north of Haxter Wood, with views to the large scale industrial buildings along the A386 to the west from the more elevated parts of the site. To the north views are terminated by the Roborough Plantations and there is no visibility to/from Dartmoor National Park.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Undulating topography, - the site forms a minor valley head dipping towards the Porsham Wooded Valley (CA08).
- Relatively small scale field patterns, enclosed by traditional Devon hedge banks, and including some mature hedgerow trees.
- Screening role of the Roborough Plantations, north of this site, providing visual separation between this area and the more rural moorland edge landscape to the north.
- The role of the site as parts of wider landscape setting to Dartmoor National Park, which lies to the north and the Tamar Valley AONB to the west.
- The function of the site within a landscape that provides a ‘rural separation’ between the northern edge of the city and the two nationally protected landscapes.
- The recreation/amenity functions of part of the site (playing pitch).

**Detractors:**

- Urban fringe character with views to a number of adjacent industrial/business parks, located on higher land around the site.
- Prominent pylon line running across the site.
- Some noise associated with the A386.
- Busy, lit Tamerton Road to the south of the site and heavy traffic on road to the west to access the
delivery/postal facility at Roborough House.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Ensure development respects the scale of the underlying landform, historic field patterns and existing landscape features – including trees and farm buildings.
- Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows and woodlands including Haxter Woods in the valley to the south.
- Protect and manage the Roborough Plantations to conserve them as a landscape feature and strengthen their screening function in views from the edge of Dartmoor National park. A long term management plan to perpetuate the plantations is required.
- Protect the wider setting this landscape provides to Dartmoor National Park and the Tamar Valley AONB. Ensure any development does not detract from the special qualities of the protected landscapes.
- Conserve the function of the landscape as a semi-rural edge to the city of Plymouth and buffer to the protected landscapes.
- Seek to enhance opportunities for access and enjoyment of the landscape linking into existing connections associated with the wooded valley to the south and Dartmoor to the north.
- Retain hedgebanks where possible as part of a connected network, including the hedgebank along Tamerton Road which forms a rural landscape feature.
- Respect the landform in any new development, recognising that in this area large scale industrial/business buildings are already located in adjacent areas on the flatter crests.
- Ensure the building height is below the height of adjacent tree belts.
- Any buildings/facilities to be a muted colour in this prominent location where they will form a skyline feature.
- Reinstate recreation/amenity function in an alternative location.
Site name: Boringdon Park

PCC reference: 1016

Potential number of units: Playing pitch hub and closed loop cycle track
Site area (ha): 40.44

Anticipated density (dph):

Landscape Character Area: CA13 Boringdon Park Farmland
Landscape Character Type: 3A Upper Farmed and Wooded Valley Slopes

☐ Within AONB
☐ Within setting of AONB/DNP

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Upper reaches of the Plym Valley which rises up from Plymbridge Woods to a maximum height of 111m AOD, forming a prominent ridgeline. This site dips down to the Plym Valley to the west.
- Minor springs and tributaries originate on the higher ground and flow down towards surrounding valleys, although this is not a feature of this site.
- Woodland cover on the open ridgeline is generally sparse – limited to recent planting associated with the golf courses – which lie to the south and east of this site. The extensive woodland of the Plym Valley is in close proximity, with this site adjoining Shearwood plantation to the west and Woodford Wood in the north.
- Golf courses relating to Boringdon Park Golf Club cover significant parts of the landscape, including the area south and east of this site.
- The other main land cover, as represented at this site is farmland, with large modern rectilinear fields under arable and improved grassland. On this site the three fields are sub divided by low clipped hedges, with few hedgerow trees.
- The hedges trees provide a connected habitat network, and at this site connect into the extensive...
woodlands of Plymbridge Valley.

- An 18th century Triumphal Arch is located in a prominent position in close proximity, to the south of this site and visible from it. The arch is a Scheduled Monument and a Grade II* Listed Building.
- Boringdon Hall is a Grade I Listed Building dating to the 16th Century. The manor house is now used as a hotel. The hall is located just over 1km east of the site.
- Sparse settlement with no buildings associated with this site; Boringdon Hall and its associated outbuildings are the main dwellings in the landscape although are not visible from this site. In contrast development is visible to the west of the Plym Valley.
- Roads are limited to minor rural routes providing access to Boringdon and the golf courses. Plymbridge Road runs along the eastern boundary of the site.
- The site is part of a rural backdrop and ridgeline to the east of the Plym Valley. There are views west across the Plym Valley to the developed ridges at Estover/ Mainstone.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Triumphal Arch Scheduled Monument and Listed Building is in close proximity and visible from the the site.
- The woodlands in the Plym Valley (Woodford Wood) bordering the site to the north are Ancient Woodland and a County Wildlife Site (CWS).

Key views and visual setting based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site has Low- Moderate intervisibility in a city-wide context. It is adjacent to a strategic view of city-wide significance (View 2 Boringdon Park), forming open rural skyline. This site is less prominent and drops away to the west into the Plym Valley, although the higher slopes provide a key rural skyline in views west from the city across the Plym.

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA13: Boringdon Park Farmland and is generally typical of the wider character area forming an area of rural farmed fields on higher land east of the Plym Valley. It contains three large modern fields divided by low clipped hedges. The land drops to the valley in the west and joins the adjacent woodland of Shearwood Plantation and Borrington Park Wood (ancient woodland origin). The China Clay works to the south are hidden within the deeply incised landscape of the Plym Valley. The Triumphal Arch (SM) is a visible and prominent feature to the immediate south of the site, with views filtered by a hedge bank and mature trees bordering the golf course. To the east the site is bordered by Plymbridge Road, a relatively quiet, narrow rural road contained within hedgebanks and dropping down into Plymbridge Woods where there is access to multiple recreation opportunities (walking and cycling routes). There are long views from this elevated site across the Plym Valley encompassing urban development on opposite ridges at Estover and Mainstone.

Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- Historic features within the landscape including the Grade I Boringdon Hall and the nationally designated Triumphal Arch which forms a visible feature immediately to the south of the site.
- The role of the landscape as a rural, undeveloped ridgeline backdrop rising above the Plym Valley in views east from the city.
- The tracts of ancient woodland and semi-natural broadleaved woodland which border the site – valued in an intensive agricultural and amenity landscape.

Detractors

- There are views from this rural site to urban development at Estover/Mainstone, to the west of the Plym Valley.
**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Protect the setting and historical integrity of Boringdon Hall and its surrounding grounds, as well as the Triumphal Arch.
- Conserve and protect the integrity of the valued semi-natural habitats, including ancient woodland and dense hedgerows which support a variety of birdlife.
- Pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible (e.g. strengthening links between hedgerows, trees and woodlands).
- Avoid siting development on the most prominent slopes and ridgeline which form a rural backdrop and sense of containment to Plymouth.
- Protect current levels of intervisibility between the landscape and Dartmoor National Park, and consider the special qualities of the protected landscape in any proposals.
- Respect the elevated location particularly on the eastern part of the site and the role of this area as a rural backdrop to development west of the Plym Valley.
- Consider form/bulk and colour/reflectivity/finish of buildings and other facilities such as car parking in this otherwise rural landscape and particularly in relationship to views from west of the Plym valley.
- Provide appropriate tree screening of development plus additional woodland planting on lower slopes to create a buffer and connectivity with the Plym Valley woods.
- Consider traffic impacts on adjacent Plymbridge Road and protect/retain its rural character, including hedgebanks.
- Respect the rural character and approaches to the site limiting entrance signage, advertising along Plymbridge Road.
Site name: **Land off Allern Lane**

PCC reference: **1017**

**Potential number of units:**

Site area (ha): **2.93**

Anticipated density (dph):

Landscape Character Area: **CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley**

Landscape Character Type: **3B Lower Rolling Farmed and Settled Valley Slopes**

**☐ Within AONB**

☒ Within setting of AONB/DNP

**Location Plan** (with relevant designations):

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently sloping farmland on an otherwise steep sided valley.
- Pastoral land of medieval origin separated by hedgerows with some hedgerow trees in the field boundaries of the farmland.
- The Tamerton Foliot Conservation Area abuts the site to the south.
- Roads are limited to minor rural routes providing access to farms and forest tracks; the Tamar Valley Discovery Trail runs along the perimeter in the west.
- Views are open towards Warleigh Wood whilst the northern edge of the site is located in very close proximity to the Tamar Valley AONB.
- Despite its proximity to urban development, the site has a traditional rural feel.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public ‘good’ (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site forms part of the setting to the Tamar Valley AONB which is located approximately 200m in the
- The Tamerton Foliot Conservation Area adjoins the site to the south.
- The Tamar Valley Discovery Trail runs along the western boundary.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is covered by the Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes and is located along the western edge of Tamerton Foliot.

The site is characterised by agricultural fields contained by the built edge of Tamerton Foliot to the east and south. Two irregular fields of pasture and arable are situated on the lower slopes of the Tamar Valley and are defined by curving hedgerows which suggests historic use as open strip fields. Horsham Lane lined with Devon hedgebanks runs along the eastern boundary and shares the route with the Tamar Valley Discovery Trail. The sloping land allows for cross-valley views to Warleigh Wood with St. Mary’s Church forming a local landmark in the foreground.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Opportunities for access and enjoyment by local communities, including the Tamar Valley Discovery Trail which crosses through the western part of the Character Area.
- Historic field patterns and curving hedgerows which provide a historic setting to the village.
- The rural and tranquil edge the landscape provides to Tamerton Foliot – including the historic core which is designated as a Conservation Area.
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.
- Relative levels of tranquillity.

**Detractors:**

- Cross-valley views to housing development rising up the landform and situated on the skyline at Whitleigh.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
### Plymouth Urban Fringe

**Potential Housing and Employment Sites**  
Landscape Impact Assessment

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<th>Site name: <strong>Land at Jennycliff</strong></th>
<th>Potential number of units:</th>
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<th>Landscape Character Type: <strong>1B Open Coastal Plateaux</strong></th>
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<tr>
<td>□ Within AONB</td>
<td>☒ Within setting of AONB/DNP</td>
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</table>

#### Location Plan (with relevant designations):

![Location Plan](image)

#### Key Characteristics:
These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Open coastal plateau rising up towards Staddon Fort. The land slopes downwards in the north towards the settlement of Hooe.
- Occasional trees and scrub but vegetation is relatively scarce owing to exposure and elevation.
- Most of the field boundary trees are stunted and wind sculpted by the exposed conditions.
- Small to medium scale open grassed and pastoral fields.
- Field boundaries generally consist of low hedges with occasional trees and fencing in some areas.
- A historically significant defensive location which is evidenced by Staddon Heights Defence Complex adjacent, including Brownhill Battery built in 1869 (all of which is designated as a Scheduled Monument).
- The landscape is bounded to the north by the southern fringes of Turnchapel and Hooe.
- Roads are limited to minor rural routes providing access to farms and to the coast at Jennycliff.
- The South West Coast Path National Trail passes within 100m of the site to the west.
- Telecommunications masts associated with Staddon Fort form prominent skyline features and are visible.
throughout much of the wider landscape and from the city to the north.

- Long panoramic views afforded by the height of the land, to Dartmoor National Park, over the city of Plymouth, and across Plymouth Sound to Cornwall AONB. Views north-west are also afforded to the Tamar Valley AONB.
- Informal recreational use for dog walking and leisure walks associated with nearby Jennycliff.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The Scheduled Monument at Staddon Heights and Brownhill Battery is within 100m.
- Within 100m of Plymouth Sound Shores and Cliffs SSSI to the west.
- South West Coast Path National Trail is within 70m of the site.
- The site contributes to the setting of the adjacent South Devon AONB to the west of the site.

**Detractors**

- Masts at nearby Staddon Fort.
- Views of unattractive residential development at Turnchapel/ Hooe to the north and inconsistent fences and boundaries to back gardens along the north-eastern boundary of the site.

**Key views and visual setting:** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/ landmark of city-wide or local significance).

The site has a high level of intervisibility in a city-wide context and forms part of two open skyline views of city-wide significance (Jennycliff and Staddon Heights). There are uninterrupted, panoramic views across Plymouth Sound and between South Devon and Cornwall AONBs. Rame Head and Mount Edgcombe feature in views.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is contained within CA 17 and is typical of the character of the wider area from where there are extensive and impressive panoramic views across Plymouth and The Sound. It comprises the prominent north-facing lower slopes of Staddon Hill. The southern part of the site contains small to medium sized fields of grassland and pasture adjacent to the golf course. The northern part of the site comprises small pieces of land to either side of a playing field: Jennycliff car park to the west and rough grassland to the east with scattered trees and scrub.

Staddon Heights’ 19th century defences form prominent features from much of the surrounding area. This landscape offers numerous recreational opportunities with footpaths including the Erme-Plym trail. The South Devon AONB lies adjacent. The undeveloped character of the southern part of the site is rural in character and forms a backdrop to the urban area and the Sound. The smaller fields in the northern part of the site although elevated, are more enclosed and share an urban influence as a result of the strong hedgerow and ditch which visually separates this part of the site and orientates it towards the adjacent residential land use.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The high visual prominence of the site as part of the Staddon Heights ridgeline, functioning as a rural backdrop and containment to the city to the north, with the lower slopes forming an important foreground element.
- Nationally important historic defences and related structures, collectively forming the Staddon Heights Defences, located in a prominent ridgetop position.
- Valued features of the adjacent Plymouth Sound Shores and Cliffs SSSI.
- Uninterrupted, often panoramic views across Plymouth Sound to the city and beyond.
- The role of the landscape as part of the wider seascape setting of Plymouth Sound and the western/southern edges of the city.
- The role of the Character Area as part of and a setting to the nationally protected landscape of the South
Devon AONB and its wider setting including the iconic wide, unspoilt and expansive panoramic views, undeveloped, rural and relatively remote qualities.

- High recreational value of the immediate surroundings as a popular destination for visitors including walkers on the South West Coast Path National Trail and many valued views.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
**Site name:** 1021

**PCC reference:** Land North of Coombe Lane

**Potential number of units:**

**Site area (ha):** 1.27

**Anticipated density (dph):**

**Landscape Character Area:** CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley

**Landscape Character Type:** 3B Lower Rolling Farmed and Settled Valley Slopes

<table>
<thead>
<tr>
<th>□ Within AONB</th>
<th>□ Within setting of AONB/DNP</th>
</tr>
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</table>

**Location Plan** (with relevant designations):

![Location Plan Image](image)

**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently sloping farmland around Tamerton Foliot draining into a small stream along the valley floor.
- Frequent hedgerow trees in the field boundaries of the farmland connecting with dense deciduous woodland cover on the adjacent valley to the north,
- Pastoral land is found in fields of varying sizes, some of which are medieval in origin (including those based on strip fields and Barton fields). These are separated by hedgerows and flower rich hedgebanks.
- The west of the site abuts the Tamerton Foliot Conservation Area.
- Roads are limited to minor rural routes providing access to farms and forest tracks.
- Despite its proximity to urban development, this site has a traditional rural feel.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- The site shares its western boundary with the Tamerton Foliot Conservation Area.
**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site lies to the east of Tamerton Foliot within Landscape Character Type 3B: Lower Rolling Farmed and Settled Valley Slopes.

The area comprises a single rectilinear pastoral field situated on gently sloping landform draining into a well-treed small stream running along the valley bottom. It is defined by hedgerows and hedgerow trees, which resemble its historic use as a medieval enclosure based on strip fields. The slightly elevated land allows for clear views of development at Tamerton Foliot climbing up the valley slopes with deciduous woodland in the foreground. Long distance views to the east are of rolling farmland interspersed with blocks of woodland.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.
- The network of hedgerows connecting with nearby woodlands and delineating the historic field pattern.

**Detractors:**

- Housing development at Tamerton Foliot climbs up the opposite valley side to form the skyline.
- Pylons punctuate the skyline in distance views to the east.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: Land at Boringdon Hill
PCC reference: 1034

Potential number of units:
Site area (ha): 3.3
Anticipated density (dph):

Landscape Character Area: CA13 Boringdon Park Farmland
Landscape Character Type: 3A Upper Farmed and Wooded Valley Slopes

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Upper reaches of the Plym Valley which rises up from Plymbridge Woods to a maximum height of 111m AOD, forming a prominent ridgeline.
- Minor springs and tributaries originate on the higher ground and flow down towards surrounding valleys, in the areas adjacent to this site.
- Woodland cover on the open ridgeline is generally sparse – limited to recent planting associated with the golf courses. In contrast, this site is enclosed scrub woodland.
- Some large specimen trees are located in the area around Boringdon Hall, which is adjacent to this site.
- Golf courses relating to Boringdon Park Golf Club cover significant parts of the landscape, including the area immediately north of this site.
- Boringdon Hall is a Grade I Listed Building dating to the 16th Century. The manor house is now used as a hotel. The hall is located immediately to the west of the site but is not visible due to the enclosed character.
- Sparse settlement; Boringdon Hall and its associated outbuildings are the main dwellings in the landscape,
to the north of this site.

- Roads are limited to minor rural routes providing access to Boringdon and the golf courses. Sunken rural lanes border and dissect this site.
- The site is part of a key ridgeline setting to Plympton.
- The main part of this landscape is open with long views; in contrast this site is wooded and enclosed with no visibility from the site.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

There are no designations relating to this site. The trees on the boundary of the site in the north west corner have a TPO. Borrindon Hall, located to the west is also a Listed Building.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/ landmark of city-wide or local significance).

The site is part of a ridge that has Moderate intervisibility in a city-wide context. It is adjacent to a strategic view of city-wide significance (View 2 Boringdon Park), forming open rural skyline to the north of Plympton. This site is less prominent.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within Plymouth Character Area CA13: Boringdon Park Farmland. It is not typical of the wider character area forming an area of scrub and woodland enclosed by thick Devon hedge banks. It forms part of the ridgeline above Plympton but is not as prominent as the area to the west (site 730).

The site is dissected by a sunken rural lane overhung by mature trees and with steep sided banks rich in ferns. The entire site is woodland and scrub, with areas of rough grassland. A bank and hollow way appears to form the boundaries to the south and east of the wood. The enclosed character means there are no views out across the surrounding landscape. To the east of the site the land dips away to the wooded valley at Effordleigh.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

This site is atypical of the wider character so the identified sensitivities/vulnerabilities do not apply. The following are relevant:

- Semi wooded and enclosed character that contrasts with the wider intensive agricultural and amenity landscape.
- Semi-natural habitats, woodland, scrub and mature trees along hedgebanks.
- The character of the sunken rural lane that dissects the site with its steep banks and overhanging tree cover.
- The minor features of banks and hollow ways on boundaries and the mature hedgerow trees reflecting its origin as medieval strip fields.
- Local visibility of the site in views.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: **Land at Whitson Farm**

PCC reference: **1035**

Potential number of units:

Site area (ha): **14.89**

Anticipated density (dph): 

Landscape Character Area: **UF02 Porsham Wooded Farmland Fringe**
Landscape Character Type: **3B Lower Rolling Farmed And Settled Valley Slopes**

☐ Within AONB
☒ Within setting of AONB/DNP

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Rolling, elevated land sloping down towards a small stream which runs along the southern boundary.
- Broadleaved woodland lines the steep sides of combes to the east.
- Mature trees are a feature within the species-rich Devon hedges which divide the fields.
- Small-scale pastoral fields are bounded by very thick hedges which act as valuable wildlife corridors between woodlands.
- The roads which serve this area are narrow, rural and often steep – tightly enclosed by hedgebanks. There are no other public rights of way crossing through the area.
- Quintessential tranquil Devon countryside, with sounds of birdsong emphasising a sense of tranquillity.
- This landscape forms part of the wider rural setting of Southway and Tamerton Foliot, with prominent houses overlooking this landscape from the ridgeline to the south.

Value: based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.
The Tamar Valley AONB is located approximately 200m from the northern boundary.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This area is contained within the Landscape Character Type 3B: Lower rolling farmed and settled valley slopes and is located to the east of Tamerton Foliot.

The site is formed by a number of regular and irregular pasture fields defined by mature hedgerows. Fields are generally small scale but have a great sense of openness due to their position on steep valley sides. Linear swathes of woodland occupy adjacent coombes whilst a small stream runs along the valley bottom flowing towards Tamerton Lake. Devon hedgebanks run along the northern edge with a narrow rural lane beyond which together with hedgerow field boundaries provide intact wildlife corridors connecting with neighbouring woodland. The rolling, elevated land provides containment to views to the north but allows wide panoramic views across Plymouth, composed of ridgetop settlement situated between areas of farmland and woodland.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The traditional field pattern of medieval origin which remains across much of the area.
- Important wildlife corridors provided by species-rich Devon hedges linking to small broadleaved woodlands.
- The function of the site as part of a rural setting and gap to the settlements of Tamerton Foliot and Southway.
- Intervisibility with the wooded ridgelines characterising northern Plymouth (LCAs 07, 08 and 09).
- The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.

**Detractors:**

- Telegraph poles transect the valley slopes, providing incongruous vertical elements within farmland.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

Site name: Land South West of Belliver Way, Belliver Industrial Estate
PCC reference: 1036

Potential number of units: 5,840 sq.m.
industrial
Site area (ha): 1.47

Anticipated density (dph):

Landscape Character Area: CA 08 Tamerton Foliot Farmland and Porsham Wooded Valley (part of site)
Landscape Character Type: 3H Secluded Valleys

☐ Within AONB
☐ Within setting of AONB/DNP

Location Plan (with relevant designations):

Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- The site has an urban fringe character and is less rural than the main part of CA8, located on a higher spur of land outside but adjoining the incised wooded valley.
- A small area of open land on a promontory between two narrow, steep sided valleys which run south westwards opening out to gently sloping farmland surrounding Tamerton Foliot.
- Dense deciduous woodland cover in the upper part of the valley in the east, extending on the lower slopes below and in view from this site (Arnold’s Hill Coppice); this site is in contrast open grassland, with some amenity, recreation use.
- Settlement is sparse generally; this site adjoins existing industrial park development which is within South Hams District (not included in an urban fringe character area).
- Access is via Belliver Way, through the industrial estate/business park (Devon Enterprise Facility) to the north.
- The elevated location allows for extensive views including across the intervening valley to urban development at Southway, glimpses of The Sound and panoramic views to the west.
**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

There are no designations within or adjacent to this site.

**Key views and visual setting** based on levels of intervisibility with reference to Figure 2.4 (including whether the site forms part of a strategically important skyline/landmark of city-wide or local significance).

The site is not identified as having high levels of intervisibility in a city-wide context or a significant skyline. Nevertheless, its elevated location does allow panoramic views.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

This small site is partly within Plymouth Character Area CA08, although part is also within the adjacent industrial estate, and the site shares few common characteristics with the wooded valley. It has no relationship with Dartmoor National Park or Tamar Valley AONB.

To the north and east the site adjoins the large scale warehouse/industrial development associated with the Devonshire Enterprise Facility. From this elevated location there are long views across the wooded valley to the development at Southway and south westwards encompassing the Tamar/Plymouth Sound and the rural landscape to the west of Plymouth. The site is accessed via. Belliver Way, the industrial estate road, from the north with no access connectivity to the adjacent valley.

This small site is located on a spur of plateau land that extends out between two sharply incised wooded valleys and is very prominent. It is elevated above the surrounding landscape, with partially engineered embankments and made ground so that it sits above the adjacent land and buildings. Land cover comprises rough, tussocky grassland, with some amenity/recreation use. Hedgerows enclosing the site to the west and south. The combination of made ground, unmanaged vegetation and, adjacent industrial/warehouses create a strong urban fringe character.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.

- The visual prominence of the site on a spur of high ground and long views out including to The Sound and extensive rural landscape to the west of the Tamar.
- Relationship with adjacent valley woodlands which are located on the steep valley sides below and adjacent to the site.
- Role as amenity/recreation space.

**Detractors:**

- Partially made ground creating an artificial landform raised up above the adjacent warehouse buildings;
- Lack of access, with unmanaged tussocky grassland, plus areas of dumped spoil.
- Urban fringe character closely associated with adjacent industrial areas (accessed via. Industrial estate) with no access connectivity with the wooded valley (CA8).

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

If this site is considered for allocation by the Local Planning Authority the following guidance should be taken into account:

- Use existing woodland to help screen development and integrate it into its landscape setting. Consider opportunities to extend woodland up onto the site to the south and west to link into the adjacent valley woodland.
- Pursue opportunities to extend semi-natural grassland and woodland habitats, including as part of a Green
Infrastructure network, utilising native, climate-resilient species wherever possible.

- Ensure any new development respects the scale of the landform and its existing landscape features.
- Pursue further opportunities for access and enjoyment of the landscape, including as part of any new development.
- Respect the elevated location and the extensive views to and from the site, including relationship with development at Southway and the wider landscape.
- Consider appropriate heights, bulk and colour of buildings on the prominent spur of made ground and use lower heights at the southern and western edge.
- Avoid large expanses of car parking in this exposed location, unless appropriate screening can be provided.
- Reinstate the site’s recreation/amenity function in an alternative location.
Site name: **Dodovens Farm**

PCC reference: **1038**

<table>
<thead>
<tr>
<th>Potential number of units:</th>
<th>Site area (ha): <strong>29.61</strong></th>
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<tbody>
<tr>
<td>Anticipated density (dph):</td>
<td></td>
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</tbody>
</table>

**Landscape Character Area:** **UF 07 Sherford Fringe Farmland**  
**Landscape Character Type:** **3E Lowland Plains**

- [☐] Within AONB  
- [☒] Within setting of AONB/DNP

**Location Plan** (with relevant designations):

![Location Plan](image)

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently rolling landform forming an irregular pattern of low hills and valleys across the wider landscape.
- Deciduous woodland in valleys, with occasional blocks of deciduous or coniferous plantation on higher land in the wider landscape.
- Numerous smaller woodlands, copses, riparian and hedgerow trees (particularly oaks) enhance the well-treed appearance of the landscape in the wider area.
- Fields generally medium in size and semi-regular in shape bounded by species rich Devon hedges, with areas of smaller and less regular fields – representing earlier medieval enclosures – surviving around some villages.
- Semi-natural habitats including woodland, wetland and unimproved grassland.
- Roads in the surrounding area are rural and narrow yet busy with traffic (e.g. Stamps Hill).
- Settlement consists of isolated farms and small hamlets as well as the village of Brixton within 500m of the site. Buildings are often constructed of stone.
- Forms part of the wider countryside setting around Elburton.
- National Cycle Route 2 and the Erme-Plym Trail cross close to the site.
- Rural character despite close proximity to Plymouth.
- Secretive, intimate valleys contrasting with the surrounding more open farmland.
- Extensive views stretching across to Devon AONB.

**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- South Devon AONB lies within 500m south of the site.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is found within UF 07: Sherford Fringe Farmland and is generally typical of the character area, forming a rural and generally undeveloped edge to Plymstock.

The relatively large site contains agricultural fields divided in a semi-regular pattern by hedgerows (the fields in the western part of the site are potentially medieval enclosures based on strip fields). The landform is a gentle valley, dropping down towards the south-west and Dodovens Farm is located on the lowest ground, concealed in views from the surrounding landscape by the rolling topography and trees surrounding it. There are sweeping scenic views across the undulating landscape from the north-east of the site to the south-west and in the direction of the Devon AONB.

The site is located within 500m of the village of Brixton and over 700m from Elburton. Although adjoining the west of the site is a car dealership and garden centre located on the A379 at Chittleburn Cross, the area is rural in character with little connection to the urban area. The rolling topography, scenic views across open slopes, rural lanes with high Devon hedges along the south and eastern boundaries and perception of a lack of settlement create a strongly rural character.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- Important semi-natural habitats including deciduous woodland, streams and areas of unimproved grassland.
- Potential medieval field pattern in the western part of the site.
- Rural setting to Elburton and Plymstock with sense of separation from urban settlement, with rural qualities and relative levels of tranquility.
- Setting to Devon AONB.
- Rising slopes form part of wider scenic views across the landscape.

**Detractors**

- Car dealership and garden centre located on the A379 at Chittleburn Cross which have a localised urbanising influence on the western part of the site.

**Sensitivity analysis:** this takes the form of a ‘guidance statement’ informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.
Plymouth Urban Fringe

Potential Housing and Employment Sites

Landscape Impact Assessment

Site name: **Land at Haye Road**

PCC reference: **1051**

Potential number of units:

Site area (ha): **6.32**

Anticipated density (dph): 

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Landscape Character Area: **CA15 South Plympton Farmed Fringes**

Landscape Character Type: **3E Lowland Plains**

☐ Within AONB

☐ Within setting of AONB/DNP

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**Location Plan** (with relevant designations):

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**Key Characteristics:** These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape.

- Gently undulating low-lying land forming part of the wider landscape sloping down towards the River Plym in the west.
- The land is drained by minor streams.
- Underlain by Devonian mudstone and limestone, which had been extensively quarried in the surrounding landscape as at Moorcroft Quarry to the south of the site.
- Frequent woodland cover in the wider landscape including semi-natural broadleaved woodland, plantation woodland and screening around quarries in proximity to the site.
- Mature trees are found along hedgerows.
- Semi-improved neutral grassland supports a number of species including bluebell.
- Several listed farm buildings in the wider landscape.
- Settlement in the surrounding area is sparse and primarily consists of isolated farms. Urban development in Plympton is over 1km north of the site and Plymstock approximately 800m south.
**Value:** based on designation status (including setting of AONB and National Park), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value.

- There are no designations within or adjacent to the site.
- Three listed buildings within 100m of the site at Haye Farm.
- Grade II* Saltram House Registered Park and Garden lies within 200m north.

**Summary of overall character:** based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

The site is within CA15 South Plympton Farmed Fringes and is generally typical of the character area; it forms part of the wider farmland forming a rural edge and buffer between Plympton and Plymstock.

The site is used for horse paddocks and under open grassland with a small stream in the southern field of the site. It is divided into small scale regular fields by hedgerows which contain some mature trees and enhance the rural character of the surrounding area, visually connecting the site and wider landscape to the wooded skyline of the Hardwick Wood ridge. Haye Road, a popular route with commuters travelling to and from the city, borders the west of the site and introduces noise and movement but the hedgerow bordering the road reduces its urbanising influence.

**Sensitivities/vulnerabilities:** to include threats to key characteristics.

- The role of the site as part of the wider landscape contributing to rural separation between Plympton and Plymstock.
- The semi-rural character and sense of separation from urban settlements, with the area generally characterised by farm buildings.
- Proximity of the Grade II* Registered Park and Garden of Saltram, the boundary of which lies within 200m of the site – development within the site could potentially affect the setting.
- Hedgerows and hedgerow trees which form part of the wider vegetated landscape character.
- Valued semi-natural habitats which may include grassland and woodland.

**Detractors**

- Pylons cross through the site.
- Horse paddocks on the site and nearby urban-related land uses including golf driving range and cemetery in the immediate surroundings combine to introduce a domestic/urban fringe characteristic.
- Adjacent Hayes Road creates noise and movement.

**Sensitivity analysis:** this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

This site is not being considered for development.