Landscape Impact Assessment of potential housing and employment sites across the thriving towns and villages
# Contents

<table>
<thead>
<tr>
<th>1. Introduction and Methodology</th>
<th>1</th>
</tr>
</thead>
</table>

## 2. Site Assessments:

### Dartmouth

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TTV5</td>
<td>Land at Cotton</td>
</tr>
<tr>
<td>TTV6</td>
<td>Noss on Dart</td>
</tr>
</tbody>
</table>

### Ivybridge

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TTV8</td>
<td>East of Ivybridge</td>
</tr>
<tr>
<td>TTV9</td>
<td>Land at Filham</td>
</tr>
<tr>
<td>TTV10</td>
<td>Land at Stibb Lane</td>
</tr>
</tbody>
</table>

### Kingsbridge

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TTV13</td>
<td>The Quayside</td>
</tr>
<tr>
<td>TTV14</td>
<td>West of Belle Hill</td>
</tr>
<tr>
<td>TTV15(1)</td>
<td>West Alvington Hill</td>
</tr>
<tr>
<td>TTV15(2)</td>
<td>North West of Kingsbridge</td>
</tr>
</tbody>
</table>

### Okehampton

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TTV17</td>
<td>Land at Exeter Road</td>
</tr>
<tr>
<td>TTV18</td>
<td>East of Okehampton</td>
</tr>
<tr>
<td>TTV19</td>
<td>Land at Stockley</td>
</tr>
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</table>

### Tavistock

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>TTV21</td>
<td>Callington Road</td>
</tr>
<tr>
<td>TTV22</td>
<td>Plymouth Road</td>
</tr>
<tr>
<td>TTV24(1)</td>
<td>New Launceston Road</td>
</tr>
<tr>
<td>TTV24(2)</td>
<td>Butcher Park Hill</td>
</tr>
<tr>
<td>TTV24(5)</td>
<td>Kelly Preparatory College</td>
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### Totnes

<table>
<thead>
<tr>
<th>Site</th>
<th>Description</th>
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<tbody>
<tr>
<td>TTV28(1)</td>
<td>Dartington Lane</td>
</tr>
<tr>
<td>TTV28(3)</td>
<td>Transition Homes</td>
</tr>
<tr>
<td>TTV28(6)</td>
<td>Ashburton Road</td>
</tr>
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### Bere Alston

<table>
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<th>Site</th>
<th>Description</th>
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<tbody>
<tr>
<td>TTV29(1)</td>
<td>Woolacombe Road</td>
</tr>
<tr>
<td>TTV29(2)</td>
<td>South of Woolacombe Road</td>
</tr>
</tbody>
</table>
Dartington
TTV29(3) – Beacon Park
TTV29(4) – Dartington Hall (Higher Barton)
TTV29(5) – Foxhole
TTV29(7) – Broom Park
TTV29(9) – Sawmills Field
TTV29(10) – Woodlands Yard

Hatherleigh
TTV29(12) – Hatchmoor

Lifton
TTV29(13) – Glenhaven
TTV29(14) – Land adjacent to Lifton Farm Shop

Modbury
TTV29(16) – Pennpark
TTV29(17) – Land west of Barracks Road

Salcombe
TTV29(19) – Bonfire Hill
TTV29(20) – Shadycombe
TTV29(21) – Land West of West End Garage

Stokenham & Chillington
TTV29(22) – Green Park Way
TTV29(23) – Land South East of Carehouse Cross

Yealmpton
TTV29(24) – North of Milzac Close
TTV29(25) – North of Riverford Farm Shop
1. Introduction and Methodology

1.1 Initial consultation on the Joint Local Plan has highlighted the concern of local communities and other consultees over the impact of development on the highly valued landscape of South Hams and West Devon. The councils have therefore undertaken a landscape impact assessment of the sites considered for allocation at the Main Towns, Towns and Key Villages across the two council areas. The assessments have been carried out by the council’s Natural Environment Specialist, who is a Chartered Landscape Architect.

1.2 Each site is assessed using the same methodology, starting with a desktop study of aerial photographs, Ordnance Survey mapping, designations and existing landscape character descriptions. Site visits were then undertaken, with judgements made on the key characteristics, landscape value, sensitivities or vulnerabilities of the site’s character. The main outputs from the assessment are a series of assessment sheets, with conclusions forming a “guidance statement” if the decision were to be taken to allocate the site for development. Sites that are within existing built-up areas or which were under construction at the time of writing have not been assessed.

1.3 Each assessment sheet is essentially a survey where a number of different sites have been examined against the same criteria. The assessment does not seek to rank the sites according to their landscape value or, in itself, make judgements about the suitability of sites for development. However, it does provide consistent data that will help to inform such judgements in the planning balance.
### Site name:
**Cotton, Dartmouth**

### SH/WD reference:
**TTV5 (SH_51_03/04/05/06/07/08_08/13/16)**

<table>
<thead>
<tr>
<th>Potential number of units: 450</th>
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<tr>
<td>Site area (ha): 28.3</td>
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<td>Anticipated density (dph): 25-30dph</td>
</tr>
</tbody>
</table>

### Landscape Character Area:
- **Start Bay Coastal Hinterland**

### Landscape Character Type:
- 5A: Inland elevated undulating land

### Location Plan:

![Location Plan](image-url)

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Elevated, gently rolling farmland with a central valley form extending into the farmstead at Cotton.
- Strong landscape pattern of trimmed hedgerows.
- Locally distinctive pine shelterbelt.
- Open plateau landscape with far-reaching views across the rolling farmland

### Relevant South Devon AONB Special Qualities:
- Deeply rural rolling patchwork agricultural landscape.
- Iconic wide, unspoilt and expansive panoramic 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.

Within the setting of the AONB, this site has a very high landscape value. The site also forms part of the elevated rolling landscape that is a distinctive part of the setting of Dartmouth, visible on the approaches from the south and west. Although only a very short stretch of public footpath passes through the site itself, Venn Lane and the lane through Cotton form part of the recreational network, linking to bridleways and public footpaths extending to the south.

There do not appear to be any designations for biodiversity or historic value at the site, though remnant stone barns locally form attractive historic features, and a Scheduled Monument lies to the west.

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

An elevated and open site, with gently rolling farmed fields sloping broadly to the south. There are expansive views across the site from surrounding high ground from all directions bar due north. The topography steepens at the southern extents of the site, dropping off the plateau into a spring valley. A distinctive pine shelterbelt runs through the eastern side of the site, but otherwise vegetation is largely limited to trimmed hedgerows with a very limited tree presence leading to an open and exposed character. Existing camping and caravanning uses are present to the eastern portion of the site, but are not widely visible.

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

- Development on the open plateau areas of the site, and that “tipping” down the slopes to the south would be visually prominent across a large area, including the AONB.
- Dense mitigation planting used to screen development would significantly diverge from the simple, open, hedgerow bound field pattern.
- Large-scale development in this open location would erode rural character and intrude into open panoramic views valued in the AONB.

**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.

Given the scale of the potential development here, and the elevation of the site, there will inevitably be significant landscape and visual impacts resulting from its development, including impacts upon the setting of the South Devon AONB. Due to the elevation and sloping topography of the site, these impacts could not be fully mitigated. However, these have been accepted in principle by the grant of planning permission for the northern portion of the site. Therefore, if development were to be promoted here, the following
measures would help to contain and moderate the impacts of extending the permitted development further to the south:

- Substantial areas of open space and strategic landscaping along the southern extents of the site, with strategic landscaping extending into the development.
- Low density development to allow a tree canopy to develop within the site area (as open space/garden/street trees), with these and open spaces breaking up the massing of built form in wider views.
- Maximum two-storey development to limit the impact of development on the plateau.
- Muted roofing and façade materials, avoiding pale renders along the southern and western edges of the site.
- Careful design of street lighting to minimise light spill.

Whilst introducing strategic landscaping would diverge from the prevailing character, not doing so in the context of introducing a large area of built form would result in very substantial visual impacts. A conscious change in character from open, trimmed boundaries to a more vegetated landscape is therefore the recommended approach, with species and management carefully selected for this exposed location.
### Site name:
**Land at Noss on Dart, Kingswear**

### SH/WD reference:
**TTV6 (SH_30_05_16)**

<table>
<thead>
<tr>
<th>Potential number of units: 100 (&amp; other uses)</th>
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<tbody>
<tr>
<td>Site area (ha): 14.9</td>
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<tr>
<td>Anticipated density (dph): mixed</td>
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</tbody>
</table>

### Landscape Character Area:
Dart Estuary

### Landscape Character Type:
3G: River valley slopes and combes & 4A: Estuaries

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

### If within the AONB, is this “major development” in NPPF paragraph 116 terms? Yes

### Reason for decision:
Despite being part-brownfield, the increase in building footprint, the introduction of significant levels of new uses (including 100 dwellings), and the potential expansion into the more elevated eastern portion of the site with little in the way of built context would likely constitute “major development” in NPPF terms.

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- The eastern part of the site is densely wooded, with sloping topography contributing to the often wooded slopes of the Dart Valley.
- The majority of development is at a low level on the waterside, with clear links to the water uses, preserving the wooded character of the slopes

Relevant South Devon AONB Special Qualities:
- Ria estuaries (drowned river valleys), steep combes and a network of associated watercourses.
- Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.

**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.

Within the South Devon AONB, this area has a very high landscape and visual value. The Dart Valley Trail passes through the eastern side of the site, along with the steam railway, denoting a high recreational and amenity value. The site also lies in a prominent location, extending into the River Dart which also has a very high recreational value for users of the waterway. Much of the southern half of the site is designated a County Wildlife site, and many of the trees in this area are also protected by various TPOs.

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

The western part of the site is brownfield, with marina facilities, employment and retail uses associated with the water industry lying on a generally levelled platform. Tree cover increases to the south, continuing the wooded character of much of the Dart Valley in this area. The eastern part of the site rises more steeply to the east, and is predominantly undeveloped woodland/scrub with two dwellings at the eastern end. The steam railway is a notable feature running through this area. The strongest visual relationships are with the estuary and users of the River Dart, the northern end of Dartmouth, and the Dart Valley Trail on both sides of the river bank.

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

- Tall, bulky, pale, predominantly glazed or lit development could significantly increase the visual prominence of the site on the River Dart
- Extending built form on to the more elevated eastern portion of the site could erode the consistency of the wooded character of the valley side
- Residential development could sever the strong links between the site and the estuary uses, if not carefully designed.
**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 development were to be promoted at this site, retention of the wooded valley character and the use of a sensitive design and materials for any new buildings would be key to mitigating impacts. In such a sensitive site from a landscape and visual perspective, the scale, form and location of development should be heavily influenced by further detailed study on landscape and visual effects.
### Site name:
**East of Ivybridge**

SH/WD reference: **TTV8**

<table>
<thead>
<tr>
<th>Potential number of units: 540 (employment)</th>
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<tbody>
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<td>Site area (ha): 25.9</td>
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<tr>
<td>Anticipated density (dph): 30dph</td>
</tr>
</tbody>
</table>

### Landscape Character Area:
Plymouth and Modbury Farmland

### Landscape Character Type:
2D: Moorland edge slopes

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

### Location Plan:

![Map of the area with key characteristics and 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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A series of medium to large agricultural fields, bound by strong, tree-lined hedgerows.
- In wider views from the south, this area forms part of the farmed gradual slopes at the foot of Dartmoor.

**Relevant Dartmoor National Park Special Qualities:**

- Enclosed farmland with small irregular pasture fields bounded by dry stone walls and hedgebanks.
**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 principle value of this area is the role it plays in the setting of Dartmoor National Park, and as part of the countryside setting of Ivybridge. Otherwise, the site does not appear to have any particular recreation, amenity or wildlife value, with no designations or public rights of way. A number of trees in the northern portion of the site are protected by TPO.

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

Although the character across this area is currently that of predominantly open and undeveloped fields, planning permission has been granted for residential development on much of the site area. The small areas of expansion are characterised by small-medium pastoral fields bound by dense hedgerows.

There is scattered, dispersed development generally across this area, which sensitively forms the western extents of Ivybridge set amongst a varied tree canopy. The permitted development will bring the more densely built edge of Ivybridge across much of this area, providing a clear context of built development.

Views from the National Park are available, with the permitted development appearing as a notable but consistent extension to the built form of Ivybridge in this direction.

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

Much of this site area already has planning permission. The areas of extension in the site being considered would not noticeably change the impacts of the development as a whole, and as such there are no specific sensitivities identified, subject to the measures outlined below.

**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 whole area (permitted plus extensions) were to be promoted for development, strategic landscaping along the northern, southern and eastern extents of the area should be incorporated into any development proposals, to address the impacts on views from the National Park and wider countryside to the south. Other measures such as utilising muted roofing materials and allowing sufficient space between dwellings to enable a tree canopy to develop would further reduce impacts upon Dartmoor National Park.
### Site name:
**Land at Filham, Ivybridge**

**SH/WD reference:**
TTV9 (SH_57_14/15_14)

<table>
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<th>Potential number of units: 200</th>
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<td>Anticipated density (dph): 30dph</td>
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</tbody>
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**Landscape Character Area:** Plymouth and Modbury Farmland

**Landscape Character Type:** 2D: Moorland edge slopes

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

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Open agricultural fields, sloping down to the south and south west
- Boundaries formed by mature hedgerows and important tree lines
- In wider views from the south, this area forms part of the farmed gradual slopes at the foot of Dartmoor.

**Relevant Dartmoor National Park Special Qualities:**

- Enclosed farmland with small irregular pasture fields bounded by dry stone walls and hedgebanks.
**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 principle value of this area is the role it plays in the setting of Dartmoor National Park, and as part of the countryside setting of Ivybridge. Otherwise, the site does not appear to have any particular recreation, amenity or wildlife value, with no designations or public rights of way.

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

The two fields form part of the small-scale landscape on the outskirts of Ivybridge. They are open to the south, and are bound by strong hedgerows, banks and treelines which provide some visual containment of the area.

There is scattered, dispersed development generally across this area, which sensitively forms the western extents of Ivybridge set amongst a varied tree canopy. The permitted development to the west will bring the more densely built edge of Ivybridge out to this location, providing a clear context of built development.

Views from the National Park are limited and foreshortened by topography and existing vegetation.

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

- Development here has the potential to form isolated, dense areas of built from if not sensitively designed with a modest, rural, vernacular character
- Removal of boundary vegetation would open up views of the site from elevated ground to the north in the National Park and to the south around Whitely Cross

**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 development were to be promoted in this location, the landscape and visual impacts associated with development here should be moderated by sensitive design (traditional, high quality materials and up to two storey low-density built form) and retention and enhancement of boundary features along with strategic landscaping to the north, east and south of the fields. An organic form of development would also help reduce impacts from the south. However, if executed poorly through overly dense, tall or urban forms, there is a high potential for significant impacts. Particular care should be given to wider views from elevated ground to the north and south, with a rural, organic form of development being a key principle. The development form should also allow for the creation of spaces within the site to allow the development of trees amongst the built form.
**Site name:** 
**Land at Stibb Lane, Ivybridge**

**SH/WD reference:** 
**TTV10 (SH_27_02/03_08/13/16)**

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<th>Potential number of units: 100</th>
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<td>Site area (ha): 4.7</td>
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<td>Anticipated density (dph): 30dph</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Plymouth and Modbury Farmland  
**Landscape Character Type:** 3E. Lowland plains

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Several open agricultural fields sloping down to the east, forming part of the landscape setting of Ivybridge in views from Dartmoor National Park
- Predominantly bound by trimmed hedgerows, with stronger vegetation as a treeline along Stibb Lane

**Relevant Dartmoor National Park Special Qualities:**

- Enclosed farmland with small irregular pasture fields bounded by dry stone walls and hedgebanks.

**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 principle value of this area is the role it plays in the setting of Dartmoor National Park, and as part of the countryside setting of Ivybridge when viewed from the Park. Otherwise, the site does not appear to have any particular recreation, amenity or wildlife value, with no designations or public rights of way. A number of trees in the northern portion of the site are protected by TPO.

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

The site fields slope towards the settlement to the east, and are bound by strong hedgerows, banks and treelines which provide some visual containment of the area.

The fields form a small part of the visible countryside context of Ivybridge when viewed from the National Park, with views available from Henlake Down and Western Beacon. The north western edge of the site is most prominent in these views, with the lower portions relating better to the existing built form. The field to the north beyond the identified site extends the settlement significantly in views from the Park, and is poorly related to the existing settlement edge.

The land to the south of the site has planning consent for residential development, providing a clear context of built development.

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

- Removal of boundary vegetation would result in a larger mass of built development, increasing its prominence in wider views
- Development that is taller or more densely developed than the existing settlement edge would result in a harsh settlement edge, and worsen landscape and visual impacts

**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 land to the south of the site has planning consent, providing a recent built context for development here along with the existing settlement boundary. If an extension to this consented area were to be promoted for development, the north western edge should accommodate strategic landscaping to provide visual containment of the development in views from the National Park. Density, massing and materials (particularly roofing materials) should be carefully selected to avoid visual prominence in elevated views from the Park.
<table>
<thead>
<tr>
<th>Site name: The Quayside, Kingsbridge</th>
<th>Potential number of units: 100 (and other uses)</th>
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<tbody>
<tr>
<td></td>
<td>Anticipated density (dph): mixed</td>
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**Landscape Character Area:** Salcombe to Kingsbridge Estuary  
**Landscape Character Type:** 5A: Inland elevated undulating land & 3G: River valley slopes and combes & 4A: Estuaries

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

**If within the AONB, is this “major development” in NPPF paragraph 116 terms?** No  
**Reason for decision:** A previously developed site with a clear development context of a comparable scale and appearance. If proposals were to notably increase the scale of built form in this location, this may be considered to result in major development.

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Contextually strong maritime traditions, visible today in fishing and recreational craft but also in architecture in Kingsbridge, where merchant seafarers' properties reflect the area’s former strategic importance for trade.
- An active slip-way to the south, with associated perceptual characteristics.
- A strong and mature tree canopy within and bordering the site gives an attractive and sylvan character to the surrounding area. The low level development uses (often car parking) give the trees added prominence in the site.
- The quayside character to the north and along the eastern edge is a positive public realm feature, with walkways and benches providing opportunities for informal recreation and a strong sense of place.

**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 lies within the AONB, though as a previously developed town centre site, is not considered to significantly contribute to or affect the wider Special Qualities of the designation. However, the site is highly visible from the estuary itself, which is very sensitive to visual changes within the AONB. The site is adjacent to the Salcombe to Kingsbridge Estuary SSSI, which also extends over the southern portion of the eastern car park. As a key central location for Kingsbridge, opportunities for informal recreation and improved experience of the quayside location are present and could be enhanced through redevelopment. The northern portion of the site is less than 50m from the Kingsbridge Conservation Area.

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

A previously developed site with a mix of development uses, including a high level of car parking. Sloping up to the west, the site is visually prominent at the heart of Kingsbridge, with high levels of visibility from the east (within the town and on surrounding high ground) and from the adjacent estuary channel approaching from the south. The existing tree canopy is a key characteristic which links the site with the rest of the town. There are high quality perceptual characteristics associated with the adjacent estuary and active slipway.

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

- Development that did not respect or refer to the maritime and vernacular character of Kingsbridge through its form, detailing and materials would erode the strong sense of place and result in a degradation of local character.
- Development could have a significant visual impact both locally and in wider views to the east if it were to extend to a notable height or required the removal of a number of the mature trees within and bordering the site.
- The loss of the active slipway would remove strong perceptual qualities associated with the quayside.
**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 redevelopment were to take place in this area, significant consideration should be given to the open views from the east and south in any design development. Built form should retain the fine grain and vernacular form of development elsewhere in Kingsbridge, avoiding large, modern blocks with blank facades. Within the AONB, the highest quality of design would be expected in order to conserve and enhance the visual quality of the designation. Space between developed areas of the site should be provided, in order to retain and enhance the existing tree canopy within and bordering the site to retain the green character of Kingsbridge as a whole when viewed in its landscape setting.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: 100</th>
</tr>
</thead>
<tbody>
<tr>
<td>West of Belle Hill, Kingsbridge</td>
<td>Site area (ha): 3.86</td>
</tr>
<tr>
<td>TTV14 (SH_28_07_08/13)</td>
<td></td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Salcombe to Kingsbridge Estuary  
**Landscape Character Type:** 5A: Inland elevated undulating land & 3G: River valley slopes and combes

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- The upper slopes of a distinctive pronounced, rounded hill flanking the Estuary at Kingsbridge.
- Two arable fields, bound by trimmed hedgerows, with an open and exposed character, allowing expansive views to the south and south west.
- There are notable views towards the site on rising ground above Kingsbridge from a large area of the AONB to the west and south west.
Relevant South Devon AONB Special Qualities:

- Deeply rural rolling patchwork agricultural landscape.
- Iconic wide, unspoilt and expansive panoramic 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 principle value of this area comes from the role this hill plays in the landscape setting of the town, and in the setting of the AONB. Views across and between the high ground surrounding the estuary are an important characteristic of the area; the landscape character assessments of the area (both at District and County level) note the visual intrusion caused by the extension of the towns of Salcombe and Kingsbridge onto the high ground surrounding the settlements. There appear to be no public access routes, and no particular value associated with biodiversity.

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

An open and elevated hillside site set above the settlement of Kingsbridge, comprising two medium-large agricultural fields bound by hedgerows, forming part of a consistent landscape setting to the town. There is high level of intervisibility with the AONB, with views from the designation wrapping round to the south and west. The site area feels consistently rural forming an attractive landscape setting to the town, though is of a moderate quality overall due to the influence of the nearby solar farms and the adjacent settlement edge. As a result it has a moderate tranquillity.

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

- Any development at this site would worsen the existing identified issue of visual intrusion caused by the creep of Kingsbridge onto its surrounding hills.
- Development at the site could adversely affect the setting of the AONB through the introduction of a large area of built form onto elevated ground.
- Development at the site could result in a significant visual impact on views between high ground to the south and west.

**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.

Given the existing recognition of the detrimental effects of the extension of the town onto the high ground surrounding Kingsbridge, it is inevitable that development here would perpetuate this problem, adversely affect the character and visual quality of the landscape, and the setting of the AONB. Due to the open and elevated nature of the site, these effects could not be fully mitigated.
If development were to be promoted at this site, restricting development to the lower south western corner, and certainly the southern field would act to limit the spread of development onto the most elevated parts of the site, though it would still form a significant built extension beyond a well-defined settlement edge. In addition, provision of strategic landscaping bordering and running throughout the site, combined with a low-density development (max 30 dph) comprising modest dwellings (1.5 to two storey) with traditional proportions and a modest use of glazing would help to reduce the visual impact of new built form. Lighting should also be minimised in this rural location.
Site name: **West Alvington Hill, Kingsbridge**  
SH/WD reference: TTV15(1)  
Potential number of units: 135  
Site area (ha): 3.29  
Anticipated density (dph): 40 dph

**Landscape Character Area:** Salcombe to Kingsbridge Estuary  
**Landscape Character Type:** 3G: River valley slopes and combes  
☒ Within AONB  
☐ Within setting of AONB/DNP

**If within the AONB, is this “major development” in NPPF paragraph 116 terms?** Yes  
**Reason for decision:** Although well-related to the settlement edge on two sides, the scale of development here would result in “major development”.

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Two pastoral fields, bound by hedgerows containing some important specimen trees
- A moderately open character, with sloping topography allowing views from the more elevated portions of the site towards the north and north east.
- The topography of the site sloping down to the north is generally well-contained within the built form of the town, but forms an attractive green element extending into the built form of the town.
Relevant South Devon AONB Special Qualities:

- Deeply rural rolling patchwork agricultural landscape.

**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 principle value of this area comes from its location within the AONB, and the role this area plays in the landscape setting of the town, most notably in views from the northern slopes of the town, where it forms a green wedge between two areas of Kingsbridge. A public footpath runs along the southern boundary of the site, and along Norden Lane dividing the two portions of the site. There don’t appear to be any particular biodiversity sensitivities at this site.

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

An open site set between two areas of Kingsbridge, comprising two medium-large agricultural fields bound by hedgerows, forming a green wedge currently extending into the built form of the town. The site area feels consistently rural forming an attractive landscape setting to the town, though is of a moderate quality overall due to the influence of the adjacent A381 and settlement edge. As a result it has a moderate tranquillity.

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

- Any development at this site would limit the value of the green wedge this site forms, breaking up the massing of the town and providing an attractive green context to existing built form.
- Development at the site could adversely affect the AONB landscape through the introduction of a large area of built form onto sloping and visible ground.

**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.

Outline consent has been granted at this site for a lower number of dwellings. If development were to be promoted at this site, keeping the more elevated western extents of the site free of built form would help retain views of greenspace from within the town, and conserve this characteristic of the area. Retaining and allowing appropriate buffers to the boundary vegetation would also help to break up built form. Modest scale development, particularly on the more elevated southern and western portions would be necessary to avoid visually prominent built form.
### Site name:
**North West of Kingsbridge**

### SH/WD reference:
**TTV15(2)**

### Potential number of units:
60 and employment

### Site area (ha):
3.5

### Anticipated density (dph):
35 dph

### Landscape Character Area: Salcombe to Kingsbridge Estuary

### Landscape Character Type: 3G: River valley slopes and combes

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

### If within the AONB, is this “major development” in NPPF paragraph 116 terms? Yes

### Reason for decision:
Although well-related to the settlement edge, the scale of development here would result in “major development”.

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A medium-large pastoral field, bound by hedgerows containing some important specimen trees
- A moderately open character, with sloping topography allowing extensive views towards the east and south east.
- The topography of the site sloping down to the east is detached from the settlement edge by vegetation associated with the disused railway, which currently forms a strong boundary to built form in the town.
Relevant South Devon AONB Special Qualities:
- Deeply rural rolling patchwork agricultural landscape.
- Iconic wide, unspoilt and expansive panoramic 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 principle value of this area comes from its location within the AONB, and the role this area plays in the landscape setting of the town, most notably in views from the eastern extents of the town, and the closer western approaches to the site, where it forms part of a consistent rolling rural landscape abutting the town. A public footpath runs along the western boundary of the site. There don’t appear to be any particular biodiversity sensitivities at this site.

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

An open site on the edge of Kingsbridge, comprising a medium-large agricultural field bound by hedgerows, forming part of the rural landscape on the edge of the town. The site area feels consistently rural forming an attractive landscape setting to the town.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.
- Any development at this site would extend into the green setting of the town, and erode the intactness of the attractive rural context to existing built form.
- Development at the site could adversely affect the AONB landscape through the introduction of a large area of built form onto sloping and visible ground.

**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.

Outline consent has been granted at this site for a higher number of dwellings. If development were to be promoted at this site, keeping the more elevated north western extents of the site free of built form would help retain views of open countryside from within the town, and conserve this characteristic of the area. Retaining and allowing appropriate buffers to the boundary vegetation would also help to break up built form, along with incorporating open space and large specimen trees within the proposed built form. Modest scale development, particularly on the more elevated western portion would be necessary to avoid visually prominent built form.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Land at Exeter Road, Okehampton</th>
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<tbody>
<tr>
<td>SH/WD reference:</td>
<td>TTV17</td>
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<tr>
<td>Potential number of units:</td>
<td>employment</td>
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<tr>
<td>Site area (ha):</td>
<td>11.2</td>
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<tr>
<td>Anticipated density (dph):</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** High Taw Farmland  
**Landscape Character Type:** 5A: Inland elevated undulating land  
- ☐ Within AONB  
- ☒ Within setting of AONB/DNP

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A large grassland field, with levelled hard standings for employment units sloping into the valley to the north and west
- Predominantly bound by trimmed hedgerows with limited tree cover, with the exception of the northern and eastern boundaries which do contain a high proportion of trees.
- Open to the north, with views to rising ground at Abbeyford
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’s value lies principally in its role as part of the setting of Dartmoor, with views from elevated ground to the north taking in this site area in the foreground of Dartmoor rising behind. The Devonshire Heartland Way long distance trail also passes to the south of the site. Otherwise there appear to be no designations or historic value close to the site.

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

A large open field, sloping down into the valley to the north and west, there are notable views from the north across the undulating landscape surrounding Okehampton. The consented development here has partially commenced, with levelled hardstandings in several locations departing from the prevailing landscape character of the area. Though distant from Okehampton, the various development uses extending to the east of the settlement provide a clear built context for this site.

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

- With limited existing vegetation cover and trimmed hedgerows, development could appear stark and visually prominent when viewed from the north west
- Removal of trees bordering the site would erode character and remove any filtering of views that they provide

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 employment development were to be promoted at this site, a strong landscape framework should be created within and surrounding the units. Employment units should use muted roof and façade materials to reduce visual prominence, with spaces between the units allowing for tree planting around any yard areas.
### Site name:
**East of Okehampton**

#### SH/WD reference:
**TTV18**

<table>
<thead>
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<th><strong>Potential number of units:</strong></th>
<th>775</th>
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</thead>
<tbody>
<tr>
<td><strong>Site area (ha):</strong></td>
<td>36.1</td>
</tr>
<tr>
<td><strong>Anticipated density (dph):</strong></td>
<td>25 dph</td>
</tr>
</tbody>
</table>

#### Landscape Character Area:
High Taw Farmland

#### Landscape Character Type:
5A: Inland elevated undulating land

| ☐ | Within AONB |
| ☐ | Within setting of AONB/DNP |

#### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A series of medium-large agricultural fields sloping into the valley running through the north west portion of the site.

- Predominantly bound by trimmed hedgerows with limited tree cover, with the exception of the valley in the north western portion of the site which contains a high proportion of trees.

- Generally open in character with a broadly undulating topography.
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’s value lies principally in its role as part of the setting of Dartmoor, with views from northern edge of the moor taking in this site area. A Scheduled Monument lies to the west of the site at Okehampton Roman fort. Otherwise there appear to be no designations or public access to the site.

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

A series of broadly open and undulating medium-large open fields, sloping down into the valley to the north west portion of the site. There are notable views from higher ground to the north and south across the landscape surrounding Okehampton. Though forming a large expansion to Okehampton, the various development uses extending to the east of the settlement provide a built context for new development here, including new residential development to the south of this site.

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

- With limited existing vegetation cover and trimmed hedgerows, development could appear stark and visually prominent when viewed from the surrounding landscape
- Removal of trees within and bordering the site would erode character and remove any filtering of views that they provide

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 development were to be promoted at this site, a strong landscape framework should be created within and surrounding the units, particularly focussing on structural landscaping on the boundaries of the site, extending into the parcels of built form. Substantial areas of open space should be created to break up the massing of built form currently apparent at this edge of Okehampton. A variety in scale and materials would also help to break up the harsh line of development formed by the recent residential development on this edge.
**Site name:**

**Land at Stockley, Okehampton**

**SH/WD reference:**

**TTV19 (WD_23_19_13)**

**Potential number of units:** employment

**Site area (ha):** 10.6

**Anticipated density (dph):** n/a

**Landscape Character Area:** High Taw Farmland

**Landscape Character Type:** 5A: Inland elevated undulating land

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A series of medium sized agricultural fields sloping into the valley to the north and west
- Predominantly bound by trimmed hedgerows with limited tree cover, with the exception of the northern and western boundaries which do contain a high proportion of trees.
- Open to the north, with views to rising ground at Abbeyford
**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’s value lies principally in its role as part of the setting of Dartmoor, with views from elevated ground to the north taking in this site area in the foreground of Dartmoor rising behind. The Devonshire Heartland Way long distance trail also passes through the centre of the site. Otherwise there appear to be no designations or historic value close to the site.

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

A series of broadly open agricultural fields sloping down into the valley to the north and west, there are notable views from the north across the undulating landscape surrounding Okehampton. Despite a valley lying between them, in views from the north there is a close association between the site and the adjacent consented employment site at Exeter Road, with similar characteristics present across both sites. Though distant from Okehampton, the various development uses extending to the east of the settlement provide a clear built context for this site.

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

- With limited existing vegetation cover and trimmed hedgerows, development could appear stark and visually prominent when viewed from the north west
- Removal of trees within and bordering the site would erode character and remove any filtering of views that they provide

**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 employment development were to be promoted at this site, a strong landscape framework should be created within and surrounding the units. Employment units should use muted roof and façade materials to reduce visual prominence, with spaces between the units allowing for tree planting around any yard areas.
**Site name:**
**Callington Road, Tavistock**

**SH/WD reference:**
**TTV21**

<table>
<thead>
<tr>
<th>Potential number of units: 600</th>
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<tbody>
<tr>
<td>Site area (ha): 37.8</td>
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<tr>
<td>Anticipated density (dph): 25dph</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** River Tavy Middle Valley

**Landscape Character Type:** 3G: River valley slopes and combes & 5A: Inland elevated undulating land

- [ ] Within AONB
- [x] Within setting of AONB/DNP

**Location Plan:**

[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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Strong field boundaries with robust hedgerows and distinctive woodland and treelines
- Open pastoral fields sloping up to the west, broadly undulating across the site
- Elevated to the west with fine views over much of Tavistock and towards Dartmoor

**Relevant Tamar Valley AONB Special Qualities:**

- A landscape of high visual quality
**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 on the immediate southern boundary, and Dartmoor National Park 2km to the east. The site makes a moderate contribution to the setting of the AONB and National Park, forming part of the consistent landscape setting to the south of the town. There appear to be no other designations for biodiversity, and there is no public access to the site, however a County Wildlife Site lies to the east. The World Heritage Site at Tavistock also denotes a significant historic value and lies immediately adjacent to the eastern site boundary.

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

Several open fields on gently rising ground to the south west of the town. There are strong visual relationships with the town and Dartmoor (albeit at a distance), with fine views from the elevated western portion of the site across the town to the surrounding landscape. The current edge of the town has a significant visual impact on the northern site area, but much of the site is visually and physically detached from the town. Important boundary trees, woodland and hedgerows provide a strong landscape framework to the site.

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

- Development extending on to higher ground could significantly alter the perception of Tavistock in its landscape setting, along with effecting a substantial linear expansion to the town
- Dense development would create a harsh and visually prominent area of development in the context of the Tamar Valley AONB and in views from the National Park.

**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 development were to be promoted at this site, keeping it as low down the slope as possible would help to minimise wider landscape and visual impacts, and impacts upon the setting of Dartmoor and the AONB. Creating substantial areas of open space and strategic landscaping to the west would be an effective way of achieving this.

In this sensitive landscape and historic setting, vernacular built form with traditional scale (for settlement outskirts – up to two storey), form and materials would help reduce visual impacts, with muted colours and avoiding visually prominent pale renders on the more elevated sections. Avoiding significant glazing on dwellings and minimising street lighting of the site would also help reduce wider impacts on the landscape.
Site name: **Plymouth Road, Tavistock**  
SH/WD reference: **TTV22**  

<table>
<thead>
<tr>
<th>Potential number of units: 250 (&amp; employment)</th>
<th>Site area (ha): 17.8</th>
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<tbody>
<tr>
<td>Anticipated density (dph): 25dph</td>
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</tbody>
</table>

**Landscape Character Area:** River Tavy Middle Valley  
**Landscape Character Type:** 3B: Lower rolling farmed and settled valley slopes

### Location Plan:

![Location Plan Map](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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Strong field boundaries with robust hedgerows and treelines
- Open pastoral fields sloping up to the south, with the gradient increasing towards the southern boundary
- Elevated to the south with fine views over much of Tavistock and towards Dartmoor

**Relevant Tamar Valley AONB Special Qualities:**  
- A landscape of high visual quality
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 on the immediate south west boundary, and Dartmoor National Park 1.5km to the east. As the site slopes away from the AONB the site makes a moderate contribution to its setting, principally in views towards the AONB from the north and west. The site also forms part of the setting of Dartmoor as part of the setting of the urban form of Tavistock which is clearly visible from the western side of the moor. There appear to be no other designations for biodiversity, and there is no public access to the site, however a number of the hedgerow tree lines are protected by numerous TPOs. The World Heritage Site at Tavistock also denotes a significant historic value.

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

Several open fields on rising ground to the south of the town. There are strong visual relationships with the town and Dartmoor (albeit at a distance), with fine views from the more elevated southern end of the site across the town to the surrounding landscape. The current edge of the town has a significant visual impact on the site. Important boundary trees and hedgerows provide a strong framework to the site, with many protected by TPOs.

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

- Development extending on to higher ground could significantly alter the perception of Tavistock in its landscape setting.
- Dense development would create a harsh and visually prominent area of development in the context of the Tamar Valley AONB and in views from the National Park.
- Non-vernacular built form and materials could be visually prominent set above this area of the town.

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 development were to be promoted at this site, keeping it as low down the slope as possible would help to minimise wider landscape and visual impacts, and impacts upon the setting of Dartmoor and the AONB. Creating substantial areas of open space and strategic landscaping to the south would be an effective way of achieving this.

In this sensitive landscape and historic setting, vernacular built form with traditional scale (for settlement outskirts – up to two storey), form and materials would help reduce visual impacts, with muted colours and avoiding visually prominent pale renders on the more elevated sections. Avoiding significant glazing on dwellings and minimising street lighting of the site would also help reduce wider impacts on protected landscapes.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: 148</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Launceston Road, Tavistock</strong></td>
<td>Site area (ha): 5.9</td>
</tr>
<tr>
<td><strong>TTV24(1)</strong></td>
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<table>
<thead>
<tr>
<th>Landscape Character Area:</th>
<th>River Tavy Middle Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Character Type:</td>
<td>5A: Inland elevated undulating land</td>
</tr>
</tbody>
</table>

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Strong field boundaries with robust hedgerows and treelines
- Open pastoral fields sloping down to the south and west
- Generally elevated, with wide views towards the south

**Relevant Tamar Valley AONB Special Qualities:**

- A landscape of high visual quality

**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 lies approx. 2km to the east of the site and the Tamar Valley AONB 2km to the south. The site forms a small part of their settings as part of the landscape setting of Tavistock which is clearly visible from the western side of the moor and the northern edge of the AONB. There appear to be no designations for biodiversity. A Listed building lies to the north east at Pixton Cottage, and the World Heritage Site at Tavistock also denotes a significant historic value.

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

Several open fields on rising ground to the north west of the town. There are strong visual relationships with the town, the AONB and Dartmoor, with fine views from the more elevated northern end of the site across to the surrounding landscape. The current edge of the town has a significant visual impact on much of the site. Important boundary trees and hedgerows provide a strong framework to the site.

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

- Development extending on to higher ground could alter the perception of Tavistock in its landscape setting.
- Dense development would create a harsh and visually prominent area of development on elevated ground in the context of the Tamar Valley AONB and in views from the National Park.
- Non-vernacular built form and materials could be visually prominent set above this area of the town.

**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 development were to be promoted at this site, creating substantial areas of open space and strategic landscaping to the west and throughout the site would help to minimise wider landscape and visual impacts, and impacts upon the setting of Dartmoor, the AONB and the town.

In this sensitive landscape and historic setting, vernacular built form with traditional scale (for settlement outskirts – up to two storey), form and materials would help reduce visual impacts, with muted colours and avoiding visually prominent pale renders on the more elevated sections. Avoiding significant glazing on dwellings and minimising street lighting of the site would also help reduce wider impacts on protected landscape.
### Site name:
**Butcher Park Hill, Tavistock**

**SH/WD reference:**
**TTV24(2)**

<table>
<thead>
<tr>
<th>Potential number of units: 110</th>
<th>Site area (ha): 5.6</th>
</tr>
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<tbody>
<tr>
<td>Anticipated density (dph): 25dph</td>
<td></td>
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</tbody>
</table>

### Landscape Character Area:
River Tavy Middle Valley

**Landscape Character Type:**
5A: Inland elevated undulating land

- [ ] Within AONB
- [x] Within setting of AONB/DNP

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Low and closely managed hedgerow to the north of the site result in an open and exposed character
- Higher proportion of trees towards the southern boundaries
- Open pastoral fields sloping down to the south, with a small plateau to the southern-most field
- Elevated with extensive views towards the south.

**Relevant Tamar Valley AONB Special Qualities:**
- A landscape of high visual quality
**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 lies approx. 1.5km to the east of the site, and the site forms a small part of its setting as part of the landscape setting of Tavistock which is clearly visible from the western side of the moor. There appear to be no designations for biodiversity. The World Heritage Site at Tavistock denotes a significant historic value, and important boundary trees and hedgerows to the southern portions of the site are important landscape features.

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

Several open fields on elevated ground to the north of the town. There are strong visual relationships with Dartmoor (albeit at a distance), with fine views from the more elevated and open northern portion of the site across the town towards the surrounding landscape. The site has a poor visual relationship with the town, being physically separated from it, and the site forms a part of the consistent open and elevated landscape above the town. Important boundary trees and hedgerows to the southern portions of the site are important landscape features.

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

- Development extending on to high ground could significantly alter the perception of Tavistock in its landscape setting.
- Dense development would create a harsh and visually prominent area of development on elevated ground above the town.
- Non-vernacular built form and materials could be visually prominent set above this area of the town.

**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 development were to be promoted at this site, the open and elevated nature of the site mean that landscape impacts could not be fully mitigated. However, strategic landscaping to the weaker site boundaries in the northern areas of the site, and the retention and enhancement of hedgerows within the site would help to break up the massing of new built form.

In this sensitive landscape setting, vernacular built form with traditional scale (for settlement outskirts – up to two storey), form and materials would help reduce visual impacts, with muted colours and avoiding visually prominent pale renders on the more elevated sections. Avoiding significant glazing on dwellings and minimising street lighting of the site would also help reduce wider landscape impacts.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: tbc – extra care housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land at Kelly College (Prep. School), Tavistock</strong></td>
<td>Site area (ha): 1.8</td>
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<tr>
<td>SH/WD reference:</td>
<td>Anticipated density (dph): n/a</td>
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<tr>
<td><strong>TTV24(5)</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Tavistock Dartmoor Fringes  
**Landscape Character Type:** 3G: River valley slopes and combes

| Location Plan: |

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Attractive formal gardens surrounding the preparatory school building with a number of specimen trees
- Open to the south east, with sloping grass lawns extending to the A386
- An intimate character, generally enclosed within the valley by 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.

Although very close to the National Park boundary, the site area is only clearly visible from the immediate boundaries due to the significant tree cover at this point in the valley. Its value in the setting of Dartmoor National Park is therefore moderate. Whilst there are no designations associated with this site, much of the undeveloped areas are part of formal gardens and/or parkland with an attractive range of specimen trees amongst the buildings. The localised visual value of this character is significant when experienced from the A386.

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

A previously developed site, with varied building forms set amongst formal grounds. There is a significant tree presence in the area, both as woodland in the valley, boundary treelines and specimen trees within and surrounding the site area. The site is visually well contained by the tree cover and sloping topography, with primary views being available from the A386.

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

- Overdevelopment of the site would fundamentally change the attractive formal historic character of the site area.
- Loss of trees within and surrounding the site would erode this key characteristic.

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 development of extra-care housing were to be promoted at this site, development should be contained to the existing building footprints where possible; either through the conversion of the existing preparatory school building, or the redevelopment of the single-storey buildings to the north. Retention of the trees throughout the site should be a high priority.
Site name: **Dartington Lane, Totnes**  

| Potential number of units: 45  
| Site area (ha): 1.7  
| Anticipated density (dph): 30dph |

**Landscape Character Area:** Mid Dart Valley and Slopes  
**Landscape Character Type:** 3B: Lower rolling farmed and settled valley slopes & 3C: Sparsely settled farmed valley floors  
☐ Within AONB  
☐ Within setting of AONB/DNP  

**Location Plan:**

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.

- Two discrete but associated greenfield sites on either side of Dartington Lane.
- Some important specimen trees within and bordering the two site areas.
- Low-lying grassland and scrub.
**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 smaller site has a well-established recreational use, and is therefore of high value. Dartington Park Grade II* Registered Park and Garden extends to the northern most point of the site, with Grade II Listed Buildings at Dartington Lodge also adjacent to the north. The floodplain to the north is also a County Wildlife Site.

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

Two largely flat greenfield grassland sites, which are heavily influenced by adjacent developments to the north west and south east. The smaller site has an established recreational use. Views of the site area are limited to the immediate site boundaries, which include the Registered Park and Garden and Listed Buildings to the north. Many important trees form the site boundaries, including specimen and woodland trees.

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

- Removal of important trees and boundary vegetation would erode the well-vegetated character of the area
- Loss of the recreational area would reduce amenity locally

Due to the location of this site within an established pattern of development, there are limited other landscape and visual sensitivities to development here, subject to securing high quality and sensitive design. In relation to other values, development could adversely affect the setting of the adjacent Listed Building and Registered Parkland, and could adversely affect the biodiversity value of the County Wildlife Site. Further assessment should be carried out in relation to these issues.

**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 development were to be promoted at this site, the proposals would need to be sensitive to the high historic and biodiversity value of the adjoining landscape, and offsets may need to be created. Traditional and vernacular built form, relating closely to the existing pattern and density of adjoining development would be appropriate here, with space allowed to retain important tree specimens within the site area. Boundary vegetation which contributes positively to the character of the area should be retained.
### Site name:
**Transition Homes**

**SH/WD reference:**
TTV28(3) (SH_14_22_13)

<table>
<thead>
<tr>
<th>Potential number of units: 27</th>
<th>Site area (ha): 2.8</th>
<th>Anticipated density (dph): 25dph</th>
</tr>
</thead>
</table>

#### Landscape Character Area:
Mid Dart Valley and Slopes

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

#### Location Plan:

- An enclosed gently sloping pasture field
- Strong tree lines bound the site on all sides, contributing to the well-treed and often wooded valley character
**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.

With the exception of the boundary trees which are striking characteristic features, the site has limited value with no designations or apparent historic or biodiversity interest. A public right of way passes through the site area denoting some recreational value.

Lying between Dartington and Totnes, the site does have value in preserving the separation of the settlements, though this function is primarily served by the boundary trees rather than the site itself.

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

A fairly enclosed pasture field located between Dartington and Totnes, the site forms part of the valley landscape, characterised by the high presence of trees and woodland. There is scattered, dispersed development generally across this area, with more recent residential development on the opposite side of the A385 which results in a clear built development context. Views of the site area are limited to the public right of way passing through the site.

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

- Removal of boundary trees would erode the positive contribution they make to the character of the area, and open up potentially harmful views of the 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.

If development were to be promoted at this site, significant changes to the character and views experienced from the public footpath passing through the site would be inevitable. High quality design and materials, as well as a positive layout to incorporate the public footpath would mitigate these changes as best as possible. Otherwise, impacts from the development could be relatively minor subject to the retention of the boundary trees.
**Site name:** Ashburton Road, Totnes  
**SH/WD reference:** TTV28(6)

| Potential number of units: employment |  
| Site area (ha): 0.4 |
| Anticipated density (dph): n/a |

**Landscape Character Area:** Mid Dart Valley and Slopes  
**Landscape Character Type:** 3B: Lower rolling farmed and settled valley slopes

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- An enclosed area of field, bounded by new development and strong vegetation
- Sloping steeply down to the east
- Some important trees bordering the site
- Partially brown-field, with the remainder low-lying grassland and scrub
**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.

With the exception of the boundary trees, the site has limited value with no designations or apparent historic or biodiversity interest. The site area is overlooked by some new properties at the Meadowside development.

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

A parcel of land closely associated with the existing development at Meadowside. The site contributes little to the character of the area, with the exception of the eastern boundary trees and vegetation. Views of the site area are limited to the adjoining development and the A385.

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

- Removal of boundary trees would erode the positive contribution they make to the character of the area, and open up potentially harmful views of the development.
- Due to the location of this site within an established pattern of development, there are limited other landscape and visual sensitivities to development here, subject to securing high quality and sensitive design.

**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 development were to be promoted at this site, impacts from the development could be minor subject to the retention of the boundary trees.
Site name: Woolacombe Road, Bere Alston
SH/WD reference: TTV29(1) (WD_48_19_14)

Potential number of units: 30
Site area (ha): 1
Anticipated density (dph): 30

Landscape Character Area: River Tavy Middle Valley
Landscape Character Type: 1G: Open inland plateau

☒ Within AONB
☐ Within setting of AONB/DNP

If within the AONB, is this “major development” in NPPF paragraph 116 terms? No
Reason for decision: The settlement at Bere Alston provides a clear built context for development of this scale in this location.

Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Gently rolling upland plateau
- Low trimmed hedgebanks with few hedgerow trees
- High and open, with long views over the river valley landscapes to north and south
- Pastoral field, bound by trimmed hedgerows and existing development.

Relevant Tamar Valley AONB Special Qualities:
• A rare valley and water landscape
• A landscape of high visual quality

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.

Within the Tamar Valley AONB, the site area has a very high landscape value. There is a public right of way passing through the site, connecting Bere Alston to the landscape to the west of the village. The open views from this plateau landscape are a key element of the landscape setting of the village.

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

An open and elevated site, set alongside existing development at the village. The site is formed by an irregular pastoral field, bound by trimmed banked hedgerows, the existing development at Woolacombe Road and the Bowling Club. Intervisibility is relatively high with the wider landscape to the north and south, though existing development on the edge of Bere Alston is dominant at the site.

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

• Tall, prominent development on the plateau could intrude into skylines from the lower ground to the north and south;
• Development at the site could adversely affect the AONB through the extension of the settlement onto adjoining elevated ground.

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 settlement edge in this area is varied in form and visibility. If this site were to proceed to allocation, development at the site area could potentially be accommodated without significantly affecting the perception of the settlement in its landscape setting, subject to sensitive design and layout. However, strategic landscape planting would be required, particularly along the northern and southern boundaries, to help soften the edges of development and break up views of the built form. This landscaping should not form the boundaries of properties, to secure its retention in perpetuity. Positive frontages onto the public right of way would also need to be created.

In this form, new development here would read alongside existing built form in the adjacent plot and along the existing settlement edge.
Site name: **South of Woolacombe Road, Bere Alston**

SH/WD reference: TTV29(2) (WD_48_04_08/13)

| Potential number of units: 20 | Site area (ha): 0.7 |
| Anticipated density (dph): 25-30dph |

**Landscape Character Area:** River Tavy Middle Valley  
**Landscape Character Type:** 1G: Open inland plateau  
☒ Within AONB  
☐ Within setting of AONB/DNP

If within the AONB, is this “major development” in NPPF paragraph 116 terms? No  
**Reason for decision:** The settlement at Bere Alston provides a clear built context for development of this scale in this location.

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Gently rolling upland plateau
- Low trimmed hedgebanks with few hedgerow trees
- High and open, with long views over the river valley landscape to the south
- Pastoral field, bound by trimmed hedgerows and existing development.
Relevant Tamar Valley AONB Special Qualities:
- A rare valley and water landscape
- A landscape of high visual quality

**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.

Within the Tamar Valley AONB, the site area has a very high landscape value. The Tamar Valley Discovery Trail (National Trail) passing to the south of the site, connecting Bere Alston with the nearby Tamar and Tavy landscapes. The open views from this plateau landscape are a key element of the landscape setting of the village.

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

An open and elevated site, set alongside existing development at the village. The site is formed by a triangular pastoral field, bound by trimmed banked hedgerows and existing development at Woolacombe Road and The Down. Intervisibility is relatively high with the wider landscape to the south and south east as the land slopes broadly down to the south east. However, existing development on the edge of Bere Alston is clearly apparent at the site.

**Sensitivities/vulnerabilities:** to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.
- Tall, prominent development on the plateau could intrude into skylines from the lower ground to the south;
- Development at the site could adversely affect the AONB through the extension of the settlement onto adjoining elevated ground.

**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 settlement edge in this area is varied in form and visibility. If this site were to proceed to allocation, development at the site area could potentially be accommodated without significantly affecting the perception of the settlement in its landscape setting, subject to sensitive design and layout. However, strategic landscape planting would be required, particularly along the southern boundary, to help soften the edges of development and break up views of the built form. This landscaping should not form the boundaries of properties under private maintenance, instead remaining in the public realm, to secure its retention in perpetuity.

In this form, new development here would read alongside existing built form in the adjacent plot and along the existing settlement edge.
### THRIVING TOWNS AND VILLAGES POLICY AREA

<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: employment</th>
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<tr>
<td><strong>Beacon Park, Dartington</strong></td>
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<tr>
<th>SH/WD reference:</th>
<th>Site area (ha): 2.8</th>
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<td>TTV29(3) (SH_14_30_16)</td>
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<th>Anticipated density (dph): n/a</th>
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<table>
<thead>
<tr>
<th>Landscape Character Area:</th>
<th>Landscape Character Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mid Dart Valley and Slopes</td>
<td>3B: Lower rolling farmed and settled valley slopes</td>
</tr>
</tbody>
</table>

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

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Two agricultural fields, sloping gently down to the stream to the south
- Open views to the south from the more elevated northern site area
- Strong, traditional boundary features of hedgerows and a characteristic tree-lined stream contributing to a heavily vegetated and intimate character
**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 generally appears to be of moderate-low value, with no designations or apparent public access. However, the characteristic green and verdant character of the area is pleasant on the approach to the Dartington, and is clearly associated with the rural countryside rather than the settlement. This is apparent in wider views from the south above Follaton and Blakemore, which take in site with Yarner Beacon and the undulating valley slopes beyond.

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

Two fields (one adjoining existing employment development) broadly sloping down to the stream valley at the southern site boundary. Strong boundary features including a high proportion of trees result in a highly vegetated character which is very characteristic of the area. Wider views towards the south are available which take in the site in a rural, countryside context. The existing employment uses here are notable, but sensitive to their landscape setting.

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

- Overly tall development that did not sit down within the vegetation framework of the site would be visually prominent in otherwise open countryside
- Removal or reduction of boundary vegetation could result in visually intrusive development, and an erosion of this key characteristic

**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 existing employment uses at this site sit well within the landscape, and an extension into the adjoining field could reasonably continue this sensitive approach without significant impacts on landscape character or views. If employment development were to be promoted at this site, retention of boundary vegetation would be critical to achieving this sensitive approach, and should be prioritised. Continuing the low-lying agricultural form of development, with muted materials, would also aid in reducing impacts, particularly in wider views from the south. Carefully designed highway infrastructure, retaining/replacing boundary hedgerows and avoiding the use of large engineered splays and kerbs would further help to minimise localised impacts on rural character.
Site name: Dartington Hall (Higher Barton), Dartington
SH/WD reference: TTV29(4) (SH_14_26_16)

Potential number of units: 20 (& employment)
Site area (ha): 3.2
Anticipated density (dph): 30dph

Landscape Character Area: Mid Dart Valley and Slopes
Landscape Character Type: 3B: Lower rolling farmed and settled valley slopes

Location Plan:

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.

- Occasional high value specimen trees which contribute to the parkland character of the area, and the current visual containment of the site
- The northern and western boundaries abut open countryside, with characteristic hedgerow boundaries and occasional hedgerow trees
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 value of this area lies principally with the historic interest associated with the adjacent Grade II* Registered Park and Garden and Grade I Listed Building at Dartington Hall. There are high levels of public access through the site area, being the hub for a number of permissive paths for exploring the Dartington Estate. The adjacent parkland to the east is designated as a County Wildlife Site, denoting a high biodiversity value. Historic, amenity, recreation and biodiversity values are therefore all high.

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

A predominantly brownfield site, within a highly sensitive and high value setting resulting from the historic, amenity and biodiversity interest of the adjoining estate. The site itself comprises car parking and some built form, and is generally enclosed by vegetation, with occasional views across the open agricultural field to the west, and the parkland to the east.

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

- Tall, dense, or visually prominent development would impact on the character of the adjoining countryside to the north and west, which at present is sensitively bordered by historic development, low impact uses (car park) and vegetation
- Loss of boundary vegetation and important trees could open up views of the site area from the adjacent highly sensitive estate landscape and buildings

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 and visual impacts associated with development here could be fairly readily moderated by sensitive design (traditional, high quality materials and up to two storey low-density built form) and retention and enhancement of boundary features and specimen trees. However, given the significant historic interest at this site, guidance should be taken from the Heritage Impact Assessment over sensitive design in this context.
Site name: **Foxhole, Dartington**  
SH/WD reference: **TTV29(5) (SH_14_27_16)**  

<table>
<thead>
<tr>
<th>Potential number of units</th>
<th>130</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (ha)</td>
<td>6.2</td>
</tr>
<tr>
<td>Anticipated density (dph)</td>
<td>25dph</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Mid Dart Valley and Slopes  
**Landscape Character Type:** 3B: Lower rolling farmed and settled valley slopes

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

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Highly characteristic woodland blocks and stream-side vegetation throughout much of the site.
- Historic character associated with the Grade II Listed Dartington Hall School
- A managed estate landscape adjoins much of 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.

The Grade II Listed Building dominates the eastern part of the site, clearly giving a high historic value. A large area of ancient woodland also lies in this eastern portion, with a County Wildlife Site, and public access through Foxhole Copse abutting the site to the south. Whilst the site overall has a high value, the developable areas of the site appear to be limited to the existing car parking areas which are themselves of low landscape and visual value.

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

A well-vegetated, predominantly wooded landscape, with a significant historic character associated with the Dartington Hall School buildings. Visibility of the site area is limited by virtue of the significant tree cover, resulting in an enclosed and close feel to the area. The car parking areas have a more open character internally, but are still enclosed by dense vegetation. Away from the built features, the woodland feels remote and tranquil.

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

- Loss of tranquil woodland character through expansion of human influence beyond car parking and existing built form would notably erode the character of the area.
- Insensitive redevelopment of the Listed Buildings could undermine the historic character of the buildings themselves and the estate grounds in which they sit.

**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 developable site area appears to be limited to the conversion of the existing buildings, and the car parking areas. These areas are well contained by strong vegetation features, and could be developed without significantly affecting local character. If, in promoting the site for development, the need arises for development outside of these area in the wooded landscape, careful siting of any new built form, avoiding the ancient woodland and the County Wildlife Site and allowing appropriate offsets from these designations would be needed. Very low density “woodland” dwellings, allowing for the retention of trees and the retention of the wooded character would be required to limit impacts on the key wooded characteristic.
### Site name:
**Broom Park, Dartington**

### SH/WD reference:
TTV29(7) (SH_14_01_08/13)

### Potential number of units:
80

### Site area (ha):
7

### Anticipated density (dph):
20dph

### Landscape Character Area:
Mid Dart Valley and Slopes

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

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A large, broadly open agricultural field, sloping gently down to the south
- A locally important area of woodland is visually prominent to the south on more elevated ground
- Attractive views across the floodplain to the remainder of Dartington to the south
- A variety of boundary features, including some strong and valuable tree lines and strong hedgerows
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 primary value of this site is the green context it provides to the settlement of Dartington, being located on the opposite side of the small valley of Bidwell Brook. There appears to be no public access, and no specific wildlife value, but views from many areas of Dartington take in this field in a wider countryside context. This value is reduced somewhat by the presence of existing development at the school and Broom Park.

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

A broadly open sloping agricultural field, forming the opposite side of the shallow valley to the settlement of Dartington. Existing development features are notable, but the site area nonetheless forms a pleasant landscape setting to the village, being visible from a number of areas of Dartington. Highly vegetated boundary features and locally prominent woodland are apparent, and contribute significantly to the rural character of the area. Wider views from the south above Follaton and Blakemore take in the upper portions of the site in context with Broom Park.

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

- Dense development with little tree cover would form a large block of built form in the setting of Dartington, and dramatically change its countryside context
- Tall or dense development at the north of the site would intrude into skylines in views from lower ground to the south
- The western site boundary is more open, and could result in visually prominent development if not sensitively treated
- Loss of boundary vegetation would significantly erode the rural character of the area

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.

Localised impacts from development here could not be fully mitigated due to the large scale of the site and its sloping topography. However, these impacts would be limited in extent to the immediate valley setting and the settlement of Dartington. If development were to be promoted at this site, the density should be low to allow for a high proportion of tree planting, particularly within the areas of built form as street trees and garden trees to break up the massing when viewed from the south. A strong vegetated boundary should be created to the north, which, in combination with a maximum height of two storey development, should limit the impact on local skylines. The western site boundary vegetation should be retained and supplemented with further planting.
Site name: Sawmills Field, Dartington
SH/WD reference: TTV29(9) (SH_14_04_13)

Potential number of units: 40
Site area (ha): 2.7
Anticipated density (dph): 20dph

Landscape Character Area: Mid Dart Valley and Slopes
Landscape Character Type: 3B: Lower rolling farmed and settled valley slopes

☐ Within AONB
☐ Within setting of AONB/DNP

Location Plan:

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, broadly sloping up from the valley floor with a local high point to the north of the site
- Many hedgerow trees, woodland, copses and streamside tree rows
- Important tree and woodland cover 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 generally appears to be of low value, with no designations or apparent public access. The generally open character of the area is pleasant on the approach to the settlement, but is dominated by the existing development to the east and, to a lesser degree, to the south. A listed building lies to the north but is separated from the site by substantial woodland.

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

An open agricultural field with strong vegetated boundaries to the north and west, and new and existing development to the east and south. A visually dominant and elevated area of woodland lies to the north. A broadly undulating topography and high levels of vegetation result in an intimate and generally enclosed landscape. Views are primarily from the adjacent road, but roofs and eaves above the tree line are likely to be visible on the western approach to the settlement, more noticeably in the winter.

Yarner Beacon is a locally distinctive landmark to the west, which also principally screens views from the wider higher ground in this direction. Wider views from the south above Follaton and Blakemore take in the upper portions of the site within a wooded context.

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

- Tall built form on the southern and western edges would result in an inappropriately harsh urban edge to the rural settlement
- Loss or reduction of the woodland and boundary vegetation to the north and west would erode the heavily vegetated appearance of the area

**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 settlement edge in this area is varied in form, and the development of this field would form a logical and well-contained extension to the built form of Dartington. The wooded area to the north should be retained to conserve the well vegetated character of the area. In addition, the south western boundary should be enhanced with further landscape planting in order to soften views of the settlement edge from the western approaches to Dartington and from the wider landscape to the north west. The road frontage to the south should also be sensitive to a rural settlement edge, not exceeding two storeys and using sensitive materials.
### Site name:
**Woodland’s Yard, Dartington**

<table>
<thead>
<tr>
<th>SH/WD reference:</th>
<th>Potential number of units: employment</th>
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</thead>
<tbody>
<tr>
<td>TTV29(10) (SH_14_03/08/13/16)</td>
<td>Site area (ha): 1.6</td>
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<td></td>
<td>Anticipated density (dph): n/a</td>
</tr>
</tbody>
</table>

#### Landscape Character Area:
Mid Dart Valley and Slopes

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

#### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Within Parsonage Copse, the site is of a heavily wooded character with some low-level existing employment uses located amongst the trees.
- The existing development is predominantly low-key with limited associated impacts on landscape and visual amenities.
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.

Much of the woodland of the site is ancient woodland, and is also covered by a County Wildlife Site. This places a high biodiversity value on the site area. The northern extents also lie within a Scheduled Monument as part of the Dartington Hall Deer Park. There appears to be no public access, with the landscape and visual value primarily associated with the contribution that the woodland makes to the overall character of the area, which is heavily wooded.

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

An enclosed wooded site, the character of the immediate site area is dominated by tree cover. The resulting character is enclosed and intimate, with limited views of the site area and the existing development available.

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

- Loss of trees is the key vulnerability for the site; the reduction of tree cover would be damaging to the intrinsic value of the site area.
- Any replacement buildings which are taller than their predecessors have the potential to increase the prominence of the site in local 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.

The site is generally well enclosed, and offers the potential to accommodate employment uses without significant impacts on the landscape and visual character of the area. If the site were to be promoted for employment uses, intensification of uses should be carefully located to avoid impacting on the tree cover in this area, utilising existing building footprints and previously cleared areas to limit impacts on the adjacent valuable habitats and characteristic landscape features.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: 50 (&amp; employment)</th>
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<tbody>
<tr>
<td>Hatchmoor, Hatherleigh</td>
<td>Site area (ha): 4.9</td>
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<td>SH/WD reference:</td>
<td>Anticipated density (dph): 20dph</td>
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<td>TTV29(12) (WD_06_01/02/03_08/13)</td>
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<tr>
<th>Landscape Character Area:</th>
<th>High Torridge Culm Plateau</th>
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</thead>
<tbody>
<tr>
<td>Landscape Character Type:</td>
<td>1F: Farmed lowland moorland and Culm grassland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Plan:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Key Characteristics:</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Flat, open pastoral farmland</td>
</tr>
<tr>
<td></td>
<td>• Trimmed hedgerows on low hedgebanks and frequent hedgerow oaks</td>
</tr>
<tr>
<td></td>
<td>• Views generally limited by the flat topography</td>
</tr>
</tbody>
</table>
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 generally appears to be of low value, with no designations or apparent public access. The generally open character of the area is pleasant on the approach to the settlement, and it has value as a characteristic and consistent area of landscape in this regard.

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

A flat, low lying and open pastoral landscape, with a strong and consistent pattern of trimmed hedgerows or hedgebanks with frequent hedgerow oaks. A localised area of high ground lies to the north at Runnon Moor, with wider rising ground to the north west and south. The density of field boundaries and hedgerow oaks restricts visibility of the site in wider views. The most significant views of the site are available locally, on the A3072 approach to Hatherleigh from the south west, with more distant and oblique views available from the northern end of Hatherleigh Moor.

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

- Development here has the potential to form a large, isolated area of built from if not sensitively designed with a modest rural, vernacular character
- Removal of boundary vegetation or hedgerow trees would erode this key characteristic and open up views of the 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.

The landscape and visual impacts associated with development here could be fairly readily moderated and limited to the immediate area by sensitive design (traditional, high quality materials and up to two storey low-density built form) and retention and enhancement of boundary features. However, if executed poorly through overly dense, tall or urban forms, there is a high potential for significant impacts. If development were to be promoted in this location, particular care should be given to the frontage development onto the A3072 with rural character being a key principle, along with the retention and enhancement of boundary vegetation, and the creation of spaces within the site to allow the development of trees amongst the built form.
### Site name:

**Glenhaven, Lifton**

**SH/WD reference:** TTV29(13)

<table>
<thead>
<tr>
<th>Potential number of units: 100</th>
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<td>Site area (ha): 6.3</td>
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<td>Anticipated density (dph): 20dph</td>
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</tbody>
</table>

#### Landscape Character Area:

Tavistock Dartmoor Fringes

#### Landscape Character Type:

- 3F: Settled valley floors &
- 3G: River valley slopes and combes

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

### Location Plan:

[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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Several medium to large agricultural fields bound by strong hedgerows with occasional hedgerow trees.
- The site area slopes gently, and then more steeply up to the south, with Lifton Wood forming a distinctive feature above the site on the skyline

### 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.

Whilst there is no public access to the site itself, the Two Castles Trail (long distance footpath) runs along the adjacent road to the north. To the immediate south, Lifton Wood and Lifton Park are of significant historic interest, as both ancient woodland and a being...
listed in the Devon Gazetteer of Parks and Gardens of Local Historic Interest. There do not appear to be any other particular values associated with the site.

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

Several broadly open agricultural field with strong vegetated boundaries with characteristic hedgerow trees. Existing development is visible to the east which currently forms a hard built edge to the settlement. A visually dominant and elevated area of woodland lies to the south. A gently sloping topography results in a relatively open landscape, but dense hedgerows, tree lines and woodland restrict many local views. Views of the site are primarily from the opposite valley side to the north as glimpses around vegetation features, with these being more noticeable in the winter.

Lifton Wood is a locally distinctive feature to the south and prevents views of the site from this direction.

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

- Tall built form on the western edge would result in an inappropriately harsh urban edge to the rural settlement.
- Dense development in an urban form would erode the rural character of the area
- Development at the southern extents could adversely affect the integrity of the 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.

As a large site area, the development of this site presents opportunities to improve the settlement edge to the west of Lifton. If the site were to be promoted for development, strategic landscaping and open space to the west and south of the site would be needed in order to soften the appearance of the settlement edge from the west, to avoid development on the most elevated and prominent area of the site, and to moderate impacts on Lifton Wood. Development should be of a modest scale (up to two storeys) with traditional materials, and with a density and space between dwellings allowing trees to grow amongst the built form.
**Site name:** Land adjacent to Lifton Farm Shop, Lifton

**SH/WD reference:** TTV29(14)

**Potential number of units:** employment

**Site area (ha):** 3.6

**Anticipated density (dph):** n/a

**Landscape Character Area:** Tavistock Dartmoor Fringes

**Landscape Character Type:** 3F: Settled valley floors & 3G: River valley slopes and combes

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Two broadly open arable fields bound by mature hedgerows
- The fields slope gently to the south, with the existing built form at the farm shop set down into the slope

**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 appears to be of generally low value, with no designations or apparent public access. Whilst there is no public access to the site itself, the Two Castles Trail (long distance footpath) runs along the adjacent road to the south. The generally open character of the
area is pleasant on the approach to the settlement, and it has value in this regard as part of the local landscape character.

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

The two fields of the site slope broadly to the south. Bound by mature hedgerows with significant tree presence in the local landscape, the shallow topography limits visibility to the immediately adjacent boundaries. Apart from the adjacent road to the south, the clearest, albeit fleeting views are from the A30, which is elevated as it passes along the western site boundary. Despite being very close, the A30 is not a dominant presence across the site. The existing farm shop at this site sits well within the landscape, without wider landscape impacts.

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

- Overly tall development that did not sit down within the vegetation framework of the site would be visually prominent in otherwise open countryside
- Removal or reduction of boundary vegetation could result in visually intrusive development, and an erosion of this key characteristic

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 existing employment uses at this site sit well within the landscape, and an extension into the adjoining fields could reasonably continue this sensitive approach without significant impacts on landscape character or views. If employment development were to be promoted at this site, retention of boundary vegetation would be critical to achieving this sensitive approach, and should be prioritised. Continuing the existing low-lying agricultural form of development, with muted materials, would also aid in reducing impacts. Carefully designed highway infrastructure, retaining/replacing boundary hedgerows and avoiding the use of large engineered splays and kerbs would further help to minimise localised impacts on rural character.
**Site name:** Pennpark, Modbury

**SH/WD reference:** TTV29(16)

<table>
<thead>
<tr>
<th>Potential number of units: 40</th>
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<tbody>
<tr>
<td>Site area (ha): 1.7</td>
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<tr>
<td>Anticipated density (dph): 25dph</td>
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</tbody>
</table>

**Potential number of units:** 40

**Site area (ha):** 1.7

**Anticipated density (dph):** 25dph

**Landscape Character Area:** Plymouth and Modbury Farmland

**Landscape Character Type:** 3G: River valley slopes and combes

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

**Location Plan:**

**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.

- The eastern portion of the site is brownfield, with previous employment uses.
- The western portion of the site is a discrete, pastoral field bound by hedgerows and existing development.

**Relevant South Devon AONB Special Qualities:**

- A variety in the setting to the AONB formed by the marine environment, Plymouth City, market and coastal towns, rural South Hams and southern Dartmoor.
**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.

Within the setting of the AONB the site area has a high inherent value. However, other aspects of value appear to be limited, with no public access, and no apparent publically available views due to the surrounding vegetation and development. There are no designations in the locality.

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

A mixed site, part brownfield and part open field. The western portion of the site is a discrete pasture field, which is visually enclosed by topography and existing development; agricultural buildings to the north and residential development to the south.

There are no apparent public views of the site area.

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

- Overly tall development could become visible over the local ridge in views from the west (notably along Ridge Road).
- Loss of boundary vegetation could open up views and increase the impact of development at 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.

There are few concerns in relation to the development of this site. The brownfield element is well contained in the landscape, and a modest redevelopment of this area would not change the local character. The greenfield area of the site is similarly well contained by existing development and vegetation and, subject to the retention of the boundary vegetation, modest development here would not change local character or views.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Land west of Barracks Road, Modbury</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH/WD reference:</td>
<td>TTV29(17) (SH_35_03_08/13/16)</td>
</tr>
<tr>
<td>Potential number of units:</td>
<td>40 (83 permitted)</td>
</tr>
<tr>
<td>Site area (ha):</td>
<td>7.3</td>
</tr>
<tr>
<td>Anticipated density (dph):</td>
<td>25dph</td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Plymouth and Modbury Farmland

**Landscape Character Type:** 3G: River valley slopes and combs

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

**Location Plan:**

![Location Plan Image](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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- A undulating valley landscape sloping down to the west and Sheephams Brook
- A consistent pattern of predominantly pastoral fields bound by trimmed hedgerows and occasional hedgerow oaks.
- In views from the west, the site and adjoining fields form an attractive foreground to the settlement of Modbury

**Relevant South Devon AONB Special Qualities:**

- Deeply rural rolling patchwork agricultural landscape.
- Iconic wide, unspoilt and expansive panoramic views.
- A variety in the setting to the AONB formed by the marine environment, Plymouth City, market and coastal towns, rural South Hams and southern Dartmoor.

<table>
<thead>
<tr>
<th><strong>Value:</strong></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><strong>Within the setting of the AONB, this site area has a high landscape and visual value.</strong> Otherwise, with no public access or designations, the principal value of the site comes from the role it plays in the context of Modbury when viewed from the west. These views take in the settlement set above the Sheepham Brook, with the site and adjoining fields forming an attractive patchwork of fields dotted by hedgerow trees.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Summary of overall character:</strong></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><strong>Much of the site already has planning permission and is under construction. The extension field is a similar part of the consistent farmed landscape in this context, though begins to extend into a wider landscape pattern of attractive patchwork fields to the north. The area when viewed from the west is set below the existing settlement edge, which runs along a local ridge.</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Sensitivities/vulnerabilities:</strong></th>
<th>to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Development that diverges from the permitted development to create a built form with a higher density, or taller pattern of development would be visually prominent and create a harsh edge to the settlement.</td>
<td></td>
</tr>
<tr>
<td>- If development were to extend further to the north, significant degradation of an attractive and consistent area of landscape would occur.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Sensitivity analysis:</strong></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>
<tbody>
<tr>
<td><strong>Given the existing permitted development, an extension into this area could reasonably be accommodated without significantly changing the character of the area subject to strategic landscaping. If this site were to be promoted for development, strategic landscaping and open space to the north and east, linked to the open spaced planned in the permitted development would be necessary in order to soften the edge of development in views from the west.</strong></td>
<td></td>
</tr>
</tbody>
</table>
Site name: Bonfire Hill, Salcombe
SH/WD reference: TTV29(19)

Potential number of units: 13
Site area (ha): 0.6
Anticipated density (dph): 22

Landscape Character Area: Salcombe to Kingsbridge Estuary
Landscape Character Type: 5A: Inland elevated undulating land

☒ Within AONB
☐ Within setting of AONB/DNP

If within the AONB, is this “major development” in NPPF paragraph 116 terms? No
Reason for decision: A small site, with a clear built context. If proposals were to notably increase the height of built form in this location, this may be considered to result in major development.

Location Plan:

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.

- The upper slopes of an extended ridge of land above the valley to the south east.
- High and open, with extensive views within and across the AONB.
- Field character impacted by new development associated with previous allocation RA3 in this area.
Relevant South Devon AONB Special Qualities:
- Deeply rural rolling patchwork agricultural landscape.
- Iconic wide, unspoilt and expansive panoramic 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 principle value of this area comes from its location within the South Devon AONB, and the role this hill plays in the landscape setting of the town, particularly when viewed form the north and east. The landscape character assessments of the area (both at District and County level) note the visual intrusion caused by the extension of the towns of Salcombe and Kingsbridge onto the high ground surrounding the settlements. TPOs border the site to the north and east, with a single TPO tree on the western site boundary. A public footpath also runs along the southern site boundary.

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

An elevated hillside site set above the settlement of Salcombe, comprising a small field bound by hedgerows and woodland, but impacted by nearby new built form. There is high intervisibility throughout this area of the AONB, with views from surrounding high ground clearly reading the adjacent new built form on edge of Salcombe. Close and wider distance views of the site in its context are widely available. The site is of a moderate quality overall due to the influence of the adjacent settlement edge and existing new development at previous allocation RA3. As a result it has a moderate-low tranquillity.

Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures; which are outlined below.
- Any development at this site could worsen the existing identified issue of visual intrusion caused by the creep of Salcombe onto its surrounding hills, though new development would be clearly read in the context of existing new built form in this area.

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 the site were to be promoted for development, provision of strategic landscaping bordering and running throughout the site, combined with a low-density development (max 25 dph) comprising modest scale dwellings with traditional proportions and a modest use of glazing would help to reduce the visual impact of new built form. Lighting should also be minimised in this rural location.
<table>
<thead>
<tr>
<th>Site name:</th>
<th>Potential number of units: 30 and employment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shadycombe, Salcombe</strong></td>
<td>Site area (ha): 1</td>
</tr>
<tr>
<td>SH/WD reference:</td>
<td>Anticipated density (dph): mixed</td>
</tr>
<tr>
<td><strong>TTV29(20) (SH_41_08_16)</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Salcombe to Kingsbridge Estuary  
**Landscape Character Type:** 3G: River valley slopes and combes

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

**If within the AONB, is this “major development” in NPPF paragraph 116 terms?** No

**Reason for decision:** A previously developed site, with a clear built context. If proposals were to notably increase the scale of built form in this location, this may be considered to result in major development.

**Location Plan:**

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Strong maritime traditions, visible today primarily in recreational craft, and shore side infrastructure.
• Noise, movement and other perceptual qualities associated with an active coast give a strong sense of place.

• Well defined to the north west with trees, vegetation and topography effectively containing the site within the valley floor, below the rising open landscape to the west.

• Low-level development, being either single-storey buildings or low-lying land uses, minimising wider visual impacts.

Relevant South Devon AONB Special Qualities:

• Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.

• Ria estuaries (drowned river valleys), steep combes and a network of associated watercourses.

**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 lies within the AONB. Although a previously developed site, its location on the edge of Salcombe and on the estuary edge make it valuable as a discreet and sensitively developed area without visual prominence. Some public seating is provided, though it does not appear to be a well-used recreational area given its position overlooking a large car and boat park. The site lies adjacent to the Salcombe to Kingsbridge Estuary SSSI. The eastern extents of the site fall within a County Wildlife Site. Views from the visually sensitive Snapes Point recreational paths take in the site in the foreground of Salcombe.

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

A previously developed site, the thin strip of land currently contains boat parking, and small scale employment uses. Set adjacent to the estuary and waterside infrastructure, there is a strong sense of place with strong maritime associations and distinctive intimate valley topography curtailing wider views. The most sensitive views of the area are available from Snapes Point to the east, which takes in the site in the foreground of Salcombe.

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

• Development that introduces large or visually prominent features, or extends upwards out of the valley bottom would detract from both the local modest character of the area, and impact significantly on wider views from the AONB to the east.

• Development that departs from the maritime character of the area could erode the strong sense of place and result in a degradation of local character.
• Development could adversely affect the biodiversity interest in the area.

**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 were to be promoted for development or redevelopment, the western boundary vegetation should be retained in order to preserve the strong edge to the settlement in this location. In wider views from the east, care should be taken to ensure that development retains its visual association with the car and boat park to the east, rather than extending on to the open, more elevated landscape to the west. Significant ground engineering operations to create a larger level developable area should be avoided to limit landscape and visual impacts.
Site name: **Land west of West End Garage, Salcombe**  
SH/WD reference: TTV29(21) (SH_41_06_16)

<table>
<thead>
<tr>
<th>Potential number of units: 20</th>
<th>Site area (ha): 0.89</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated density (dph): 20dph</td>
<td></td>
</tr>
</tbody>
</table>

**Landscape Character Area:** Salcombe to Kingsbridge Estuary  
**Landscape Character Type:** 5A: Inland elevated undulating land  
☒ Within AONB  
☐ Within setting of AONB/DNP

### If within the AONB, is this “major development” in NPPF paragraph 116 terms? Yes

**Reason for decision:** An extension into this elevated field would result in the perpetuation of a recognised issue at Salcombe; that of the creep of development onto visually prominent elevated sites around the town. This would have a detrimental impact on the settlement pattern and the character of the area, being highly visible as a large extension to the settlement, and consequently would be considered as “major” development in NPPF 116 terms.

### Location Plan:

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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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- The upper slopes of an extended ridge of land above the valley to the south east.
• High and open, with extensive views within and across the AONB.
• Gently rolling farmland of mixed pastoral and arable cultivation, in a small to medium regular field.

Relevant South Devon AONB Special Qualities:
• Deeply rural rolling patchwork agricultural landscape.
• Iconic wide, unspoilt and expansive panoramic 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 principle value of this area comes from its location within the South Devon AONB, and the role this hill plays in the landscape setting of the town. Views across and between the high ground surrounding the estuary are an important characteristic of the area; the landscape character assessments of the area (both at District and County level) note the visual intrusion caused by the extension of the towns of Salcombe and Kingsbridge onto the high ground surrounding the settlements. Whilst no public access routes cross the site, NCN 28 approaches from the north and runs across the eastern boundary, and a public bridleway borders the site field to the west. The site also lies within a wider County Wildlife Site.

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

An open and elevated hillside site set above the settlement of Salcombe, comprising part of a medium agricultural field bound by hedgerows, and forming part of a consistent landscape setting to the town. There is high intervisibility throughout this area of the AONB, with views from surrounding high ground clearly reading this ridge of land on the edge of Salcombe. Close and wider distant views of the site in its rural context are widely available. The site area feels consistently rural and forms an attractive approach and landscape setting to the town, though is of a moderate quality overall due to the influence of the adjacent settlement edge and existing new development at previous allocation RA3. As a result it has a moderate-low tranquillity.

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

• Any development at this site would worsen the existing identified issue of visual intrusion caused by the creep of Salcombe onto its surrounding hills.
• Development at the site could adversely affect the special qualities of the AONB through the introduction of a large area of built form onto elevated ground.
• Development at the site could result in a significant visual impact on views between high ground to the south and west.
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.

Given the existing recognition of the detrimental effects of the extension of the town onto the high ground surrounding Salcombe, it is inevitable that development here would adversely affect the character and visual quality of the landscape, and the special qualities of the AONB. Due to the open and elevated nature of the site, these effects could not be fully mitigated.

If the site were to be promoted for development, provision of strategic landscaping bordering and running throughout the site, combined with a low-density development (max 25 dph) comprising modest dwellings (single to 1.5 storey to reflect the existing built context) with traditional proportions and a modest use of glazing would help to reduce the visual impact of new built form. Lighting should also be minimised in this rural location.
<table>
<thead>
<tr>
<th>Site name:</th>
<th><strong>Green Park Way, Chillington</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>SH/WD reference:</td>
<td>TTV29(22) (SH_53_03_08/13/16)</td>
</tr>
<tr>
<td>Potential number of units:</td>
<td>65</td>
</tr>
<tr>
<td>Site area (ha):</td>
<td>3.01</td>
</tr>
<tr>
<td>Anticipated density (dph):</td>
<td>20-25dph</td>
</tr>
<tr>
<td>Landscape Character Area:</td>
<td>Start Bay Coastal Hinterland</td>
</tr>
<tr>
<td>Landscape Character Type:</td>
<td>3B: Lower rolling farmed and settled valley slopes</td>
</tr>
<tr>
<td>Location Plan:</td>
<td></td>
</tr>
</tbody>
</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. Where within or in the setting of the AONB/DNP, also list the relevant special qualities.

- Gently sloping, south-facing, small to medium sized pastoral fields, bound by banked hedgerows and trees.
- Several strong hedgerows with a significant tree presence run north-south across the site.
- Visible from the south as part of the rising undulating landscape above the settlement at Chillington.
- Forming part of a broadly open landscape, with woodland and enclosure on lower slopes, and larger, predominantly arable fields on the gently undulating hills above.

**Relevant South Devon AONB Special Qualities:**

- Deeply rural rolling patchwork agricultural landscape.
- Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.

**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.

Within the setting of the AONB, the site is visible from the low hills to the south which lie within the designation. It appears that there are informal recreational uses across the site, though no formal public rights of way cross or adjoin the site area. The site lies approx. 150m to the north of the Chillington Conservation Area, forming part of its valley landscape setting.

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

A series of small-medium fields crossing a broadly open and undulating landform, which forms a consistent rural setting of Chillington in this area and provides a wider setting to the AONB to the south. Notable views from the site towards the rising landscape to the south are also available. There is high intervisibility with the AONB, which has a number of views from the south taking in the site rising onto the undulating undeveloped landscape above Chillington. The site area feels consistently rural and of a high quality. As a result it has a moderate tranquillity, as the influence of the adjacent village form is a notable developed presence.

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

- Development could adversely affect the local landscape character through the loss of a highly visible part of a consistently rural, open and undulating landscape.
- Development at the site could have an adverse impact on the setting of the AONB, as it forms a clearly visible extension to the existing built form at Chillington, elevating the presence of development notably above the existing extents of the settlement.
- Development and associated infrastructure could fragment and damage the existing field pattern and strong boundary features.

**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.

Visual impacts on views from the AONB to the south are unlikely to be fully mitigated, however in order to minimise these, boundary vegetation bordering and running through the site should be retained, and boundary planting to the north should be strengthened with space within the site allowed for this. Development should be no higher than 1.5 storeys and at no greater density than the existing development at Chillington in order to avoid significantly changing the perception of development in these open views from the south. High quality design and materials, utilising stone and dark/muted roof finishes would also help reduce visual impact. Lighting should be minimised in this rural location.
Site name: Land south east of Carehouse Cross, Stokenham
SH/WD reference: TTV29(23) (SH_53_21_16)

Potential number of units: 20
Site area (ha): 2.3
Anticipated density (dph): 15-20dph

Landscape Character Area: Start Bay Coastal Hinterland
Landscape Character Type: 3B: Lower rolling farmed and settled valley slopes

Within AONB ☒
Within setting of AONB/DNP ☐

If within the AONB, is this “major development” in NPPF paragraph 116 terms? No

Reason for decision: The site relates well to the scale and form of the settlement, and would not be likely to be “major” development, subject to a low-density, traditional character of development in the two northern fields, which are closely associated with the settlement form principally through topography and enclosure.

Location Plan:

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.

- Small, gently sloping pasture fields.
- Bound predominantly by native hedgerows with some notable trees, including an adjacent woodland TPO to the south eastern corner at Stokenham House.
• An intimate character, closely associated with the village core and the traditional built form.

Relevant South Devon AONB Special Qualities:
• Deeply rural rolling patchwork agricultural landscape.
• Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.

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 lies within the Heritage Coast, recognising its coastal character. The northern two fields are closely related to the village, with limited value in the wider AONB landscape setting of the village. However, they lie adjacent to the Conservation area, forming part of its landscape setting.

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

Two fields of an intimate, enclosed character, well-associated with the village form. Notable views towards the northern fields are generally limited to adjacent dwellings and glimpses from the adjacent lanes, though the most elevated southern tip of the eastern field is visible from elevation to the north.

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

• Development and associated infrastructure could fragment and damage the existing field pattern and strong boundary features.
• Development of an inappropriate scale or character could adversely affect the character of the settlement core and the setting of adjacent associated heritage assets.

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 two fields are well associated with the village and visually contained in the landscape. If this site were to be promoted for development, development in these two fields of a modest scale (maximum two storeys) and vernacular design would be unlikely to significantly affect the character of the landscape or the Special Qualities or natural beauty of the AONB. High quality design and materials, utilising stone and dark/muted roof finishes would also help reduce visual impact. Lighting should be minimised in this rural location, with sensitive highways treatment avoiding the use of engineered splay and kerbs to retain the rural character of the area.
Site name: North of Milzac Close, Yealmpton
SH/WD reference: TTV29(24)

Potential number of units: employment
Site area (ha): 1.3
Anticipated density (dph): n/a

Landscape Character Area: Plymouth and Modbury Farmland
Landscape Character Type: 3E: Lowland Plains

☐ Within AONB
☒ Within setting of AONB/DNP

Location Plan:

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.

- Small, gently sloping grassland and agricultural field, with some storage and hardstanding.
- Bound predominantly by native hedgerows with garden boundaries to the south and some notable trees and woodland blocks
- An intimate and well-vegetated character, closely associated with built form in the village and outlying employment uses.

Relevant South Devon AONB Special Qualities:
- Deeply rural rolling patchwork agricultural landscape.
**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 value of this site lies principally in its location in the setting of the AONB. However, the presence of significant vegetation and existing built form in close proximity represents a relevant context for this development, such that the setting of the designation would not be unduly affected by sensitive development. The trees and woodland blocks are valuable characteristic features at this area, and in the setting of the AONB. There does not appear to be any particular biodiversity value at this site.

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

A fragmented field of an intimate, enclosed character, well-associated with the village form and adjacent employment uses. Notable views towards the site are generally limited to adjacent dwellings and glimpses from the adjacent lanes.

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

- Development of an inappropriate scale or character could adversely affect the character of the settlement in its rural context, and impact on the wider setting of the AONB.

**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 field is well associated with the village and visually contained in the landscape. If this site were to be promoted for development, development of a modest scale and appearance would be unlikely to significantly affect the character of the landscape or the setting of the AONB. High quality design and materials, utilising dark/muted roof finishes would also help reduce visual impact. Lighting should be minimised in this rural location, with sensitive highways treatment avoiding the use of engineered splay and kerbs to retain the rural character of the area.
| Site name: North of Riverford Farm Shop, Yealmpton | Potential number of units: employment |
| SH/WD reference: TTV29(25) | Site area (ha): 1 |
| | Anticipated density (dph): n/a |

**Landscape Character Area:** Plymouth and Modbury Farmland  
**Landscape Character Type:** 3E: Lowland Plains

| ☐ | Within AONB | ✗ | Within setting of AONB/DNP |

**Location Plan:**

**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.

- Small, gently sloping grassland and agricultural field, with some storage and hardstanding.
- Bound predominantly by native hedgerows with an employment boundary to the south.
- An intimate and well-vegetated character, closely associated with outlying employment uses at the village.

**Relevant South Devon AONB Special Qualities:**
- Deeply rural rolling patchwork agricultural landscape.

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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 value of this site lies principally in its location in the setting of the AONB. However, the presence of significant vegetation and existing built form in close proximity represents a relevant context for this development, such that the setting of the designation would not be unduly affected by sensitive development. The trees and hedgerows bordering the site are valuable characteristic features at this area, and in the setting of the AONB. There does not appear to be any particular biodiversity value at this site.

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

A fragmented field of an intimate, enclosed character, well-associated with the village form and adjacent employment uses. Notable views towards the site are generally limited to adjacent employment area.

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

- Development of an inappropriate scale or character could adversely affect the character of the settlement in its rural context, and impact on the wider setting of the AONB.

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 field is well associated with the employment uses at the village and is visually contained in the landscape. If this site were to be promoted for development, development of a modest scale and appearance would be unlikely to significantly affect the character of the landscape or the setting of the AONB. High quality design and materials, utilising dark/muted roof finishes would also help reduce visual impact. Lighting should be minimised in this rural location.