



## **NOTE TO INSPECTORS ON THE MATTER OF DEV26**

### **26 March 2018**

#### **1. Introduction**

- 1.1 At the hearing session on Tuesday 20 March, the inspectors expressed concern about the adequacy of the evidence base to justify the identification of Policy DEV26 Strategic Landscape Areas (SLAs) as described in the policy and set out on the policies map. Although the inspectors acknowledged that there was evidence relating to landscape character and sensitivity analysis (documents [EN22](#) and [EN22A](#)), there was a lack of clarity about how this led to the identification of the specific sites shown on the policies map. The inspectors invited the JLP Councils to provide a note with further explanation of this matter.
- 1.2 This note presents the JLP Councils response to the matters raised by the inspectors. Whilst we consider our approach sound, having reflected on the matter further we do acknowledge the difficulties the inspectors have experienced in understanding how we have applied our evidence base. We hope this note will assist. However, we have also set out an alternative approach to achieving the plan's objectives in relation to the urban fringe. Indeed, we feel that this alternative could have some advantages over our current approach as set out in this note, and that it might assist with inspectors in their considerations.

#### **2. What the evidence is telling us about Plymouth's urban fringe**

- 2.1 The landscape and seascape assessment ([EN22](#) and [EN22A](#)), outlines how the landscape within the urban fringe makes a significant contribution to the character and visual setting of the city, Plymouth Sound, smaller settlements (such as Tamerton Foliot) and adjacent nationally protected landscapes such as the Tamar Valley AONB, the South Devon AONB and Dartmoor National Park. For example:

## CA08 Tamerton Foliot Farmland and Porsham Wooded Valley

### Extract from 'valued landscape attributes/sensitive features'

- *The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.*
- *The role the west of the landscape plays as part of the immediate setting to the Tamar Valley AONB.*
- *Relative levels of tranquillity, particularly within the Character Area's woodlands (3H).*

### Extract from 'Guidance for managing change'

- *Ensure any new development respects the scale of the landform and its existing landscape features.*
- *Protect the elevated locations which may affect the setting of adjacent settlements, including the Conservation Area at Tamerton Foliot.*
- *Protect the landscape's role as a setting to the Tamar Valley AONB, with its special qualities including gently meandering stretches of lush pastureland.*

- 2.2 The study identifies the valuable landscape assets that contribute to the character and identity of the city. A good example is Staddon Heights.

Staddon Heights is identified as an 'open skyline' of 'city-wide significance' (EN22 [figure 2.4](#) Feature number 12.)

Staddon Heights is located within character area 17 '[Staddon Heights Coastal Farmland](#)'. The character area has the following 'valued attribute/sensitive feature':

- *The high visual prominence of the landscape, particularly the Staddon Heights ridgeline, functioning as a rural backdrop and containment to the city to the north.*

The guidance for managing change section of the character area recommends the following:

- *Avoid locating any new development or land uses on the most prominent ridgetop locations, particularly in the north-west of the Character Area (e.g. Staddon Heights).*
- *Utilise dips in the plateau landform to help screen any new development.*
- *Protect the open, undeveloped character of the coastal edge at Jennycliff (CA 18), to maintain the landscape's function as a scenic seascape setting to Plymouth Sound and city.*

- 2.3 Further evidence of the vulnerability of land in the urban fringe can be found in the detailed individual site landscape assessments that were carried out as part of the site selection process ([EN27](#)). These

assessments considered the sites at a local level and identified the specific landscape features that were most sensitive to change.

- 2.4 For example; Site 0404 (EN27 [Page 30](#)) 'Land off Coombe Lane' contains the following sensitivities/vulnerabilities:

- *The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.*
- *The role the site plays as part of the setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.*
- *Relative levels of tranquillity.*

- 2.5 Site 0917 (EN27 [Page 69](#)) 'Land North of Lake View Close' contains the following sensitivities/vulnerabilities:

- *The role the site plays as part of the immediate setting to the Tamar Valley AONB, with its special qualities including pastoral character and high visual quality.*
- *The rural and tranquil setting the landscape offers to Tamerton Foliot (including being an integral part of its Conservation Area).*
- *The valued ancient woodland and grassland habitats, particularly within Cann Woods Local Nature Reserves.*
- *The importance of the valley as a recreational green space for local communities including the Tamar Valley Discovery Trail.*

- 2.6 This evidence tells us that the countryside within Plymouth's urban fringe makes a vital contribution to the setting and character of the city and adjacent nationally protected landscapes and provides a valuable environmental resource. It highlights how strong visual connections exist between the landscape and the city and how these are highly sensitive to inappropriate forms of development.

- 2.7 The evidence demonstrates the breadth of valuable landscape attributes within close proximity to the city and how inappropriate development could significantly harm these features and undermine the Joint Local Plan's vision that: 'Plymouth and South West Devon will be a highly successful sub-region, whose people and businesses benefit greatly from having both a major city and a network of high quality market towns and sustainable rural settlements, *set within beautiful countryside and natural environments*'.

- 2.8 The guidance, contained within the evidence base, provides clear recommendations for how development can be successfully accommodated within the landscape in a manner that enables these valuable resources to be conserved and enhanced. The report also contains a helpful guide (EN22 [Page 13](#)) for how this evidence can be

applied to development proposals and development management decisions.

- 2.9 This evidence of susceptibility to harm combined with the strong development pressures within the urban fringe (as demonstrated by the number of promoted sites) suggest that, in accordance with Framework paragraph 113, it is necessary to apply criteria based policies that manage development appropriately.

### **3. The approach set out in the JLP**

#### ***Background to the approach in DEV26***

- 3.1 Policy DEV26 establishes the principle of SLAs as a 'local landscape designation', fitting within the natural infrastructure hierarchy established by Policy SPT11. The purpose of the designation is to provide a policy mechanism to effectively manage development and change within the urban fringe area of Plymouth, which has a particular set of characteristics, roles and functions which demand a different policy approach to urban greenspaces and the open countryside. We believe that such an approach is supported by para 113 of the Framework which says that 'local planning authorities should set criteria based policies against which proposals for any development on or affecting protected ... landscape areas will be judged.' It goes on to identify that these are part of a hierarchy that can include locally designated sites.
- 3.2 The urban fringe has been identified as a significant matter for the Councils since the earliest stages of work on the local plan. Indeed, it dates back to work Plymouth and South Hams were previously doing on a possible Urban Fringe Development Plan Document between 2009 and 2011, and to when Plymouth was pursuing the Plymouth Plan prior to the decision to join with South Hams and West Devon for a joint local plan.
- 3.3 The Plymouth Plan Topic Paper on the Natural Environment ([PCC20](#)) raised the issue of the landscape setting of the city (see pages [21/22](#)), identifying that Plymouth is surrounded by three Areas of Outstanding Natural Beauty (AONB), adjacent to Dartmoor National Park and has Plymouth Sound on its doorstep. The Topic Paper said that it is vital to take account of these important landscapes that are on the city's boundary and ensure that the physical and visual connections with these landscapes are protected and valued as the city grows. Furthermore, it advocated that growth is utilised to enhance the relationship between the city and the surrounding landscapes. These issues were to be addressed in the JLP primarily through a combination of site allocations for development in the urban fringe where these could be justified and deliver the improved relationship between city and countryside sought, and policies such as DEV26 which sought to manage the residual urban fringe area.
- 3.4 The decision to use a local landscape designation to address the issue of the urban fringe was based on the evidence of high landscape sensitivity identified in the landscape character areas to the north and south of the city as described above ([EN22](#) & [EN22A](#)).

### ***National and local policy considerations***

- 3.5 A core principle of the Framework (paragraph 17) is that: ‘planning should: take account of the different roles and character of different areas, ... recognising the intrinsic character and beauty of the countryside’.
- 3.6 Paragraph 157 of the Frameworks goes on to say; ‘Crucially, Local Plans should:... identify land where development would be inappropriate, for instance because of its environmental or historic significance’.
- 3.7 Plymouth’s urban fringe is framed to the north and south by nationally protected landscapes. In accordance with the duty on Local Planning Authorities to ‘have regard’ to their purposes ([Section 11A\(2\) of the National Parks and Access to the Countryside Act 1949](#), and [section 85 of the Countryside and Rights of Way Act 2000](#)) and the guidance in [NPPG Paragraph: 003](#) Reference ID: 8-003-20140306 it is clearly appropriate to provide a policy framework that ensures due consideration of potential impacts on the setting of protected landscapes, where these have been highlighted.
- 3.8 The NPPG also states ‘local planning authorities and neighbourhood planning bodies should have regard to management plans for National Parks and Areas of Outstanding Natural Beauty’ ([Paragraph: 004](#) Reference ID: 8-004-20140306)
- 3.9 The South Devon AONB Management Plan contains the following relevant policy:
- [Lan/P7 Setting to the AONB](#): *The deeply rural character of much of the land adjoining the AONB boundary forms an essential setting for the AONB and care will be taken to maintain its quality and character.*
- 3.10 The Tamar Valley AONB Management Plan contains the following relevant [Priority for Action](#): 8. *Ensure that development outside the AONB boundary respects its setting.*

### ***How the boundaries of the SLA designations were determined***

- 3.11 In relation to the formulation of DEV26 itself the evidence in the ‘Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment’ was used to identify those landscape areas that were at higher risk from inappropriate development and would not be protected by other policies in the plan (such as DEV27 or TTV31).
- 3.12 The ‘character area’ boundaries established in the above study were used to map the areas of higher sensitivity. Within individual character areas judgements were made as to the extent of the area that was justified for this designation and would not be managed by other policies in the plan.
- 3.13 The way we used the evidence within this study to define the land that is identified as SLAs is set out in Appendix 2. The inspectors attention is drawn in particular to the column headed ‘Areas relevant to the SLA designation’. This explains any particular judgement to include or exclude particular parts of the Character Area from the designation. A

map showing how the areas identified in the table in Appendix 2 relate to the final DEV26 boundary is shown in Appendix 3.

### **Justification for the individual criteria in DEV26**

3.14 The criteria in policy DEV26 are designed to respond to the issues that are highlighted in the evidence and the guidance that is contained within the study. The following table shows how each criteria is justified:

Criteria (DEV26)	Justification	Evidence examples
<p>1. The form, scale and design are not visually intrusive and are well integrated into the landscape.</p>	<p>This criterion is necessary to ensure that all development protects the important views and features (such as open skylines and landmarks) that make an important contribution to the character and setting of the city and the special qualities of the surrounding nationally protected landscapes.</p> <p>A core principle of the Framework (Paragraph 17) is that:</p> <p><i>planning should:</i></p> <p><i>take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</i></p> <p>The NPPG states:</p> <p><i>One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the <b>wider countryside</b>.</i></p> <p>Paragraph: 001 Reference ID: 8-001-20140306</p>	<p><a href="#">CA17</a></p> <ul style="list-style-type: none"> <li>• <i>Avoid locating any new development or land uses on the most prominent ridgetop locations, particularly in the north-west of the Character Area (e.g. Staddon Heights).</i></li> <li>• <i>Utilise dips in the plateau landform to help screen any new development.</i></li> </ul>
<p>2. The development, either individually or cumulatively does not significantly harm the open character, key</p>	<p>This criterion is necessary to ensure that incremental development within the Urban Fringe does not harm the intrinsic character of the landscape as defined in the Landscape and Seascape Assessment, and as it relates to the special qualities of the</p>	<p><a href="#">CA17</a></p> <ul style="list-style-type: none"> <li>• <i>Protect the open, undeveloped character of the coastal edge at Jennycliff (CA 18), to maintain the landscape’s function as a scenic seascape setting to Plymouth</i></li> </ul>

Criteria (DEV26)	Justification	Evidence examples
<p>characteristics, valued attributes, sensitive features of the area or important views.</p>	<p>surrounding nationally protected landscapes.</p> <p>Core principle 17 NPPF states that: <i>planning should:</i></p> <p><i>take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</i></p> <p>Paragraph 113 of the NPPF states that: <i>Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or <b>landscape areas</b> will be judged.</i></p> <p>The NPPG states:</p> <p><i>One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the <b>wider countryside</b>.</i></p> <p>Paragraph: 001 Reference ID: 8-001-20140306</p>	<p><i>Sound and city.</i></p> <p><a href="#">CA08</a></p> <ul style="list-style-type: none"> <li>Protect the landscape's role as a setting to the Tamar Valley AONB, with its special qualities including gently meandering stretches of lush pastureland.</li> </ul> <p><a href="#">CA13</a></p> <ul style="list-style-type: none"> <li>Protect the open, uninterrupted views across central and southern Plymouth and the city's seascape setting, including the Laira and Cattewater (CA 28), Plymouth Sound (CAs 29 and 30) and glimpses of Rame Head within the Cornwall AONB.</li> <li>Protect current levels of intervisibility between the landscape and Dartmoor National Park, and consider the special qualities of the protected landscape in any proposals.</li> </ul>
<p>3. The proposal does not result in significant intrusion into the open countryside or contribute to the coalescence of separate settlements.</p>	<p>This criterion is necessary to ensure that the landscape setting to the city is retained and that distinction between the city and outlying settlements is maintained.</p> <p>Settlements such as Brixton and Tamerton Foliot are particularly sensitive to development that could erode their character and identity.</p> <p>A core principle of the Framework (paragraph 17) is that: <i>planning should:</i></p> <p><i>take account of the different roles and character of different areas, promoting the vitality of our main</i></p>	<p><a href="#">CA 16</a></p> <ul style="list-style-type: none"> <li>Protect the setting of the South Devon AONB immediately adjacent to the south, including its special qualities of iconic wide, unspoilt and expansive panoramic views, and rural, rolling patchwork landscape character.</li> </ul> <p><a href="#">CA08</a></p> <ul style="list-style-type: none"> <li>Protect the elevated locations which may affect the setting of adjacent settlements, including the Conservation Area at Tamerton Foliot.</li> </ul>

Criteria (DEV26)	Justification	Evidence examples
	<p><i>urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</i></p> <p>The NPPG states:</p> <p><i>One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the <b>wider countryside</b>.</i></p> <p>Paragraph: 001 Reference ID: 8-001-20140306</p> <p>It also states that:</p> <p><i>Planning should promote local character (including landscape setting).</i></p> <p><i>Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.</i></p> <p>Paragraph: 007 Reference ID: 26-007-20140306</p>	
<p>4. The setting, individual character and identity of adjoining settlements is not significantly harmed.</p>	<p>With pressure of growth from the city in the urban fringe, this criteria is necessary to ensure that the nearby settlements are maintained as individual settlements, with their own unique identity.</p> <p>NPPF paragraph 58 states:</p> <p><i>Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to</i></p>	<p><a href="#">CA08</a></p> <ul style="list-style-type: none"> <li>• Protect the elevated locations which may affect the setting of adjacent settlements, including the Conservation Area at Tamerton Foliot.</li> <li>• Protect the landscape's role as a setting to the Tamar Valley AONB, with its special qualities including gently meandering stretches of lush pastureland.</li> </ul>

Criteria (DEV26)	Justification	Evidence examples
	<p><i>ensure that developments:</i></p> <p><i>respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</i></p> <p>The NPPG states:</p> <p><i>Planning should promote local character (including landscape setting).</i></p> <p><i>Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.</i></p> <p>Paragraph: 007 Reference ID: 26-007-20140306</p>	
<p>5. The proposed development is linked to an existing appropriate use and cannot reasonably be located elsewhere, and provided it does not conflict with the above criteria.</p>	<p>The JLP proposes to meet all of the objectively assessed needs of the city, and additional growth within the Urban Fringe is not considered to be necessary to achieve the plans objectives.</p> <p>This criterion is necessary to ensure that development of a use that should be located within the City is directed away from the Urban Fringe countryside, and that only development uses that are compatible with a countryside location are brought forward in this area.</p> <p>This is consistent with the JLP's Strategic Objective SO1 point 6.</p> <p><i>Minimises development in sensitive locations where the high quality natural environments could be harmed, and positively protects, conserves, enhances and celebrates the Plan Area's high quality natural and historic environments.</i></p>	<p><a href="#">CA 08</a> / <a href="#">CA04</a></p> <ul style="list-style-type: none"> <li>Support a continuation of traditional farming practices within the agricultural land of the Character Area. Reinforce field patterns and strengthen wildlife corridors through hedgerow management and re-planting.</li> </ul>

### **Concluding comments**

- 3.15 In the event that the information we have provided does satisfy the inspectors on the overall soundness of our approach, we would like to suggest some small modifications to DEV26 as set out below.

Point 3. 'The proposal does not result in ~~unacceptable~~ **significant** intrusion into the open countryside or contribute to the coalescence of separate settlements'.

Point 5. 'The proposed development is linked to an existing appropriate use ~~and cannot reasonably be located elsewhere,~~ and provided it does not conflict with the above criteria.'

We think these modifications would improve the policy in line with the evidence base.

- 3.16 We would emphasise that Policy DEV26 does not limit the ability of the Councils to review the SLA designations in a future plan review, in the context of future levels of objectively assessed need, the overall housing supply situation and strategic growth options at the time.
- 3.17 If on the other hand, this approach is not considered suitable, we would like to put forward for consideration an alternative way of addressing the issue of the urban fringe in the plan.

### **4. An alternative approach**

- 4.1 Having reflected on the inspectors' questions, we would like to offer an alternative approach that would still provide an appropriate planning framework for the urban fringe, but which may help overcome any concerns that the inspectors might have with the justification for a local landscape designation. We can see that by using an approach based on a landscape designation we have inadvertently created an extra layer of complexity to the evidence base requirements. Not only do we need to understand landscape character and the sensitivity of landscapes in the urban fringe area, we also need to be able to explain how we have used this information to define the SLAs. Whereas we believe we had amply demonstrated the former, we acknowledge that we had perhaps not provided sufficient clarity on the latter.
- 4.2 Our alternative approach is to achieve this through a traditional criteria based policy, rather than a criteria based policy to deliver a local landscape designation. This policy would be called 'Development in Plymouth's urban fringe' and would be a PLY policy rather than a DEV one, comparable to the TTV 'development in the countryside' policy (Policy TTV31).
- 4.3 The new PLY policy would replace DEV26. Although it would operate in a similar manner to Policy TTV31 it would have different criteria that reflect the unique situation in the Plymouth urban fringe (including modified criteria currently found in DEV26 as well as some provisions similar to those currently found in TTV31).
- 4.4 This unique situation includes the need to manage un-planned development in open countryside whilst having particular regard to high landscape sensitivity on the edges of the city and provide appropriate

consideration of natural environment constraints. These urban fringe specific matters are highlighted in the evidence base.

- 4.5 We believe that this alternative approach could provide a neater solution to another aspect of how the plan protects countryside in its current formulation. It will be noted that not all of the urban fringe land within the PPA is identified as SLA; quite significant tracts of land remain as 'white land'. The way we have addressed this issue in the submitted plan is explained in para 5.160. The intention is for TTV31 to apply to this 'white land'. However, the alternative approach provides the opportunity to address this 'white land' within a PLY rather than TTV policy of the plan. Our proposal would be to define on the policies map the area covered by the policy, to include all of this 'white land' and the SLAs, but to exclude land for which there are other positive allocations (i.e. the site allocations and Strategic Greenspaces).
- 4.6 In summary, our alternative approach would involve:
- a) Deleting reference to Strategic Landscape Areas in Policy SPT11, removing this local landscape designation from the natural environment hierarchy.
  - b) Replacing Policy DEV26 with a new policy called 'Development in the Plymouth urban fringe', as a purely criteria based policy.
  - c) Justifying the provisions of this new policy from the landscape character and sensitivity evidence base documents.
  - d) Including this new policy in the 'Plymouth Policy Area' section, giving the policy a PLY rather than DEV reference (thereby also mirroring the 'Development in the countryside' policy in the TTV Policy Area section).
  - e) Deleting all SLAs and defining the urban fringe on the policies map. This would be broader than the SLAs, and would include all countryside land within the Plymouth Policy Area currently shown as 'white land', excluding sites allocated for development or as Strategic Greenspaces, which have their own positive policy statements.
- 4.7 Although we feel that this is an effective and appropriate way of achieving what we were always intending to achieve for Plymouth's urban fringe, a variation on this alternative would be to use a modified TTV31 instead of creating a new PLY policy, moving TTV31 to the DEV section of the plan.
- 4.8 However, we think it is better to retain a PLY / TTV split given that urban fringe countryside issues have some significant distinctions to those in the rural countryside (eg. in rural areas there is a need to deal with the interaction with settlement boundaries of small settlements).
- 4.9 Appendix 1 includes a draft of what this policy could include - with a comparison to provisions currently in DEV26 and TTV31.

## **5. Implications of there being no Policy DEV26 and no urban fringe policy**

- 5.1 The Inspectors have asked us to consider the implications of Policy DEV26 being found unsound and removed from the plan entirely.

- 5.2 We consider that the removal of this policy (and the absence of an alternative policy in the PPA) could undermine the overall spatial strategy and the sustainable development that this plan is seeking to achieve.
- 5.3 The lack of policy in the land surrounding the city could encourage proposals to come forward that would lead to significant un-planned development in the urban fringe, harming the urban / rural edge and resulting in negative impacts on the natural environment and the failure to achieve sustainable development objectives or prioritise brownfield land. We believe that the appropriate place for considering major development in the urban fringe countryside is through the plan making and review process (eg. Sherford, Woolwell, West Park Hill have all been identified in a planned way).
- 5.4 We do not consider that the Framework provides a justification for there being no policy and to do so would be contrary to; core planning principle 5 (Framework paragraph 17 point 5) “planning should: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside” and in relation to land within the setting of nationally protected landscapes Framework paragraph 113 “Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.”

## **6. Conclusion**

- 6.1 We hope that we have been able to demonstrate the soundness of Policy DEV26 and the SLA designations. However, if you feel that there are still deficiencies, we believe that our alternative approach should be sufficient to rectify these issues.

## Appendix 1

### **Policy PLYxx - Development in Plymouth's urban fringe**

The LPAs will protect the special characteristics and role of the urban fringe countryside as identified on the Policies Map. The following provisions will apply to the consideration of development proposals in the urban fringe:

1. Development will only be permitted where:
  - i. The form, scale and design is not visually intrusive and is well integrated into the landscape.
  - ii. The development, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.
  - iii. The proposal does not result in significant intrusion into the open countryside or contribute to the coalescence of separate settlements.
  - iv. The setting, individual character and identity of adjoining settlements is not significantly harmed.
  - v. The proposed development is linked to an existing appropriate use and does not conflict with the above criteria.
2. Development proposals should, where appropriate:
  - i. Protect and improve public rights of way and bridleways.
  - ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
  - iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
  - iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
  - v. Avoid the use of Best and Most Versatile Agricultural Land.
3. Development for the purposes of agriculture, forestry, public access and enjoyment of the countryside, or community facilities that meet the objectively assessed needs of the local community will be supported if it meets the above provisions.

### **COMPARISON TO DEV26 (STRATEGIC LANDSCAPE AREAS) AND TTV31 (DEVELOPMENT IN THE COUNTRYSIDE)**

Points 1 and 3 of the alternative policy carry forward all of the points of DEV26, but in positive and modified form.

Point 2 of the alternative policy mirrors the provisions of TTV31 point 4. Point 1 of TTV31 is not mirrored as this is part of a rural exceptions policy that will be subject to a main modification following the discussions at the Hearings. Point 2 of TTV31 is not mirrored as it is not appropriate for an urban fringe context. Point 3 of TTV31 is not mirrored as it is to be moved into a separate stand-alone policy.

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
CA 01 – Central Park	✓	✗	✗	No					No
CA 02 – Devonport and Victoria Parks	✓	✗	✗	No					No
CA 03 – Kings Tamerton and Weston Mill Wooded Valleys	✓	✗	✗	No					No
CA 04 – Ernesettle	✓	✗	✓	Yes	<ul style="list-style-type: none"> <li>• The role of the landscape as part of the landscape setting to the River Tamar (and Tamar Valley AONB immediately to the north and north-west).</li> <li>• The visual prominence of the Character Area from the River Tamar (CA 23) and Cornwall, including people arriving into the city by road or rail via the</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid locating development in locations which are visually prominent and/or provide a key part of the setting to the Tamar and the Tamar Bridges (particularly relevant to the area within 4B).</li> <li>• Utilise existing tree cover and topography to</li> </ul>	The higher ground to the south of this CA potentially forms part of the setting of the TV AONB and should be included however, the lower lying northern section is less sensitive and not suitable for designation. The land to the east of Ernesettle Lane is	Parts of this character area are highly visible from the River Tamar and the approach to Plymouth. This landscape plays an important role in the setting to the AONB and the city, particularly for visitors approaching from Cornwall. Elements of this landscape are highly sensitive and inappropriate	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>iconic Tamar bridges.</p> <ul style="list-style-type: none"> <li>Nationally important historic defences at Ernesettle Battery.</li> </ul>	<p>screen any future development.</p> <ul style="list-style-type: none"> <li>Protect the role the landscape plays as part of the landscape setting to the River Tamar and Tamar Valley AONB.</li> <li>Protect the setting of valued historical monuments such as Ernesettle Battery and the Tamar bridges.</li> <li>Ensure development does not result in the loss or fragmentation of valued semi-natural habitats, particularly those within the Ernesettle Complex CWS, areas of</li> </ul>	<p>set within an urban context. Therefore, it is also less sensitive and should not be included.</p>	<p>development could affect the setting of a nationally protected landscape and a key gateway to the city.</p>	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						ancient woodland and hedgerows.			
CA 05 – Budshead and Woodland Woods	✓	×	×	No					No
CA 06 – Manadon Wooded Parkland	✓	×	×	No					No
CA 07 – Cann and Whiteleigh Woods	✓	×	×	No					No
CA 08 – Tamerton Foliot Farmland and Porsham Wooded Valley	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The rural and tranquil edge the landscape provides to Southway and Tamerton Foliot – including the historic core of the latter which is designated as a Conservation Area.</li> <li>The role the west of the landscape plays as part of the immediate</li> </ul>	<ul style="list-style-type: none"> <li>Ensure any new development respects the scale of the landform and its existing landscape features.</li> <li>Pursue further opportunities for access and enjoyment of the landscape,</li> </ul>	Part of the character area is within the AONB, this will not be suitable for designation. The remainder is potentially part of the Tamar Valley AONB setting.	Despite its proximity to the city, this landscape retains a traditional rural feel and provides an undeveloped rural edge to Tamerton Foliot and Southway. This character area is close to the Tamar Valley AONB and there is visual inter-	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					setting to the Tamar Valley AONB. • Relative levels of tranquillity, particularly within the Character Area's woodlands (3H).	including as part of any new development. • Protect the elevated locations which may affect the setting of adjacent settlements, including the Conservation Area at Tamerton Foliot. • Protect the landscape's role as a setting to the Tamar Valley AONB, with its special qualities including gently meandering stretches of lush pastureland.		relationship throughout. Due to this relationship and the relative levels of tranquillity, the landscape's sensitivity to development is high. The study provides guidance for managing development to protect these features and ensure the setting is retained.	
CA 09 – Southway Wooded Valley	✓	✗	✗	No					No

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
CA 10 – Plymbridge Wooded Valley	✓	✗	✗	No					No
CA 11 – Derriford Farmland and Bircham Wooded Valley	✓	✗	✗	No					No
CA 12 - Forder Wooded Valley and Efford Marsh	✓	✗	✗	No					No
CA 13 – Boringdon Park Farmland	✓	✗	✗	No					No
CA 14 – Saltram Park and Hardwick Wood	✓	✗	✗	No					No
CA 15 – South Plympton Farmed Fringes	✓	✗	✗	No					No
CA 16 - Staddiscombe	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The role of the landscape as an</li> </ul>	<ul style="list-style-type: none"> <li>Protect the setting of the South Devon</li> </ul>	The majority of this character	This majority of this character area is	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
Farmland Fringe					<p>elevated rural backdrop to Elburton and Plymstock.</p> <ul style="list-style-type: none"> <li>• Its function as part of an immediate setting to the South Devon AONB to the south.</li> <li>• Valued hedgerow networks connecting to patches of semi-natural ancient woodland and stream corridors</li> <li>• Long views from more open areas across Plymstock towards Dartmoor National Park to the north and over the wider South Hams landscape to the south.</li> </ul>	<p>AONB immediately adjacent to the south, including its special qualities of iconic wide, unspoilt and expansive panoramic views, and rural, rolling patchwork landscape character.</p> <ul style="list-style-type: none"> <li>• Avoid siting development in the most open, elevated locations where it could obscure valued views (and could therefore itself be prominent in views).</li> <li>• Protect the Character Area's long views north over Plymstock and</li> </ul>	<p>area is potentially part of the South Devon AONB setting. A small part is within the AONB and will be covered by others policies in the plan.</p>	<p>situated between Plymstock and the South Devon AONB with a small part lying within the AONB itself. The elevated nature of the land provides a strong rural backdrop to the city and makes it highly visually prominent. There are extensive and important views to and from this area including longer distance views to Dartmoor National Park. This area is highly sensitive due to its visual relationships with the city and nationally designated landscapes.</p>	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						<p>towards Dartmoor National Park.</p> <ul style="list-style-type: none"> <li>• Protect the landscape's role as a rural backdrop to Plymstock and Elburton.</li> </ul>			
CA 17 – Staddon Heights Coastal Farmland	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>• The high visual prominence of the landscape, particularly the Staddon Heights ridgeline, functioning as a rural backdrop and containment to the city to the north.</li> <li>• Nationally important historic defences and related structures, collectively forming the Staddon Heights Defences, located in a prominent ridgetop position.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect the setting and integrity of the Staddon Heights Defences (Scheduled Monument).</li> <li>• Protect the special qualities of the South Devon AONB, including the iconic wide, unspoilt and expansive panoramic views.</li> <li>• Avoid introducing new planting</li> </ul>	The majority of this character area is potentially part of the South Devon AONB setting. A small part is within the AONB and will be covered by others policies. This character area also meets the criteria for Undeveloped Coast.	This character area forms a key part of the landscape setting to Plymouth and Plymouth Sound. Due to the elevated nature of the land, it is highly visible and provides important rural open skyline views from the city. The historic fortifications at Staddon Heights are city landmarks. Parts of this landscape have visual inter-relationship with the	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<ul style="list-style-type: none"> <li>Valued coastal grassland and scrub habitats found at Bovisand County Wildlife Site.</li> <li>Uninterrupted, often panoramic views across Plymouth Sound (CAs 29 and 30) to the city and beyond.</li> <li>The role of the landscape as part of the wider seascape setting of Plymouth Sound and the western/southern edges of the city.</li> <li>The role of the Character Area as part of the nationally protected landscape of the South Devon AONB and its wider setting,</li> </ul>	<p>associated with development, maintaining the plateau's open character – instead utilise existing or new Devon hedges (any new lengths should be consistent in terms of species composition).</p> <ul style="list-style-type: none"> <li>Avoid locating any new development or land uses on the most prominent ridgetop locations, particularly in the north-west of the Character Area (e.g. Staddon Heights).</li> <li>Utilise dips in the plateau landform to</li> </ul>		South Devon AONB, Tamar valley AONB and Cornwall AONB. Development in this area has the potential to be visually intrusive and negatively affect the setting of the SD AONB.	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					with its undeveloped, rural and relatively remote qualities.	<p>help screen any new development.</p> <ul style="list-style-type: none"> <li>Protect the open, undeveloped character of the coastal edge at Jennycliff (CA 18), to maintain the landscape's function as a scenic seascape setting to Plymouth Sound and city.</li> </ul>			
CA 18 – Jennycliff and Rams Cliff	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The role of the Character Area as part of the wider seascape setting to Plymouth Sound and the city (including the historic Hoe waterfront).</li> <li>Strong intervisibility with the opposite shoreline, particularly the Mount Edgcombe</li> </ul>	<ul style="list-style-type: none"> <li>Protect the role of landscape as part of the seascape setting of Plymouth Sound (CA 29 and 30) and the southern parts of the city – including the Conservation Area and Grade II listed Hoe</li> </ul>	A small part of this character area is part of the South Devon AONB setting. The majority is within the AONB itself and will be covered by others policies. This CA also meets the	This character area forms a key part of the landscape setting to Plymouth and Plymouth Sound. This landscape has visual relationships with the South Devon AONB, Tamar valley AONB and Cornwall AONB and is a prominent	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>estate and Rame Head section of the Cornwall AONB and Heritage Coast.</p> <ul style="list-style-type: none"> <li>• The designated semi-natural habitats and areas of geological interest contained within Plymouth Sound and Estuaries SAC, Plymouth Sound Shores and Cliffs SSSI, Jennycliff County Wildlife Site and Bovisand County Wildlife Site.</li> <li>• The nationally important scenic qualities of the coastal landscape, designated as part of the South Devon AONB.</li> <li>• Undeveloped, exposed and open qualities, with</li> </ul>	<p>waterfront.</p> <ul style="list-style-type: none"> <li>• Conserve its open, uninterrupted views across Plymouth Sound to Mount Edgumbe, Rame Head (within the Cornwall AONB) and northwards towards the Tamar Valley AONB and Dartmoor National Park.</li> <li>• Protect the setting and integrity of the nationally important historic sites within the Character Area, at Fort Bovisand and Mount Batten, as well as those behind the cliffs (e.g. Staddon Heights and</li> </ul>	<p>criteria for Undeveloped Coast.</p>	<p>view from city destinations such as the waterfront, the Hoe and landmarks such as Smeaton Tower. This area contains multiple designated habitats and is an important amenity resource due to the South West Coast Path. Development in this area has the potential to be significantly harmful and should be managed in accordance with the guidance contained in the landscape and seascape study.</p>	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					the landscape being highly influenced by maritime conditions.	Brownshill Battery). <ul style="list-style-type: none"> <li>• Protect and appropriately manage the cliffs' nationally and internationally important biodiversity and geodiversity interest, including through a continuation of grazing at appropriate levels.</li> <li>• Protect the special qualities of the South Devon AONB more widely, including the iconic wide, unspoilt and expansive panoramic views.</li> </ul>			
CA 19 – Hooe Lake and	✓	✗	✗	No			This CA falls away from the SD		No

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
Radford Wooded Valley							AONB is does not form part of it's setting despite being geographically close		
CA 20 - Barne Barton Fringe and Kinterbury Creek	✓	✗	✗	No					No
CA 21 – Tamerton Lake and Wooded Fringes	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The valued semi-natural habitats, particularly the estuarine habitats which are internationally designated as SAC/SPA as well as locally designated oak woodland at Budshead Wood and Warleigh Point.</li> <li>The special qualities of the Tamar Valley</li> </ul>	<ul style="list-style-type: none"> <li>Conserve valued semi-natural habitats, including those which are internationally, nationally and locally designated, ensuring they do not become fragmented - including as a result of development.</li> <li>Use existing woodland to help</li> </ul>	The southern strip of this character area is potentially part of the Tamar Valley AONB setting. The part within the AONB itself will be covered by others policies.	The southern section of the character area has high levels of intervisibility with the Tamar valley AONB and provides a rural and tranquil setting to Tamerton Foliot. The landscape is overlooked by settlements such as Whiteleigh and Ernesettle to which it provides prominent landscape views and	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>AONB, including its value as a wildlife resource and as a landscape of high visual quality.</p> <ul style="list-style-type: none"> <li>• The rural and tranquil setting the landscape offers to Tamerton Foliot (including its Conservation Area) and the River Tamar (CA 23) and River Tavy (CA 22).</li> <li>• The visual prominence of the landscape from the surrounding settlements of Ernesettle and Whitleigh to the south, and from Cornwall across the River Tamar.</li> <li>• The strong sense of tranquillity and rurality</li> </ul>	<p>screen new development or land uses, integrating them into their landscape setting.</p> <ul style="list-style-type: none"> <li>• Protect the valued informal recreational usage and naturalistic perceptual qualities of the landscape, including as experienced along the Tamar Valley Discovery Trail and within Warleigh Point Nature Reserve.</li> <li>• Consider the landscape's role as part of the wider setting of Tamerton Foliot Conservation</li> </ul>		wooded skylines. The high sensitivity of this landscape suggests that development should be carefully managed to ensure these valuable qualities are not eroded or harmed.	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					associated with the dynamic landscape/seascape.	<p>Area.</p> <ul style="list-style-type: none"> <li>• Ensure development does not adversely affect the prominent wooded skylines when viewed from the water, as well as the adjacent settlements of Ernesettle, Whiteleigh and Tamerton Foliot.</li> <li>• Protect the important role of the landscape as part of the wider seascape setting of the River Tamar and the River Tavy – key to the wider AONB designation.</li> <li>• Consider the special qualities of</li> </ul>			

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						the Tamar Valley AONB in any new proposals, including its value as a rare valley and water landscape of high visual quality.			
CA 22 – Lower River Tavy	Na			No					No
CA 23 – Middle River Tamar	Na			No					No
CA 24 – Hamoaze	Na			No					No
CA 25 – Saint John's and Millbrook Lakes	Na			No					No
CA 26 – Drake's Island	Na			No					No
CA 27 – Cattewater and Sutton Harbour	Na			No					No
CA 28 – Plym Estuary / Laira	Na			No					No

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
CA 29 – Inner Plymouth Sound	Na			No					No
CA 30 – Outer Plymouth Sound	Na			No					No
UF 01 - Warleigh and Blaxton Wooded Farmland Fringe	x	✓	x	No					No
UF 02 - Porsham Wooded Farmland Fringe	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The traditional field pattern of medieval origin which remains across much of the area.</li> <li>Important wildlife corridors provided by species-rich Devon hedges linking to small broadleaved woodlands, including part within the</li> </ul>	<ul style="list-style-type: none"> <li>Utilise the strongly undulating landform and existing tree cover to effectively screen development or new land uses (as effectively demonstrated at Devonshire Meadows Business</li> </ul>	The southern part of this character area is potentially part of the Tamar Valley AONB setting. The part within the AONB itself will be covered by others policies.	Elevated parts of this area have strong intervisibility with communities at the north of Plymouth and with the adjacent Tamar Valley AONB. The landscape provides a rural setting to these urban areas with important wooded skyline views. The landscape	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>Southway Woods County Wildlife Site.</p> <ul style="list-style-type: none"> <li>• The rural setting the landscape provides to the settlements of Tamerton Foliot, Southway and Widewell.</li> <li>• Intervisibility with the wooded ridgelines characterising northern Plymouth (CAs 07, 08 and 09).</li> <li>• The special qualities of the Tamar Valley AONB which covers the northern half of the landscape, including pastoral, unimproved cultivation.</li> </ul>	<p>Park to the east).</p> <ul style="list-style-type: none"> <li>• Ensure that any new development respects the scale of the landscape, its medieval field patterns, hedges and trees.</li> <li>• Ensure any new access roads respect the character of the archetypal Devon lanes found within this landscape.</li> <li>• Avoid siting development on the most prominent and highly visible slopes and skylines, protecting the landscape's role as a rural backdrop to northern Plymouth.</li> </ul>		<p>has a deeply rural character consisting of medieval field patterns that create a peaceful and tranquil character on the edge of the city. The intimate nature of the landscape combined with visually prominent elements make this area highly sensitive to development.</p>	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						<ul style="list-style-type: none"> <li>Protect the setting and special qualities of the Tamar Valley AONB both within and beyond this area, including its pastoral character. Ensure development does not detract from the special qualities of the AONB.</li> </ul>			
UF 03 - Roborough Moorland Fringe Farmland	✓	✓	✓	Yes	<ul style="list-style-type: none"> <li>The nationally important Iron Age hillfort of Maristow Camp.</li> <li>The irregular medieval field patterns, including Barton fields.</li> <li>Valued areas of semi-natural woodland, including those locally</li> </ul>	<ul style="list-style-type: none"> <li>Protect the setting and integrity of Maristow Camp Scheduled Monument.</li> <li>Ensure development respects the scale of the underlying landform, historic field patterns and</li> </ul>	Parts of this character area around Roborough and Woolwell potentially form part of the Tamar Valley AONB and Dartmoor National Park setting. The part within the AONB itself will be covered by others	This area is an important buffer between the city and both the Tamar Valley AONB and Dartmoor National Park. Like UF02 it is characterised by medieval field patterns and a strong sense of	Yes

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>designated as County Wildlife Sites.</p> <ul style="list-style-type: none"> <li>• The wider setting the landscape provides to Dartmoor National Park, which lies immediately adjacent to the north.</li> <li>• The special qualities of the Tamar Valley AONB, which covers the western part of the landscape and extends beyond.</li> <li>• The landscape's function as a 'rural separation' between the northern edge of the city and the two nationally protected landscapes.</li> </ul>	<p>existing landscape features – including trees and scattered buildings.</p> <ul style="list-style-type: none"> <li>• Conserve, appropriately manage and protect the integrity of valued semi-natural habitats, including broadleaved and riparian woodlands and wetlands within the Ashleigh Bottom and Bame Wood County Wildlife Sites.</li> <li>• Pursue opportunities to extend and link habitats, including as part of a Green Infrastructure network, utilising</li> </ul>	<p>policies. The extent of this character area that is suitable for SLA designation is relatively small.</p>	<p>peacefulness and tranquillity. Parts of the landscape are visible from both the Tamar Valley AONB and Dartmoor National Park and create an important rural separation from the city. Development pressure (particularly around Devonshire Meadows Business Park) has the potential to affect the setting of the AONB or NP if not mitigated appropriately. The very close proximity and visual inter-relationship with two protected landscapes make this area highly sensitive to</p>	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						<p>native, climate-resilient species wherever possible. This should include strengthening connections between hedgerows, woodlands and areas of semi-natural grassland.</p> <ul style="list-style-type: none"> <li>• Protect the wider setting the landscape provides to Dartmoor National Park and the Tamar Valley AONB. Ensure any development does not detract from the special qualities of the protected landscapes.</li> <li>• Conserve the</li> </ul>		development.	

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						landscape's important function as a rural edge to the city of Plymouth to the south.			
UF 04 - Bickleigh Vale and Cann Wood	✓	✗	✓	Yes	<ul style="list-style-type: none"> <li>• The Scheduled Monument of Boringdon Camp Iron Age hillfort and the other industrial heritage features found within the landscape.</li> <li>• The wider setting the area provides to the protected landscape of Dartmoor National Park, particularly in the north.</li> <li>• Valued semi-natural habitats including those locally designated such as Cann Wood and Great Shaugh Wood.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect the setting and integrity of historical features within the landscape including Boringdon Camp Iron Age hillfort.</li> <li>• Protect the wider setting to the protected landscape of Dartmoor National Park in the north of the area. Ensure development does not detract from the special qualities of the Park.</li> <li>• Protect the</li> </ul>	Part of the character area within the Plymouth Policy Area boundary potentially forms part of the Dartmoor National Park setting however it will be covered by other policies in the plan and is therefore not suitable for this designation.	Na	No

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<ul style="list-style-type: none"> <li>• The landscape's wooded skylines, rising up above Plymouth to the west and south-west.</li> <li>• The remnant medieval field pattern, particularly around Boringdon Park and Bickleigh.</li> </ul>	<p>character of the landscape's distinctive wooded skylines and other prominent rural sites, such as the elevated slopes around Lower Upperton and Cann Wood.</p> <ul style="list-style-type: none"> <li>• Ensure that any new development reflects and respects the current scale of the landscape and its component patterns and features.</li> <li>• Use the landscape's high levels of tree cover and sloping landform to help screen any new</li> </ul>			

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						development or land uses into their landscape setting.			
UF 05 - Newham and Hemerdon Wooded Farmland	✓	✗	✓	Yes	<ul style="list-style-type: none"> <li>• Areas of semi-natural woodlands, wetlands and grasslands – including those at Crownhill Down and Hooksbury Wood County Wildlife Sites.</li> <li>• The wider setting the landscape provides to the protected landscape of Dartmoor National Park beyond – collectively seen in views from Plymouth.</li> <li>• Elevated wooded ridgelines (e.g. Fernhill Wood) and prominent slopes (e.g. Bottle Hill).</li> <li>• Historical mining and industrial heritage features found</li> </ul>	<ul style="list-style-type: none"> <li>• Protect the character and setting of historic features and landscapes, including the nationally designated Newnham Park.</li> <li>• Protect the wider setting to the nearby protected landscape of Dartmoor National Park. Ensure development does not detract from the special qualities of the Park.</li> <li>• Explore opportunities to use</li> </ul>	Not suitable for designation. The sensitive parts of this character area are outside the Plymouth Policy Area boundary.	Na	No

## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
					<p>throughout the landscape.</p> <ul style="list-style-type: none"> <li>The tranquil and rural qualities of the landscape, particularly around the stream valleys and in the pastoral farmland to the north.</li> </ul>	<p>former quarry areas around Bottle Hill as brownfield sites for development – but consider their geological, biological and archaeological significance in any proposals.</p> <ul style="list-style-type: none"> <li>Utilise woodland, tree and plantation cover – along with dips in the landform – to help screen new development or land uses.</li> <li>Consider the landscape's role as part of the wider setting to northern and western Plymouth – avoiding the most</li> </ul>			

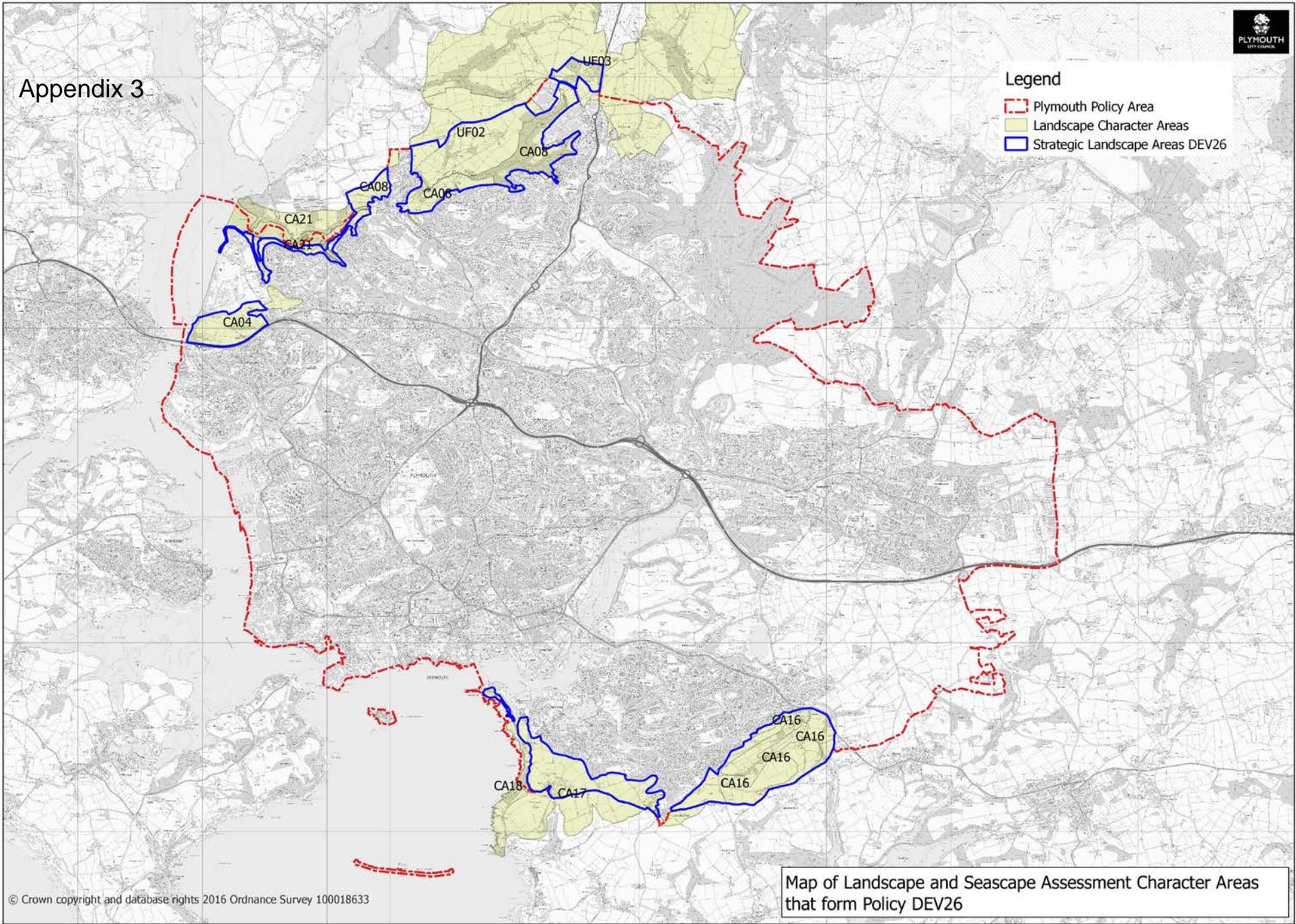
## Appendix 2 – Identification of Strategic Landscape Areas

Character Area	Within or partially within PPA Boundary	Within or partially within AONB Boundary	Potentially part of protected landscape setting	Consider for designation as SLA	Relevant valued landscape attributes/sensitive features (EN22 &EN22A)	Relevant guidance for managing change (EN22 &EN22A)	Areas relevant to the SLA designation	Justification for inclusion in SLA designation	Part of final SLA
						prominent and elevated locations that are seen collectively with the National Park.			
UF 06 - Langage Fringe Farmland	✓	✗	✗	No					No
UF 07 - Sherford Fringe Farmland	✓	✗	✗	No					No
UF 08 - South Plymouth Coastal Plateau	✗	✓	✓	No					No

# Appendix 3

## Legend

- Plymouth Policy Area
- Landscape Character Areas
- Strategic Landscape Areas DEV26



Map of Landscape and Seascape Assessment Character Areas that form Policy DEV26