Plymouth and South West Devon Joint Local Plan

Statement of Common Ground

Between

South West Strategic Developments (SWSD)
and
The JLP Authorities

Relating to Land at Coypool/Boringdon, Plymouth and Policies PLY53 and PLY60

January 2018
Introduction

This Statement of Common Ground has been agreed between South West Strategic Developments (SWSD) and Plymouth City Council/South Hams District Council/West Devon Borough Council, the Joint Local Plan (JLP) authorities.

This Statement has been prepared to assist the Inspectors conducting the Examination in Public of the Plymouth and South West Devon (PSWD) Joint Local Plan and clarifies the matters that have been agreed in relation to the representations made by SWSD (number 964389) to the submission version of the PSWD JLP.

SWSD is a national promoter of land who have interests across the South West and in other parts of the UK. SWSD’s interest in the emerging Local Plan area includes land at Boringdon Park, Plymbridge Road, Plymouth (“The Site”). This land is owned by another company but SWSD are promoting the Site for development on the landowner’s behalf.

The Site is currently identified as site 11 in Policy PLY60 ‘Site Allocations in Plympton and Plymstock’ which is envisaged as delivering a new sports hub to address existing and future playing pitch needs in Plymouth. This Site is named ‘Boringdon Sports Hub’ in the emerging Local Plan.

Background and policy context

This statement addresses issues raised by SWSD which have been presented as part of representations made to the Regulation 19 consultation held in April 2017.

It also addresses issues in respect to the delivery of emerging policy PLY60, Site 11, which have been discussed between the parties, and which are relevant to the resolution of the issues raised in representations by SWSD.

The most recent representations made to the emerging Local Plan by SWSD can be summarised as follows:

1. PLY60.11 should be amended to include additional new housing as enabling development required to deliver the sports facilities;
2. The FOAHN underprovides for the housing needs of the HMA
3. The Joint Local Plan relies too heavily on large brownfield sites
4. A wider portfolio of sites needs to be allocated within the proposed Joint Local Plan including enabling some residential development as part of PLY60.11
5. Provision of a new 4+ star hotel as part of PLY60.11.

These concerns are specifically relevant to emerging policies PLY53 and 60.

Policy Context and Description of the Site

Policy PLY53 allocates land directly to the south of SWSD’s land interest, ‘The Former China Clay Works’ for ‘in the order 400 new homes’.

The Site is allocated as Site 11 under policy PLY60 – ‘Boringdon Park’. This allocation is for a playing pitch hub and cycling facilities (closed loop cycle track) and the specific proposals include:
a. Development to take place in a manner which does not harm and instead enhances the setting of the nearby heritage assets, as demonstrated by appropriate environmental and heritage assessments.
b. Provision of adequate off-street parking.
c. Landscaping scheme to be implemented as integral part of the proposal including new planting adjacent to the Plym Valley to buffer areas of woodland.
d. Good connections to the adjacent Coypool development will be required.

The relevant extracts of the proposed Local Plan Policies map, as submitted to the Planning Inspectorate, are set out below and define spatially the two policies referred to above.

The surrounding land is defined as Strategic Green Space and is also subject to policy PLY45: Plym Valley Strategic Greenspace.

The Site is currently allocated to provide a Sports Hub under site 11 of policy PLY60 consists of three large agricultural fields that are divided by mature hedgerows. The western and northern boundaries of the Site consist of hedgerow with mature woodland beyond. To the south the boundary is hedgerow and woodland with a further field beyond to the south east and the China Clay Works abutting part of this boundary also. To the east the boundary consists of a hedgerow which runs along Plymbridge Road.

The Site slopes from a high point within its eastern parts near Plymbridge Road down to the lowest parts of the Site which are located on its western boundary adjacent to the woodlands that runs along through the Plym Valley, generally on a north/south axis.

Only the higher points of the Site on its eastern edge are visible from longer distance views, albeit this part of the Site consists of flatter land more suitable for playing pitch provision. The westernmost slopes of the Site
are more visually contained with medium/long distance views generally only being available from the opposite side of the valley from the Leigham (focused on Bampton Road) residential area.

**Matters agreed by both parties**

Following discussions between SWSD and the Joint Local Plan authorities, the following matters are jointly agreed:

- It is agreed between the parties that, in connection with the Boringdon Sports Hub proposal (PLY60.11), enabling development would be acceptable and have wider benefits in connection to the aspirations for comprehensive development in this part of Plymouth. This enabling development could include residential development.

- It is agreed that the benefits of such enabling development would include:
  - Allowing the council to use capital funds more efficiently and leverage the best sports facilities possible on this site;
  - The provision of natural surveillance of the sports hub from housing to avoid issues of crime and vandalism arising;
  - It will allow placemaking to be achieved via the improved integration of the sports hub with the housing on the China Clay Works allocation adjacent; and
  - It allows the adjacent China Clay Works, which is a Brownfield site, to be used more efficiently by displacing informal and other open space onto the sports hub land where it can be accommodated without any significant adverse landscape impacts.

- Such enabling development will help to secure (subject to contract) the necessary land for pitches, sports pavilion and other outdoor space and facilities. The provision of housing as part of PLY60.11 will also secure additional capital funds via section 106 contributions to assist in the delivery of the sports hub building.

- The Plymouth SHLAA Assessment considered the potential to accommodate residential development on the Site and wider area, and concluded that the Site was not suitable due to its location outside of the urban area and landscape constraints. However, this assessment examined not just the Site but additional land to the south and east. Having made further assessment of the land including site visits and consideration of viewpoints it is agreed that the western, lower, parts of the Site would be capable of accommodating residential development without significant adverse landscape impacts. The remainder would be suitable to accommodate playing pitches and associated infrastructure (i.e. clubhouse/changing rooms) as they would retain the openness of the land and not result in development that would break the skyline when the Site is viewed from the south and southwest.

- A separate Landscape and Visual Appraisal (LVA) has also been commissioned by SWSD to consider this issue in further detail. Both SWSD and the council have assessed this report and both agree its findings and conclusion that, subject to appropriate landscape mitigation, accommodating the Sports Hub and enabling development will not give rise to significant adverse landscape impact. This agreed report is appended to this statement as exhibit A. It is noted that the LVA seeks some minor changes to the emerging masterplan for the site and both parties agree to these changes which are minor in nature and will not significantly change the nature and extent of development envisaged. These changes will be made as part of further design work in advance of the submission of a formal planning application for the Sports Hub and associated enabling development.
• It is also agreed that by providing enabling development as part of the Boringdon Park allocation under policy PLY60 the whole of the Site can, subject to contract, be released to facilitate delivery of the Boringdon Sports Hub.

• Initial master planning work has shown that in addition to providing three adult and seven junior pitches (sized to flexibly accommodate either football or rugby), the sports hub building, cycle track and enabling residential development there is also land available to accommodate informal public open space in the form of parkland. This will also assist the China Clay Works allocation (PLY53) in delivering policy compliant levels of public open space.

• Finally, it is also agreed that the delivery of the sports hub, as envisaged above, will support the delivery of policy PLY45 – ‘Plym Valley Strategic Greenspace’. Namely it will provide strategic access links to the wider greenspace network here (meeting criterion 1 of this policy), as shown on the attached plan, which will encourage active recreation on the areas cycle and footways as well as promoting wider linkages into the sports hub itself, via sustainable means (criteria 2 and 7). Furthermore, the informal parkland POS will offer extensive opportunities for to create a landscaped edge to the urban area which can promote biodiversity via the provision of new habitat (Criteria 3 and 4).

**PROPOSED AMENDMENTS TO POLICY**

As set out in this Statement of Common Ground it is agreed that some form of enabling development would be appropriate and would assist in securing delivery of the sports hub as set out in PLY60.11.

To accommodate this, it is agreed between the parties that Policy PLY60 be amended to add the following additional text underlined below, to the 5th column of site 60.11 ‘Boringdon Park’ which if the Inspectors find acceptable will, replace the existing text in this column:

a. Development to take place in a manner which does not harm and instead enhances the setting of nearby heritage assets, including the Boringdon Arch, as demonstrated by appropriate environmental and heritage assessments.

b. Provision of adequate off-street parking.

c. Landscaping scheme to be implemented as integral part of the proposal including new planting adjacent to the Plym Valley to buffer areas of the Woodland.

d. Good connections to the adjacent Coypool development (PLY53) the Plym Valley cycleway and adjacent strategic greenspace areas to be provided.

e. Enabling development will be acceptable to facilitate the delivery of the sports facilities and the other provisions of this policy, provided that it is well related to the Coypool development, and it respects the urban fringe character of the site and does not break the skyline when the site is viewed from off-site locations to the south.

It should be noted that access to the Site is already provided for in emerging policy terms with policy PLY53 stating that any development of the China Clay Works should allow for:

‘Provision of access to the proposed Boringdon Park sports hub.’
STATUS OF SWSD REPRESENTATIONS

In light of the agreement reached as part of this statement, if the Inspectors were minded to accept the proposed changes to policy PLY60 agreed as being acceptable by both parties and set out above, SWSD would no longer maintain any objection to policy PLY60 of the emerging plan.

Furthermore, given the proactive way in which the parties have worked together to agree this statement we have withdrawn our other objections to the plan that do not relate directly to policy PLY60, with immediate effect.

Date of consideration by JLP Management:

Date of consideration by JLP Steering Group:

The contents of this document are agreed for the purposes of the Plymouth and South West Devon Joint Local Plan Examination.

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Exhibit A – CEC Landscape and Visual Appraisal
Landscape and Visual Appraisal
For Land at Boringdon
At Plympton, Devon

December 2017
Final Report Rev B

Prepared by:
Cornwall Environmental Consultants (CEC Ltd)

For:
SWSD

Ref: CEC3054
The report was prepared and assessment undertaken Birgit Höntzsch Dipl-Ing CMLI, Principal Landscape Architect at CEC Ltd.

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Disclosure

The information, opinion and advice herein has been prepared and provided in accordance with and with reference to Guidelines for Landscape and Visual Impact Assessment 2013. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report has been prepared for sole use by the client for the purpose as stated. It must not be used for purposes other than intended, and must not be copied, altered or revised by others without the written permission of CEC Ltd.
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1. Introduction

1.1. The Commission
CEC were commissioned in October 2017 by SWSD (the client) to prepare a Landscape and Visual Appraisal (LVA) to accompany a site allocation representation for a sports led mixed use scheme, including sports pitches, sports hub, cycling provisions, green space and enabling residential development (the development) could be accommodated on land at Boringdon, north of Plympton, Devon (the site).

1.2. Scope of the Assessment
This LVA is presented as a four part report as follows:

- **Policy and Designations** – examining planning policy context in relation to the LVA and designated landscape assets in the study area to inform the LVA.

- **Baseline – Landscape and Visual Resources** – description of the site and study area, and discussion of landscape and visual receptors. Supporting figures are provided in Appendix 5, and a photo record in Appendix 6.

- **Analysis – Key Receptors and Constraints** – outlining key landscape and visual receptors presenting constraints and how proposals can respond to these constraints.

- **Preliminary Impact Assessment** – Discussion of potential key landscape and visual effects arising from the development, and outline of potential mitigation that will help to integrate the proposals into the existing landscape and visual context.

The project is not subject to Environmental Impact Assessment Regulations.

Cumulative effects have not been assessed.

Heritage assets (Scheduled Monuments, Listed Buildings, Registered Parks & Gardens, and Conservation Areas) have been considered in relation to their contemporary landscape setting and views for contemporary users, this does not constitute a Heritage Assessment.
Night-time and lighting assessment was not part of the scope of this LVA.

1.3. Search and Study Areas
The initial search area was set at a 3km radius extending from Estover Industrial Estate and Ramage Wood in the north to Saltram Point in the south, and from Newnham quarries in the east to the College and urban areas in Plymouth in the west.

Following site work a detailed study area was defined as shown on the figures stretching up to 1.5km north, 2km east, up to 3km south and 1.5km west in order to focus the appraisal on key receptors, areas with actual visibility of the site and potential effects on key receptors that may arise as a result of development on the site.

1.4. Methodology
The landscape and visual appraisal and assessment methodology is in accordance with industry standard guidance set out in the Guidelines for Landscape and Visual Impact Assessment; see Appendix 7 for more detail on methodology.

Current LVIA best practice is based on review and development of the process and encourages assessments to be based on landscape character. Natural England published updated guidance in 2014, building on the Landscape Character Assessment Guidance for England and Scotland 2002 and referring to other documents such as the GLVIA. The 2014 guidance states that “Landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse”.

The report is accompanied by a series of drawings, a computer-generated ZTV, and photographs; methodologies for these are included in the Appendices.

1.5. Consultation
Consultation was not undertaken as part of this LVA.

1.6. Sources of Information
Landscape and visual receptors were identified by searching online information including:
- [www.magic.gov.uk](http://www.magic.gov.uk) – national landscape designations and character areas.
- National Character Area descriptions (full National Character Area profiles can be found on the Government website).  
- Local landscape character areas as set out in the Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment.

In combination with the review of those resources, the ZTV models and OS base mapping were also analysed to identify key receptors.
2. Planning Policy and Designations

The LVA considers planning policy in relation to landscape designations and other landscape related policy, where of relevance to the proposals. This is not a comprehensive planning policy review, but rather focusses on key aspects relating to the subjects discussed in the LVA, and on a discussion of designated assets with most relevance to the LVA.

The desk study reviewed all landscape designations across the study area as shown on Figure CEC3054-04.

2.1. National Policy

The key planning policy document is the National Planning Policy Framework (NPPF)\textsuperscript{vi}, which came into force in 2012. This has a presumption in favour of sustainable development providing the environment is not unduly affected. High importance is attached to nationally designated areas such as AONBs and National Parks, but other valued landscapes should also be protected and enhanced, and areas of tranquillity should be identified and protected.

2.2. National Designations

There are a number of national level designations in the study area, including Open Access Land, Sustrans Route 27, Scheduled Monuments, Listed Buildings and Saltram Estate Registered Park and Garden (RPG). There are no AONB or National Park areas within the study area.

Heritage assets have been reviewed in this LVA in relation to their contemporary landscape setting and potential effects on contemporary users. There are many in the wider area, that have been discounted from further assessment due to their physical and visual separation from site, including all the forts and batteries to the west of the site within Plymouth (Scheduled Monuments). Those considered of relevance to the site and LVA are:

- Saltram Estate RPG
- Post-medieval deer park, medieval fishpond, 18th century triumphal arch and a 19th century lead mine, ore works and smelt mill at Boringdon Park (this includes the Scheduled Monuments to the north of the site as well as that around the Arch – it is a group of designated
assets)

- Gate Piers approx. 1300m north west of Boringdon Hall (Grade II*)
- Boringdon Arch (Triumphal Arch) and Arch Cottage and Outbuilding (Grade II*)
- Boringdon Hall (Grade I)

The Open Access Land is associated with the western side of the Plym Valley within the study area as well as covering Boringdon Park Wood to the north of the site. The Sustrans Route 27 runs past the site on the eastern side of the Plym Valley, and also along the Plym Valley south of the A38 and along Saltram Estate.

There is also Ancient Woodland to the north, which is referenced in the landscape character information and therefore shown in Figure 1 below for context:

![Figure 1: Ancient Woodland and Priority Habitat Inventory Woodland adjacent to the site (extract from magic.gov.uk)](image)

The Ancient Woodland to the north of the site is listed as Woodford Wood, ID 1114460, and has an approx. area of 11.85ha.

### 2.3. Local Policy

This LVA has been prepared to support a site allocation submission in conjunction with site allocations in the Plymouth and South Devon Joint Local Plan. This local policy document and associated evidence base relevant to the LVA were
reviewed as part of this report, with a focus on the information dealing with the site allocation for this site.

Plymouth and South Devon Joint Local Plan

The vision for Plymouth is set out as follows:

1. “...Plymouth will be one of Europe’s most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone and where the following outcomes have been met:
   • Plymouth’s strategic role is fulfilled as a regional city and a major economic driver for the heart of the south west.
   • Plymouth as a healthy city, where our people live in happy, healthy, safe and aspiring communities.
   • Plymouth as a growing city, where we have used our economic, social, environmental and cultural strengths to deliver quality and sustainable growth.
   • Plymouth as an international city, renowned as the UK’s premier marine city and famous for its waterfront, maritime heritage and culture. ...”

The two strategic objectives of the plan with reference to the natural environment are:

6. “…Delivering a prosperous and sustainable South West Devon: To reinforce and protect the settlement pattern of South West Devon as the key driver of the prosperity and sustainability of the area, set within the diverse rural economy and an outstanding natural environment. ...

10. Maintaining a beautiful and thriving countryside: To preserve and enhance the natural beauty of south west Devon’s countryside, and to avoid the creation of new homes in unsustainable locations. ...”

Section 6e of the Local Plan then deals with natural environment development policies. The key policies relevant to this LVA and site are (policy text included in Appendix 2 for reference):

- DEV24 – Landscape Character (requires that proposals conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts, and to reinforce local distinctiveness)
DEV29 - Green and play spaces (including Strategic Greenspaces, Local Green Spaces and undesignated green spaces) (the site allocation is for sports use and current parameter provisions allow for green space contribution)  

PLY45 – Plym Valley Strategic Greenspace (the site allocation is surrounded by this policy with the Strategic Greenspace bordering all sides of the site except the section bordered by the Coyppool site. This emphasises the importance of the treatment of the site boundaries in relation to its surrounding landscapes. It also offers opportunities in that the site allocation could contribute to strengthen some of the points raised in the policy, and any future layout development should explore these opportunities in detail.)  

DEV30 – Trees, Woodlands and Hedgerows (includes reference to Ancient Woodland. Site is bordered in the north by Ancient Woodland, and by other woodlands to the west and south, as well as containing hedges and some trees / trees along boundaries.)  

The site is shown as allocation PLY60 (11) (Sports or Sports-led mixed use) in the emerging joint Local Plan. There is a landscape assessment for allocation sites; the site is assessed under the name of Boringdon Park PCC reference 1016. The extract of the assessment for the site is included in Appendix 3. The analysis within this document states for the site:

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

- Protect the setting and historical integrity of Boringdon Hall and its surrounding grounds, as well as the Triumphal Arch.

- Conserve and protect the integrity of the valued semi-natural habitats, including ancient woodland and dense hedgerows which support a variety of birdlife.

- Pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible (e.g. strengthening links between hedgerows, trees and woodlands).

- Avoid siting development on the most prominent slopes and ridgeline
which form a rural backdrop and sense of containment to Plymouth.

- Protect current levels of intervisibility between the landscape and Dartmoor National Park, and consider the special qualities of the protected landscape in any proposals.

- Respect the elevated location particularly on the eastern part of the site and the role of this area as a rural backdrop to development west of the Plym Valley.

- Consider form/bulk and colour/reflectivity/finish of buildings and other facilities such as car parking in this otherwise rural landscape and particularly in relationship to views from west of the Plym valley.

- Provide appropriate tree screening of development plus additional woodland planting on lower slopes to create a buffer and connectivity with the Plym Valley woods.

- Consider traffic impacts on adjacent Plymbridge Road and protect/retain its rural character, including hedgebanks.

- Respect the rural character and approaches to the site limiting entrance signage and advertising along Plymbridge Road.”

2.4. Local Designations

Relevant local designations are limited to Public Rights of Way in the area, and the Strategic Landscape Area designation in the Local Plan discussed above. There are no local public rights of way on or near the site in addition to the Sustrans Route, Plymbridge Road or Open Access Land discussed above. The site has no public access.
3. Baseline

This section summarises the existing conditions and characteristics of the landscape in the study area, describing landscape character, visual amenity and views, referencing policy and designated assets as appropriate. Site elements and features, landscape character areas and designated assets that could be affected by alteration of baseline landscape conditions are referred to as landscape receptors, and users of landscapes which would be affected by changes to visual amenity and views are referred to as visual receptors (see Appendix 1 for terminology and Appendix 7 for more details on methodology).

Only those receptors with a physical, character or visual relationship with the site are discussed in more detail below in order to inform the impact assessment.

3.1. Site Description

A Site Appraisal Plan (Drawing CEC3054-05) and site appraisal photos showing the existing site, site boundaries and neighbours / adjacent areas can be found in Appendix 5 and Appendix 6.

The site is currently in use for arable production. It consists of three fields and is approx. 40ha in total. The fields internally are separated by closely trimmed hedges, although hedges are missing along parts of the boundaries (see CEC3054-05 Site Appraisal Plan). The site boundary to Plymbridge Road is a Devon bank with a close trimmed hedge on top. The northern boundary is formed by Ancient Woodland. Woodland associated with Plym Valley is to the west, and to the south are tree belts and conifer plantation woodland associated with the Coypool site and the boundary with the golf course. Access to the site is from Plymbridge Road.

Land is undulating and steeply sloping in parts, in much the same way as the surrounding context. The highest part of the site is in the eastern field at around 75m AOD. The lowest part of the site is in its southwestern corner adjacent to the Plym Valley railway at around 15m AOD. The western field is the steepest part of the site, sloping from approx. 60m AOD to 15m AOD over approx. 550m (approx. 1 in 12).

Views from the higher areas of the site in the eastern and central field are wide and open. To the south, there is a mix of woodland, rural landscape and urban
development, as well as views into the estuary. To the west views are defined by the urban development of Plymouth, on slopes facing the site. To the north, the landscape is undulating and wooded, with the horizon lines of Dartmoor in the far background. To the east, the landscape is rural and partially wooded, but also features manmade elements such as a large scale solar PV site, quarries, and the golf course / parkland associated with Boringdon Hall.

Views from the mid and lower slopes of the site and particularly the western field are enclosed and focussed on the western and northern woodlands and urban slopes to the west. There are no wider area views from the lowest parts of the site and its wooded boundaries.

3.2. Study Area Overview
The study area is defined by lower ground and the River Plym estuary to the south, with urban development along the estuary and the southern and western slopes dominant or prominent in many places, and by the wooded Plym Valley and undulating to rolling rising ground to the north. The landscape is dissected by a number of ridges, creating an animated landscape with a variation of long and enclosed views, with further interest added by the contrast of water, woodland and rural landscapes wrapping around the busy urban areas.

Landform in the study area varies from high ground at approx. 110m AOD at Boringdon Hill to the east of the site and at Estover to the northwest, to sea level in the estuary to the south. The Plym Valley running past the site to the west is approx. between 5m and 10m AOD. The developed slopes west of the site at Leigham are at between 50m and 90m AOD approximately.

The A38, A374 and various B roads in combination with urban traffic create a busy and often noisy atmosphere in the southern and western part of the study area. The eastern and northern parts are more tranquil.

Plymbridge Road and Sustrans Route 27 are relatively busy routes in terms of leisure use, with many cyclists, runners, walkers and users driving to the Plymbridge Woods National Trust car park. Sustrans Route 27 is also used by commuting cyclists to and from work.

3.3. Landscape Character
The national and Devon-wide landscape character information available for the
wider study area is illustrated on Figure CEC3054-03 in Appendix 5. Photosheets illustrating the study area character are contained in Appendix 6.

The study area is covered by a range of landscape character information from national to county-wide to local.

National Character Area NCA151 South Devon covers all of the study area.

Devon-wide areas in the study area are Devon Character Areas DCA48 Plymouth Northern Wooded Slopes (which covers the site and land to the north and east of it) and DCA47 Plymouth and Modbury Farmlands (which is to the south of the A38 covering Saltram Estate and land to the east of it). Plymouth is largely not covered by the Devon-wide character areas, although whilst the site is within the Plymouth City boundary, the Devon-wide LCA here extends across this boundary to include the site. This also applies to DCA47 around Saltram.

The Plymouth Urban Fringe Landscape and Seascape Assessment produced by LUC in 2016 is the most recent and relevant information, and an extract of the character areas on and around the site is shown below. For purposes of this LVA, whilst the national and Devon-wide information has been reviewed, the assessment has been concentrated on the LUC study as the most recent and relevant information available, supplemented by site observations as required.

![Figure 2: Extract from Plymouth Landscape and Seascape Assessment showing the site classification and surrounds within the study area (LUC / Plymouth City Council 2016)](image-url)
The site is marked with a red dot and is within Character Area (CA) 13 Boringdon Park Farmland, which is one of the CAs in the study that extends across into South Hams. The landscape character type is 3A Upper Farmed and Wooded Slopes. To the north, the site is directly bounded by CA10 Plymbridge Wooded Valley (CT3H Secluded Valleys). The golf course south of the site is also within CA13, but the adjacent Coypool disused china clay works and the urban areas further south are included as urban areas outside the scope of the landscape and seascape assessment.

The information for CA13 from the LUC study as the most relevant area is included in Appendix 4.

The LUC study also includes an analysis of strategically important skylines and landmarks, an extract of which is shown below.

![Strategically important skylines and landmarks](image_url)

*Figure 3: Extract from Plymouth Landscape and Seascape Assessment showing strategically important skylines and landmarks in the study area (LUC / Plymouth City Council 2016)*

The site is marked with a red dot. Its location is to the west of the Boringdon Park skyline, considered to be of city-wide significance as an open skyline (indicated by the large purple 2) with high levels of intervisibility with other areas of the city. The site is in the lower category of intervisibility for the higher part on its eastern edge, and in the low category for the remainder of the site. Number 7
indicates Hardwick Wood as a wooded skyline of city-wide significance, and number 27 is the Saltram Estate identified as landmark of local significance (due to its lower location making it less exposed).

3.4. Site Visibility, Visual Amenity and Key Views

Desk Study and Theoretical Visibility

Figure CEC3054-07 shows theoretical site visibility and should be read in conjunction with the other figures included in Appendix 5. This ZTV is created as a bare earth model without barriers such as woodland or settlements and as such is a worst case scenario intended as a tool to inform further assessment and site work.

High levels of theoretical visibility are indicated for the following areas:

- Areas adjacent to the site within 500m, where there are subtle local landform variations with slopes facing the site or ridges. This includes land on the golf course to the south, the Triumphal Arch and areas around the Coypool site, as well as higher ground on the site itself and sections of Plymbridge Road (see site appraisal views SA1 to SA3, VP01 and character views CA-A1 to CA-A3).

- The Plym Valley to the west and south, including the low lying areas around Sainsbury’s and on to the Plym Estuary and Saltram Estate (from immediately adjacent to the site to 2.3km south) (see VPs 3, 4 and 6, and character views CA-F, CA-H and CA-I).

- East facing slopes to the west at around 300m to 800m distance from the site, including Leigham residential areas (see VP05 and character view CA-G).

- Higher ground to the northwest around Mainstone and Estover at 600m to 1.5km distance (not visited for photography – largely business and industrial uses with lesser relevance to this LVA).

- The ridge associated with Hardwick Woods and Amados Hill to the south at around 2km distance (see VP02 and character view CA-E).

Site work was concentrated on these theoretically high intervisibility areas, where the majority of effects may reasonably be expected to arise.
Areas to the east around Boringdon Hall, parkland and woodlands were indicated to have low intervisibility based on the bare earth model. This was verified on site and found to be accurate, due to the local topography and the intervening hedges including those along Plymbridge Road (see character views CA-B and CA-C).

Further areas of theoretical visibility were indicated to the longer distance southwest, west and northwest. Whilst there are some views from site towards those areas, detail is not readily perceptible and areas are distant at largely over 1.5km away. These areas were not reviewed further as part of this appraisal.

To the far south, there are very long distance views beyond 3km towards the steep AONB escarpment and the sea – these views were not explored further as part of this appraisal due to distance and lack of perceived detail. A future detailed LVIA may include this in the assessment scope depending on the final nature and scale of proposals.

Field Observations and Actual Visibility
Site work was carried out on 25 October 2017 by Birgit Höntzsch Dipl-Ing CMLI. Weather was sunny and calm with very good visibility. Leaf cover on hedges and trees was still partially present, reducing visibility to some degree, but representing a good compromise between summer and winter visibility.

It is clear from field observations that actual visibility is reduced from that theoretically shown particularly in the Plym Valley between the site and the A38 due to the wooded character of the valley in combination with various large buildings and the road itself running on a raised corridor.

The Triumphal Arch is separated from the site by a woodland block, and is not publicly accessible. It also faces away from the site overlooking the southern landscapes. Whilst there is some limited actual visibility between the eastern portions of the site and the arch, there would be opportunities to screen actual views in future proposals and develop a layout that would reduce or prevent intervisibility.

There is no actual intervisibility between the site and the Boringdon Hall complex.

There is no location from which the entire site is visible. The main areas from which parts of the site are actually visible are:
- Plymbridge Road passing the site from the site entrance and a section south of the site (VP01 and CA-A1 to A3) (partial views into eastern field, and from site entrance also central field, often glimpsed and transient)

- Leigham residential area to the west looking directly into the site (VP05 and CA-G) (direct views of sloping higher parts of the western and central field, part of eastern field also visible)

- The Plym Valley south of the A38 up to Saltram Estate Amphitheatre (VP-03 and 04 and CA-F) (small slithers of the western, central and eastern fields visible, where the land on site slopes towards the viewer, screening by woodland at Coypool and around the Triumphal Arch)

- Amados Hill and associated slopes (VP-02 and CA-E) (glimpses of the fields through gaps in woodland cover on adjacent land)

- Glimpse into the site from Sustrans Route 27, where it passes the site (VP-06) (views from the Plym Valley to the site are largely prevented in close distance areas due to the wooded nature and Plym Valley railway embankment)

Visual Amenity

Key features and characteristics that define the visual amenity of the study area and views around it are landform, vegetation, settlements and infrastructure elements such as roads, pylons and masts etc. Key elements are illustrated on Figure CEC3054-05 (Visual Appraisal). The following key features and characteristics are considered important for the understanding of the visual amenity baseline conditions in the study area:

- Difference in visual exposure of higher ground on site in eastern and central fields (open and long views), and lower ground associated with western field (enclosed views from low areas and limited / directional views from slopes)

- Wooded nature of adjacent northern and western landscape features (Plymbridge Woods, Plym Valley), and further woodland associated with boundaries at Coypool disused china clay works and the Triumphal Arch, screening parts of the site in views from the south
- Adjacent golf course landscape and golf course building
- Long views to the south from high points on site over estuary and to sea, but limited due to local ridge at Triumphal Arch and Boringdon Hill reducing exposure of site
- Influence of Plymouth urban areas in views to the south and west and the effect of movement in the landscape associated with the major trunk roads, particularly the A38
- Northern and eastern landscapes visually and aurally tranquil, western and southern landscapes visually and aurally busy
- Rural landscapes contrasting with larger wooded areas, urban uses and seascape / estuary landscapes

Key Views
Viewpoint photographs as well as site appraisal photos and character / additional views selected for the LVA are included on photosheets in Appendix 6. These photosheets include:

- the site appraisal photos which provide a record of views of and from the site, identifying key features on site and in its surroundings;
- character views which provide an illustrative record of the local landscape character, key features and overall perception of the area and the site within it as appropriate as well as showing typical views towards the site that have not been included as viewpoints; and
- viewpoint photography which represent those views in which the site is more or less highly visible. This last category may in some cases be limited by the nature of the study area.

Views toward the proposal site were explored across the whole study area based on the desk study work. Views have been selected to provide a range of receptors, distance and directions of view in which the site and / or the proposals are visible, taking into consideration the influence of landform, vegetation, built form and public accessibility and include for this LVA:

- VP01 – Looking west into the site from Plymbridge Road at site entrance – large portions of eastern and central fields in view, only highest part of western field in view. Leigham residential areas on
opposite slopes. View over fields, with mid and background defined by urban development.

- **VP02** – Looking north towards site from Amados Hill – central field most visible due to lack of trees along southern boundary. Eastern field largely screened by local ridge at Triumphal Arch along with woodland around Arch. Western field glimpse past trees, but majority of western field hidden behind woodland along southern site boundary / Coypool. Urban areas define character of view with golf course and Boringdon Hill forming the main part of the green ridge in the mid ground.

- **VP 03** – Looking north from Saltram Estate viewing area by Amphitheatre – site partially seen above Sainsbury’s supermarket and to the west of golf course and Arch. Larger areas of central field visible, eastern and western fields largely hidden from view due to the tree screening and landform. Estuary view towards urban areas, with Dartmoor horizon in the distance (Dartmoor not seen in conjunction with site).

- **VP 04** – Looking north from footbridge over A374 west of Sainsbury’s – higher parts of western field in view, central and eastern fields largely screened by trees and landform. Lower parts of western field screened by landform. Busy view with urban elements and road.

- **VP05** – Looking east from Leigham residential area – key features in this view are the foreground development, the strong wooded character of the Plym Valley and the long views to Dartmoor beyond. The site is part of the rural landscape in the view. Coypool disused china clay site is also in view, filtered by trees, but large-scale buildings are apparent.

- **VP06** – Looking northeast into the western site field from Sustrans Route 27. Partial filtered view with railway embankment and structures in foreground. This is the only view that could be found from the Sustrans Route. There may be some heavily filtered glimpses into the site from points just to the south and north of this viewpoint, but intervisibility is very limited and users are transient being on their bikes, or walkers / joggers.

This section summarises key receptors as well as reviewing constraints and opportunities and how the proposals respond to these as identified during the baseline review process.

4.1. Key Receptors

Following desk study and site work, and reviewing this against proposals, it has been determined that the following receptors are likely to be a key consideration in the decision making process and their relationship with the site should be addressed in detail in any proposals taken forward:

- **Landscape receptors:**
  - Landscape character of CA13 Boringdon Park Farmland and setting of CA10 Plymbridge Wooded Valley and CA14 Saltram Park and Hardwick Wood
  - Landscape setting of Triumphal Arch and Scheduled Monument associated with it and the northern landscape
  - Landscape setting of Boringdon Hall and associated parklands and listed features
  - Ancient woodland to the north of the site, and woodland along other boundaries
  - Landscape character and features along Plymbridge Road
  - Site landscape features

- **Visual receptors:**
  - Users of Plymbridge Road
  - Users of golf courses adjacent to site
  - Users of Sustrans Route 27
  - Users of Open Access Land in Plym Valley west of site
  - Users of Saltram Estate viewing area by Amphitheatre
  - Residents in Leigham
  - Users of Boringdon Hall and parklands
  - Users of Amados Hill and residential areas immediately to the south
  - Users of A374 and footbridge west of Sainsbury’s supermarket
  - Water users along estuary north of Saltram Estate
4.2. Site Allocation Provisions

The site allocation being tested and forming the subject of this LVA is for sports uses, open spaces and enabling residential development with a range from low to high density. The plan that forms the basis for the assessment presented in this LVA is the Preliminary Boringdon Illustrative Framework Plan prepared by Clifton Emery Design in September 2017. Particular points to note on this plan are:

- Potential enabling residential development is indicated on the lower parts of the site in the western field reducing potential for visual effects. In addition, the residential allocation is shown to be structured from higher density development in the southwestern lowest areas, and medium to lower density development on the slopes, with the lowest and greenest densities in the higher parts of the western field.

- Potential sports uses are indicated in the southern and central portions of the central and eastern fields, with sports areas separated by further planting. The low level nature of these uses in conjunction with additional planting should assist in avoiding any wider area effects arising from use of these fields, and enable sensitive treatment of the setting of the heritage assets in the local area.

- The northern parts of the central and eastern fields are indicated to be kept free from development and allocated as green space with possible cycling provisions, which should enable protection and enhancement of the boundary with the Ancient Woodland.

- A sports hub and cycling café may also form part of the allocation provisions, indicated towards the southern boundary of the central field. This will require careful consideration of southern views, but there is space and potential to screen any development with a new tree belt / woodland buffer.

- There are provisions for potential links with proposals (by others) at the adjacent Coypool disused china clay works and the Sustrans Route 27. This will help to increase connectivity and encourage use of local existing sustainable infrastructure.
4.3. Addressing Constraints and Opportunities

The following constraints require particular consideration in the design process:

- Relationship of the site to the adjacent features, particularly the Triumphal Arch, northern Scheduled Monuments, Plymbridge Road and the Ancient Woodland boundary to the north.

- Relationship of the site to the adjacent Plym Valley Strategic Greenspace (PLY45), largely surrounding the site and including the assets listed above.

- Dealing with the site's topography without adversely affecting adjacent trees and woodlands.

- Creating an access point to the Sustrans Route 27 without undue effects on the woodland and through potentially steep topography, also requiring crossing the railway line.

- Visual exposure of the central and southern field in some southern views and in views from the western residential areas.

- Association of the site with the strategic skyline at Boringdon Hill and the Triumphal Arch and location of it within a strategic landscape area.

Whilst listed as constraints these features all provide an opportunity for the site to retain existing landscape structure and relate the proposals back to the area’s landscape character thereby providing a distinct and high quality development. Particular opportunities are:

- The illustrative framework plan indicates a spacious layout that will allow for planting of new tree buffers along the southern boundary to address potential visual effects in views from the south and leaving 10 - 15m biodiversity / woodland edge buffers to existing woodland boundaries to protect their integrity.

- The topography could be utilised to screen and hide development, and to create an interesting place to live.

- There are opportunities to enhance the boundary with Plymbridge Road, and as such strengthen the character of the road as a green corridor with increased leisure use.
There is potential to either screen views from the Sustrans Route 27 into the site at the southwestern site corner, or to use this point to create a new focal point and connection to the site.

Current illustrative proposals offer the opportunity to create a development that does not unduly affect skylines and the strategic skylines and landscape areas, and that does not detract from the perception of the Arch or Boringdon Hill in the local or wider landscape.

The LUC study suggests a 3 stage approach to reviewing a site against the information in it, and this approach has been applied in Table 1 below.

### Table 1: Analysis of site and proposals against Plymouth Urban Fringe Landscape and Seascape Study

<table>
<thead>
<tr>
<th>Query</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stage 1 – Understanding landscape character of the site</strong></td>
<td></td>
</tr>
<tr>
<td>Which CA is the site found in?</td>
<td>CA13 Boringdon Park Farmland and CT3A Upper Farmed and Wooded Slopes</td>
</tr>
<tr>
<td>Is the site characteristic of the CA or are there different characteristics?</td>
<td>Yes – reflects characteristics of CA and CT, particularly the central and eastern field. The western field is considered to be less characteristic due to its mostly lower elevations and much stronger influence of adjacent woodlands on visibility. Hedges on site in places gappy or removed – not as strong as CA suggests.</td>
</tr>
<tr>
<td><strong>Stage 2 - Understanding which landscape features / attributes are sensitive to change</strong></td>
<td></td>
</tr>
<tr>
<td>Designated features and attributes within or near the site</td>
<td>Triumphal Arch and associated Scheduled Monument and listings, including Scheduled Monuments to the north east of the site. Boringdon Hall Grade I Listed Building. Plym Valley Open Access Land. Ancient Woodland north of site (see Figure 3 below). Sustrans National Cycle Route 27 passing site to the west.</td>
</tr>
<tr>
<td>Other valued landscape attributes/ sensitive features</td>
<td>Plymbridge road as popular access route to Plymbridge Woods National Trust car park. Wooded Plym valley to the west and north. Long open views to the south, north and east possible from higher ground on site, including of the seascape setting (glimpses) and the Dartmoor horizon to the north and northeast.</td>
</tr>
<tr>
<td>How does the site relate to the landscape</td>
<td>Set behind the main ridgeline that is formed by Boringdon Hill and the Triumphal Arch – this is also reflected in the site’s lesser exposure identified in the strategic skylines</td>
</tr>
<tr>
<td>Query</td>
<td>Response</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>sensitivity criteria?</td>
<td>assessment, where the site is shown behind the main ridge. Steep topography in west and north of site, resulting in much-reduced visual exposure. This set back character with local landform makes the site slightly more enclosed than the southern and eastern parts of this CA, even on its higher ground, and much more enclosed in the western lower parts. Land cover on site is relatively uniform with arable, and fields are medium to large. Perceptual qualities identified in CA description applicable, but note comment above about lesser degree of exposure due to setting behind the main ridge and separation from golf uses. Skyline character and visual prominence reduced due to set back behind main ridgeline and woodland / trees associated with Triumphal Arch and boundaries with Coypool disused china clay works. Some views to Hardwick Wood and Saltram Estate from higher ground on site, but less direct than from golf course or main ridge line. Intervisibility with Plym Valley apparent, but views from Plym Valley into the site very limited and strongly filtered by trees. Only one viewpoint on Sustrans Route with a view into western corner of site. Direct views from Leigham west of Plym Valley into the site.</td>
</tr>
<tr>
<td>Stage 3 – Managing change to respect landscape character and sensitivity</td>
<td>Current illustrative proposals would enable compliance with the guidance. The layout proposed would protect the setting and integrity of the Arch and Boringdon Hall and surroundings. Ancient woodland and semi-natural habitats could be protected. The green space components of the scheme and SUDS features would enable creation of additional habitat and create more connectivity in the landscape, particularly along Plymbridge Road. Proposals avoid the most prominent slopes, would not interfere with southern views of the estuary and sea, and would enable protection of views to Dartmoor from the south and west. Local topography and additional tree planting can be used to minimise adverse effects during layout development. Particular enhancements that could be achieved by the proposals are:  - Enhancing Plymbridge Road as a green corridor for leisure users  - Better wooded boundary to the south of the site</td>
</tr>
<tr>
<td>Query</td>
<td>Response</td>
</tr>
<tr>
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</tr>
<tr>
<td></td>
<td>• Substantial buffers to the ancient woodland northern boundary and appropriate buffers to other woodland to enable diversification of the woodland edge and long-term favourable retention of these assets. This should include avoiding earthworks within the buffers and planting a new woodland edge layer. SUDS proposals must be considered very carefully in relation to proximity to trees. Footpaths and cycle routes should avoid interference with tree root protection zones.</td>
</tr>
<tr>
<td></td>
<td>Enhancement of internal hedges that are being proposed for retention</td>
</tr>
<tr>
<td>Other landscape / visual benefits that the scheme could deliver.</td>
<td>The main other benefits are related to connectivity and leisure uses:</td>
</tr>
<tr>
<td></td>
<td>• Better connectivity to Sustrans Route 27 from Plymbridge Road and local area</td>
</tr>
<tr>
<td></td>
<td>• Additional leisure facilities on site complementing the existing uses in the area (golf, walking, cycling)</td>
</tr>
</tbody>
</table>
5. Preliminary Impact Assessment

This section identifies effects potentially resulting on landscape and visual receptors identified in the baseline study and caused by the proposal assessed in this report. The assessment is conducted in accordance with the definitions / criteria described in Appendix 7. This LVA was prepared to assist in assessing the suitability of the proposed allocation – hence details of proposals at this stage are illustrative and subject to change. The impact assessment below is preliminary and indicative, and need to be re-visited when actual proposals are developed or site allocation framework parameters substantially change.

5.1. Landscape Effects

Table 2 on the following page lists potential effects, based on the illustrative framework plan.

It is considered that careful design including in relation to levels, wooded site boundaries and improvements to southern and eastern boundaries can achieve a scheme that would result in largely slight adverse landscape effects, with localised moderate adverse changes and potential for some beneficial effects to offset against any moderate adverse effects.

Key measures to reduce landscape effects are strengthening of the Plymbridge Road boundary, a new woodland buffer along the southern boundary and substantial buffer zones to the ancient woodland boundary, as well as appropriate buffers to other woodlands adjacent to site. Built form close to the Triumphal Arch should be avoided.
Table 2: Preliminary evaluation of potential landscape effects
(adverse unless stated otherwise)

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Value</th>
<th>Susceptibility</th>
<th>Sensitivity</th>
<th>Magnitude</th>
<th>Degree of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA13 Boringdon Park Farmland</td>
<td>Medium to high</td>
<td>Medium to high</td>
<td>Medium / high</td>
<td>Low to medium (direct effect – depending on final layout and extent of new landscaping)</td>
<td>Moderate</td>
</tr>
<tr>
<td>CA10 Plymbridge Wooded Valley</td>
<td>Medium to high</td>
<td>Medium</td>
<td>Medium</td>
<td>Negligible (setting effect, assuming woodland boundaries will be fully protected)</td>
<td>Slight</td>
</tr>
<tr>
<td>CA14 Saltram Park and Hardwick Wood</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible (setting effect)</td>
<td>Slight</td>
</tr>
<tr>
<td>Triumphal Arch Scheduled Monument</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Low (setting effect at close distance, but open landscape setting preserved and built form away from arch)</td>
<td>Moderate</td>
</tr>
<tr>
<td>Northern Scheduled Monument</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible (setting effect)</td>
<td>Slight</td>
</tr>
<tr>
<td>Boringdon Hall and associated parklands and listed features</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible (setting effect on parkland / boundary, house separated from site)</td>
<td>Slight</td>
</tr>
<tr>
<td>Receptor</td>
<td>Value</td>
<td>Susceptibility</td>
<td>Sensitivity</td>
<td>Magnitude</td>
<td>Degree of Effect</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>-------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Ancient woodland to the north of the site, and woodland along other boundaries</td>
<td>High</td>
<td>Medium</td>
<td>Medium / high</td>
<td>No change (assuming buffers are incorporated and no earthworks / SUDS / paths within root protection areas)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Scheme needs to include measures to control access into Ancient Woodland to avoid adverse effects through increase in use – otherwise there is potential for adverse effects</td>
<td>No effect if implemented as envisaged</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Potential for beneficial effects if new woodland edge habitat is created</td>
</tr>
<tr>
<td>Landscape character and features along Plymbridge Road</td>
<td>Medium to high</td>
<td>Low to Medium</td>
<td>Medium</td>
<td>Low to medium beneficial (assuming no hedge removal required and strengthening of green corridor)</td>
<td>Slight to moderate beneficial – depending on final design of green corridor</td>
</tr>
<tr>
<td>Site landscape features</td>
<td>Medium (trimmed hedges, partially gappy or missing)</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate adverse – removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Moderate beneficial – new landscape features</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Overall neutral to beneficial depending on amount of new landscape in final scheme</td>
</tr>
</tbody>
</table>
5.2. Visual Effects

Table 3 on the following page lists potential effects, based on the illustrative framework plan.

Key visual effects would occur on views from a section along Plymbridge Road where views into the site are possible, the western residential areas, and views from the south towards the site.

The magnitude of all these can be controlled through careful layout development. Strengthening of the green corridor along Plymbridge Road would eliminate the majority of views for these users. A woodland buffer along the southern boundary would eliminate or largely screen visual effects of the scheme on southern views, including from Amados Hill, Saltram Estate and A374. Careful design of the built form in the western field, breaking up of this with some trees, and avoiding blocking views towards Dartmoor through control of height and density would reduce visual effects on western views from residential areas at Leigham.

It is considered that with appropriate parameters and mitigation, visual effects would be slight for most views, with some moderate effects for western direct views.
Table 3: Preliminary evaluation of potential visual effects
(adverse unless stated otherwise)

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Value</th>
<th>Susceptibility</th>
<th>Sensitivity</th>
<th>Magnitude</th>
<th>Degree of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Users of Plymbridge Road</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Low to Medium (direct effect – depending on final layout and extent of new landscaping)</td>
<td>Up to Moderate depending on final layout / design</td>
</tr>
<tr>
<td>Users of golf courses adjacent to site</td>
<td>Low</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
</tr>
<tr>
<td>Users of Sustrans Route 27</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
</tr>
<tr>
<td>Users of Open Access Land in Plym Valley west of site</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>Users of Saltram Estate viewing area by Amphitheatre</td>
<td>High</td>
<td>Low</td>
<td>Medium</td>
<td>Low to Medium</td>
<td>Up to Moderate depending on final layout / design</td>
</tr>
<tr>
<td>Residents in Leigham</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>Users of Boringdon Hall and parklands</td>
<td>High</td>
<td>Low (visual separation by landform and vegetation)</td>
<td>Medium</td>
<td>Low (no change if final design can avoid any visual effects on Plymbridge Road boundary)</td>
<td>Slight</td>
</tr>
<tr>
<td>Receptor</td>
<td>Value</td>
<td>Susceptibility</td>
<td>Sensitivity</td>
<td>Magnitude</td>
<td>Degree of Effect</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-------------</td>
<td>-------------------------------</td>
<td>-------------</td>
<td>-----------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Users of Amados Hill and residential areas immediately to the south</td>
<td>Medium</td>
<td>Low (views include large amount of development, mid distance view)</td>
<td>Low</td>
<td>Low to Medium (depending on final scheme)</td>
<td>Slight</td>
</tr>
<tr>
<td>Users of A374 and footbridge west of Sainsbury’s supermarket</td>
<td>Low</td>
<td>Medium</td>
<td>Low</td>
<td>Low to Medium (depending on final design)</td>
<td>Slight</td>
</tr>
<tr>
<td>Water users along estuary north of Saltram Estate</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
</tbody>
</table>
6. Conclusions and Recommendations

The site is in the urban fringe of Plymouth, forming part of a strategic skyline and being surrounded by Plym Valley Strategic Greenspace (PLY45), but also having been allocated as a potential development site (Ref PLY60 (11) (Sports or Sports led mixed use)).

This LVA has been prepared to assist in assessing the suitability of the proposed allocation of the site for a sports led mixed use scheme, including sports pitches, sports hub, cycling provisions, green space and enabling residential development.

The site is located within urban fringe Character Area 13 Boringdon Park Farmlands, adjacent to urban fringe CA10 Plymbridge Valley. It is also adjacent to the strategic skyline of city-wide significance associated with Boringdon Hill and the Triumphal Arch, but is lower than that ridgeline and set behind it. The LVA examined the site and its specific character against the guidance and details provided in the published information for CA13. The site reflects the characteristics well, but is less prominent and partially hidden behind other landform and woodland, as well as having less dense and intact hedges on site than may be the case elsewhere in the CA.

The landscape setting of heritage assets near the site needs to be considered when developing the proposals further (namely Triumphal Arch, northern Scheduled Monument and Boringdon Hall and associated parkland and listed features). With the framework plan allocating residential built development on the site’s western field, and proposing to use the central and eastern fields for sports uses it is considered that separation and sensitive treatment of the setting of these assets can be achieved.

The treatment of all boundaries in relation to the Plym Valley Strategic Greenspace will be an important consideration, and the allocation provisions should aim to support the policy elements in relation to access and connections, landscape scale biodiversity enhancements, protecting and enhancing the landscape value of the area, contribute to people being able to learn about the heritage and historic assets of the area, and supporting the long-term sustainable management of the valley.

Views from and to the site are limited to the west and south, and to localised points along Plymbridge Road and the Sustrans Route 27. It is considered that
with appropriate screen planting views from the south (including from Saltram Estate and the estuary), Plymbridge Road and Sustrans Route can largely be screened. Views from the west will be of the enabling residential development area and will change the amenity of these views. However, existing views do include foreground development and the Coypool disused china clay works, and there is potential to soften any changes through appropriate planting within the development. Views from this area to the landscape beyond should also be considered and retained, so that the overall visual amenity including views of woodland and long distance horizons is preserved.

The scheme as presented (see Section 4.2, as illustrated on the Preliminary Boringdon Illustrative Framework Plan prepared by Clifton Emery Design in September 2017) has zoned the various uses in a way that responds to local landscape and visual constraints, and would enable creation of a development that has minimal visual effects, sensitively addresses the landscape setting of the heritage assets in the area, protects the Ancient Woodland and priority habitats and can contribute to strengthening local landscape features. It is suggested that the following further improvements are explored:

- Green corridor along Plymbridge Road to strengthen this landscape feature and protect its character for leisure and recreational users travelling to and from the Plymbridge Woods National Trust car park as well as screening any potential views from the Boringdon parkland.

- Woodland strip / dense tree belt along southern boundary to screen views from the south and provide a clear separation to the Triumphal Arch, with site access ideally located on the northern side of this belt to prevent visual effects arising from car movement.

- Using existing site entrance to avoid hedge removal along Plymbridge Road.

- Strengthen linear hedge feature between western and central field and develop into green corridor enhancing landscape connectivity.

- Allow a 15m buffer to the northern boundary with the Ancient Woodland, in which all earthworks and paths should be avoided and which should be developed into a biodiverse woodland edge buffer to protect the Ancient Woodland in the long-term. Do not propose new paths through the
Ancient Woodland.

- Explore options to connect to the Sustrans Route 27 from the lowest point of the site, making this a feature.
- Take account of views from western residential areas into the site when designing the residential development element.

It is concluded that overall the proposed site allocation is not considered contrary to local and national policy provisions in relation to landscape and visual issues and does not cause undue adverse effects on local character and distinctiveness. Compliance with policies DEV24, DEV29, PLY45 and DEV30 could be achieved with the framework plan as presented incorporating further suggestions made above. The site allocation is considered to not unduly affect overall residential amenity, overall visual amenity in the study area or views from highly sensitive areas. Where such views occur, there is potential for mitigation and a high quality development could be achieved on this site that will contribute to the overall vision for Plymouth without diminishing its overall landscape and visual qualities.

Report ends
## Appendix 1. Glossary of Technical Terms and Acronyms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>.jpg</td>
<td>Compressed image format standardized by the Joint Photographic Experts Group (JPEG) commonly used for storing digital photos</td>
</tr>
<tr>
<td>AOD</td>
<td>Above Ordnance Datum. Ordnance Datum is the vertical datum point from which all altitudes are derived, for Great Britain OD is taken to be mean sea level at Newlyn in Cornwall between 1915 and 1921.</td>
</tr>
<tr>
<td>AONB</td>
<td>Area of Outstanding Natural Beauty</td>
</tr>
<tr>
<td>CA</td>
<td>Character Area</td>
</tr>
<tr>
<td>CEC</td>
<td>Cornwall Environmental Consultants</td>
</tr>
<tr>
<td>Groundmodel</td>
<td>A series of 3D triangles that accurately represent the existing ground/site, design or other surface, generated from OS height and terrain data. Used as the basis for all visibility modelling.</td>
</tr>
<tr>
<td>km</td>
<td>Kilometre</td>
</tr>
<tr>
<td>NCA</td>
<td>National Character Area – landscape character area defined at national level</td>
</tr>
<tr>
<td>Landscape</td>
<td>Landscape elements within the site or landscape character and the key elements, features and characteristics that define it, or landscape designations and the key features which define its value, or the overall landscape condition of the study area.</td>
</tr>
<tr>
<td>Landscape Character</td>
<td>The physical and perceived features that make an area unique. Defined by Natural England as &quot;a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another, rather than better or worse&quot;.</td>
</tr>
<tr>
<td>LCA</td>
<td>Landscape Character Area – defined at local level</td>
</tr>
<tr>
<td>LCT</td>
<td>Landscape Character Type – defined at local level</td>
</tr>
<tr>
<td>LDU</td>
<td>Land Description Unit</td>
</tr>
<tr>
<td>LVIA</td>
<td>Landscape and Visual Impact Assessment</td>
</tr>
<tr>
<td>m</td>
<td>metres</td>
</tr>
<tr>
<td>NP</td>
<td>National Park</td>
</tr>
<tr>
<td>OAL</td>
<td>Open Access Land</td>
</tr>
<tr>
<td>OS</td>
<td>Ordnance Survey</td>
</tr>
<tr>
<td>Abbreviation</td>
<td>Description</td>
</tr>
<tr>
<td>--------------</td>
<td>-------------</td>
</tr>
<tr>
<td>PRoW</td>
<td>Public Right of Way</td>
</tr>
<tr>
<td>Receptors</td>
<td>physical landscape features, designated areas, character areas or features or people likely to experience an effect as a result of development</td>
</tr>
<tr>
<td>RPG</td>
<td>Registered Park &amp; Garden</td>
</tr>
<tr>
<td>SM</td>
<td>Scheduled Monument</td>
</tr>
<tr>
<td>Visual</td>
<td>Visual amenity or views available to visual receptors located within publicly accessible areas and residential dwellings. NB: an LVIA can only be carried out from publicly accessible areas so the existing views of residential receptors and likely changes can only be assumed based on fieldwork and professional judgement, this should be clearly stated in the methodology of the assessment.</td>
</tr>
<tr>
<td>ZTV</td>
<td>Zone of Theoretical Visibility. Formerly referred to as a ZVI or Zone of Visual Influence</td>
</tr>
</tbody>
</table>
Appendix 2. Emerging Local Plan Planning Policies – DEV24, DEV29, PLY45, DEV30
DEV24 – Landscape Character

Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

1. Be located and designed to respect scenic quality and maintain an area’s distinctive sense of place and reinforce local distinctiveness.
2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.
3. Be of high quality architectural and landscape design appropriate to its landscape context.
4. Be located and designed to prevent erosion of relative tranquility and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquility has been eroded.
5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.
6. Where necessary, be supported by Landscape Visual Impact Assessments and landscaping schemes that enhance that proposed development.
7. Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements.

DEV29 - Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)

The LPA’s will protect and support a diverse and multi-functional network of green space. The following provisions apply:

1. Development that would result in an unacceptable conflict with the function(s) or characteristic of Strategic Green Spaces and Local Green Spaces (Plymouth Policy Area) will be resisted. In these areas development will normally only be permitted where it enhances the value of the green space, for example through sports, allotment and play.
provision, lighting, cafes, educational uses and sustainable transport routes.

2. The acceptability of development on or adjacent to other green spaces, including neighbourhood green spaces, will be assessed in relation to the impacts of development on the function(s) and characteristics of the green space and taking account of the plan's green space and play accessibility standards. Development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible.

3. The quality and quantity of accessible green space and play space should be improved in line with local targets and standards for the provision of greenspace and play space. This can be delivered through on-site provision or financial contributions to off-site provision where appropriate.

4. Local deficiencies in the accessibility and quality of green space and play space should be addressed in development, in line with local standards.

**PLY45 – Plym Valley Strategic Greenspace**

The Plym Valley forms an important landscape, wildlife and recreation site on the edge of the city. Its functions will be protected and improved to enhance the sites ability to support the growth of the Plymouth Policy Area by:

1. The delivery of a strategic access network across the site which encourages active recreation in a manner which is sensitive to the sites natural and historic assets and the working landscape.

2. Providing new and improved connections to adjacent communities and enhanced walking and cycling links to encourage visits by sustainable means.

3. Delivering landscape scale biodiversity enhancement across the site.

4. Ensuring the landscape value of the site is protected and enhanced and the site continues to provide a strong natural edge and attractive setting for Plymouth.

5. Protecting and enhancing the wealth of historic assets within the valley
as part of the sites development ensuring people have the opportunity to appreciate and learn about the heritage of the area.

6. Supporting the development and enhancement of facilities to support the visitor experience across the valley in locations and with a design and form that is sensitive to the special qualities of the site and support the long term sustainable management of the valley.

7. Supporting the continuation of forestry and farming as a sustainable way of maintaining the function and value of the site but ensuring the practises take full account and support the special values of the site.

8. Supporting the development of appropriate recreational activities within the valley providing they are sensitive to the functions and values of the site.

**DEV30 – Trees, Woodlands and Hedgerows**

Development that would result in the loss or deterioration of the quality of:

- Ancient woodland, aged or veteran trees or impact on their immediate surroundings;
- Other woodlands or high amenity trees including protected trees;
- Important hedgerows including Devon hedgebanks; will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated.

Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a ‘net gain’. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.
Appendix 3. Landscape Assessment for Site Allocation
PCC1016 Boringdon Park (Evidence Base)
Appendix 4. CA13 Boringdon Park Farmland Character Area Information
Appendix 5. Figures

CEC3054 - 01 Location and Study Area
CEC3054 – 02 Landform
CEC3054 - 03 Landscape Character
CEC3054 – 04 Landscape Designations
CEC3054 – 05 Site Appraisal
CEC3054 – 06 Visual Appraisal
CEC3054 – 07 ZTV – 2m
Appendix 6.  Photo Record

Site Appraisal Photosheets
Character Views Photosheets
Viewpoint Photosheets
Appendix 7. Methodology

A7.1. LVIA Methodology

The LVIA methodology is based on the principles outlined in the Guidelines for Landscape and Visual Assessment (GLVIA)\textsuperscript{viii} which is widely accepted as the industry standard, together with the Landscape Character Assessment Guidance prepared by Natural England\textsuperscript{ix}.

Guidance criteria used in this LVIA are outlined below for value, susceptibility, sensitivity, magnitude and degree of effect.

A7.1.1. Value

The extract Box 5.1 from the GLVIA third edition on the following page provides some criteria that may be considered as part of making value judgements. This is followed by a table setting out some examples of value of receptors, based on the previous considerations, in order to assist professional evaluation for this LVIA.

Value is receptor specific and not dependant on the nature of the proposals.

---

**Box 5.1**

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)
<table>
<thead>
<tr>
<th>Value</th>
<th>Typical Criteria</th>
<th>Typical Scale</th>
<th>Typical Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceptional</td>
<td>High Importance (or Quality) and Rarity. No or very limited potential for substitution.</td>
<td>International, National</td>
<td>World Heritage Site, National Park, Area of Outstanding Natural Beauty (AONB)</td>
</tr>
<tr>
<td>High</td>
<td>High Importance (or Quality) and Rarity. Limited potential for substitution.</td>
<td>International, National, Regional, Local</td>
<td>World Heritage Site, National / regional designations such as National Park, Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV) in very good condition</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium Importance (or Quality) and Rarity. Some potential for substitution or improvement.</td>
<td>Regional, Local</td>
<td>Regional or local designations incorporated into development plans (such as AGLV) or undesignated but value perhaps expressed through non-official publications or demonstrable use.</td>
</tr>
<tr>
<td>Low</td>
<td>Low Importance (or Quality) and Rarity. Potential for improvement, some degradation.</td>
<td>Local</td>
<td>Areas identified as having some redeeming features and possibly identified for improvement.</td>
</tr>
<tr>
<td>Very Low</td>
<td>Low Importance (or Quality) and Rarity. Degraded.</td>
<td>Local</td>
<td>Areas identified for recovery</td>
</tr>
</tbody>
</table>

Table 4: Guidelines for Landscape Value Determination
<table>
<thead>
<tr>
<th>Value</th>
<th>Typical Criteria</th>
<th>Typical Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceptional</td>
<td>High Importance (or Quality) and Rarity. No or very limited potential for substitution.</td>
<td>Key vistas across landscapes and heritage views published or otherwise noted with national importance, for example unobstructed views of and from St Michaels Mount or between Tors on the Moors with near pristine amenity.</td>
</tr>
<tr>
<td>High</td>
<td>High Importance (or Quality) and Rarity. Limited potential for substitution.</td>
<td>County / regional level key views or those in a local context involving nationally designated assets, for example of local churches or from assets in AONB areas, national trails Residential views from or over designated assets / areas National scenic routes</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium Importance (or Quality) and Rarity. Limited potential for substitution.</td>
<td>Views in AGLVs Residential views of good quality, those from local trails and from local vantage points not included in the higher categories Local scenic routes</td>
</tr>
<tr>
<td>Low</td>
<td>Low Importance (or Quality) and Rarity</td>
<td>Views and visual amenity already affected by other elements of devaluing character and those fore-shortened by other elements, for example views over a business park or industrial estate</td>
</tr>
<tr>
<td>Very Low</td>
<td>Low Importance (or Quality) and Rarity</td>
<td>Views with seriously compromised visual amenity, such as dumps, dilapidated landscape</td>
</tr>
</tbody>
</table>
A7.1.2. Susceptibility

Landscape susceptibility to change is defined in the GLVIA as follows (para 5.40):

“This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning polices and strategies”, and

<table>
<thead>
<tr>
<th>Susceptibility</th>
<th>Criteria Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Proposals have potential to substantially alter landscape character, condition, or quality, and are likely to be at odds with the scale of the landscape. Strong design and location justification likely to be required. Increased direct effects or extensive setting effects likely.</td>
</tr>
<tr>
<td>Medium</td>
<td>Proposals have potential to partially alter landscape character, condition, or quality, and could be at odds with the scale of the landscape depending on design development and integration of proposals with local landscape. Some direct effects or setting effects likely.</td>
</tr>
<tr>
<td>Low</td>
<td>Proposals have potential to cause very minor or minor alteration to landscape character, condition, or quality, and are largely in keeping with landscape scale. Direct effects minimal and setting effects limited to small areas.</td>
</tr>
</tbody>
</table>

Visual susceptibility to change is defined in the GLVIA as follows (para 6.32):

“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view in particular locations, and
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”
<table>
<thead>
<tr>
<th>Susceptibility</th>
<th>Criteria Guidance</th>
</tr>
</thead>
</table>
| **High**       | Groups of receptors more likely to be of high susceptibility are:  
     - Residents at home with good existing views  
     - People engaged in outdoor recreation where part of this is landscape appreciation in nationally designated landscapes (AONB and National Parks)  
     - Visitors to heritage assets where views are an important contributor to experience  
     - Users of designated scenic routes  
These receptors are more likely to have high susceptibility in a given project context if:  
     - Proposals have the potential to cause a major alteration to visual amenity for the receptor.  
     - Receptor looks directly at the development and the development is likely to be prominent or strongly detracting in this view. Residential receptors particularly susceptible if these occur from key living areas.  
     - Proposals are likely to affect a large area / number of users and / or key views in a designated area. |
| **Medium**     | Groups of receptors more likely to be of medium susceptibility are:  
     - Residents at home with some existing views but of reduced quality due to other elements in view  
     - People engaged in outdoor recreation in good quality undesignated landscapes or locally designated landscapes (such as AGLV)  
     - Communities where views contribute to the landscape setting enjoyed by the residents  
     - Users of local roads / transport in designated landscape areas. Leisure users.  
These receptors are more likely to have medium susceptibility in a given project context if:  
     - Proposals have the potential to cause some alteration to visual amenity for the receptor.  
     - Receptor has partial views of the development and the development is likely to be more or less visible, it may detract from the existing amenity of the view.  
     - Proposals may affect a number of receptors and would alter local key views in a way that affects their amenity. |
### Table 7 Guidelines to consider Susceptibility of Potential Visual Receptors

<table>
<thead>
<tr>
<th>Susceptibility</th>
<th>Criteria Guidance</th>
</tr>
</thead>
</table>
| Low            | Groups of receptors more likely to be of low susceptibility are:  
• Residents with no views from their properties  
• People engaged in outdoor sport or recreation that does not involve landscape appreciation  
• People at place of work where setting is not important to quality of working life  
• Travellers on road, rail and other transport routes in undesignated areas and where the main purpose is to travel from A to B for work  
These receptors are more likely to have medium susceptibility in a given project context if:  
• Proposals have the potential to cause minor alteration to visual amenity for the receptor.  
• Glimpsed views from the receptor.  
• Receptor may perceive the development as a new feature / additional element, but without notable change to visual amenity.  
• Visual amenity may already be affected by existing development in a prominent and defining way, or existing degraded views experienced by the receptor. |

#### A7.1.3. Sensitivity

The above judgements on value and susceptibility are then combined into a judgement on the sensitivity of the receptor. As a guide, the following matrix can be used, but individual judgements deviating from the guidance matrix can be made by the assessor, if justifiable by supporting information:

### Table 8 Guideline Matrix for Combining Value and Susceptibility into a Sensitivity Judgement (in italics)

<table>
<thead>
<tr>
<th>Value</th>
<th>Susceptibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Exceptional</td>
</tr>
<tr>
<td>High</td>
<td>Very high</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium / high</td>
</tr>
<tr>
<td>Low</td>
<td>Medium</td>
</tr>
<tr>
<td>Very low</td>
<td>Low</td>
</tr>
</tbody>
</table>
A7.1.4. Impacts and Effects

The LVIA is concerned with identifying change on landscape and visual resources arising from a development. Impacts would occur as part of implementing a development, the LVIA assesses resulting effects.

Landscape effects can be direct effects such as changes to / loss of landscape elements within the site or indirect effects such as changes to the setting of assets in the study area, the integrity of landscape designations within the study area or the overall landscape condition of the study area.

Visual effects are often direct changes to the visual amenity or views available to visual receptors located within publicly accessible areas and residential dwellings resulting from changes to that view as a result of the proposed development such as introduction, removal, obstruction, or modification of elements within the view. The assessment of visual impacts is informed by the use of a series of viewpoints. The viewpoints are selected to provide a comprehensive range of visual receptors, types and angles of view and distances from the development site. If possible they should represent more than one visual receptor category e.g. locating a viewpoint at the junction between a PRoW / cycleway and road would illustrate the view experienced by road users and pedestrians/cyclists at a point where they are more likely to pause and be more aware of their surroundings and view.

Cumulative effects are defined in GLVI3 as "additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types".

A7.1.5. Magnitude of Change

Magnitude is based on professional judgement and determined by a combination of:

- The size and scale of the effect - for example, whether there is complete loss of a particular element of the landscape or a minor change;
- The geographical extent of the area that will be affected; and
- The duration of the effect and its reversibility.

Magnitude forms part of the impact assessment element of the LVIA, it results from the proposals and is intrinsic to them not the receptor.
### Table 9 Guideline Criteria for determining Landscape and Visual Impact Magnitudes

<table>
<thead>
<tr>
<th>Magnitude of Change – landscape</th>
<th>Magnitude of Change – Visual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total loss of or major alteration to key elements / features / characteristics identified in the baseline study</td>
<td>HIGH</td>
</tr>
<tr>
<td>Partial loss of or alteration to one or more key elements / features / characteristics identified in the baseline study</td>
<td>MEDIUM</td>
</tr>
<tr>
<td>Minor loss of or alteration to one or more key elements / features / characteristics identified in the baseline study</td>
<td>LOW</td>
</tr>
<tr>
<td>Very minor, localised, loss of or alteration to one or more key elements / features / characteristics identified in the baseline study</td>
<td>NEGLIGIBLE</td>
</tr>
<tr>
<td>No loss or alteration to one or more key elements / features / characteristics of the baseline (pre-development landscape) and / or no introduction of new elements / features / characteristics</td>
<td>NO CHANGE</td>
</tr>
</tbody>
</table>

### A7.1.6. Degree of Effect

The degree of effect of the proposed development on potential landscape and visual receptors is measured as a combination of receptor sensitivity and magnitude of change using the matrix in Table 6.9 below. If there are interim categories, such as medium / high sensitivity, the assessor should determine the
most suitable evaluation based on the site and study area conditions and levels of change occurring.

Whilst degree of effect is determined for any project, a consideration of significance is only applicable to projects falling under the Environmental Impact Assessment (EIA) Regulations. This project is not subject to EIA Regulations, and significance has not been determined.

<table>
<thead>
<tr>
<th>Table 10 Guideline Matrix to determine Degree of Effect (in italics)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sensitivity</strong></td>
</tr>
<tr>
<td>High / very high</td>
</tr>
<tr>
<td>Medium</td>
</tr>
<tr>
<td>Low</td>
</tr>
<tr>
<td>Negligible</td>
</tr>
</tbody>
</table>

**A7.1.7. Nature of Effect**

Adverse effects would normally entail some form of loss / reduction of characteristics or visual amenity, or increase pressures on landscape and visual resources in a given landscape. Beneficial effects would support the existing landscape structure and visual amenity and result in ideally long-term improvements.

Adverse landscape effects would include for example removal of trees and hedges as this is a loss of an element. This may be balanced by new planting, achieving a neutral effect after mitigation. Beneficial landscape effects could include for example removal of uncharacteristic elements or adding characteristic features into a landscape.

Adverse visual effects would include adding elements into a view that may be incongruous or obstructing. Beneficial visual effects could include removal of unsightly or obstructing elements from view and overall enhancement of visual amenity through new planting.
Neutral effects may be assigned where a proposal results in some adverse and some beneficial effects on a receptor that on balance may achieve a neutral nature, or where proposals may result in some change which may not be perceived as adverse of beneficial, or may be of such an unusual nature that an adverse or beneficial judgement would not be warranted.

**A7.2. Viewpoint Photography**

Guidance in the LI Advice Note is taken account of\textsuperscript{xi}.

Viewpoint photography was carried out using a Canon 5D Mark II camera on a tripod with panoramic head set at 1.5m to 1.7m and levelled. When arriving at the viewpoint the surveyor will use base mapping and binoculars to identify the proposed location within the landscape and any locator features within the view. Character and site appraisal photographs may be taken hand-held or with less sophisticated photography equipment as they are to illustrate landscape and site conditions only rather than acting as an assessment tool.

Base images are taken at a size of 5616 x 3744 pixels with a resolution of 72dpi. A single frame image is taken first, looking directly at the site (if applicable). The camera is then rotated at 25 degree intervals to the left until the edge of the panorama is identified and images taken through up to 180 degrees to record the wider landscape context. CEC aim to take panoramas as 3-5 frames though in some cases from especially open or elevated locations this number may be increased to provide a more representative illustration of how the landscape is experienced.

Viewpoint recording sheets are used to note the time, date and frame numbers of the photographs, weather and visibility conditions, GPS location data and the surveyor’s comments on the context and key features of the view. Specific locator data is recorded to aid visualisation production in the office if required; this includes OS coordinates and approximate distance from viewpoint.
A7.3. ZTVs and Landform Models

A7.3.1. Purpose

ZTVs and landform models are used to inform baseline collation and impact assessment. All are computer based tools to inform the assessment process, none are definitive and any conclusions should always be ratified through field observation and professional judgement.

For this project the landform model and ZTVs were generated using the specialist WindFarm by Resoft. All were based on OS Terrain 5 DTM data in .xyz format.

A7.3.2. Overview of OS Terrain 5 Data

The OS Terrain 5 data for this project was purchased from www.emapsite.com. Regularly updated in line with other large-scale datasets, OS Terrain 5 explicitly models significant features such as roads, railways, quarries and lakes. It offers a typical accuracy exceeding 2m RMSE.

OS Terrain 5 adds the third dimension to the Topography Layer of OS MasterMap®. It is the most consistent height product available and is backed by ongoing updates from the OS large scale database. Its key features are summarised by OS as follows:

<table>
<thead>
<tr>
<th>Key features</th>
<th>What this product offers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Format</td>
<td>GML 3.2 and ASCII grid for DTM, GML 3.2 and Esri shapefile for contours.</td>
</tr>
<tr>
<td>Resolution</td>
<td>Grid: 5m post spacing. Contours: vertical interval of 5m.</td>
</tr>
<tr>
<td>Tile size</td>
<td>5km x 5km</td>
</tr>
<tr>
<td>Scale</td>
<td>1:10,000</td>
</tr>
<tr>
<td>Supply</td>
<td>Download (annual contract)</td>
</tr>
<tr>
<td>Update frequency</td>
<td>Quarterly</td>
</tr>
<tr>
<td>Coverage</td>
<td>Great Britain</td>
</tr>
</tbody>
</table>
A7.3.3. ZTVs

Industry standard guidance on the production of ZTVs can be found in SNH’s 2014 guidance.

ZTVs are computer generated graphics based on a groundmodel generated from DTM data that describe the area over which a site or development can theoretically be seen. They inform the setting of study area extents and the selection of assessment viewpoints and are only intended for use as a tool in conjunction with fieldwork.

The following data summarises the parameters used to generate the ZTVs for this study.

- Target points: 4no used distributed across site. Target points set at 2m height to the following locations:
  - TP1 X = 252651.838 Y = 58241.457
  - TP2 X = 252279.450 Y = 58149.605
  - TP3 X = 252055.028 Y = 57994.447
  - TP4 X = 251949.058 Y = 57811.705

- Groundmodel generated from OS Terrain 5 .xyz gridding data to 5m grid.

- Visual barriers such as forests and settlements are not modelled (bare earth model used).
Appendix 8. References


v Plymouth and Plymouth Urban Fringe Landscape and Seascapes Assessment. LUC for Plymouth City Council in partnership with South Hams District Council and West Devon Borough Council. October 2016.


x Environmental Impact Assessment (England) Regulations (2011)

xi Photography and photomontage in landscape and visual impact assessment. Landscape Institute Advice Note 01/11. 2011
Plymouth Urban Fringe
Potential Housing and Employment Sites
Landscape Impact Assessment

<table>
<thead>
<tr>
<th>Site name: Boringdon Park</th>
<th>Potential number of units: Playing pitch hub and closed loop cycle track</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCC reference: 1016</td>
<td>Site area (ha): 40.44</td>
</tr>
<tr>
<td></td>
<td>Anticipated density (dph):</td>
</tr>
</tbody>
</table>

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

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

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

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

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

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

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

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

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

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

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

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

**Detractors**

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

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

- Protect the setting and historical integrity of Boringdon Hall and its surrounding grounds, as well as the Triumphal Arch.
- Conserve and protect the integrity of the valued semi-natural habitats, including ancient woodland and dense hedgerows which support a variety of birdlife.
- Pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible (e.g. strengthening links between hedgerows, trees and woodlands).
- Avoid siting development on the most prominent slopes and ridgeline which form a rural backdrop and sense of containment to Plymouth.
- Protect current levels of intervisibility between the landscape and Dartmoor National Park, and consider the special qualities of the protected landscape in any proposals.
- Respect the elevated location particularly on the eastern part of the site and the role of this area as a rural backdrop to development west of the Plym Valley.
- Consider form/bulk and colour/reflectivity/finish of buildings and other facilities such as car parking in this otherwise rural landscape and particularly in relationship to views from west of the Plym valley.
- Provide appropriate tree screening of development plus additional woodland planting on lower slopes to create a buffer and connectivity with the Plym Valley woods.
- Consider traffic impacts on adjacent Plymbridge Road and protect/retain its rural character, including hedgebanks.
- Respect the rural character and approaches to the site limiting entrance signage, advertising along Plymbridge Road.
CA 13: Boringdon Park Farmland

Representative photographs

Summary of character and location within Plymouth

All of this Character Area is defined as Character Type 3A: Upper Farmed and Wooded Valley Slopes, and continues beyond further into South Hams.

This Character Area is located to the north of Plympton and is an expanse of open land sloping up above the settlement and continuing into South Hams District. To the west, it is adjoined by CA 10 Plymbridge Wooded Valley. Large parts of the area are covered by golf courses, providing a recreational resource to the local population although access to the landscape via public footpaths is limited. The ridge rising up to the north of Plympton contains and forms a rural backdrop to the settlement, with long views afforded as a result of the land’s elevation.
# Landscape character description

## Key characteristics

### Topography, geology and drainage
- Upper reaches of the Plym Valley which rises up from Plymbridge Woods to a maximum height of 111m AOD, forming a prominent ridgeline.
- Bedrock geology consists of Upper Devonian mudstone, siltstone and slate.
- Minor springs and tributaries originate on the higher ground and flow down towards surrounding valleys.

### Woodland cover
- Woodland cover on the open ridgeline is generally sparse – limited to recent planting associated with the golf courses.
- Ancient semi-natural woodland is found at Biniclliff Wood. Some large specimen trees are located in the area around Boringdon Hall.
- There is dense broadleaved woodland and plantation screening the china clay works in the south west of the Character Area.

### Land use and field patterns
- Golf courses relating to Boringdon Park Golf Club cover significant parts of the landscape.
- The other main landcover is farmland, with large rectilinear fields under arable and improved grassland. These fields are separated by dense hedges.

### Semi-natural habitats
- Some semi-improved grassland habitat is located adjacent to areas of woodland in the east of the character area.
- Thick hedges support a variety of birdlife including linnet, bullfinch and song thrush.

### Archaeology and cultural heritage
- An 18th century Triumphant Arch is located in a prominent position in the west of the landscape. The arch is a Scheduled Monument and a Grade II* Listed Building.
- Boringdon Hall is a Grade I Listed Building dating back to the 16th Century. The manor house is now used as a hotel.

### Settlement, road pattern and rights of way
- Sparse settlement; Boringdon Hall and its associated outbuildings are the main dwellings in the landscape.
- Roads are limited to minor rural routes providing access to Boringdon and the golf courses.

### Views and perceptual qualities
- The Character Area is strongly intervisible with the adjacent Plym Valley (CA 10). It also overlooks and provides a key ridgeline setting to Plympton.
- An open landscape with long views over towards the Laira and Cattewater (CA 28) and to central/southern Plymouth and Plymouth Sound (CAs 29 and 30) beyond. There are also views to the southern edges of Dartmoor.
- Staddon Heights (CA 17), Plymouth breakwater and Rame Head – the latter within the Cornwall AONB – are also visible in the distance.
- A rural landscape with an amenity, human influenced feel as a result of the extensive golfing facilities.
Landscape evaluation

Valued landscape attributes/sensitive features

Designated features and attributes

<table>
<thead>
<tr>
<th>Biodiversity/geodiversity</th>
<th>CWS, Ancient Woodland</th>
<th>Three CWSs are partially within the Character Area and cover 1.8ha (0.8% of the CA).</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Ancient Woodland covers 1.8ha (0.8%).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cultural heritage</th>
<th>Listed Buildings, Scheduled Monument</th>
<th>There are six Listed Buildings in the Character Area.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Part of the Boringdon Park Scheduled Monument covers 0.6ha (0.2% of the CA).</td>
</tr>
</tbody>
</table>

Summary of valued landscape attributes/sensitive features

- Historic features within the landscape including the Grade I Boringdon Hall and the nationally designated Triumphal Arch.
- Long, open views to the city and its seascape setting, including the Laira and Cattewater (CA 28), central and southern Plymouth, Plymouth Sound (CAs 29 and 30) and beyond.
- Intervisibility between the Character Area and Dartmoor National Park/Cornwall AONB.
- The role of the landscape as a rural, undeveloped ridgeline backdrop to Plympton.
- The tracts of ancient woodland and semi-natural broadleaved woodland and grassland – valued in an intensive agricultural and amenity landscape.

Guidance for managing change

Guidance and opportunities to consider within this Character Area are as follows:

- Protect the setting and historical integrity of Boringdon Hall and its surrounding grounds, as well as the Triumphal Arch.
- Conserve and protect the integrity of the landscape’s valued semi-natural habitats, including ancient woodland and dense hedgerows which support a variety of birdlife.
- Pursue opportunities to extend habitats, including as part of a Green Infrastructure network, utilising native, climate-resilient species wherever possible (e.g. strengthening links between hedgerows, trees and woodlands).
- Avoid siting development on the most prominent slopes and ridgeline which form a rural backdrop and sense of containment to Plympton.
- 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.
- Protect current levels of intervisibility between the landscape and Dartmoor National Park, and consider the special qualities of the protected landscape in any proposals.
- Utilise dips in topography and existing tree cover to effectively screen any new development or land uses.
## Landscape sensitivity assessment

### Criteria evaluation (*please refer to the criteria definitions set out in Table 3.1 – Chapter 3*)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LANDSCAPE</strong></td>
<td></td>
</tr>
<tr>
<td>Topography</td>
<td>Elevated land sloping up steadily to the north of Plympton to form a strong ridgeline.</td>
</tr>
<tr>
<td>Scale (landform and component landscape features)</td>
<td>Large scale and open landscape, with few scattered trees and buildings on the higher land where the golf courses are located.</td>
</tr>
<tr>
<td>Landscape pattern and complexity (including sense of time-depth)</td>
<td>Mostly uniform landcover with golf courses and large agricultural fields, although there is localised tree cover surrounding Boringdon Hall and in the western edges of the landscape adjacent to Plym Valley Woods.</td>
</tr>
<tr>
<td></td>
<td>Boringdon Hall and the surrounding grounds date back to the 16th century, creating a sense of time depth.</td>
</tr>
<tr>
<td>Perceptual qualities</td>
<td>Open and exposed on the higher land, due to limited tree cover and lack of development. Greater enclosure is afforded in the west where the land is lower lying and there is more tree cover. Human uses and landscape modifications are associated with the golf courses which cover a large proportion of the landscape.</td>
</tr>
<tr>
<td><strong>VISUAL</strong></td>
<td></td>
</tr>
<tr>
<td>Skyline character and visual prominence</td>
<td>The landscape forms a key undeveloped ridgeline that provides a rural backdrop and sense of containment to Plympton.</td>
</tr>
<tr>
<td></td>
<td>The ridgeline has high levels of intervisibility with the Hardwick Wood ridgeline to the south (within CA 14).</td>
</tr>
<tr>
<td>Visual sensitivities and intervisibility</td>
<td>The Character Area is strongly intervisible with the adjacent Plym Valley (CA 10).</td>
</tr>
<tr>
<td></td>
<td>Its elevated nature also affords long views towards the Laira and Cattewater (CA 28), central and southern Plymouth and Plymouth Sound (CAs 29 and 30) beyond. Staddon Heights, Plymouth breakwater and Rame Head – within the Cornwall AONB – are also visible in the distance. There are also views to Dartmoor National Park.</td>
</tr>
</tbody>
</table>