

ED47: Additional Paper – Hearings Matter 1 Issue 3 Sustainability Appraisal Site Allocations: Landscape Considerations

June 2021

This paper sits alongside ED46 which describes the context surrounding the additional landscape papers, and how landscape evidence has been considered through the Sustainability Appraisal (SA) of the Local Plan.

GENERAL STATEMENT

The Allocations and Site Briefs must be read in context of the Local Plan as a whole. Policies which will have a bearing on consideration of all proposals include:

- Policy 1.8 (2) Protecting local amenity in Dartmoor National Park
- Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape
- Strategic Policy 2.2 (2) Conserving and enhancing Dartmoor’s biodiversity and geodiversity
- Strategic Policy 2.3 (2) Biodiversity Net Gain
- Strategic Policy 2.5 (2) Protecting tranquillity and dark night skies
- Strategic Policy 2.6 (2) Conserving and enhancing heritage assets

The specifics of every one of these policies are not repeated in the allocations proposals, but it is taken as read that they all will apply. However, given the concerns raised by Natural England we propose amending relevant briefs to reiterate that **Strategic Policy 2.1 Protecting Landscape Character** will be relevant.

Conservation of archaeological assets is noted in the LCA work. Strategic Policy 2.6 (2) Conserving and enhancing heritage assets sets out specific requirements for development proposals. No amendment is considered required.

The SA Site Options assessments all provide short description of the key qualities from the landscape sensitivity and landscape character. All options also include the comment that the Dartmoor Design Guide would be expected to be followed in any proposal. These comments are not repeated in the tables below. The Dartmoor Design Guide is referenced in the Local Plan in relation to Strategic Policy 1.6 (2) Delivering good design (and in other instances).

LCA review attributes which are not relevant are not included. For example references to “large areas of woodland” would not be relevant to an allocation not proximate to any wooded areas, and Rhos pasture comments are not relevant to improved grazing land.

All briefs included Application Requirement for Landscape and Environmental Management Plan. All allocation sites will require arboricultural surveys and ecology surveys as per DNPA’s validation requirements.

ASHBURTON

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
3A. Upper farmed and wooded valley slopes Ashburton - 7.3 Longstone Cross	<ul style="list-style-type: none"> Large areas of woodland, included valued ancient semi-natural blocks and copses. landscape's function as a transition between developed areas and the wild moorland core of the National Park. Productive farmland with small fields and winding lanes enclosed by thick hedgerows. landscape's human scale, evoking a sense of calm and history. Strong stone vernacular reflected in farmsteads, stone-faced banks, walls and barns. 	<p>Protect and maintain the strong irregular field patterns of the landscape, restoring lost and gappy Devon hedgebanks</p> <p>Avoid locating any new development on prominent slopes and ridgelines</p> <p>Protect and manage ancient and veteran trees as important features of this enclosed landscape.</p> <p>Manage/ Plan Noise attenuation and reduced lighting on corridors</p> <p>Ensure any small-scale developments within the LCT are closely related to existing settlement and include screening (utilising the landscape's woodland, hedgerows and landform wherever possible) and other mitigation that is in-keeping with local landscape character.</p>
Chuley Road N/A Urban		

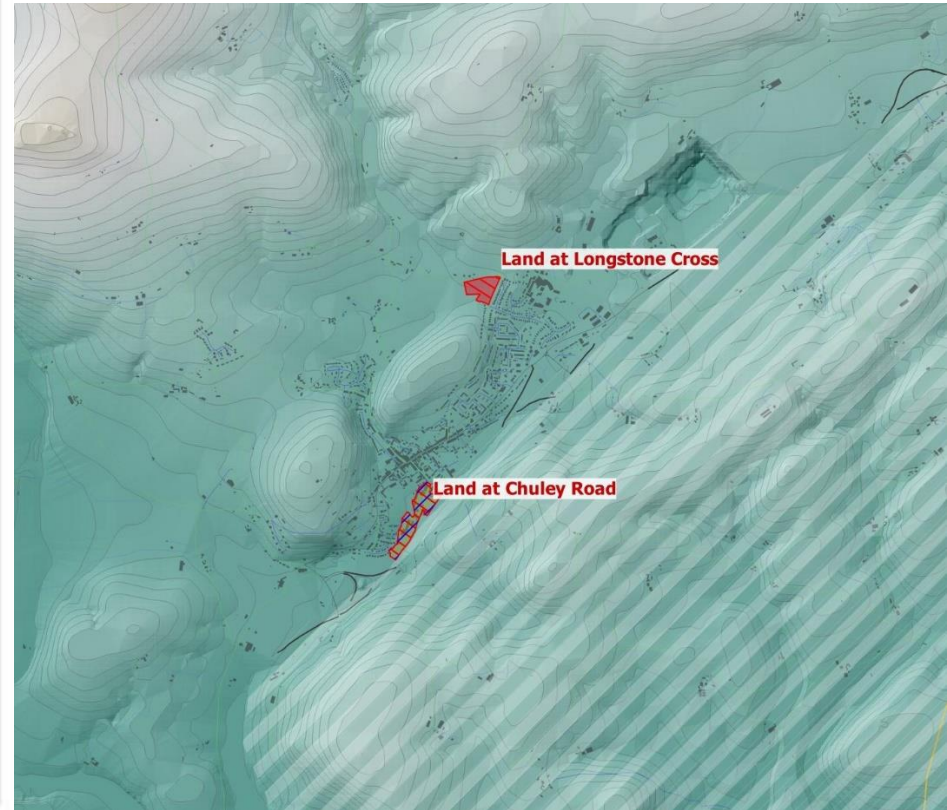
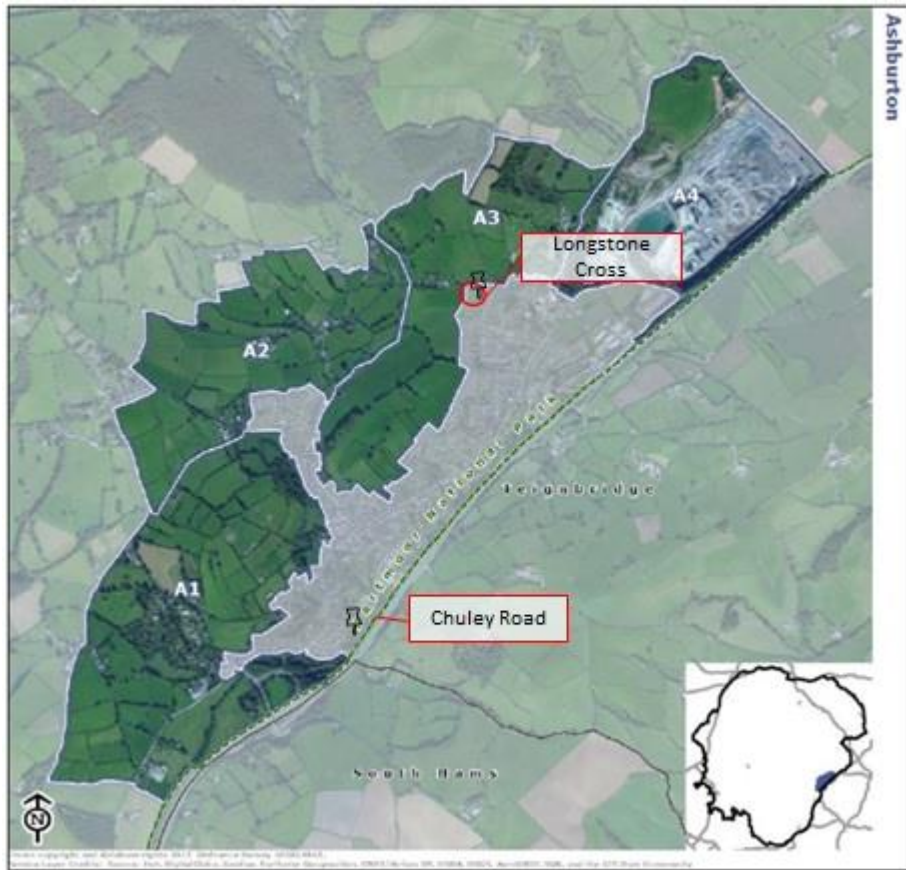
LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.3 Longstone Cross	<p>ADJACENT to, partially in, cell A3</p> <p>The dramatic sloping landform, numerous valued natural features (including hedgerows, mature trees and broadleaved woodland), intact historic field pattern, heritage features (including remains of an Iron Age hill fort), long views out from the landscape, prominent and historic backdrop provided to Ashburton and strongly rural</p>	<p>Site DNP08/052</p> <p>"The site is located to the north east of Ashburton and comprises a level, agricultural field. The site is bounded by a highway to the east (downslope) and north (bounded by high Devon Banks) and surrounded by agricultural land to the west and south. The modern residential development of Balland Park is located opposite the eastern boundary of the site and the linear development of</p>	<p>"The Ashburton landscape has several valued attributes, many of which are common to the Dartmoor area. These include a strong rural quality with high tranquillity levels, views across the settlement from higher ground, prominent ridge slopes which form a backdrop to the town, and intact medieval field patterns and a strong hedgerow network"</p> <p>Site 052 has a high landscape sensitivity. Valued attributes in this LCT include the historic field pattern, views out from the landscape and a strong rural character. 052 ... a potential negative effect on views across the landscape,</p>

Site	Sensitivity	LAA Site Assessments	SA site options assessment
	<p>character, result in a landscape of high overall sensitivity.</p>	<p>Roborough Gardens is to the south. The eastern section of the site makes up part of the ASH1 allocated site.”</p> <p>Impact on Landscape Character: “The site is visible within the landscape, via distant views, however the allocated part of the site is read against the existing townscape of Ashburton. The site has an enclosed pastoral character. Development of the eastern section of DNP08/052 will be a continuity of development along the boundary of the settlement. Development of the whole of the site (larger area) would be possible but may not be desirable in its own right as it could constitute an undesirable extension of the built form of the settlement.”</p>	<p>although these are likely to be negligible due to the small size of development. Site option 052 could affect views from the settlement to the wooded hills to the west</p> <p>Site options 052 is located to the north of Ashburton and away from the historic core of the town. The site is adjacent to more modern development, and are considered likely to integrate well with existing development.</p>
<p>7.4 Chuley Road</p>	<p>Within existing settlement built up area. Adjoins cell A1 – with very limited intervisibility.</p> <p>Landscape cell A1 relates to dramatic hill landform, intact medieval field pattern divided by a strong network of hedgerows with many trees, high levels of intervisibility with other hills surrounding Ashburton, rural backdrop, historic setting provided to the settlement, and strong rural character, result in a landscape of overall high sensitivity.</p>	<p>Site DNP16/050, Chuley Road Industrial Estate; DNP08/014 Outdoor Experience</p> <p>The Site ... currently has a range of business, light industrial and retail and residential uses. This area has historically been home to industry in the town, centred on the former Ashburton railway, which finally closed in 1971.</p> <p>(Outdoor experience) comprises a sizeable area of land that forms part of the Chuley Road industrial area. In addition to various employment premises, several dwellings lie in close proximity to site and the A38 runs along the eastern boundary.</p> <p>Impact on Landscape Character: The site is visible within the Ashburton townscape, given its multi level topography rising from east to west.</p>	<p>Site option 050/014 is a brownfield site, and development here will not result in the loss of any valued attributes for the local landscape. No likely negative effects on the landscape are expected, with a residual neutral effect.</p>

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Appraisal	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
<p>7.3 Longstone Cross</p>	<p>Site gently rises to the East. Being adjacent to the existing built up area this will form a new urban edge, but one that sits below the current ridgeline.</p> <p>Access arrangements should not introduce a break in the Devon Bank along the Northern edge of the site which provide character to the land.</p> <p>A reduced area was allocated (not full LAA area).</p>	<p>SD175 <i>Key constraints</i>: Some visibility via distant views from the north</p> <p><i>Site Opportunities</i>: The site’s boundaries include mature hedgerows which support local wildlife; opportunity to introduce new tree and hedge landscaping which will support biodiversity</p> <p><i>Application/Design Requirements</i>: Landscaping to soften the urban edge and enclose where development adjoins open parts of the field.</p>	<p>Around 40 homes</p> <p>HRA evidence requirements</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets
<p>7.4 Chuley Road</p>	<p>As a town centre regeneration site the key opportunities and constraints are in relation to the townscape and urban form.</p>	<p>Brownfield site with policy focus on design integration with surrounding build environment and improvements to green infrastructure in relation to the river.</p> <p>The site’s boundaries include mature hedgerows and wooded areas</p> <p>Heritage Impact assessment.</p>	<p>Redevelopment (brownfield regeneration) for mixed use</p> <p>FRA and HRA requirements</p>	<ul style="list-style-type: none"> • Any proposed increase in building heights should be accompanied by a visual impact appraisal. • Introduce Site Specific design requirement, add to third bullet: ...and with specific consideration of any views from vantage points outside the site.



BUCKFASTLEIGH

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
<p>3A. Upper farmed and wooded valley slopes</p> <p>Buckfastleigh</p> <ul style="list-style-type: none"> - 7.5 Barn Park - 7.6 Holne Road - Land W of Oaklands (Alternative) 	<ul style="list-style-type: none"> • Large areas of woodland, included valued ancient semi-natural blocks and copses. • landscape’s function as a transition between developed areas and the wild moorland core of the National Park. • Productive farmland with small fields and winding lanes enclosed by thick hedgerows. • landscape’s human scale, evoking a sense of calm and history. • Strong stone vernacular reflected in farmsteads, stone-faced banks, walls and barns. 	<p>Protect and maintain the strong irregular field patterns of the landscape, restoring lost and gappy Devon hedgebanks</p> <p>Avoid locating any new development on prominent slopes and ridgelines</p> <p>Protect and manage ancient and veteran trees as important features of this enclosed landscape.</p> <p>Manage/ Plan Noise attenuation and reduced lighting on corridors</p> <p>Ensure any small-scale developments within the LCT are closely related to existing settlement and include screening (utilising the landscape’s woodland, hedgerows and landform wherever possible) and other mitigation that is in-keeping with local landscape character.</p>
<p>5A. Inland elevated undulating land</p> <p>Buckfastleigh</p> <ul style="list-style-type: none"> - Timbers Road 	<ul style="list-style-type: none"> • Fields are bounded by low cut hedgebanks with few hedgerow trees • Small narrow winding lanes thread over slopes and follow the valley floors. • Scattered villages, hamlets and farmsteads linked by a network of narrow winding lanes. 	<p>Forces for change: 20th century growth of settlements on the fringes of the National Park. Development impacting tranquillity</p> <p>Protect and maintain the small-scale medieval field patterns of the landscape, restoring and replanting lost and gappy Devon hedgebanks</p> <p>Manage/plan Protect ancient and veteran trees as important features of the landscape. Also use new woodland planting to filter views of main roads and development on the National Park boundary</p>

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.5 Barn Park	<p>Adjoins cell B2</p> <p>The intricate valley landform, presence of valued semi-natural habitats including ancient broadleaved</p>	<p>DNP08/046, Land adjoining Wallaford Road</p> <p>The site is located to the west of Buckfastleigh, adjoining the built up area of Barn Park. The site consists of two agricultural fields that slope in an eastward direction. The site is bound by residential development to the east and partly to the south. Two highways bound the site,</p>	<p>landscape surrounding Buckfastleigh has several valued attributes and qualities which includes high tranquillity levels with a strong rural quality, steep slopes of river valleys which separate Buckfast and Buckfastleigh, a pastoral character with medieval</p>

Site	Sensitivity	LAA Site Assessments	SA site options assessment
	<p>woodland and water meadow, medieval field patterns, high levels of tranquillity¹ and important setting the valley provides to the historic core of Buckfastleigh result in a landscape of high sensitivity overall. Some areas are less sensitive due to urban fringe influences and hard urban edges, including 20th century settlements on higher ground such as Oaklands Park.</p>	<p>Wallaford Road to the south and Merrifield Road to the north and open countryside characterises the north of the site.</p> <p>Impact on Landscape Character: The site slopes quite steeply eastwards. The site is elevated and visible in the landscape. Development on the lower eastern sections would assimilate better into the existing built environment.</p>	<p>field pattern, and long views across the settlement and to the Dartmoor uplands</p> <p>Site has high landscape sensitivity. site options are in a landscape which has high tranquillity levels, medieval field patterns and provides a setting to the historic core of the town.</p> <p>The site is on the edge of the existing settlement and are located adjacent to residential development of a modern design which is not in the historical vernacular design of the settlement. Development at these site locations is therefore not considered likely to have a significant effect on the townscape of the settlement.</p>
<p>7.6 Holne Road</p>	<p>Adjoins cell B3</p> <p>The steeply sloping landform, intact small-scale historic field patterns, valued heritage features, internationally important caves, high levels of tranquillity and the key role the landscape provides to the separation of Buckfastleigh and Buckfast results in a landscape of high overall sensitivity.</p>	<p>The majority of the site is an allocated site, BCK2. This site comprises two fields in agricultural use to the north of Buckfastleigh. Across its southern boundary the site adjoins a steep wooded strip of land previously submitted to SHLAA, but considered undevelopable. Beyond this the Glebelands estate is on the next hillside.</p> <p>Impact on landscape character: This site currently marks the limit of the development of Buckfastleigh along Holne Road and its development would be the most northern extent of the town. To the north land is agricultural and rural in character, to the south immediate land is residential before reaching the industrial heart of the town. The road marks its eastern boundary, with further agricultural land beyond this. Albeit a seemingly exposed site, it is relatively discrete within the wider landscape. Views of the site are from Holne Road to the east and north (though well screened by mature hedges), and Glebelands to the south. Topography is the key constraint on this site. The small valley between the two fields forms a notable divide and a potential restriction on the yield of the site and movement through it. Although access can likely be gained between</p>	<p>landscape surrounding the settlement of Buckfastleigh has several valued attributes and qualities which includes high tranquillity levels with a strong rural quality, steep slopes of river valleys which separate Buckfast and Buckfastleigh, a pastoral character with medieval field pattern, and long views across the settlement and to the Dartmoor uplands</p> <p>The site is a sloping site on the eastern edge of the settlement and will potentially have an effect on views across the settlement and the rural nature of the local landscape and is therefore considered to have minor negative effect.</p> <p>The site is located on the edge of the existing settlement and are located adjacent to residential development of a modern design which is not in the historical vernacular design of the settlement. Development at these site locations is therefore</p>

¹ There is significant noise intrusion from the A38 at Buckfastleigh, particularly on higher slopes where noise is reflected from old quarry face south of A38.

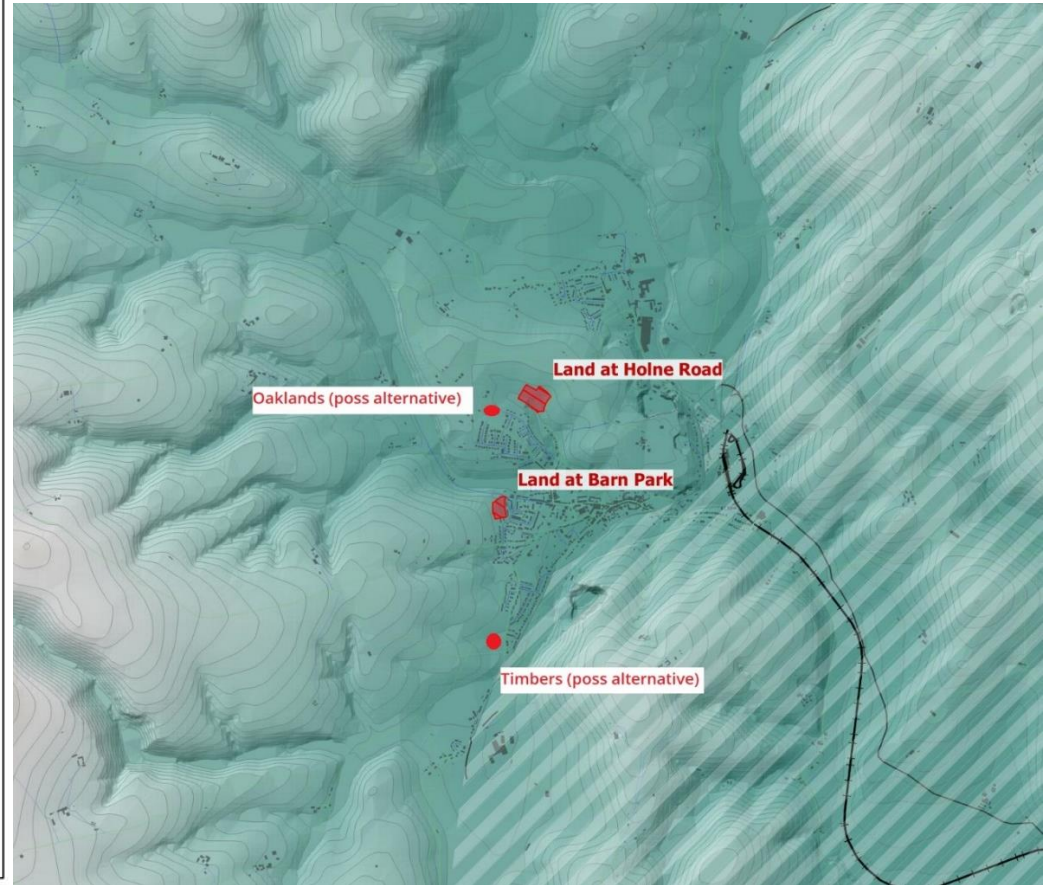
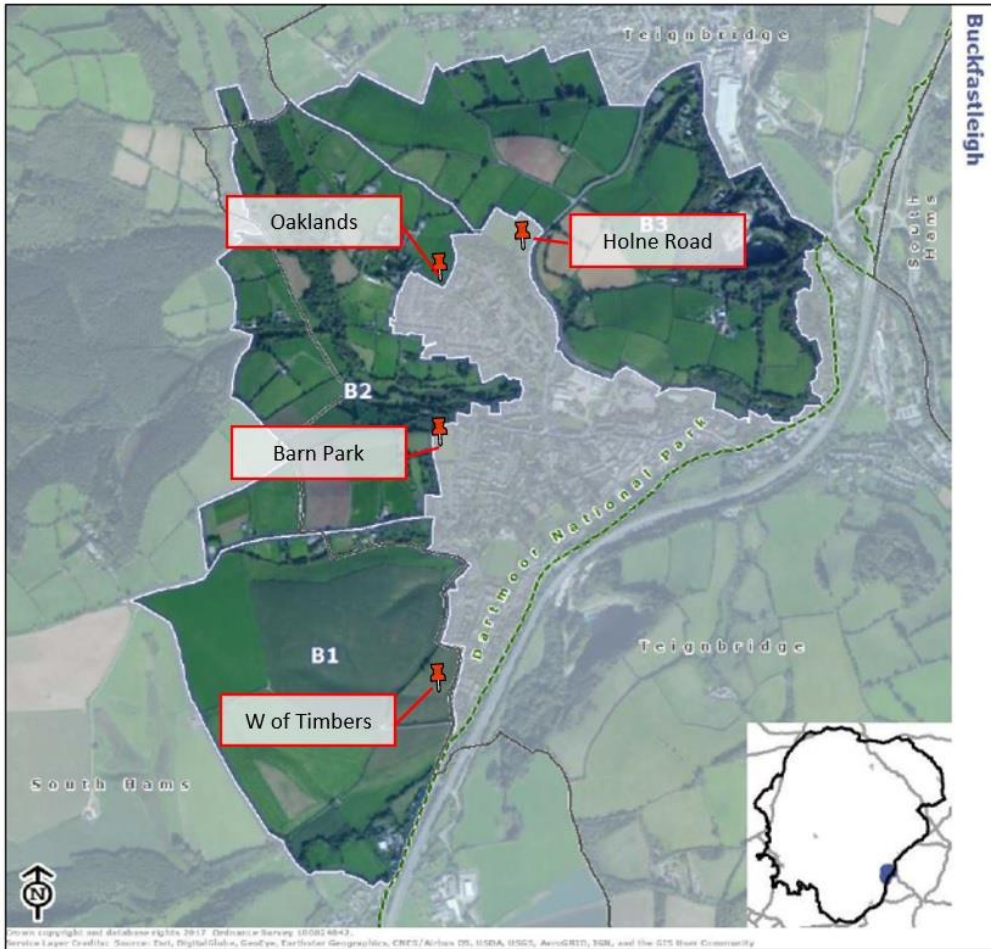
Site	Sensitivity	LAA Site Assessments	SA site options assessment
		the two areas significant landscaping would be required to fully develop the steeper areas of the site.	not considered likely to have a significant effect on the townscape of the settlement.
Alternative Site: Land off Oaklands	<p>In cell B2</p> <p>The intricate valley landform, presence of valued semi-natural habitats including ancient broadleaved woodland and water meadow, medieval field patterns, high levels of tranquillity and important setting the valley provides to the historic core of Buckfastleigh result in a landscape of high sensitivity overall. Some areas are less sensitive due to urban fringe influences and hard urban edges, including 20th century settlements on higher ground such as Oaklands Park.</p>	<p>DNP08/009 (Large site of 2.85 ha north western fringe of Buckfastleigh, outside but adjoining the existing built limits of this Local Centre. It is bound by the modern residential developments Glebelands to the east and Oaklands Park to the south. The site is an agricultural field that is fairly level, with an increased gradient in the northern portion, in a south to north direction. It is enclosed by mature, native hedgerows to east, south and south western boundaries, with post and rail to the north and west. The site is visible in the wider landscape especially when viewed from Holne Road. The sites proximity to the Special Area of Conservation and visibility is likely to limit development to the southern section of the site, adjacent to Oaklands Road.</p> <p>Impact on Landscape Character: The site is visible in the wider landscape, especially when viewed from Holne Road; however the backdrop of the Glebelands Estate and Oaklands Park does not necessarily mean that development of the site would be visually unacceptable. The land slopes in a northerly direction with an increased gradient at the northern boundary.</p>	<p>landscape surrounding the settlement of Buckfastleigh has several valued attributes and qualities which includes high tranquillity levels with a strong rural quality, steep slopes of river valleys which separate Buckfast and Buckfastleigh, a pastoral character with medieval field pattern, and long views across the settlement and to the Dartmoor uplands.</p> <p>Site has high landscape sensitivity.</p> <p>The site is on the edge of the existing settlement and are located adjacent to residential development of a modern design which is not in the historical vernacular design of the settlement. Development at these site locations is therefore not considered likely to have a significant effect on the townscape of the settlement.</p> <p>Site option 009 is a large site, however it is closely located to Oaklands Park and Glebelands, an area with a slightly lower sensitivity.</p>
Alternative Site: Timbers Road	<p>In cell B1</p> <p>The prominent sloping landform, sense of openness and exposure and long views to the upland moorland result in an overall moderate-high landscape sensitivity. Sensitivity is reduced slightly (from the 'high' rating) by the lack of historic field patterns and limited</p>	<p>DNP16/038 (A – northern field) (B- southern field)</p> <p>Plot A has some residential development, Furlong Close, on part of the northern boundary and Duckspond Close and Tweenways on the east. The remainder of the site is surrounded by agricultural land. Duckspond road is a narrow country lane. The site is large and has challenging topography; it slopes steeply down towards Duckspond to the north. Development in the higher areas of this site will be visible from the surrounds and set in an area that is agricultural. There is a TPO area adjacent to the north eastern corner of the site. An area of surface water flooding (1 in 30 and 1 in 100) is located in the north eastern corner of the site, approximately 0.2ha.</p>	<p>Landscape surrounding the settlement of Buckfastleigh has several valued attributes and qualities which includes high tranquillity levels with a strong rural quality, steep slopes of river valleys which separate Buckfast and Buckfastleigh, a pastoral character with medieval field pattern, and long views across the settlement and to the Dartmoor uplands</p> <p>The site options (except 76) are located on the edge of the existing settlement and are located adjacent to residential development of a modern design which is not in the historical vernacular</p>

Site	Sensitivity	LAA Site Assessments	SA site options assessment
	<p>naturalistic features in the landscape.</p> <p>“The edge of existing development along Timbers Road and Tweenaways is softened by hedgerows and trees. The continuation of linear development along Plymouth Road could lead to the merging of Buckfastleigh and Upper/Lower Dean, and would therefore be sensitive. “</p>	<p>Part B is an agricultural field with Rocky Lane to the south and Timbers Road to the east with a high hedge bank. There is residential development off Fairy Lane to the north of the site. To the south and west are large agricultural fields. The site has challenging topography and slopes to the centre of the site away from Rocky Lane. There is also a narrow area of surface water flooding (1 in 30 and 1 in 100), approx. 4m wide, that runs through the centre of the site from east to west. Access to this site, from Rocky Lane and Duckspound Road, relies on narrow lanes. This site also has telephone lines through the centre of the site running from north to south</p> <p>Impact on Landscape Character: The site is pastoral in character and due to its varying topography is visible from the surrounding area. Development of this area will alter the agricultural nature of the area surrounding this part of Buckfastleigh.</p>	<p>design of the settlement. Development at these site locations is therefore not considered likely to have a significant effect on the townscape of the settlement.</p> <p>Site option 038 is to the south of the settlement and is pastoral in character; due to its varying topography it is visible from the surrounding area and the potential for negative effects on character.</p>

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Further Comments	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.5 Barn Park	<p>Eastward facing field, sloping moderately down from West to East. Elevated slightly above the adjacent dwellings.</p> <p>Need to consider the residential amenity of homes immediately to the east, situated downslope from the site.</p> <p>Northeast corner of site is low area with copse featuring mature trees.</p>	<p><i>Site Overview:</i> Mature trees and hedgerows on site borders.</p> <p><i>Site constraints:</i> visually prominent from some views from the east.</p> <p>Mature trees and hedgerows adjacent to site ... must be retained and reinforced.</p>	<p>around 26 homes</p> <p>HRA evidence requirements</p>	<ul style="list-style-type: none"> • Include policy reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow; note copse at the Northeast of site should be reinforced.

	Site is well screened by mature hedges but will present a new urban edge to Buckfastleigh			
Alternative site: Timbers Road	<p>The site slopes gradually towards the low point at its centre. A mature hedgerow bounds the site, including some mature trees.</p> <p>Development in the higher areas of this site will be visible from the surrounds and set in an area that is predominantly agricultural. TPO area adjacent to north eastern corner.</p> <p>Highway improvements necessary to achieve access from Timbers Road, with potential for loss of hedgerow and significant landscaping and alteration to levels. Opportunity to address surface water issues in vicinity of site.</p>	<p><i>Site Overview:</i> Mature trees and hedgerows on site borders. Highways works to Timbers Rd will require loss of hedgerow and significant landscaping works.</p> <p><i>Site constraints:</i> Higher areas of this site will be visible from surrounds.</p>	<p>Around 70 homes</p> <p>HRA evidence requirements</p> <p>Highway improvements</p> <p>Surface water management plan</p>	<p>(n.b. new brief drafted for MMs)</p> <ul style="list-style-type: none"> • Include policy reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor's landscape • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow;
7.21 Axminster Carpets		<p>Mixed use regeneration requirements</p> <p>HRA evidence</p> <p>FRA evidence</p>	Mixed use brownfield redevelopment	



CHAGFORD

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
2D. Moorland edge slopes Chagford <ul style="list-style-type: none"> - 7.7 Lamb Park - 7.8 Crannafordsl 	<ul style="list-style-type: none"> • A sparse settlement pattern is characterised by small nucleated villages, hamlets and isolated farmsteads nestled in the folded rolling landform and often surrounded by woodland. Glimpses of colourwashed farmsteads stand out against a pastoral backdrop. • Field patterns and local vernacular 	<p>Protect and appropriately manage the landscape’s numerous historic sites</p> <p>Protect small scale medieval field patterns and devon banks</p> <p>Limited new development should utilise traditional materials and building styles wherever possible</p>

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

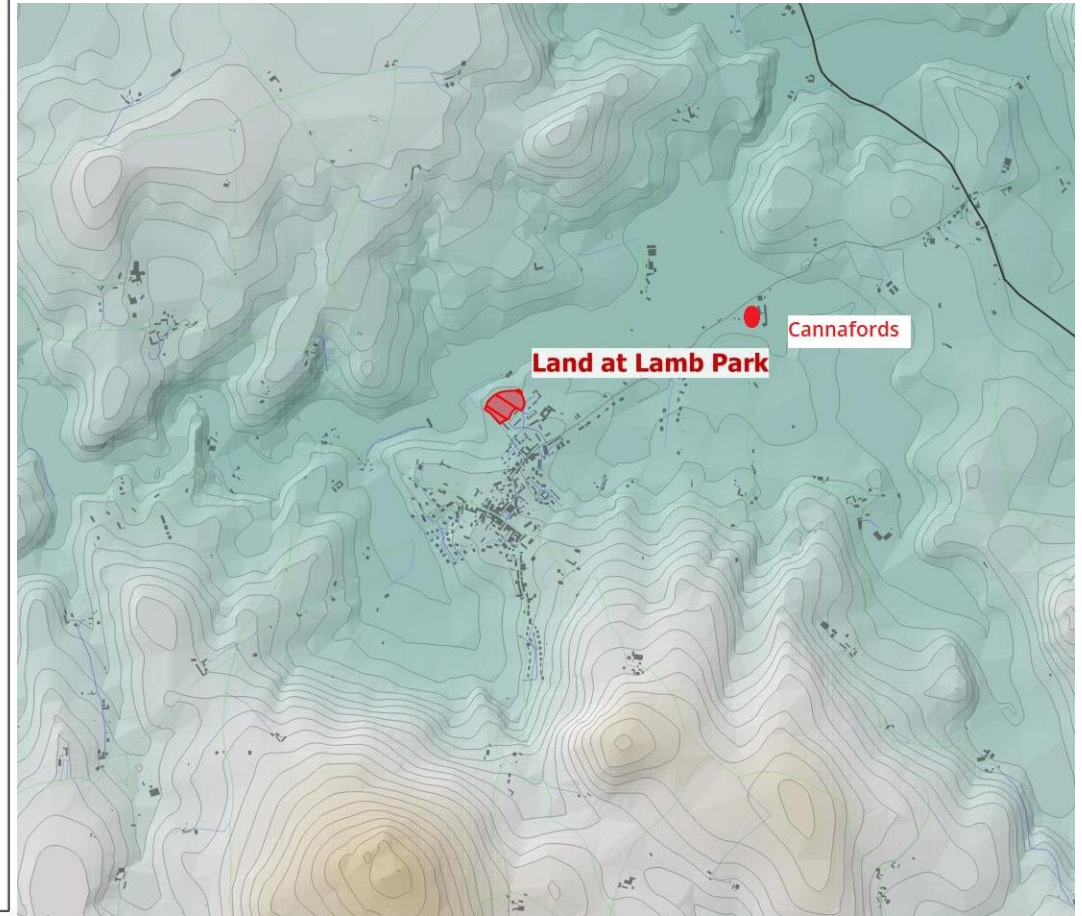
Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.7 Lamb Park	<p>Adjoins cell C2</p> <p>The complex landform (rolling valley slopes descending to a river valley), small-scale irregular field pattern, the natural features (copses and woodland, lowland meadows and rush pasture, species-rich Devon hedges topped by mature hedgerow trees and traditional orchards), historic character (medieval meadows and fields... and historic settlement edge) and highly scenic secluded character, and proximity to the historic settlement edge, result in a landscape of high overall sensitivity. High hedgebanks and numerous mature hedgerow trees and copses create a strong sense of enclosure, which could help integrate limited new development into the landscape.</p>	<p>Site Description: The site is a greenfield site at the northern edge of Chagford. The site adjoins Lamb Park, a residential estate of 56 terraced, semi-detached and detached houses dating from the 1980s onwards. The site is on the rural fringe of Chagford with the land falling way towards the sewage treatment works, and the river to the north. The site is at the northern edge of Chagford meaning it can be accessed without the need to go into the centre of the town, where traffic circulation is a noted constraint. The site is reasonably contained adjoining the settlement, however land falls away to the north meaning the site may be subject of views from the north, careful consideration must therefore be given to site boundary treatment and site extent.</p>	<p>Valued Attributes in the Chagford landscape include its high scenic value, views to the moorlands to the south and across the Teign valley, strong pattern of medieval field patterns and strong tranquillity and remoteness</p> <p>Site option 077 is located within the existing settlement boundary, and therefore does not have a designated landscape sensitivity. However, the land adjacent to the north of the site option is considered to have a high landscape sensitivity¹⁹². The site is partially adjacent to existing residential development but is situated on the northern edge of Chagford. The site is particularly visible from the north where the land is higher, and development may have an effect on views across the Teign valley and a loss of scenic value, both Valued Attributes for the area¹⁹³. Potential for a minor negative effect.</p> <p>Site option 077 is well located to existing modern residential development, and is considered likely to</p>

Site	Sensitivity	LAA Site Assessments	SA site options assessment
	Some areas adjacent to the modern outskirts of the town around Manor Road and along Lower Street are less sensitive to change due to the harsher urban edge character.	Impact on Landscape Character: The site is pastoral in character but would be viewed against the adjacent residential development.	integrate with the existing townscape with no negative effects
7.8 Crannafords	<p>Within cell C2</p> <p>The complex landform (rolling valley slopes descending to a river valley), small-scale irregular field pattern, the natural features (copses and woodland, lowland meadows and rush pasture, species-rich Devon hedges topped by mature hedgerow trees and traditional orchards), ..., valued industrial archaeology and historic settlement edge) and highly scenic secluded character, and proximity to the historic settlement edge, result in a landscape of high overall sensitivity. High hedgebanks and numerous mature hedgerow trees and copses create a strong sense of enclosure, which could help integrate limited new development into the landscape.</p>	<p>Site Description: The site is located on the main road into Chagford to the north west of the settlement. The site is flat with Crannafords industrial estate on the eastern boundary, agricultural land to the south and west and the road on the north west boundary. A recycling centre is located to the west of the site. The northern half of the site is currently being used as the cattle market and the southern section is a grazing field. The site is within the settlement boundary and could be an extension to the Crannafords industrial estate, providing some employment space. Important hedgerows enclose and subdivide the site.</p> <p>Impact on Landscape Character: The site southern field has a grazed pastoral character. The site is isolated from the main settlement, residential development could impact landscape character and the extent of development potential may be limited. It is however adjacent to an existing industrial site.</p>	<p>Valued Attributes in the Chagford landscape include its high scenic value, views to the moorlands to the south and across the Teign valley, strong pattern of medieval field patterns and strong tranquillity and remoteness.</p> <p>Site option 108 is located to the east of the settlement and is considered to have a high landscape sensitivity. Existing hedgerows and trees naturally screen the site option such that it is largely enclosed.</p>

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Appraisal	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.7 Lamb Park	Open to modern development to the South. Within historic field boundary. Some recent fruit tree	<i>Site Overview:</i> Minor to Moderate potential for Landscape impact to the north.	around 36 homes	<ul style="list-style-type: none"> Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor's landscape

	<p>planting (not present in 1940s air photos).</p> <p>Key views from the site particularly to the north and west. From the north (including PROW Footpath No.16), the site is visible but seen in the context of the urban edge of Chagford at Lamb Park; opportunity to soften or improve the urban edge from the north</p>	<p><i>Site constraints:</i> The site's boundaries (N, E, W) include several mature trees and mature hedgerows which support local wildlife. Opportunity to introduce new tree and hedge landscaping ...</p> <p><i>Application/Design Requirements:</i> Consider mix of building heights (opportunity area for bungalows) to preserve distant views and soften urban edge.</p> <p>Opportunity for community orchard.</p>	<p>should include an element of affordable and local needs custom and self-build housing.</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow. • Include importance of reinforcing copse to along N & E boundaries to reflect the character type and soften urban edge.
7.8 Crannafords	<p>Though out of town, site provides a 'gateway' opportunity with well-designed and high quality rural non-residential development and appropriate landscaping</p>	<p>Landscaping and building layouts along the B3206 to minimise negative impact and ensure any views from carriageway are of high quality development and public realm.</p>	<p>Business and employment land; enhance the quality of the built environment and public realm of the Crannafords employment area;</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor's landscape • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow.



HORRABRIDGE & YELVERTON

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
3D. Upland river valleys Horrabridge - 7.9 New Park	<ul style="list-style-type: none"> Strong perceptions of tranquillity, remoteness and seclusion – not applicable as this site is open to the surrounding suburban development. The site has been grazed with occasional arable for decades (no wetland rhos pasture) 	Forces for change Intensification of agriculture on more fertile valley pastures to meet rising food demands, leading to an increased risk of diffuse pollution in watercourses. Protect the strong unifying local vernacular of granite and slate Protect and manage ancient and veteran trees as important features of the valley landscapes.
2D. Moorland edge slopes Yelverton - 7.18 Elfordtown - 7.19 Binkham Hill	<ul style="list-style-type: none"> A sparse settlement pattern is characterised by small nucleated villages, hamlets and isolated farmsteads nestled in the folded rolling landform and often surrounded by woodland. Glimpses of colourwashed farmsteads stand out against a pastoral backdrop. Field patterns and local vernacular 	Protect and appropriately manage the landscape’s numerous historic sites Protect small scale medieval field patterns and devon banks Limited new development should utilise traditional materials and building styles wherever possible

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.9 New Park	Adjoins cell HY1 ... intricate historic land cover pattern of medieval enclosures, frequent naturalistic features (including copses of broadleaved woodland, lowland meadows and riparian habitats), direct setting the landscape provides	The site is located on the eastern side of Horrabridge and adjoins New Park and River Park residential estates to the west and is bound by the River Walkham on its eastern side. To the south west the site meets Walkhampton road, to the south east the site is separated from the road by part of an adjoining field.	Site option 090 is partially within the existing built area of the settlement with no identified landscape sensitivity, however the northern area of the site is within a landscape with a high sensitivity. This area of landscape has a direct setting to the settlement edge, high tranquillity levels and medieval field patterns. Development at the site option would result in the loss of rural quality for the local

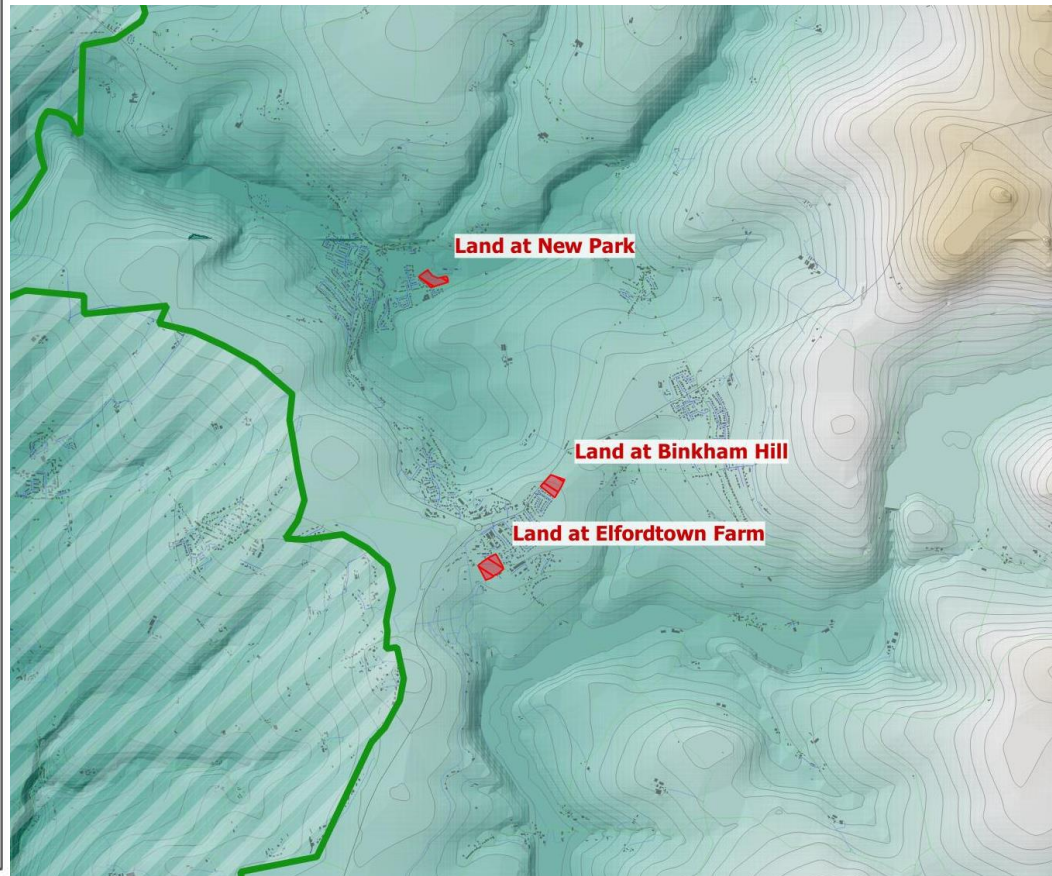
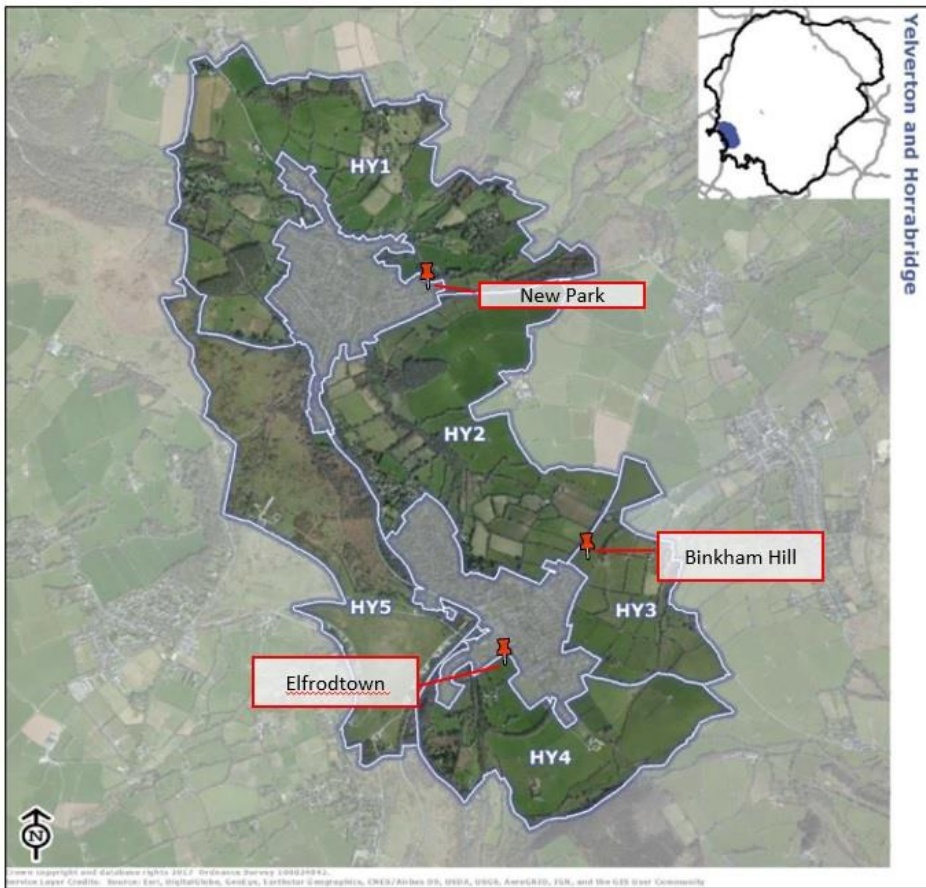
Site	Sensitivity	LAA Site Assessments	SA site options assessment
	<p>to the historic settlement edge, long views from higher, open areas and high levels of tranquillity result in a landscape of high overall sensitivity. The modern settlement edges in the south western part of the Landscape Assessment Zone are less sensitive.</p>	<p>Residential development to the west of the site means the development would be compatible with adjoining land uses</p> <p>Impact on Landscape Character: The site has an enclosed pastoral character which would be impacted by development requiring sensitive development of the edge of settlement site.</p>	<p>landscape, a degradation of the landscape which provides a setting for the settlement, and a loss of tranquillity, with a potential minor negative effect.</p>
<p>7.18 Elfordtown</p>	<p>Within cell HY4</p> <p>..., small-medium scale field pattern of medieval enclosure, frequent naturalistic features ... and role the zone plays as a rural setting to Yelverton present sensitivities to future change. Traffic noise, localised linear development and limited views into and out of the landscape reduce sensitivity from 'high' to moderate-high overall.</p>	<p>The site is located to the south of the settlement adjacent to the settlement boundary. The site is bounded by established hedgerows and mature trees. The surrounding settlement is visible from three of the boundaries meaning the site could be viewed as infill if the eastern edge were developed.</p> <p>Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development. The site is linked to the existing residential development. Trees which form the boundary with the highway are of value in respect of the character of the approach to the village.</p>	<p>to have a medium/high landscape sensitivity</p> <p>Development at 073 would result in the loss of prominent trees along the sites boundary with the road network, with a resultant minor negative effect on the character of the settlement.</p> <p>will result in the loss of pastoral character which is a Valued Attribute for the area, although site is NOT prominent in the local landscape.</p>
<p>7.19 Binkham Hill</p>	<p>Within cell HY3</p> <p>The sloping valley landform, naturalistic features (including streams, hedgerows and woodland), intact medieval field pattern, long views across the Meavy Valley and the rural setting the landscape provides to the <i>south of Yelverton</i> increase sensitivity to development. However the hard urban edges and localised subdivision of field patterns with post and wire fencing means this zone is assessed as of moderate-high sensitivity overall.</p>	<p>The site is located to the east of Yelverton adjacent to the settlement boundary. The southern boundary is made up of residential properties on Binkham Hill, ... The eastern boundary consists of the disused railway line, highlighted as a historic landfill site, leaving the site within the 250m buffer zone. There are agricultural fields beyond this and to the north. The western boundary is Dousland Road which leads into Yelverton, this road also has an access gate onto the site. There is</p>	<p>Site option 064 has a medium/high landscape sensitivity. The area has a sloping valley landform, and provides a rural setting to Yelverton. The hard-urban edges and subdivision of fields reduce the sensitivity of the area. Development at the site option has the potential for a loss of Valued Attributes including pastoral character, rural quality, and an effect on views surrounding moorland. Potential for a minor negative effect.</p>

Site	Sensitivity	LAA Site Assessments	SA site options assessment
		<p>no footpath along this road and it is bounded by mature trees and hedgerows. The site is prominent in the landscape and has the potential to be visible (in the far distance) from the (north)</p> <p>Impact on Landscape Character: The site has an enclosed grazed pastoral character which would be impacted by development. The site will be visible from some surrounding viewpoints although development in south western section would be viewed against the adjacent residential properties.</p>	

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Further Comments	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.9 New Park	<p>2.79 ha was put forward at LAA; a smaller area allocated to ensure northern portion of site and area adjacent River Walkham can be reinforced as green infrastructure.</p> <p>Very open to the modern development on the West and the open field on the north.</p>	<p>Site constraints: The site's boundaries include mature hedgerows and mature trees.</p> <p>Application/Design Requirements: Consider use of mature trees at the field entrance and on the southern border to create a landscaped public greenspace focal point</p>	<p>around 35 homes, FRA</p> <p>Mining ground assessment</p>	<ul style="list-style-type: none"> • Correct description of field to clarify nature of site. • Add comment on specific attention to water quality as part of LEMP • Require Ecology led plans for river boundary enhancement enhancing wooded valley appearance • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor's landscape • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow.
7.18 Elfordtown	<p>Brief describes both as "Open Pastoral field" but also "enclosed field" – need to clarify it is not prominent and not visible from the wider landscape.</p>	<p>Site Overview: A level, enclosed grazed pastoral field</p> <p>Site constraints: The site is bounded to east and west by established hedgerows and mature trees. Northern & southern hedge</p>	<p>Around 40 dwellings</p>	<ul style="list-style-type: none"> • Clarify that field is visually enclosed in landscape terms; unconstrained in relation to solar gain orientation.

	<p>Development on two sides.</p> <p>Mature trees and hedgerows surrounding site are key.</p> <p>The field is visible from the dwellings to the north west though hedge provides some sense of enclosure.</p>	<p>boundaries are largely non-native, rather than remove trees on northern corner of site, access from drive could be considered thus preserving trees and having less direct impact on properties to the north.</p> <p>“Provision of public footpath through site (along Meavy Lane) should be designed to integrate with and connect the new development to the wider community” specifically to retain mature trees along lane which are a significant landscape feature.</p>		<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow.
7.19 Binkham Hill	<p>Site rises gently to the south with potential visibility from the distance. The current urban edge (the back gardens of 30s dwellings) along the southwest boundary is prominent (ridge) - opportunity to soften the urban edge through landscaping or design/layout to provide better outlook when viewed from the moors to the north.</p> <p>Reference to “open field” in relation to solar gain and “enclosed field elsewhere “</p> <p>A much larger site was put forward at LAA, but only spart of site, adjacent to the current built up area has been allocated.</p>	<p>Site Overview: Visible via distant views from the north</p> <p>Site constraints: western boundary of the site, along Dousland Road, has a number of mature trees which make a strong contribution to the immediate landscape.</p> <p>Application/Design Requirements: As the site gently slopes down to the north, the opportunity to vary building heights should be considered in order to maximise solar gain opportunities, minimise impact on the skyline/distant views and minimise visual impact on nos. 14-21 Binkham Hill.</p>	<p>Around 41 dwellings</p> <p>include landscaping to the south and east of the site;</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets mature trees, hedgerow. • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape • Proposals should be accompanied by a visual impact appraisal which informs layout and landscaping plans.



MARY TAVY

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
<p>5A. Inland elevated undulating land</p> <p>Mary Tavy</p> <ul style="list-style-type: none"> - 7.22 Warren Road - 7.23 Mary Tavy 	<ul style="list-style-type: none"> • Fields are bounded by low cut hedgerows with few hedgerow trees • Small narrow winding lanes thread over slopes and follow the valley floors. • Scattered villages, hamlets and farmsteads linked by a network of narrow winding lanes. 	<p>Forces for change: 20th century growth of settlements on the fringes of the National Park (e.g. ..., Buckfastleigh and South Brent).</p> <p>Development impacting tranquillity</p> <p>Protect and maintain the small-scale medieval field patterns of the landscape, restoring and</p> <p>Protect and manage ancient and veteran trees as important features of the landscape.(relevant to mary tavy)</p> <p>Also use new woodland planting to filter views of main roads and development on the National Park boundary (Palstone, timbers)</p>

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.22 Warren Road	<p>Within cell MT2</p> <p>The sloping, intimate valley landform, visually prominent land at higher elevations, valued semi-natural habitats (including areas of heath and wet grassland), important historical associations ..., and role as a setting to the Conservation Area results in a high sensitivity landscape overall.</p>	No LAA Assessment; safeguarding policy	Not Assessed – safeguarding policy.
7.23 Mary Tavy	Enclosed within urban area	No LAA Assessment	the site is located within the centre of the settlement and are surrounded by existing development, such that negative effects on the landscape or Valued Attributes are not expected. There are 2 Tree Preservation Orders in the western area of the site

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Appraisal	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.22 Warren Road	Safeguarding – no brief			
7.23 Mary Tavy	Urban infill across two sites;	<p>Adjacent to the Conservation Area</p> <p>Site constraints: There are some mature trees, hedgerows and grassed area in the west of the site. Some trees in the western boundary are subject to Tree Preservation Orders (TPOs). Habitats and biodiversity should be retained and enhanced.</p> <p>Archaeological Assessment, noting the historic importance of the site and demolition of buildings; a full watching brief could be required.</p> <p>Application/Design Requirements: The site is highly visible from the A386. Landscaping, layout and architectural details should seek to create a high quality addition to the settlement.</p>	<p>To improve the character and appearance of the centre of Mary Tavy...</p> <p>Around 19 homes</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets mature trees, hedgerow • copse at the east should be retained and reinforced.



MORETONHAMPSTEAD

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
2D. Moorland edge slopes Moretonhampstead <ul style="list-style-type: none"> - 7.10 Betton Way - 7.11 Forder Farm - 7.12 Thompson's - 	<ul style="list-style-type: none"> • A sparse settlement pattern is characterised by small nucleated villages, hamlets and isolated farmsteads nestled in the folded rolling landform and often surrounded by woodland. Glimpses of colourwashed farmsteads stand out against a pastoral backdrop. • Field patterns and local vernacular 	<p>Protect and appropriately manage the landscape's numerous historic sites</p> <p>Protect small scale medieval field patterns and devon banks</p> <p>Limited new development should utilise traditional materials and building styles wherever possible</p>

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

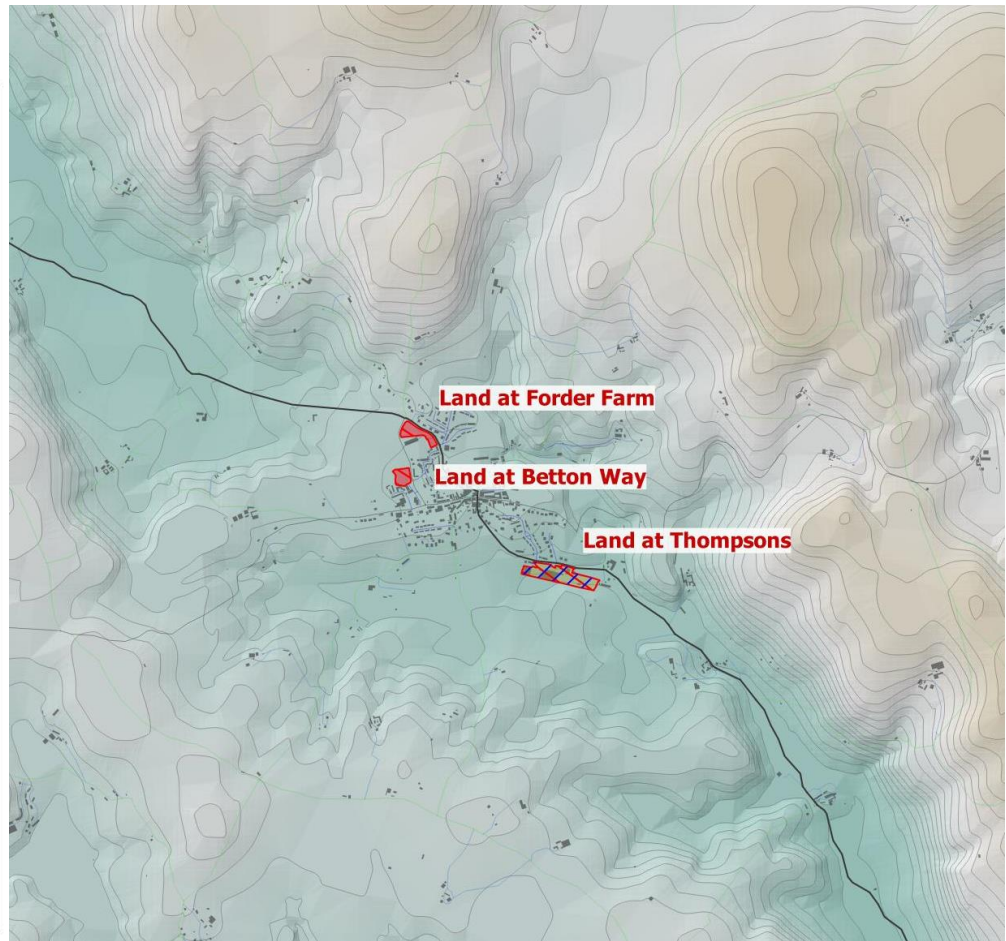
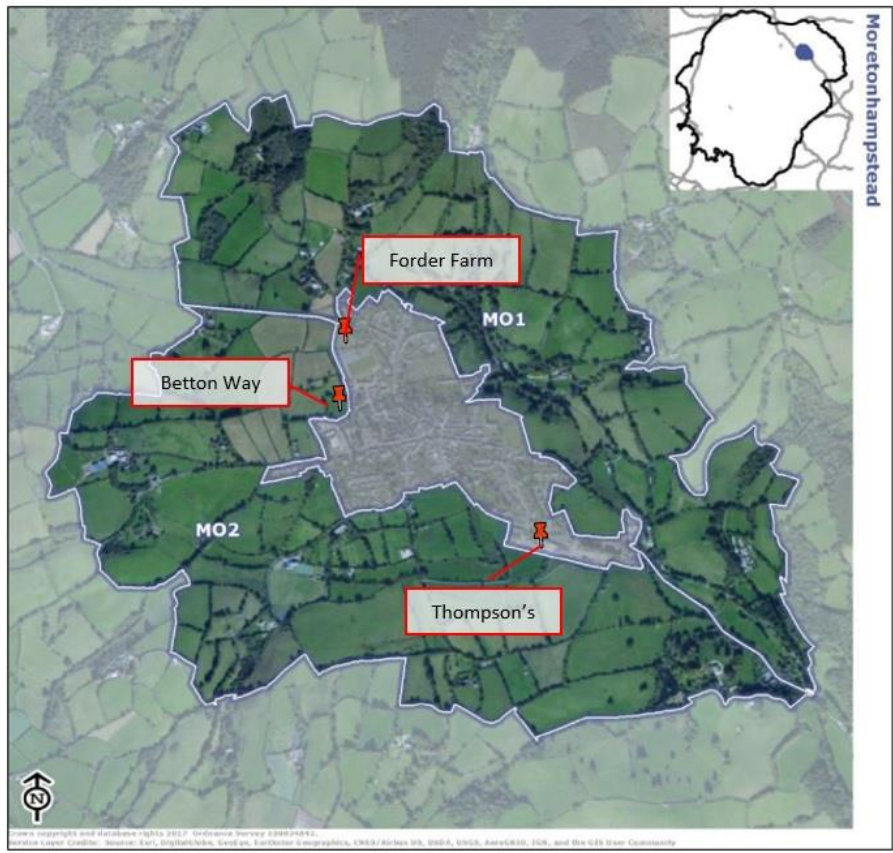
7.10 Betton Way	<p>Within cell MO2</p> <p>The strong pattern of irregular medieval fields bounded by Devon hedgebanks, natural features (mature hedgerow trees and remnant traditional orchards), strong historic character (historic field pattern and listed farmhouses), ..., and peaceful rural character indicates high sensitivity to development. However, the flatter landform along the stream valley floor, localised sub-division of field boundaries with post and wire fencing and the presence of modern development on the settlement edge results in <u>moderate-high sensitivity overall</u>.</p>	<p>DNP14/095 (B) Bradford Meadow</p> <p>he second site is located to the west of the modern development of Forder Meadow with the B3212 running along its eastern boundary. This site is adjacent to but outside the settlement boundary.</p> <p><u>Impact on Landscape Character:</u> The site has an enclosed pastoral character and development would impact this</p>	<p>within an area which is considered to have a moderate/high landscape sensitivity</p> <p>The location of the site options is considered to have a detrimental effect on the local landscape character due to their location on the edge of the existing settlement.</p> <p>The site is located away from the historic centre of the town, in an area of existing residential development of a more modern design.</p>
7.11 Forder Farm	<p>Adjoins cell MO2</p> <p>The strong pattern of irregular medieval fields bounded by Devon hedgebanks, natural features (mature hedgerow trees and remnant traditional orchards), strong historic character (historic field pattern and listed farmhouses), ..., and peaceful rural character indicates high sensitivity to development. However, the flatter landform along the stream valley floor,</p>	<p>DNP14/095 (A) Chagford Cross</p> <p>site is located to the north of the Primary School with the A382 running along its northern boundary. The new link road runs along the western boundary. The site is relatively flat with a spoil heap in the centre of the site, the site is within the settlement boundary and allocated in the local plan, MTN1 for housing development. There is a</p>	<p>The presence of post and wire fencing field boundaries and modern development lessen the landscape sensitivity of the area</p> <p>within an area which is considered to have a moderate/high landscape sensitivity</p> <p>The presence of post and wire fencing field boundaries and modern development lessen the landscape sensitivity of the area</p>

	localised sub-division of field boundaries with post and wire fencing and the presence of modern development on the settlement edge results in <u>moderate-high sensitivity overall.</u>	small stone barn on site, adjacent to the northern boundary which may limit access from the A382 on this side Impact on Landscape Character: The field to the west of Forder Meadow is level and given its setting would not undermine the local landscape character if developed	
7.12 Thompson's Haulage	Adjoins cell MO2 The strong pattern of irregular medieval fields bounded by Devon hedgebanks, natural features....., and peaceful rural character indicates high sensitivity to development. However, the flatter landform along the stream valley floor, localised sub-division of field boundaries with post and wire fencing and the presence of modern development on the settlement edge results in <u>moderate-high sensitivity overall.</u>	DNP08/017 part A The south site (part A) is rectangular in shape and bound by the A382 to the north, low density residential and depot development to the east, together with agricultural land to the south and immediate west. It is currently used as a storage and distribution depot. This part of the site is level and characterised by low quality warehouse structures, although two high quality buildings remain from the sites railway heritage, one of which is Grade II listed. Impact on Landscape Character: The south site is low lying and level. Both sites are highly visible on approach to Moretonhampstead (both from the A382 and the Wray Valley Trail).	Site option 017 does not have a defined landscape sensitivity due to the site being a brownfield site and is therefore considered to be part of the existing settlement. Development here has the potential for minor positive effects on landscape/townscape through the regeneration of previously developed land currently being used for industrial purposes

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Further Comments	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.10 Betton Way	Development on two sides; strong streetscape opposite.	Site Overview: Small enclosed field; Some mature trees and hedgerows surrounding site	around 18 homes	<ul style="list-style-type: none"> Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Include

	<p>No wider visibility.</p> <p>The trees in bounding hedges are significant and likely include veteran trees... need to make greater reference to this in brief.</p> <p>Assumption is that building heights will reflect dwellings opposite – any greater may introduce visual impact from distance.</p>	<p>Site constraints: The site’s boundaries include several mature trees and mature hedgerows</p> <p>Application/Design Requirements: Careful consideration of outward facing homes along Betton Way to reinforce streetscape</p>	<p>include an element of local needs custom and self-build housing.</p>	<p>reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow.</p> <ul style="list-style-type: none"> • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape • Add: Any proposed increase in building heights should be accompanied by a visual impact appraisal.
7.11 Forder Farm	<p>Mature trees along northern/eastern boundary; hedges to south separating from the school.</p> <p>Site is not prominent and enclosed on three sites by development.</p>	<p>Hedgerows and some mature trees which support biodiversity and provide screening are present along some boundaries.</p> <p>Application/Design Requirements: Introduce new landscaping to provide biodiversity enhancements.</p>	<p>Around 30 dwellings (following main mods)</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow. • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape
7.12 Thompson’s Haulage	<p>Brownfield – but visible from distance to the south. Key issue is to reenforce</p>	<p>Site constraints: Site is not prominent in the landscape and no landscape designations, though existing buildings are prominent and the site adjoins the Wray Valley multi-use trail</p> <p>Application/Design Requirements: Layout and landscaping should seek to minimise the visual impact of the large commercial buildings adjacent on future residents’ amenity.</p>	<p>Around 26 homes appropriate density in order to respect the rural edge location and historic character of the site</p> <p>include landscaping to the south and east of the site;</p> <p>FRA Details</p>	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape



PRINCETOWN

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
1L. Upland moorland with tors Princetown – 7.13 Dartmoor Prison	<ul style="list-style-type: none"> (References to open/agricultural etc moorland not applicable). Princetown stands out in an exposed position as the largest settlement, backed by expansive moorland and fringed by large geometric field patterns. The prison dominates views when approaching the town from the east. 	Forces for change: Light pollution from Dartmoor Prison in Princetown detracting from night skies Tourism and Recreation pressures Protect the sparsely settled character, high levels of tranquillity and dark night skies, as well as panoramic views across the open moorland, resisting significant intrusions (including lighting).

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.13 Dartmoor Prison	Adjoins cell P1 ... historic character (the strong historic association with Dartmoor Prison and the setting provided to the Conservation Area), long views over the landscape to the distinctive upland moorland with tors, and strong rural character with a sense of remoteness, results in a high overall landscape sensitivity . The edges of Princetown to the south of Dartmoor Prison are generally a little less sensitive than the more historic settlement edge due to the harder urban edges at these locations.	Not Assessed. Safeguarding policy	None of the site options for the settlement have a defined landscape sensitivity, as they are all within the existing built settlement boundary. The townscape of Princetown is dominated by Dartmoor Prison and its granite buildings Development at the prison has the potential for significant changes to the townscape due to its prominence in the townscape and its contribution, with a potential minor negative effect on the settlement character, although some uncertainty at this stage of assessment

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Appraisal	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.13 Dartmoor Prison	No development brief; Redevelopment likely within existing building envelope.		Masterplan requirement	Masterplan requirement obviates need for development brief

SOUTH BRENT

LANDSCAPE CHARACTER AREAS/SUMMARY

	Relevant characteristics/Valued Attributes	Relevant Forces for change/Protect/Manage/Plan
5A. Inland elevated undulating land South Brent <ul style="list-style-type: none"> - Eastern Half 7.14 Palstone Lane (a) (S Brent) - Eastern Half 7.15 Palstone Lane (b) (S Brent) (Western Half in Urban Area)	<ul style="list-style-type: none"> • Fields are bounded by low cut hedgebanks with few hedgerow trees • Small narrow winding lanes thread over slopes and follow the valley floors. • Scattered villages, hamlets and farmsteads linked by a network of narrow winding lanes. 	Forces for change: 20th century growth of settlements on the fringes of the National Park (e.g. ..., Buckfastleigh and South Brent). Development impacting tranquillity Protect and maintain the small-scale medieval field patterns of the landscape, restoring and replanting lost and gappy Devon hedgebanks (applicable to Timbers, Buckfasleigh) Also use new woodland planting to filter views of main roads and development on the National Park boundary (Palstone, timbers)
Station Road – N/A Urban		

LANDSCAPE SENSITIVITY, LAA AND SA LANDSCAPE OBSERVATIONS

Site	Sensitivity	LAA Site Assessments	SA site options assessment
7.14 Palstone Lane (a) & 7.15 Palstone Lane (b)	Within cell S2 ... remnant medieval field patterns, However the gentle landform, large-scale field pattern, low density of overlying landscape features, lack of traditional field boundaries and the presence of modern development on the settlement edge, visual and auditory disturbance from the A38 reduces sensitivity to	The site is located to the east of South Brent. The western boundary is adjacent to residential development and the eastern boundary is Palstone Lane. The north and south are bounded by agricultural fields. Impact on Landscape Character: The site is pastoral in character but adjacent to residential development.	located to the east and south of South Brent and are all considered to have a moderate/high landscape sensitivity The land has a large-scale field pattern, and landscape features are of low density “Views from the higher moorland to the north of South Brent may be affected by the combined

Site	Sensitivity	LAA Site Assessments	SA site options assessment
	moderate-high overall. The fields to the south of the settlement / north of the A38 have lower sensitivity.		development, with an overall loss of rural quality.” (<i>nb – no intervisibility</i>) Tree Preservation Orders; however, these are on the edge of the site options and are expected to be retained.
7.16 Fairfield	Enclosed within urban area	It is enclosed by residential development to the north, west and south, with an agricultural field to the east. Hedgebanks are located on the perimeter of the site, apart from on the northern boundary, where timber fencing and a field gate divide the site from the Fairfield development. Impact on Landscape Character: The site is level and set within the context of residential development, being now surrounded on all sides by housing. There would be limited adverse impact on landscape character.	Site option 040(Fairfield) is within the existing boundary of the settlement, and as such does not have a defined landscape sensitivity. The site option is well related to existing development and is therefore not considered likely to have a significant effect on the landscape. Some Tree Preservation Orders; however, these are on the edge of the site options and are expected to be retained.
7.17 Station Yard	Enclosed within urban area	Not assessed; safeguarding site.	Not assessed.

ALLOCATION LANDSCAPE CONSIDERATIONS AND SITE BRIEF/ALLOCATION REAPPRAISAL

Site	Appraisal	Site Briefs Constraints/requirements	Proposal	Site Brief proposed changes
7.14 Palstone Lane (a) And 7.15 Palstone Lane (b)	Open to some views from the east and south. Surrounding development to North and West is a mix of contemporary housebuilding; design can reflect this. Much larger area put forward; around half the site allocated. Landscape and topography drove	Site constraints: The site’s western and southern boundary is open to the remainder of the field. Boundary to north and east are hedgerows. (site A) The site’s western boundary includes mature hedgerows and mature trees. (Site B) No landscape designations though somewhat visible from the east and south. (site B) Application/Design Requirements: Arboricultural survey with identification of root protection areas and any trees or hedges to be remove (Site B)	Site A - around 15 homes Site B – around 34 homes Highways access HRA evidence requirements	<ul style="list-style-type: none"> • Include reference to Strategic Policy 2.6 (2) Conserving and enhancing heritage assets Mature trees, hedgerow. • Include reference to Strategic Policy 2.1(2) Protecting the character of Dartmoor’s landscape

	the decision where to reduce the allocation – specifically excluding the southern portion of the field where it rises in elevation and may be visible from distant views from the north.	should use a mix of materials and features reflecting some of the more traditional buildings and rural settlements of the National Park. The old Primrose Line railway bridge abutments are a local feature and road improvements should seek to use, retain or reflect this feature. (A and B) Landscaping to soften the urban edge and enclose where development adjoins open parts of the field. (A and B)		
7.16 Fairfield	Level agricultural field fully enclosed by residential development. Development form compatible with surrounding development; no wider visibility.		Around 36 dwellings HRA evidence requirements	
7.17 Station Yard	Safeguarding – no development brief			

