

Appendix V. VISUAL IMPACT

Why the Landscape is important

WDBC's 2011 Strategic Plan acknowledges the importance of the beautiful landscape of West Devon which makes parishes such as Sourton and Bridestowe a tourist destination and places that people aspire to live and retire to.

Tourism has been the main employment for local people for a long time and although the sector is not forecast to grow further, sustaining the employment that exists is very important.¹ Key to that success is to conserve what people come here to enjoy - the landscape. Conserving means not only maintaining the habitats and field systems that make up the landscape but ensuring that development does not intrude or blight that landscape. Good well designed housing, sitting down in areas where that development is not intrusive, can ensure that both the landscape and the built environment can happily co-exist.

The parishioners readily accept that for Bridestowe and Sourton to have sustainable futures that they need to continue to grow. Growth though must be in keeping in terms of scale of the existing settlements and not dominate the place that they are built.²

Stunning views of Sourton, Bridestowe and as far away as Bodmin can be glimpsed for the first time along the A30 heading West as the road approaches the Sourton Cross. (insert picture). It is holiday makers' first introduction to the stunning locations that they are heading to as they drive west.

There are many other stunning view across the two parishes that the public can enjoy. Most of them are along the roads that bisect the two parishes, but also includes views from the National Park which forms part of both parishes. and from the many rights of way. (picture).

Dartmoor National Park Authority is an independent Planning Authority separate from West Devon. Its own policies have strict guidelines about developments proposed on the boundaries of the NP. In essence it strongly protects the landscape views that can be gained from this huge area of public access land, which is enjoyed by millions every year.³

Within this context, the Neighbourhood Development Plan has drawn up a Visual Impact Map, which aims to show where the most prominent views are which the public can enjoy, and has drawn up a list (which is not exhaustive, but illustrative) of the places that would be considered inappropriate for development.

Visual impact: Views to be specifically protected.

The south side of the A3079 where it runs along the ridge between Thorndon Cross and Venn Cross.
On the slopes of land that forms the edge of the National Park that can be seen from the old A30 between Bridestowe and Forda.

Land either side of Sourton Cross that can be seen heading west along the new A30.

Land on the edge of NP that can be seen prominently from the National Park.

Prominent land from the NP that belongs to the Leawood Estate.

Areas of Common Land

High land NW of Trescote Way

¹ WDBC Our Plan research

² Parish Questionnaire

³ Dartmoor National Park Strategic Plan