

The purpose of this document is to set out the rationale for protecting certain views and vistas, and then to identify the important & significant views around and within Saltash, to which a protective NDP policy will apply.

Saltash NDP Views & Vistas Assessment

August 2018

Saltash NDP Steering Group



SALTASH NEIGHBOURHOOD DEVELOPMENT PLAN 2018- VIEWS AND VISTAS ASSESSMENT

Table of Contents

1. INTRODUCTION	3
2. WHY ARE VIEWS AND VISTAS IMPORTANT?	3
3. DEFINITION OF A VIEW OR VISTA.....	3
4. PROCESS	5
5. ATTRIBUTIONS.....	5
VIEW S ASSESSED.....	6
VIEW 1 – PANORAMA WESTWARDS FROM THE RIDGE ROAD BETWEEN STOKEDON CROSS AND ROODS CROSS.....	6
VIEW 2 – NORTH FROM STOKEDON CROSS AND ROODS CROSS	7
VIEW 3 - SALT MILL PARK PANORAMI FROM THE BRIDGES UPSTREAM TOWARDS THE RIVER TAVY.....	7
VIEW 4 – VIEW OF SALTASH BRIDGES, JUBILEE GREEN AND CAR PARK, OLD FERRY ROAD.....	10
VIEW 5 – LONGSTONE PARK NORTHERN PANORAMA.	11
VIEWS 6, 7, 8, 9, 10, 11 & 12 – VISTAS FROM TOWN CENTRE.....	13
VIEW 13 – PANORAMA FROM THE SALTASH WATERFRONT	19
VIEW 14 - WEST END OF LOWER PORT VIEW ROAD TOWARDS THE DOCKYARD.	22
VIEW 15 – SALTASH LIBRARY WESTERN PANORAMA.	23
VIEW 16 - SALTASH .NET NORTH EASTWARDS TO THE BRIDGES.	23
VIEW 17 - GENERAL PANORAMIC VIEWS TO THE SOUTHERN AREA OF AONB.	24
VIEW 18 – YELLOW TOR ROAD WESTERN/NORTH WESTERN PANORAMA FROM BROADMOOR TO TREMATON CASTLE.	26
VIEW 19 - TREHAN HIGHWAY TOWARDS ANTONY PASSAGE AND DEVONPORT DOCKYARD.	27
VIEW 20 - DEACON DRIVE.....	28
VIEW 21 & 22 – ANTONY PASSAGE	29
VIEW 24 – LYNHER DRIVE	31
VIEW 25 – FORDER CREEK AND SHILLINGHAM QUAY	32
VIEW 26 - CHURCHTOWN FARM RESERVE WESTERN PANORAMA.	33

1. Introduction

1.1 Saltash sits in a remarkable and beautiful landscape, surrounded by AONB and on the banks of the River Tamar with its spectacular crossings, and with long views into Dartmoor to the east and inland Cornwall to the north and west. It is also the location of some important historical assets feature in views and vistas. These view and vistas are integral to the character of Saltash and part of what makes it 'home' to local people.

1.2 The purpose of this document is to set out the rationale for protecting certain views and vistas, and then to identify the important & significant views around and within Saltash, to which a protective NDP policy will apply, using a logical and consistent approach to the identification of locally important landscape and view characteristics.

2. Why are Views and Vistas Important?

2.1 Views and vistas can be important as an integral part of the experience and enjoyment of landscapes that are nationally or regionally cherished, such as the Tamar Valley AONB and the Dartmoor National Park. These areas of land are protected by national policy from inappropriate development within them, and usually a buffer zone around them is similarly controlled. However, these policies are essentially about the internal qualities of the special areas, and their setting, and the experience of them as viewed from within the area. No higher level policies exist to protect the views into them from afar enjoyed by people located outside the special areas.

2.2 Views and vistas of special landscapes are not exclusive in being important. Local views play an important role in shaping our appreciation and understanding of our environment, at both liminal and subliminal levels. The existence of particular and familiar views adds to peoples' enjoyment of places, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. In this sense they are locally cherished. Whilst views can become cherished because of the presence of distinctive and important buildings and landscapes, they can also be cherished because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being¹ and must be therefore be seen as an essential element in sustainable development. It means that landscapes and views do not have to be *special* to justify protection.

2.3 Town and Country Planning and the legislative/policy framework with which it is delivered tends to emphasise the *special* in a national or county-wide perspective, and thus many *ordinary* landscapes tend to be disregarded in the development of planning policies and the assessment of development proposals. Neighbourhood Plans, rooted to community self-determination and localism, provide the opportunity to redress this imbalance as part of their task in delivering sustainable developments.

3. Definition of a View or Vista

3.1 A view is a sight of a landscape that can be taken in by the eye from a particular place. Three elements have been taken into account for this definition:

- a. **The Viewer** - the person who sees and determines that a view exists and gives it meaning (see below). This is a personal and subjective experience of a view, although others may share this experience.
- b. **The Viewing Place** – the location determines what is seen, how it is experienced, and it may also give it meaning (see below). This location is defined with each protected view and the

¹ Much interest in so-called 'place attachment' has been shown in the fields of psychology and sociology. 'Attachment to the Ordinary Landscape' by Robert B. Riley in 'Place Attachment' a reader in the subject by Irwin Altman, Setha M. Low, which can be found on Google Books, provides a useful overview.

features of the view are usually consistently visible (subject to weather conditions). This view may be seen from other points within the area or glimpsed when moving through the area.

- c. **The Landscape of the View** – this is formed from a number of different elements including the foreground, middle and long distance, any focal points and distinguishing historical/very special features.

3.2 As a guide, the local meaning of a view might be derived from:

- **Principles of townscape and landscape quality**, which underpin the area's varied character and appearance. These include: -
 - Views of specific buildings from specific viewpoints;
 - Panoramas from specific viewpoints encompassing a broad vista containing many objects of interest. Prospects often giving 180 degree or wider visibility.
- **A sense of permanence and continuity**: from a human perspective, many elements of the landscape are fixed or change very slowly providing a strong sense of place and reassurance, sometimes referred to as being 'timeless'.
- **Memories and associations**: Individuals and communities may associate certain landscapes with particular experiences, for example childhood play (the running field, the scary woods), social encounters (the Fairfield, first kisses), happy times (walks with a lost loved one) etc.
- **Diversity and character**: The distinctiveness and character of a landscape helps define a sense of place at both local and wider levels.
- **National identity**: All landscapes are part of our national identity, but some project a special sense of 'Cornishness'.
- **Local cultural activity**: for example important processional assembly and processional routes.

3.3 No restriction is given to the width or 'arc' of a view or vista, as sometimes the view is in the form of a 'glimpse' of something in the landscape that looms large in terms of setting or context.

3.4 To ensure consistency the criteria below are used:

A. The view or vista must be accessible from a public road or public community space – to ensure the inclusion of the majority of residents including pedestrians, horse riders, cyclists and drivers.

B. There must be a specific reason for including the view or vista, such as an overreaching far view across the countryside or river, view to an historical or public interest building, glimpse of a key landscapes or streetscape feature etc. – to ensure there is a valid reason for including the view rather than applying a restricted blanket protection.

C. There must be a risk, sometime in the NDP period, that the view or vista will be blocked or reduced in some unacceptable way – to ensure that good reason for including the view in the NDP policy.

3.5 It is appreciated that many residents enjoy beautiful views and personal views from private residences or gardens which are important, however this document focuses on vistas and panoramic views that can be enjoyed by the majority of the wider public.

3.6 The terms *view* and *vista* are generally synonymous with each other. However, to be more precise, a *view* is associated with a sight or prospect of a landscape, that can be taken in by the eye from a particular place, whilst a *vista* is often associated with a pleasing view seen through a long, narrow avenue or passage, as between rows of trees or houses. To be clear and inclusive, both words have been used.

Synonyms include: outlook, prospect, panorama, scene, aspect, perspective, spectacle, sight, scenery, landscape, seascape, riverscape, streetscape, townscape, lookout.

4. Process

4.1 Each potential view was assessed against the criteria detailed, and includes photos, maps and Mapping references. Subsequently, we have included recommendations as to which views should be protected and the reasons for our recommendations.

5. Attributions

The majority of photographs are originals and taken by Steve Besford-Foster. Where weather conditions or access issues prevented original photos, use has been made of 'Street View' images from Google Earth Pro, apart from the excellent photos of Churchtown Farm, which are downloaded from the Friends of Churchtown Farm website.

VIEWS ASSESSED

View 1 – Panorama westwards from the ridge road between Stokedon Cross and Roods Cross

Description: Distant panoramic view from vehicles passing along the road, glimpsed across patchy hedgerow and fields. Currently there is no public footpath but there is a layby and the future remodelling of the road as the modified route of the A388 may provide opportunities for footpath, cycleway and further laybys. Development associated with this work should ensure that the views are retained.

Photograph(s)



Above: View to NW



Above: View to SW

Map



Mapping Reference

239608.87 60833.44

50°25'30.58" 4°15'33.86"

Recommendation: Include under policy ENV8

View 2 – North from Stokedon Cross and Roods Cross

Description: Panoramic view from the road looking north, partially into the Tamar Valley AONB, and across to Hatt, with part of Dartmoor beyond. View in only seen through windscreen of vehicles travelling north, but there may be opportunities to provide footpath and cycleway as part of remodelling to A388.

Photograph(s)



Above: Looking N

Map



Mapping Reference

239679.12 61158.62

50°25'41.76" 4°15'30.54"

Recommendation: Include under policy ENV8

View 3 - Salt Mill Park panorami from the bridges upstream towards the River Tavy.

Description: Saltmill is a major Public Open Space featuring a riverside walk from which extensive views of the Tamar, Devon on the opposite bank, with Dartmoor beyond, and local features are clearly visible. The site also enjoys reverse views into the town. It is a location that has opened public access to views that are integral to the sense of place associated with Saltash and has substantially improved the outlook from the Tamara estate. Public ownership should deal with most risks to the views but inappropriate recreational uses or taller development around the fringe of the landward fringe could impinge on these important views.

Photograph(s)



Above: looking NE from Saltmill viewing platform, up the Tamar into the AONB.

Below: Panoramic view looing from NE to SE, with Tamar Bridges on fringe of view.



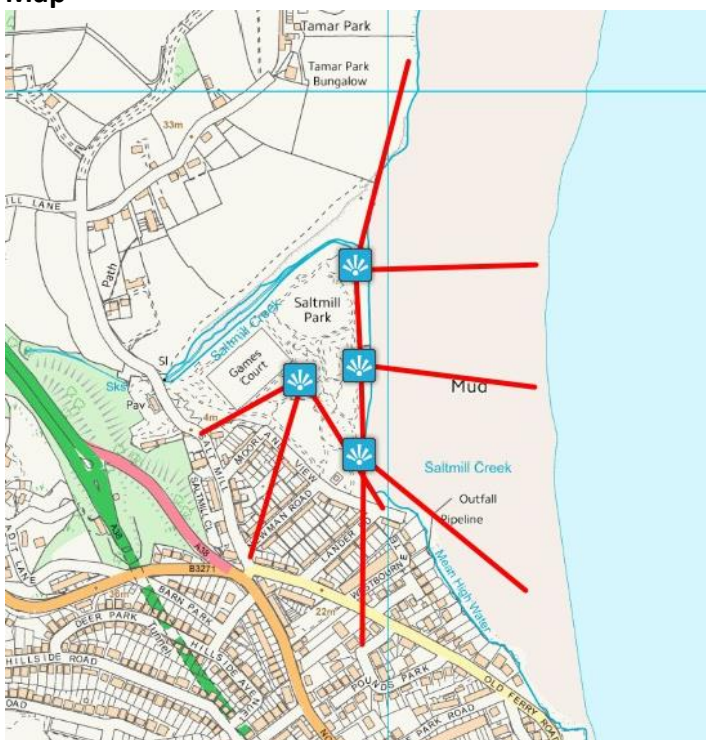
Above: View SE, to Tamar Bridges and Celtic Cross.



Above: View across Saltmill from SW of site, Tamara Estate being behind the viewpoint.
Below: View SE across rooftops to Celtic Cross.



Map



Mapping Reference

(Centre of Saltmill) 242879.97 59594.64

50°24'54.98" 4°12'47.30"

Recommendation: Include under policy ENV8

View 4 – View of Saltash Bridges, Jubilee Green and Car Park, Old Ferry Road.

Description: Important viewpoint in which sky is dominated by the presence of the two Tamar bridges, and the river itself which is quite active at this point. The lower foreground includes WW2 landing Ship repair yard remains., There has been discussion in past of schemes to build on the Green, with high-end restaurants etc, which could impinge on the view, so site is worthy of inclusion in ENV8.

Photograph(s)



Above: View E across Tamar to Bull Point.

Below: Looking SE, the spectacular presence of Saltash Bridges dominates the sky.





Above, Looking SE at foot of road bridge is former WW2 Landing Ship Repair staithes, a heritage feature.

Map



Mapping Reference

243280.48 58961.49

50°24'34.33" 4°12'24.64"

Recommendation: Include under policy EN

View 5 – Longstone Park northern panorama.

Description: Another important public open space featuring long views, across roofscape of lower lying development, into the Tamar and beyond. Seats and grassed area facing the view is favourite relaxation

place of many Essonions, including shoppers and staff from town centre businesses. Continued public ownership will reduce risks of development on site, but future intensification or rebuild of properties on its southern and eastern fringe could obscure the view unless carefully designed.

Photograph(s)



Above: General panorama looking NE into Tamar Valley across low lying roofscape.

Below: Closer view from same position, showing the AONB





Above: Looking more to E, across to Tamerton Lake and Ernesettle, Dartmoor above.

Map



Mapping Reference

242475.35 59043.34
50°24'40.19" 4°13'04.64"

Recommendation: Include under policy ENV8

Views 6, 7, 8, 9, 10, 11 & 12 – vistas from town centre

Description: Comprises vistas and glimpses of long views and the Saltash Bridges, seen from the top of Fore Street, the exit of Fore Street onto the road bridge, Lower Fore Street and Alexander Square, and adjoining roads. New or redevelopments in these areas may have the potential to obscure the views so they should be considered.

Photograph(s)



Above: View E down Fore Street from Victoria Gardens, along interesting streetscape to road bridge just visible against development in backdrop on Devon side.



Above: Further along Fore Street, glimpse of road bridge and Devon.



Above: From E end of Fore Street, view out to Celtic Cross.

Below: Glimpse of bridge looking E along Lower Fore Street, though Conservation Area.



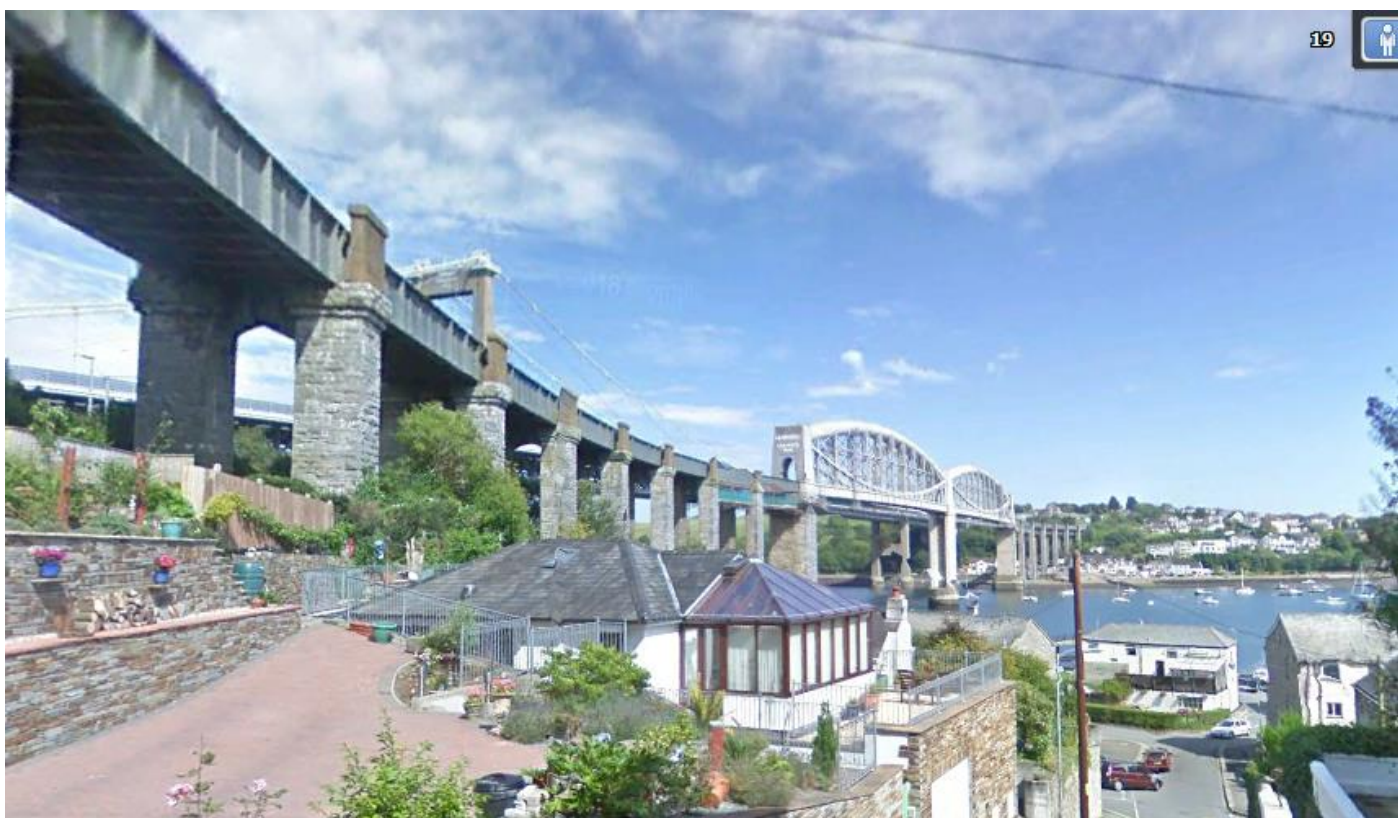
Below: Similar view of Royal Albert Bridge from Lower Fore Street.



Below: View SE from Alexandra Square, looking across river to Barne Barton and St Budeaux.



Below: S from Albert Road at entrance to Alexander Sq car park

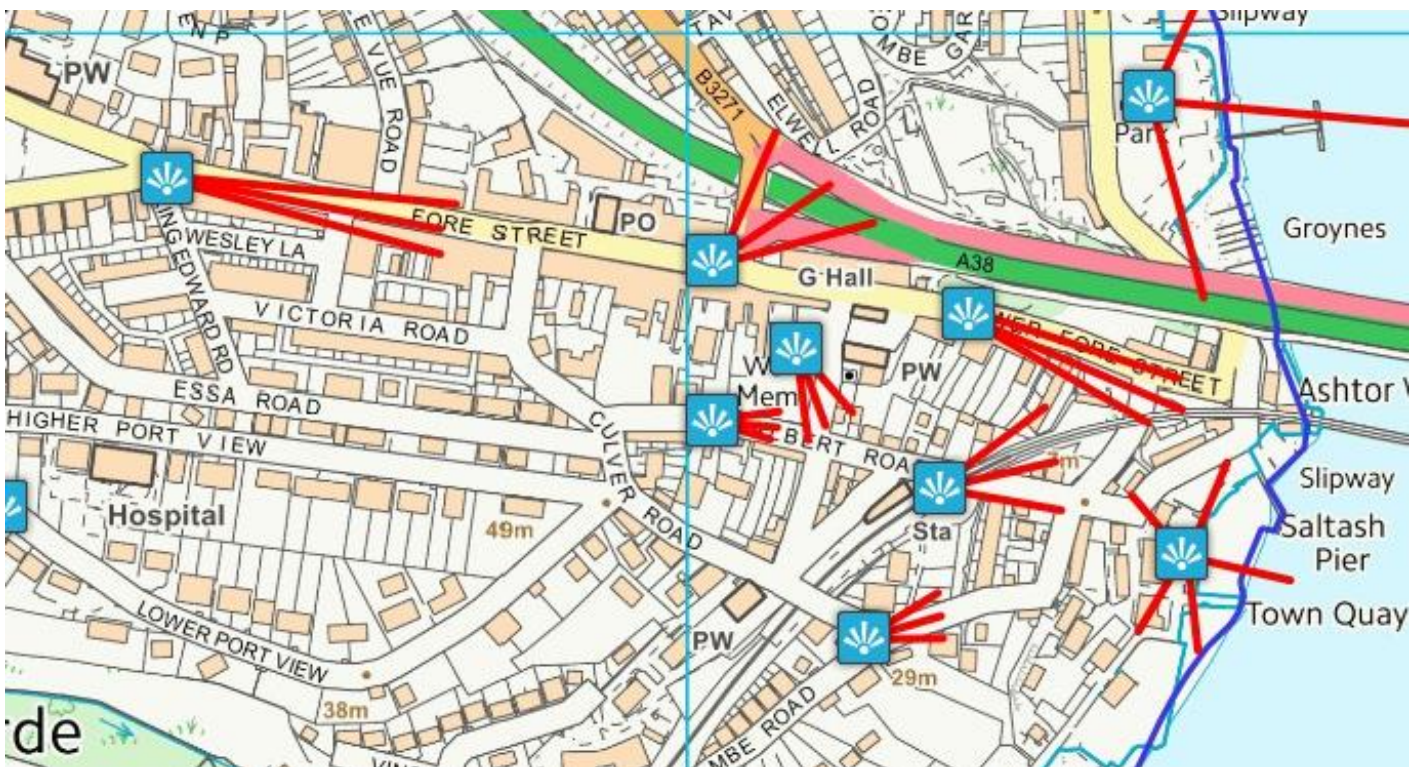


Above: Further down Albert Road, looking NE

Below: Along Culver Road, looking NE.



Map



Mapping Reference

- 6: 242688.17 58912.38
50°24'32.53" 4°12'56.24"
- 7: 243017.07 58863.27
50°24'31.44" 4°12'37.79"
- 8: 243171.84 58830.52
50°24'30.46" 4°12'32.45"

9: 2443067.90 58809.94
50°24'29.44" 4°12'35.59"
10: 243017.38 58767.27
50°24'28.07" 4°12'38.26"
11: 243153.99 58726.35
50°24'23.71" 4°12'33.45"
12: 243153.99 58726.35
50°24'26.62" 4°12'28.45"

Recommendation: Include under policy ENV8

View 13 – Panorama from the Saltash Waterfront

Description: Similar to view 4 but from S of bridges, looking N, E and S. Redevelopment and enhancement proposals for the waterside area must ensure that these views are not harmed.

Photograph(s)



Above: the Waterfront.

Below: Brunel's Royal Albert Railway Bridge, and beyond it the road bridge, dominate the view N from the Waterfront.



Above: Panoramic view N from the Town Quay.

Below: Panoramic view E across to Saltash Passage, the route of the former Saltash Ferry.



Below: The view SE across the Tamar to the Hamoaze.



Map



Mapping Reference

(Central viewpoint)

243299.43 58686.17

50°24'24.85" 4°12'23.94"

Recommendation: Include under policy ENV8

View 14 - West end of Lower Port View Road towards the Dockyard.

Description: View as road drops away to E of Tamar and Dockyard beyond, with landmark Frigate Halls prominent. Additional storeys on dwellings to S side of road could obscure view.

Photograph(s)



Map



Mapping Reference

242588.46 58724.44

50°24'26.24" 4°12'00.51"

Recommendation: Include under policy ENV8

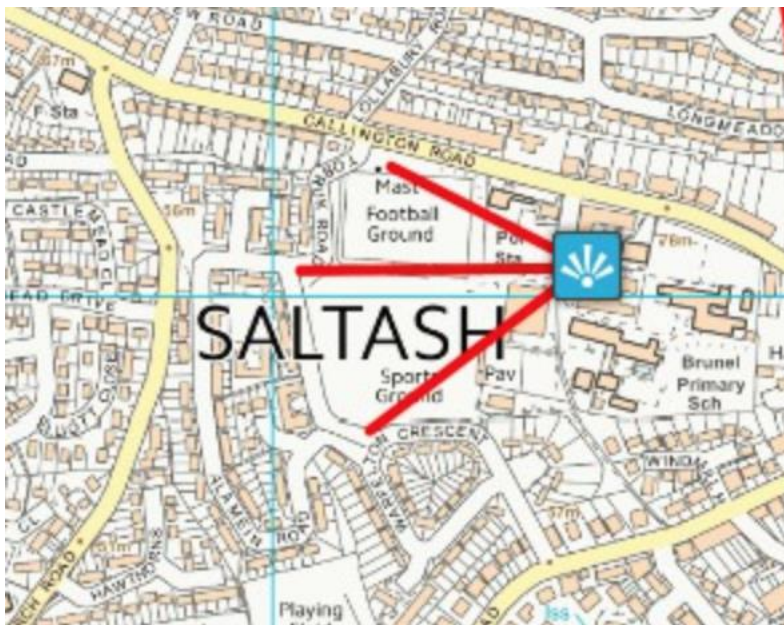
View 15 – Saltash Library western panorama.

Description: Saltash Library is an early Sixties building designed by Royston Summers of the County Architects Dept, intended to make good use of solar gain in heating, and hence features large panoramic windows facing west, from which the view is over the Warfelton civic campus to the countryside beyond. Although the view is not in itself remarkable, it is an essential part of the appreciation of this iconic Corbusier style building.

Photograph(s)



Map



Mapping Reference

Recommendation: Include under policy ENV8

View 16 - Saltash .net north eastwards to the bridges.

Description

Photograph(s)

Map

Mapping Reference

Recommendation

View 17 - General panoramic views to the southern area of AONB.

Description: Saltash.Net Community School is accessed by a public road which forms the boundary with the Tamar Valley AONB's southern section. Views from the school, and the public road, draw out across the south sloping fields of Churchtown Farm, down to the River Lynher, across the Tamar to the city of Plymouth, and thence the coast beyond. A splendid and active view which has no doubt been appreciated by many hundreds of local school students whilst puzzling a difficult textbook exercise

Photograph(s)



Above: View to the SE, Plymouth Naval Base and Dockyard beyond the river.



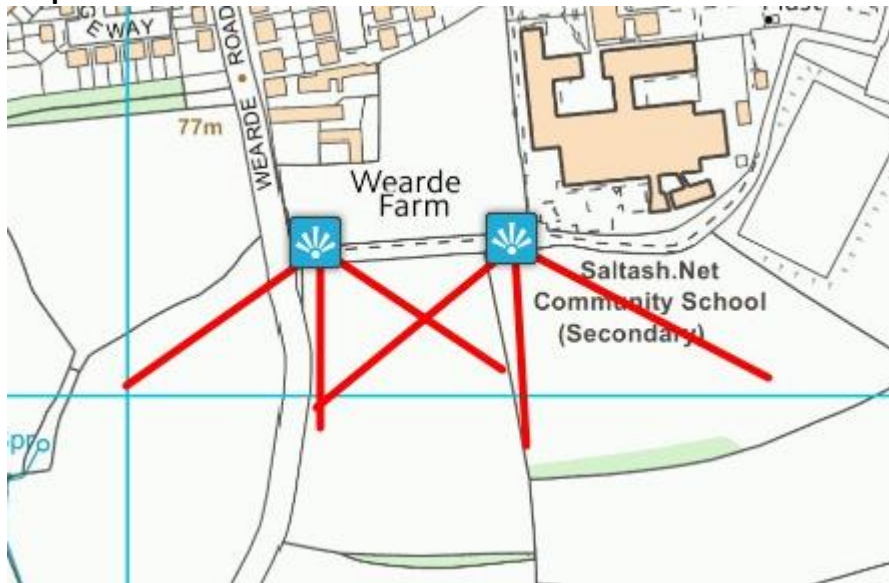
Above: Panoramic view from SE to SW
Below: View S



Below: View across Weard Well Field to the SW



Map



Mapping Reference

Recommendation: Include under policy ENV8

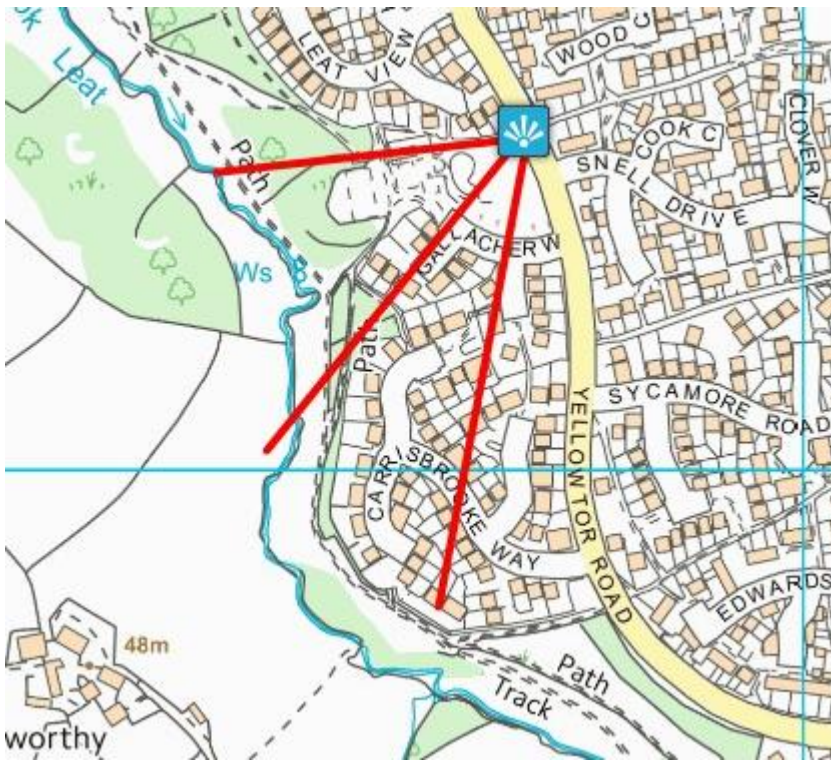
View 18 – Yellow Tor Road western/north western panorama from Broadmoor to Trematon Castle.

Description: View W to Wadgeworthy Farm and fields, east sloping into the Latchbrook estate, and an important part of the setting of the estate and the community sense of living in Cornwall.

Photograph(s)



Map



Mapping Reference

Recommendation: Include under policy ENV8

View 19 - Trehan highway towards Antony passage and Devonport Dockyard.

Description: Glimpsed views through windscreen of vehicles heading south, but less visible to pedestrians, so does contribute significantly in terms of ‘meaning’.

Photograph(s)



Map



Mapping Reference

Recommendation: Do not include under policy ENV8

View 20 - Deacon Drive

Description: Excellent view of Saltash Bridges and Tamar, but glimpsed only by rare users of narrowly confined public FP running between properties on Deacon Drive (north side).

Photograph(s)



Map



Mapping Reference

Recommendation: Do not include under policy ENV8

View 21 & 22 – Antony Passage

Description: Panoramic views from road from Forder to Antony Passage. As road is hard against Creekside the views are not likely to be at risk from being obscured by development.

Photograph(s)





Map



Mapping Reference

Recommendation: Do not include under policy ENV8

View 23 – Beatrice Avenue/Spencer Gardens

Description: Public glimpses of Tamar Bridges and Dartmoor beyond, provide context and setting for what are otherwise rather plain estates of modern housing. New development should seek to avoid obscuring such views and aim to open up new opportunities for glimpses of the wider landscape.

Photograph(s)



Map



Mapping Reference

Recommendation: Include under policy ENV8

View 24 – Lynher Drive

Description: Public glimpses of Tamar Bridges and Dartmoor beyond, provide context and setting for what are otherwise rather plain estates of modern housing. New development should seek to avoid obscuring such views and aim to open up new opportunities for glimpses of the wider landscape.

Photograph(s)



Map



Mapping Reference

Recommendation: Include under policy ENV8

View 25 – Forder Creek and Shillingham Quay

Description: Lovely view across Forder Creek to the Forder Viaduct, built in 1906 which replaced the earlier timber built Forder Viaduct located some distance further south. A classic Cornish scene, with The Old Mill and Tidal Mill listed buildings, and Jupiter Point peeping through the arches. However the view is from a narrow road pinch point that is difficult for pedestrians to access safely.

Photograph(s)



Map



Mapping Reference

Recommendation: Do not include under policy ENV8

View 26 - Churchtown Farm Reserve western panorama.

Description: Churchtown Farm Community Nature Reserve is a very attractive area which benefits from several quality rural views that are enjoyed by the public that are allowed full access to the Farm. The photographs that follow are taken from their website gallery. As the site is in community trust ownership it is not likely there will be developments that threaten these views. However peripheral development outside the site could have an impact.

Photograph(s)





Map



Mapping Reference

Recommendation: Include under policy ENV8