Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Landscape and Visual Impact Assessment

On behalf of
Yennadon Stone Limited

June 2015

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Looking north west from Site Boundary across existing Quarry

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1 Introduction

1.1 Background

This Landscape and Visual Impact Assessment (LVIA) has been has been prepared by Chris Britton Landscape Associates on behalf of Yennadon Stone Limited. It has been produced to guide and support a revised planning application for the proposed expansion of Yennadon Quarry. The existing quarry is situated at the end of Iron Mine Lane to the east of Dousland and within the south western part of Dartmoor National Park.

The site is currently operated under a planning permission granted in 1990 and produces dimensional building stone and stone used in walling and landscaping. The existing planning permission expires in 2025. The location of the existing quarry is shown on **Figure 1: Site Location Plan**. It is situated approximately 300m to the east of the settlement of Dousland on the lower western flanks of Yennadon Down, which forms part of an area of access land within the National Park. The land around the site is Common Land which is used for grazing, but the area within the existing quarry boundary is excluded from this, so there are no rights of public access.

The quarry is getting close to its permitted boundaries, so in 2013 a planning application was submitted for an extension to the working plan area of the existing quarry. The proposed extension area was approximately 1.25ha in size and was situated immediately adjacent to the northern edge of the existing workings. No extension to the overall period of operation was sought, so it was still intended that extraction works would cease by 2025.

The Decision Notice for the previous application, dated 14th July 2014, gave the following Reasons for Refusal:

1. *The Environmental Statement is insufficient for the proposed development as it fails to assess the likely impacts of the development at the proposed upper limits of 10,000 tonnes per annum and 60 vehicle movements per week. It is not therefore possible to assess the proposal in terms of the NPPF (para 115 & 116) and policies COR22 and M4 of the Development Plan.*
2. *The proposed extension would perpetuate the quarry and the related impacts in the long term, until 2025. The development is major and there is no overriding need for the development, or other exceptional circumstance demonstrated which would justify permitting that development in the National Park. In this respect the proposal is contrary to the NPPF (para 115 & 116) and policies COR22 and M4 of the Development Plan.*
3. *Acceptable alternative sources of stone exist to meet the demand currently met by the quarry. The alternative option for the quarry itself would be its restoration on exhaustion of the permitted reserves, thus reducing the current landscape impact, and enhancing the landscape. In this respect the proposal is contrary to the NPPF (para 115 & 116) and policies COR22 and M4 of the Development Plan.*
4. *The proposed development would have an unacceptable impact on the special qualities of the National Park, particularly in terms of amenity use, landscape and tranquillity. In this respect the proposal is contrary to the NPPF (para 115 & 116) and policies DMD5, COR1, COR3 and M4 of the Development Plan.*

A number of misinterpretations were made in assessing the previous applications that resulted in errors in the reasons for refusals, including:

- There would be not change to the number of vehicle movements per week compared to the existing permission;
- The proposals should not be considered as a 'major' development;
- The proposed extension would not perpetual the working life of the quarry compared to the existing permission;
- There is not an appropriate alternative source for the stone;
- The failure to grant permission would not result in the earlier restoration of the quarry, so it was incorrect to assert that this would reduce the current landscape impact, resulting in an enhancement to the landscape;
- The proposals would not significantly change the level of impacts on the special qualities of the National Park and would not result in significant adverse impacts in terms of amenity use, landscape or tranquillity; and
- The decision failed to acknowledge the longer-term restoration benefits of the proposals.

This LVIA deals therefore seeks to address the landscape and visual issues raised by the reasons for refusal.

Following refusal of the previous application, the scheme was reviewed in order to identify ways to address Dartmoor National Park Authority's (DNPA) concerns. This led to a pre-application meeting with the DNPA Trees and Landscape Officer on 5th November 2014. As a result, the following items were identified for detailed consideration:

(i) The need to consider the proposals in the light of the on-going operation of the existing consent (the previous reasons for refusal incorrectly assumed that the quarry would cease production and would be restored if permission was not granted);

(ii) The need to demonstrate how the scheme would conserve and enhance the natural beauty of the National Park (compared to the impacts that would remain as a result of the Existing Permission)

(iii) The need for Landscape Strategy to explain how the works would be progressively restored, and how this would differ from the situation under the existing consent;

(iii) To give closer consideration to the DNPA Landscape Character Assessment and the implications of Policy DMD5; and

(iv) To consider the potential impacts of the proposals on the existing tranquillity of the surrounding area.

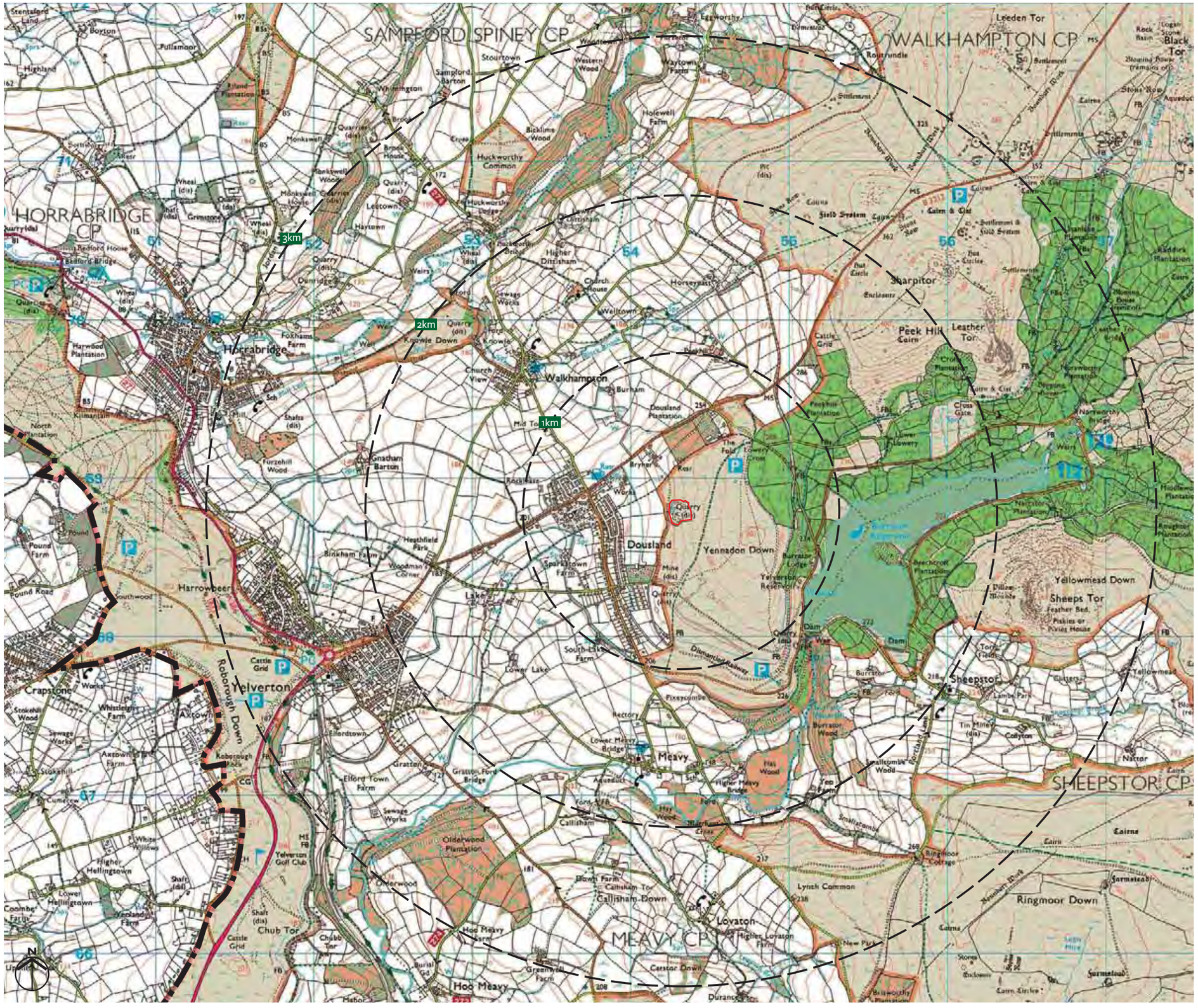
1.3 Purpose and structure of this LVIA

This document will firstly examine the landscape planning policies relevant to the consideration of the site and then identify how the existing site relates to the rest of the National Park. Yennadon Quarry has been in existence for at least 130 years and forms a long standing part of the local landscape. It is noted that the local Parish Council did not object to previous application.

The other historic features that form part of the surrounding landscape with therefore be considered in order to illustrate the contribution that quarries and the history of mining within Dartmoor make to the existing local landscape character around the site and the wider special characteristics of the National Park.

The existing baseline character and condition of the application site and the surrounding area will be considered by the Site Assessment. Having established the baseline situation (which includes the existing Quarry), the anticipated restoration of the site under the existing permission will then be considered. The proposals submitted under the previous application will then be considered and the reasons for refusal investigated.

The Landscape and Visual Appraisal will investigate the existing visibility of the site and identify receptors that are likely to be affected by the existing and proposed schemes. This will help to identify the key impacts that will remain as part of the existing permission and how these could be improved.



KEY

- Site Location
- Approximate distance from Site
- Boundary to Dartmoor National Park
- Open Access Areas

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Site Location Plan

Drawing Ref: cbla-14101-SLP
Client: Yennadon Stone Ltd
Date: June 2015

Figure 1

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The Site Proposals will then describe how the Landscape Strategy underpinning the revised proposals responds to the findings of the Landscape and Visual Appraisal and the Reason for Refusal given for the previous application. The likely landscape and visual impacts of the revised proposal will then be assessed, and compared to the on-going impacts that will arise as a result of the existing permission. The key mitigation measures to be incorporated into the proposals will be illustrated.

The residual magnitude of the impacts (the impacts that remain after the incorporation of the mitigation measures) will be assessed and conclusions reached in term of the significance of the impacts. Where appropriate, these will be compared with the impacts that will arise as a result of the existing permission. Conclusions will then be reached relating to the wider impacts of the revised proposals on the character and special qualities of the National Park.

1.4 Assessment Methodology

This LVIA has been prepared by a Chartered Member of the Landscape Institute (CMLI). The assessment methodology has been developed in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published jointly by Landscape Institute and Institute of Environmental Management and Assessment in April 2013. The objectives of the assessment are to identify any significant impacts that are likely to arise as a result of the proposals and then to consider ways to eliminate, reduce or mitigate any such impacts.

The guidance does not provide absolute criteria for the evaluation of landscape and visual impacts, so the assessment has been undertaken based on the experience and professional judgment of a chartered landscape architect, using a methodology that conforms with the guidelines. In order to provide a structured and consistent approach, the criteria used are set out in **Appendix 1: Assessment Methodology**.

The scheme is likely to have effects upon the physical landscape attributes of the site, on the visual amenity of views from and towards the site and consequential effects on the landscape character of the site and the surrounding areas. These effects may be positive or negative depending on the baseline conditions of the receiving environment.

In accordance with the guidelines, this assessment considers landscape and visual matters as separate issues, where landscape impacts relate to physical changes to the landscape and visual impacts relate to changes to the character and composition of available views. It is necessary to bring these two assessments together in order to identify any changes that the proposals are likely to have on landscape character.

The sensitivity of the landscape and visual receptors and the magnitude of the anticipated changes has been determined as part of the assessment. The revised proposals were then developed as part of an iterative process in order to incorporate ways to eliminate, reduce or mitigate any adverse effects and to maximise opportunities for landscape and visual enhancements. The assessment therefore considers the likely landscape and visual effects of the proposals during the following phases:

- On completion of the extraction and restoration in 2025; and
- Approximately 10 years after completion of the restoration works, when the mitigation measures are fully established (residual effects).

The long-term or residual impacts likely to arise as a result of the proposals (those that remain after the establishment of the mitigation measures) are the key conclusions reached and are presented at the end of this document.

The principal objectives of the LVIA are therefore:

- To consider the planning policies relevant to the consideration of the revised proposals and the key principals for National Parks;
- To review the findings of the Dartmoor Landscape Character Assessment for the area surrounding the site and the landscape and planning guidelines that it presents;
- To consider the historic context for Yennadon Quarry and its long-term position in the local landscape;
- To identify any notable landscape elements within the area around the site and the contribution that these make to the current landscape character of the surroundings;
- To consider the existing tranquillity of the area around the site;
- To consider the current conditions within the Site, the impact of the Existing Permission on the surroundings and the anticipated effects of the Restoration Proposals;
- To consider the likely impacts of the Previous Application and how the Reasons for Refusal could be responded to;
- To consider the local landscape context of the site and determine the sensitivity of the landscape to the type of development proposed;
- To identify potential visual receptors and evaluate their sensitivity to the type of changes proposed;
- To identify how the Landscape Strategy for the site could be improved and incorporated into the revised proposals;
- To evaluate the likely magnitude of change and determine the significance of the effects of the proposals on the landscape and visual character of the surrounding area;
- To identify how the revised landscape strategy could help integrate the proposals into their landscape setting, resulting in benefits compared to the Existing Permission;
- To consider any wider effects on the landscape character and special qualities of the National Park; and
- To show how the revised proposals are compatible with the relevant Planning Policies in the Dartmoor Local Plan and the NPPF

The overall objective of the assessment is to identify any 'Significant' residual impacts that are likely to arise as a result of either the Existing Permission or the revised proposals set out by this application. Any such impacts could represent key factors in the decision making process and are reported at the end of this document.

1.5 Site Context

The overall character of the landscape surrounding the application site is illustrated by **Figure 2: Site Context Plan**. This shows the location of the existing quarry on the lower western flanks of Yennadon Down, to the east of the settlement of Dousland. Yennadon Down is an area of Common Land that is in the ownership of the Walkhampton Trust and is administered by Lord Roborough's Maristow Estate. However, the site itself is not Common Land and is leased to Yennadon Stone by the Maristow Estate.

It is evident that the existing quarry is situated just above the transition between the more settled landscape characterised by areas of development and smaller scale agricultural fields to the north and west and the more open moorland area of Yennadon Down. This area contains a number of historic features that illustrate the long history of mining and human exploitation of Dartmoor and contribute to the local character and special qualities of the area. This includes another disused quarry near Burrator Reservoir and the alignment of the former Plymouth and Dartmoor tramway, which was the principle result for the quarry originally being established in its current position. These features are considered as part of the Baseline Assessment.

It will be concluded that Yennadon Quarry is long standing part of local landscape. While the existing working area is a predominantly modern feature, quarrying forms an integral part of the character of Dartmoor, forming focal points and contributing to its special qualities. The restoration proposals should therefore seek to reflect this history while endeavouring to enhance any prominent modern features that detract from the other essential characteristics of the National Park.

Approximate extent of proposed Site

Existing Quarry Site

Figure 2

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - Site Context Plan

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2 Baseline Assessment

2.1 Planning Context

The wider planning context for the site is set out in the Planning Supporting Statement prepared by PCL Planning. This reviews the national, regional and local planning policies relevant to the site. In order to avoid any unnecessary duplication, only policies that are relevant to the assessment of potential landscape or visual impacts are considered by this assessment.

The Planning and Compulsory Purchase Act 2004 (Section 38(6)) states that planning decisions should be made in accordance with the Development Plan for an area, unless other material considerations indicate otherwise. The Development Plan for the area around the site comprises:

- Dartmoor National Park Authority Core Strategy (adopted April 2008)
- Development Management and Delivery Development Plan Document (adopted July 2013)
- Saved policies in the Dartmoor National Park Minerals Local Plan (Part 4 of the 2004 Local Plan document)

In addition, the National Planning Policy Framework (NPPF) is a material consideration in planning decisions.

Policies COR1, COR3, COR22, DMD5 and M4 were identified in the reasons for refusal for the previous application, along with paragraphs 115 and 116 in the NPPF. These are therefore the key policies that the new application needs to address.

<u>Dartmoor National Park Authority Core Strategy (2006-2026)</u>

The Dartmoor National Park Authority Core Strategy (2006-2026) was adopted in April 2008. The document states that its fundamental aim is to ensure that spatial development in the National Park is sustainable. It identifies that the two statutory purposes of National Park designation were original set out in the *National Parks and Access to the Countryside Act 1949*. Dartmoor National Park was designated in 1951. The purposes were amended by the *Environment Act 1995* to the following:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- to promote the understanding and enjoyment of the special qualities of the National Park by the public.

In addition, the 1995 Act also states that, in pursuing National Park purposes, National Park Authorities have a duty *"to seek to foster the economic and social well-being of local communities within the National Park."*

The Core Strategy identifies that the National Park covers 368 square miles (953 square km), is the largest semi-natural upland area in the south of England and is a dominant feature in the Devon landscape. It sets out that the dominant character of Dartmoor is derived from the semi-natural open area of grass, heath and gorse moorland lying on its granite core, which covers around half of the entire area of the National Park. Within the river valleys, oak woodlands are then the dominant features. It acknowledges that quarrying takes place within the National Park, with large quarries at Meldon and Ashburton providing rail ballast and limestone aggregate and smaller quarries providing building and decorative stone.

Policy COR1 set sets out the sustainable development criteria that are used to assess all development proposals. It states that:

Policy COR1: *In order to ensure that development within the Dartmoor National Park is undertaken in a sustainable manner, the following considerations should be taken into account:*

a) the need to make efficient use of land and infrastructure;

b) the conservation of scarce resources and the reduction of waste;

c) the promotion of the health, safety, economic and social well-being and access to services opportunities of the local population;

d) support for the socio-economic vitality of the National Park;

e) the conservation of the quality and quantity of natural resources including water, air, soils, geodiversity and biodiversity;

f) allowance for the natural drainage of surface water;

g) the provision of high quality design and construction;

h) respect for and enhancement of the character, quality and tranquility of local landscapes and the wider countryside;

i) the need to sustain the local distinctiveness, character, townscape, and the setting of settlements;

j) the need to conserve or enhance important historic and cultural features;

k) the provision of essential services to the public;

l) the accessibility by the public via public transport, cycle or foot to destinations in daily life;

m) the avoidance of new development and a reduction in vulnerability of redevelopment carried out within medium to high risk flood zones.

This assessment will therefore show how these considerations have been taken into account in developing the revised proposals.

The Environment and Heritage section of the Core Strategy acknowledges that "Dartmoor is a living and working landscape as well as being a much visited one. Its character is the result of action and interaction of natural and human factors over thousands of years. It identifies that the landscape and its special qualities were the principal reasons for designating the area as a National Park.

The Core Strategic Aim for landscape evolution is therefore to conserve and enhance Dartmoor as a living, working, evolving landscape that continues to offer special qualities that led to its designation. In terms of nature conservation, the core aim is then to ensure that proposals maintain or enhance the characteristic biodiversity and geodiversity of the National Park. These aims, together with similar objectives for the historic landscape and built environment are encapsulated in policy COR3. This states that:

Policy COR3: *Development will conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities and in making an assessment of development particular regard will be had to:*

- *underlying geology and watercourses, river corridors and wetlands;*
- *moor and heath;*
- *woodlands, trees and orchards;*
- *wildlife habitats;*
- *field boundaries;*
- *settlements, roads and lanes;*
- *historic and archaeological landscapes, features and artefacts; and*
- *vernacular and other historic buildings and traditional man-made features.*

With regards to Dartmoor's built heritage, the Core Strategy identifies that the National Park "has a number of well-defined vernacular traditions reflecting historical building methods, local availability of materials and economic, social and climatic influences. These traditional buildings add texture to the historic built environment of the National Park and contribute greatly to its special qualities. The character and distinctiveness of the built heritage of the National Park depends greatly on these influences. "

It is stated that "the character of Dartmoor owes much to its historic built heritage and this heritage is a finite resource." Policy COR4 therefore confirms that development proposals will be expected to conform to specific design principles that conserve or enhance the quality and

distinctiveness of the built environment and the local landscape character and use external materials appropriate to the local environment. The 'Yennadon Stone and the Built Environment' report produced by Clifton Emery Design identifies that there is an over-riding strategic imperative for Yennadon quarry to continue to be operational. It is the only remaining supplier of local stone resource for parts of Dartmoor and the moorland fringe, and there are no viable alternatives.

The Mineral Development section of the Core Strategy identifies that 'major' development proposals should be resisted. However, it notes that there are existing operations within the National Park and that these finite resources should be safeguarded. It concludes that the two large quarries in Dartmoor (Linhay and Meldon) are important components in the local economies of Ashburton and Okehampton and the surrounding areas and that the smaller quarries also contribute to the range of employment opportunities in their own localities. Yennadon Quarry is one of these smaller operations.

The Core Strategy therefore confirmed that the Dartmoor National Park Minerals Local Plan provides scope for small scale quarrying of local building stone. It is stated that "this provision can make a valuable contribution to the maintenance of the character and quality of the National Park's built environment." It then identifies that the "restoration and aftercare are important considerations that will form a vital part of any permission that is granted." These principles give rise to Policy COR22, which states:

Policy COR22:

Major mineral development will not be allowed unless, after rigorous examination, it can be demonstrated that there is a national need which cannot reasonably be met in any other way, and which is sufficient to override the potential damage to the natural beauty, wildlife, cultural heritage or quiet enjoyment of the National Park.

Other mineral development will be carefully assessed, with great weight being given in decisions to the conservation of the landscape and the countryside, the conservation of wildlife and cultural heritage and the need to avoid adverse impacts on recreational opportunities.

Small scale quarrying of traditional building stone will be granted in locations where this would not be damaging to the landscape, archaeological, ecological or geological interests, or to the amenity of local residents and where the local road network is adequate to cope with the traffic generated by or associated with the proposed development.

Dartmoor National Park Minerals Local Plan

Dartmoor National Park Authority is the Minerals and Waste Planning Authority for the National Park. The current policies consist of the saved policies from the Minerals Local Plan (which formed Part 4 of the 2004 Local Plan document) and the policies in the Core Strategy.

Table 7 in the Mineral Local Plan identifies Yennadon Quarry near Dousland as one of the mineral operations currently active within the National Park. The table shows that the main planning permission was granted in 1990, that the stone to be extracted is metamorphic and that the scale of operation is 'small'. It is described as a "long established quarry" producing building, walling and ornamental stone and that it is subject to comprehensive conditions.

The document states that the key Minerals Local Plan Policy is as follows:

Policy M1

Planning permission will not be granted for new mineral workings, extension of existing workings, or mineral waste tipping proposals which would be damaging to the natural beauty, cultural heritage or quiet enjoyment of the National Park unless, after rigorous examination, it can be demonstrated that there is a national need which cannot reasonably be met in any other way, and which is sufficient to override the potential damage to the environment of the National Park.

It is suggested that damaging proposals will be considered against policy M1 and that the NPA will give every encouragement to the collection of data on national mineral needs and the availability of sources outside the National Park. In such cases, unless the evidence of an overriding need is absolutely clear, it will be necessary for the NPA to refuse the application.

However, policies relating to existing quarries sites identify that planning permission will be granted if the proposals would effectively reduce the adverse impacts of existing workings. Policies M2 states:

Policy M2

Planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings, mineral waste tipping operations, or approved but unimplemented minerals development.

The document also acknowledges that there may also be "circumstances in which very small-scale quarrying operations will be entirely acceptable in terms of producing building materials necessary for the achievement of conservation objectives. While Yennadon Quarry is not a 'very small' operation, this does nevertheless acknowledge conservation objectives as an important part of the decision making process. Policy M3 states:

Policy M3

Planning permission will be granted for small scale quarrying of traditional building stone in locations where this would not be damaging to the landscape, archaeological or ecological interests, or to the interests of neighbours and where the traffic generated by the development is acceptable on the local road network.

In considering which of these policies apply to any given application, the document states the following:

"In judging any proposal it will be necessary to establish its likely impact on the environment. This is then an input into the decision as to which of policies M1, M2 and M3 might be applicable and whether or not the proposal might be permitted under the terms of the relevant policy."

The reasoned justification then provides the following clarification:

"To establish environmental impact it is first necessary to set up criteria against which the proposal will be judged. If the proposal is acceptable in principle the criteria will provide the framework for negotiation of what is acceptable in detail, and for the imposition of conditions or the negotiation of a Section 106 Agreement to ensure acceptability."

With regards to conditions and restrictions, the following guidance is given:

"If a proposal is permitted, it is essential that all potential adverse effects are effectively controlled. This applies to any new developments, but should also wherever possible apply to the whole of a site if an application relates to only part of it. Submission of a consolidating application for the whole operation will be sought where appropriate."

The decision notice for the previous application gave Policy M4 is one of the reasons for refusal. This states that:

Policy M4

Applications for new minerals workings; extension of existing workings; mineral waste tipping, recycling or re-use; and ancillary development, will be rigorously examined and determined having regard in particular to the following factors:

(i) evidence of the presence of the mineral;

(ii) the loss of agricultural land;

(iii) the effects on the local environment, including the generation and routing of heavy lorry traffic, potential nuisance by noise, dust or vibration, and interference with, or pollution of, water supplies;

(iv) the effect on landscape and on land with recognised conservation interest, including sites of nature conservation importance, and on Ancient Monuments and other archaeological remains and their settings;

(v) the local, regional or national economic benefits of extracting the mineral;

(vi) the local, regional or national need for the particular mineral, and alternative ways of meeting that need;

(vii) the proposals by the applicant for the method of working, and for restoration to agriculture, forestry or other appropriate use (to include details for the aftercare necessary to ensure proper establishment to a condition suitable for that use);

(viii) the effects of the proposal on flood risk; (ix) the effects of the proposal on the amenities of local residents;

(x) the effects of the proposal on recreational use in the locality;

(xi) the potential for mitigating adverse effects through the use of planning obligations.

If, in the light of these factors, a planning permission is granted under the terms of Policy M1, M2, M3 or M5 then conditions will be imposed, and legal obligations may be sought, to remove or reduce to an acceptable level any potential adverse effects which the examination of the proposal has identified in relation to the factors listed.

A condition removing permitted development rights will be imposed where there are compelling reasons to do so because of potential environmental damage in terms of the factors listed.

This assessment will therefore demonstrate that this revised planning application should be considered in terms of Policies M2 and M3, (as it is an existing quarry where the proposals would effectively reduce the adverse environmental effects of the existing permission) and that the impacts would be acceptable in terms of the factors listed in Policy M4.

Dartmoor National Park Management Plan 2014 - 2019

The Core Strategy identifies that, under the 1995 Act, the National Park Authority has to prepare a Management Plan, which it states is the single most important document for the National Park. The Management Plan sets out an overarching 20 year vision and is divided into three sections - the two national park purposes "sense of place" and "access for all", and the duty "communities and business". Under each section a set of ambitions, goals and a series of ways to achieve them were identified:

The Vision and Ambitions for the National Park are long term, and set out what we want to achieve by 2034. It is identified that these need to be broken down into a set of priorities over the short and medium term. The current management plan therefore runs from 2014 to 2019.

The Management Plan recognises that the landscape and the natural environment have been shaped by human activity and management over thousands of years, and continue to be influenced by our actions today. Consequently, a number of issues and opportunities are identified. This assessment will demonstrate how the revised proposals provide opportunities to address some of these issues in the area around the site.

Development Management and Delivery Development Plan Document

The Dartmoor National Park Authority Development Management and Delivery Development Plan Document (DMDDPD) was adopted in July 2013. This sets out the more detailed policies and proposals based on the strategic framework established by the Core Strategy.

The Environment and Heritage section of the DMDDPD explains that the Dartmoor National Park Landscape Character Assessment (DLCA) was published in 2010. This divided the National Park up into a series of discrete but interconnected 'landscape character types' (LCTs). It is noted that the assessment highlights the key characteristics that typify each of the LCTs and the forces for change likely to impinge on them. It then presents a landscape strategy for each LCT, along with landscape and planning guidelines to help protect, manage and guide spatial planning. It is concluded that the Dartmoor National Park LCA will be particularly helpful in providing a mechanism for assessing proposals for change within the National Park. Consequently, the DLCA is considered in more detail in the following section of this assessment.

The DMDDPD acknowledges that "development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design" and that development proposals "should seek to ensure that the special qualities that help to create Dartmoor's unique sense of place are not damaged or diluted."

It is acknowledged that Dartmoor will not be immune from change, as "all landscapes change whether from natural or human forces." The challenge for Dartmoor therefore is to set in place measures that can respond to and influence landscape change whilst protecting and enhancing those qualities which are integral to its unique sense of place. These principals are set out in Policy DMD4, which states:

Policy DMD5: Protecting the character of Dartmoor's landscape

Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment;
- ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;
- retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;
- avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;
- respecting the tranquillity and sense of remoteness of Dartmoor.

This assessment will show that the revised proposals will conserve and enhance the character and special qualities of Dartmoor relative to the impacts of the existing permission.

Policies for Dousland

The DMDDPD states that Dousland was established around Dousland Station, which lay on the branch line to Princetown on the South Devon and Tavistock Railway. It notes that the area became busy with the construction of Burrator Reservoir at the end of the 19th and early 20th century. The settlement is described as having a store/post office, a large inn and a small trading estate to the west of the village, which has good access onto the B3212 road. With regards to the application site, it is acknowledged that "a small stone quarry also operates on the east side of the village."

Figure 3: Planning Designations for Dousland opposite is formed by an extract from the Local Plan Proposals Map for Dousland. This shows that there are no specific policies or proposals for the settlement, but the B3212 is identified as a County Secondary Road, reflecting its importance as a tourist route. Yennadon Down to the east of the settlement is designated as 'Moorland of Conservation Importance'. The designation washes over the application site, despite the fact that the works have already removed almost all traces of the moorland within the working area of the quarry.

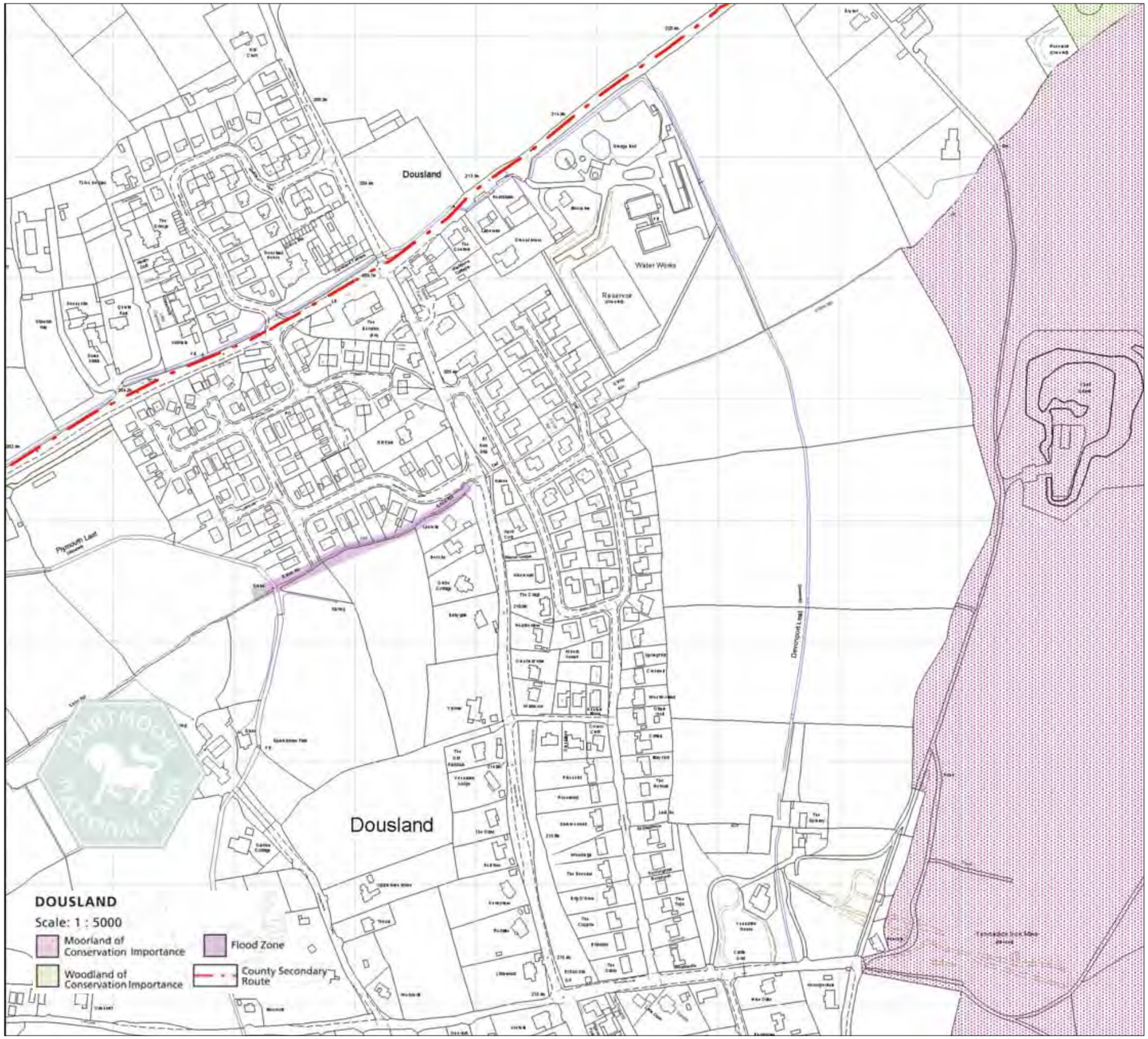


Figure 3: Planning Designations for Dousland

2.2 Landscape Character of Dartmoor

The overall context for the classification of landscape character is provided by the National Character Areas (NCAs), defined by Natural England. The site and its surroundings are identified within Area 150: Dartmoor. This is identified as an extensive upland moorland with a granite core that rises above the surrounding small-scale, enclosed, predominantly pastoral landscape. The NCA profile states that the granite unites and characterises the entire NCA, with the distinctive tors creating key landscape features and providing focal points for visitors.

The NCA identifies that that Dartmoor provides a wealth of natural services, as well as significant opportunities for recreation and access to areas with a high level of tranquillity. It is acknowledged that the challenge is to sustainably manage and enhance the natural assets that provide these services and opportunities. The following key characteristics are identified:

- Extensive unsettled moorland with broad ridges, expansive panoramic views and an overwhelming sense of remoteness and wildness. Hardy sheep, cattle and ponies, including the Dartmoor Pony, freely graze;
- Granite tors forming characteristic silhouettes on otherwise smooth, uninterrupted skylines, and granite boulders and 'clitter' punctuating smooth moorland slopes.
- Large tracts of internationally important blanket bog and valley mires overlying thick deposits of peat;
- A major water catchment with an extensive network of small streams and mires radiating off the high moor, feeding into fast-flowing rivers in the steep-sided, woodland-clad valleys;
- A cultural landscape with a strong time depth, including extensive Bronze Age remains and farmsteads as well as a mining industry from the medieval period;
- A landscape unified by granite, reflected in ancient monuments, stone walls, bridges and settlements;
- A relatively sparsely settled landscape, with isolated farmsteads dotted across the moorland, small settlements clustered around bridging points or crossroads and small market towns scattered around the periphery. Church towers form prominent vertical elements;
- A small-scale pastoral landscape with a strong field pattern defined by granite walls and hedgebanks that surrounds the open moorland;
- Mature hedgerow trees, valley floors woodland and valley sides often cloaked in extensive areas of ancient semi-natural woodland, which create a sense of enclosure in stark contrast to the central moorland;

- Open and straight roads that cross the moorland and contrast with the narrow, winding myriad of lanes that thread through the enclosed pastoral landscape linking farmsteads, hamlets and villages; and
- An area with a high level of tranquillity, with dark night skies. As a National Park, the area offers opportunities to experience peace and solitude in open 'wilderness' or in intimate enclosed areas.

The NCA presents a number of Statements of Environmental Opportunity (SEOs) that are relevant to the consideration of the Site. These include:

SEO 1: Protect, manage and enhance Dartmoor's extensive open moor, its sense of wildness and remoteness, the internationally important habitats and species it supports, and the carbon and water stored in its deep peat.

- Protecting and managing the unique landscape character of the open moorland through land management practices, by working jointly with landowners, commoners and relevant organisations, producing statements of intent and the land use decision-making process;
- Considering the importance of landscape character and promoting the use of landscape character guidance in decision making.

SEO 2: Protect, manage and enhance Dartmoor's rich cultural heritage and its strong connection with granite and associated minerals, providing inspiring information to promote understanding of the landscape. This includes:

- *Managing geological exposures, including disused quarries, and where appropriate making them accessible for the public to enjoy and explore.*

The following landscape attributes of Dartmoor, identified as part of the NCA Profile, are also relevant to the consideration of the site and the contribution that it makes to local distinctiveness:

Open, windswept upland moors with wide views and a sense of remoteness and wildness, where the skyline is broken only by the outline of granite tors, clitter and occasional blocks of coniferous plantation:

- *The essence of Dartmoor, and the reason many people visit, is the ability to escape modern infrastructure and find tranquility and remoteness;*
- *Wide open views across common land extensively grazed by sheep, cattle and Dartmoor ponies, contrasting strongly with the busy urban areas of Torbay and Plymouth and the more gentle, mixed farming landscape which surrounds the NCA;*
- *Geology is at the heart of the Dartmoor landscape and prominent in the landform and features, such as tors and clitter. They are landmarks and reference points that attract visitors and draw the eye to otherwise open views across the moors;*
- *The geological forces which formed the massif also led to the formation of rich mineral deposits, notably tin, that have been mined for centuries. The legacy of that activity is still prominent in the landscape*

A landscape of great, national historic interest exhibiting evidence of human activity from prehistoric times, including the more recent impact of the quarrying and minerals industries:

- *There is not only evidence of prehistoric activity, but many phases of later human activity and influence set out in an easily interpretable historic sequence, unlike many other parts of England;*
- *The quarrying and minerals industries have left a clear impact; there has been a long history of mineral exploitation, with evidence from the Middle Ages. Granite was commercially quarried from the early 19th century until 1997. Remains include spoil heaps, engine houses and chimneys, cottages and granite tramways.*

This provides the contextual framework within which classifications of local landscape character can be defined at a more detailed, site specific scale.

2.3 Local Landscape Character Assessment (2010)

At the local level, the landscape character within the National Park is analysed by the Dartmoor Landscape Character Assessment (DLCA). This was completed in 2010 in order to form part of the evidence base for the National Park Authority's emerging Local Development Framework (LDF) and to guide the revision of the National Park Management Plan. The landscape character types identified are shown on **Figure 4: Landscape Character Plan**. This is formed by Figure 3.1: Overview of LCTs in Dartmoor National Park from the DLCA. The location of the application site towards the south western edge of the National Park is indicated.

The DLCA notes that "*Dartmoor's industrial past has had a significant influence on its historic landscape*". It identifies that "*spoil heaps, water-powered mills, processing areas, tramways, and a network of leats are strong reminders of the landscape's industrial past*" and that "*quarrying activity also led to landscape change on Dartmoor from the early 19th century, especially around Princetown and Haytor*". "*Infrastructure developments from the late 18th century onwards made the landscape more accessible and spurred on the prosperity of the quarrying, mining and farming industries*".

The DLCA concludes that the "*Dartmoor landscape is a result of many millennia of natural and human-influenced change. The challenge for the 21st century is to set in place measures that can respond to and influence landscape change whilst protecting and enhancing those qualities which are integral to its unique sense of place*". It is evident therefore that the DLCA acknowledges that quarries make a significant contribution to the existing character and special qualities of the landscape of Dartmoor.

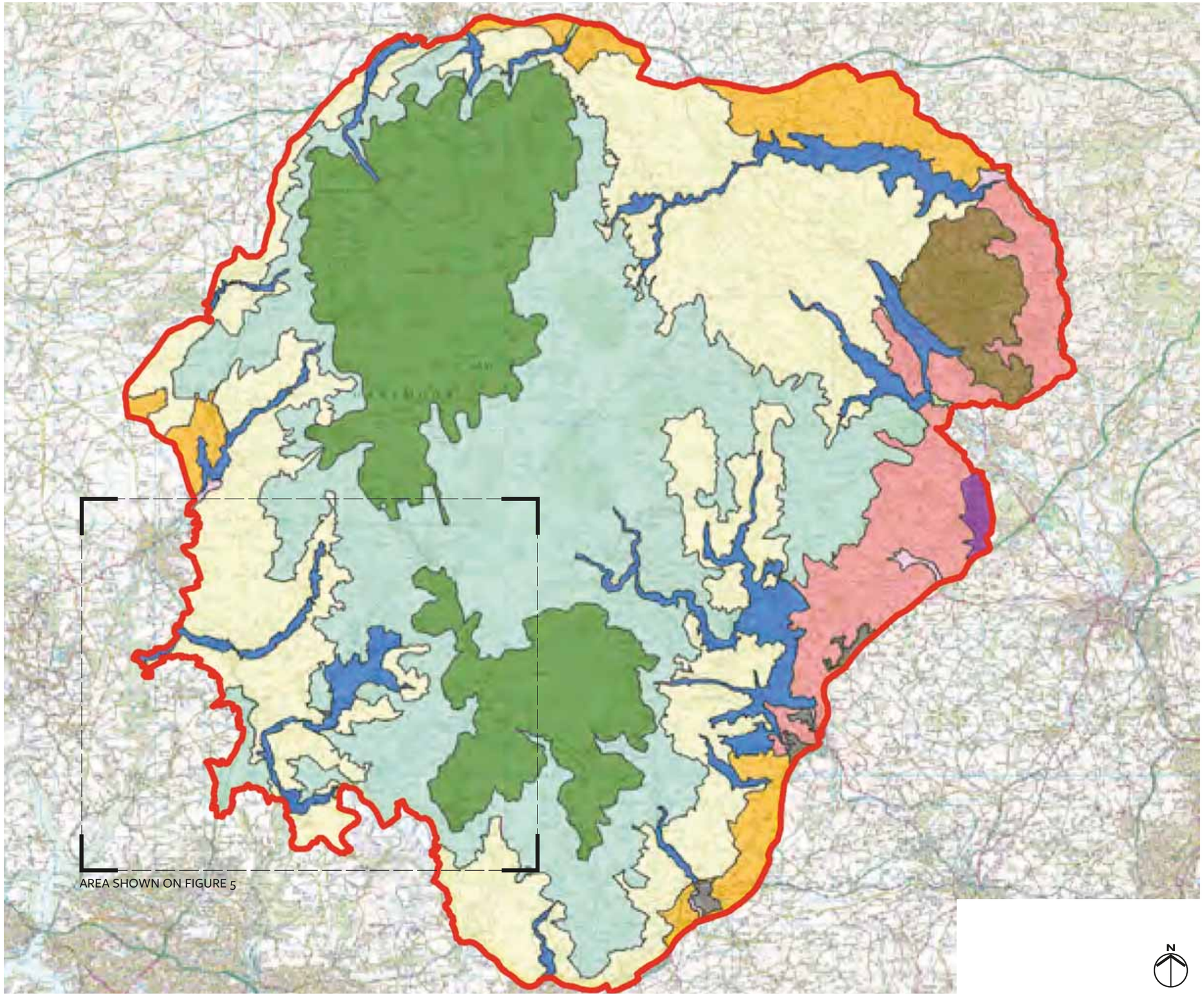
Landscape Character Type 1K: Unsettled High Upland Moorland

This area is formed by two discrete plateaux separated by the Dart Valley and contains the highest and most remote land in Dartmoor. It consists of large expanses of heather and grass moorland and uninterrupted skylines broken only by the occasional tor and rock outcrop. There are generally high levels of tranquillity and remoteness within this character type, with the high, open moorland affording expansive, panoramic views.

The key characteristics for the area are identified as follows:

- *Large scale, unsettled upland plateaux with broad ridges, expansive panoramic views and an overwhelming sense of remoteness and exposure. This LCT includes the highest land in the National Park;*
- *Occasional tors and rock outcrops are dotted along the plateaux edges, providing distinctive crumpled silhouettes contrasting with smooth, uninterrupted skylines;*
- *Large expanses of grass and heather moorland are interspersed with patches of bilberry, purple moor grass, gorse and bracken, that are extensively grazed by sheep, cattle and ponies;*
- *Blanket bog and mixed valley mires cover a large proportion of the plateau tops. These important upland habitats are internationally recognised for their nature conservation interest;*
- *A major water catchment, with an extensive network of small moorland streams and mires in shallow valleys radiating off the plateaux tops;*
- *The strong time depth of the landscape is reflected in the extensive remains of ancient settlements, cairns and boundaries, particularly associated with the Bronze Age period;*
- *Evidence of the area's mining heritage from the medieval period is associated with numerous tinners' huts sited close to valley mires, along with evidence of early 'streaming', where alluvial tin was extracted from the stream and river beds;*
- *There is an absence of settlement and intrusion, resulting in high levels of tranquillity and dark night skies. The only modern built structures are found on the northern plateau relating to its longstanding use for military training; and*
- *A sparse network of rights of way often follows ancient tracks. The Two Moors Way and Abbot's Way cross the southern moorland plateau.*

These areas are identified in the DLCA as landscape character type 1K: Unsettled High Upland Moorland, and are shown in dark green on the map.



KEY

- Dartmoor National Park

LCTs

- 1D: Inland Elevated Undulating Land
- 1J: Farmed and Forested Plateau
- 1K: Unsettled High Upland Moorland
- 1L: Upland Moorland with Tors
- 2D: Moorland Edge Slopes
- 3A: Upper Farmed and Wooded Slopes
- 3C: Sparsely Settled Farmed Valley Floors
- 3E: Lowland Plains
- 3F: Settled Valley Floors
- 3J: Upland River Valleys
- U: Urban

Note: Landscape Character Types are taken from Figure 3.1 of the Landscape Character Assessment of Dartmoor National Park (2010)

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Landscape Character at Dartmoor

Drawing Ref: cbla-14101-LCD
Client: Yennadon Stone Ltd
Date: June 2015

Figure 4

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Landscape Character Type 1L: Upland Moorland with Tors

The application site is situated on the western edge of Yennadon Down, which is identified within LCT 1L: Upland Moorland with Tors. This character type is situated below the high plateaux and summits of the Unsettled High Moorland LCT. The DLCA states that the smooth outlines of the landform are punctuated by many tors and jagged rock, with the areas of open moorland grazed by free-roaming livestock. These are fringed by a strong pattern of 'newtakes' marked by granite walls containing rough grazing land. Small villages and hamlets then occupy sheltered locations at lower elevations.

The key characteristics for the area are identified as follows:

- *A gently rolling, large scale moorland landscape with a strong sense of exposure, tranquillity and far reaching, often panoramic views;*
- *Tors punctuate the smooth moorland slopes, fringed by scatterings of granite boulders and clitter slopes. The tors form characteristic silhouettes on smooth, uninterrupted skylines;*
- *Large conifer plantations create dark blocks with hard edges, contrasting with the smooth, muted landscape backdrop;*
- *Patches of deciduous woodland are dominated by oak, ash and beech; generally limited to valley sides and around settlements;*
- *Vegetation cover on more elevated areas is of a heathland character with a patchwork of heather and grass moor, western heath, gorse scrub, tufts of Molinia grass, bracken and scattered, windswept trees.*
- *Free-roaming sheep, cattle and ponies strongly associated with the moorland scene;*
- *Valley mires and blanket bogs thread through the rolling landscape before feeding into fast-flowing tributary streams;*
- *Strong patterns of late 18th and 19th century 'newtakes' surround the moorland core, defined by a regular pattern of granite drystone walls and low hedgebanks enclosing rough grazing land;*
- *Numerous sites and features of high archaeological significance include prehistoric cairns, ceremonial monuments, round houses, hut circles, deserted medieval settlements, ancient field systems and boundary markings. Often constructed from granite, these features add to the 'rocky' appearance of the moor;*
- *The moorland is crossed by an extensive rights of way network. Open and straight roads cross the moorland contrasting with small, winding lanes traversing the lower slopes; and*
- *The telecommunications mast above Princetown is a prominent vertical element standing out on the uninterrupted western skylines.*
- *Princetown is the largest settlement and stands out in an exposed position, with the prison dominating views approaching from the east;*
- *Former mineral workings and associated buildings dating from the medieval period onwards and 19th century quarries scatter the landscape, providing evidence of a long history of a moorland exploited by people; and*
- *Local vernacular is characterised predominantly by granite and slate. Settlements are small and clustered around bridging points or crossroads nestled into the folds of the landscape. Isolated farmsteads, are commonly framed by trees providing shelter from the elements.*

The landscape and planning guidelines for this character type then advocate the protection in "a good state of repair the strong unifying local building vernacular of granite and slate. Limited new development should utilise the same materials and building styles wherever possible."

Landscape Character Type 2D: Moorland Edge Slopes

The western edge of Yennadon Down defines the boundary of this LCT in the vicinity of the site. The character type typically falls away from the high moorland core of the National Park, with some hill summits contain pockets of open heathland commons providing a strong link back to the traditional upland character of the National Park. The landscape is characterised by an intricate pattern of medieval fields with post-medieval hedgebanks enclosing small fields of pasture and rough grazing. Sitting within the farmed mosaic are nucleated hamlets and villages, often sheltered by woodland and featuring prominent church towers. A network of winding rural lanes snakes through the landscape, crossing numerous streams on granite bridges. A strong historic sense of place is presented through a rich scattering of archaeological sites, including prehistoric and medieval monuments and features relating to past mining activity

The key characteristics for the area are identified as follows:

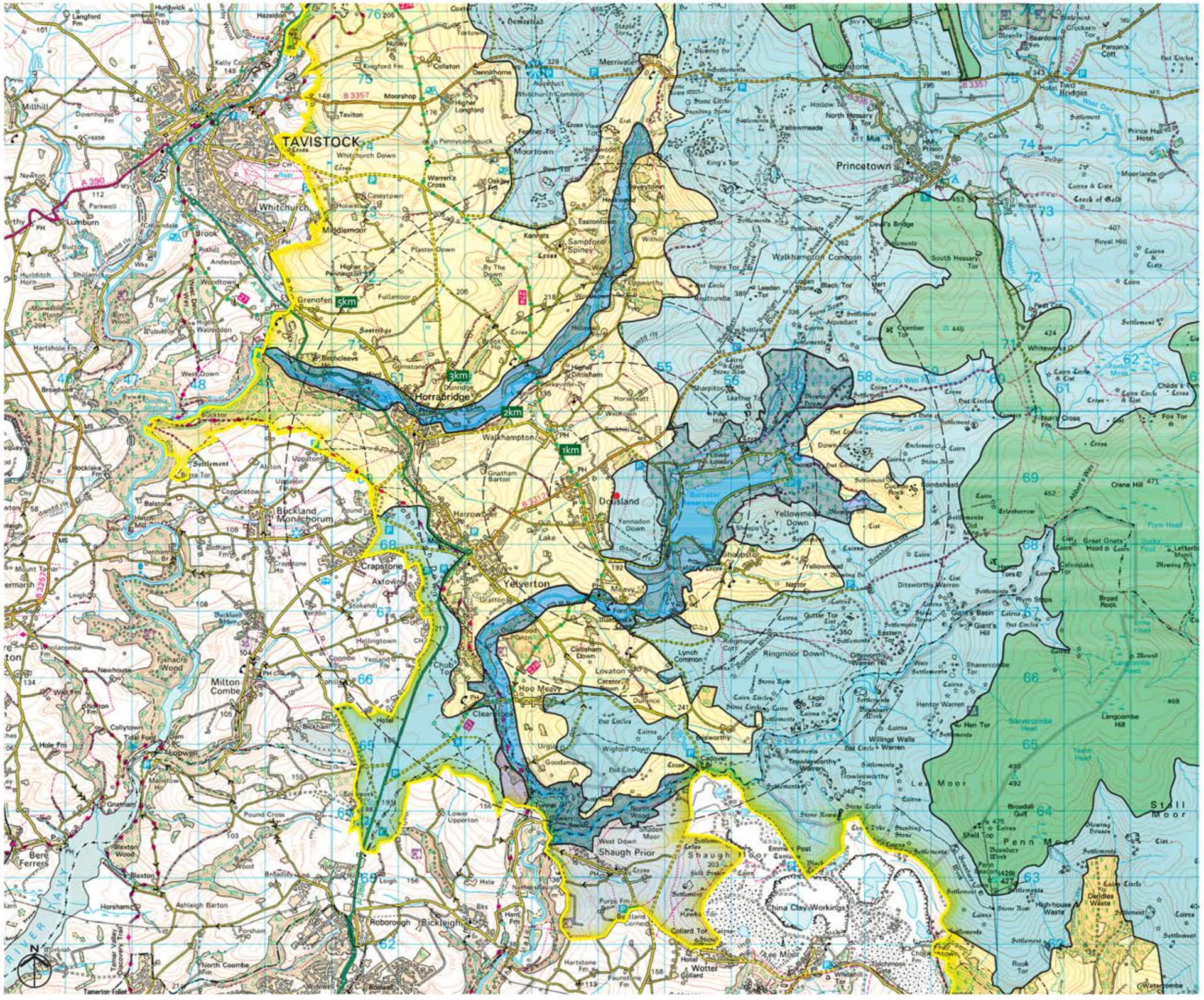
- *A sloping upland moorland edge characterised by rolling hills incised by steep valleys containing fast-flowing streams and small rivers;*
- *Pockets of moorland common, marginal pasture and rough grassland define the upper moorland slopes, retaining visual and functional links to the adjacent moorland;*
- *Significant areas of heathy commons are found as 'islands' of higher ground. In winter months they appear as striking bronze-coloured areas, providing a contrast with the lush farmland on their lower slopes*
- *Valleys are often densely wooded and contain tracts of Rhôs pasture grazed by sheep and cattle. Scattered copses and linear woodland strips follow small tributary streams*
- *Patches of coniferous woodland are found on higher slopes;*
- *Strong, small scale, medieval field patterns bounded by mixed species hedgebanks with bracken and gorse, contributing to a moorland feel.*
- *The area's cultural heritage is reflected in the presence of features relating to past mining activity such as engine houses, as well as evidence for ancient settlement including prehistoric round houses, cairns and ceremonial monuments and deserted medieval settlements;*
- *The landscape has a strong local vernacular of granite and slate, with colour-washed cob/render and thatch also common. Square towered medieval granite churches with ornate pinnacles are prominent features within settlements, acting as focal points in long views;*
- *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;*
- *Sinuous narrow winding lanes and tracks cross the landscape, with a strong sense of enclosure created by high hedgebanks and many hedgerow trees. Sunken lanes form tunnels through pockets of woodland and mature hedgebanks; and*
- *Some more recent development is associated with the larger settlements;*

Summary

It is evident from the national and local LCAs that the essential or iconic qualities of Dartmoor are provided principally by the open, windswept upland moors with their wide views and sense of remoteness and wildness. The most remote areas are identified in the DLCA as landscape character type 1K: Unsettled High Upland Moorland, which are shown in dark green on Figure 4 and 5. Landscape Character Type 1L: Upland Moorland with Tors, the area that the application site is identified within, is then generally situated at lower elevations, where it is bounded by the late 18th and 19th century 'newtakes' surrounding the higher moorland core.

It is noted that former mineral workings and quarries are identified among the key characteristic for both the landscape character types adjacent to the application site. This assessment will consider the extent to which the land around the site exhibits the typical characteristics of the 'Upland Moorland' and the contribution that it makes to local landscape character and the fundamental 'special qualities' of Dartmoor.

Some of the key characteristics of the landscape types around the site and the contribution made by quarries to the essential character of the Dartmoor landscape are illustrated on the following pages of this document by the photographs in **Figure 6: Typical Local Character**.



0 1 2 3 4 5
500m

KEY

- Site Location
- Approximate distance from Site
- Dartmoor National Park boundary

Landscape Character Types (LCT)

- 1K Unsettled High Upland Moorland
- 1L Upland Moorland with Tors
- 2D Moorland Edge Slopes
- 3J Upland River Valleys

Note: Landscape Character Types are taken from Figure 3.1 of the Landscape Character Assessment of Dartmoor National Park (2010)

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Landscape Character in vicinity of the Site

Drawing Ref: cbla-14101-LCS
Client: Yennadon Stone Ltd
Date: June 2015

Figure 5

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T1 – Looking north across the 'Unsettled High Upland Moorland' from car park on B3357 east of Two Bridges

2.4 Essential Characteristics of Dartmoor Landscape

The National Character Area profile for Dartmoor, produced by Natural England, identifies that the extensive upland moorland with its granite core and expansive panoramic views offering an overwhelming sense of remoteness and wildness provides the essential or iconic perception of the National Park. It notes that the area provides "significant opportunities for recreation and access to areas with a high level of tranquillity" and identifies the following key landscape attributes:

> *"Open, windswept upland moors with wide views and a sense of remoteness and wildness, where the skyline is broken only by the outline of granite tors, clitter and occasional blocks of coniferous plantation:*

It concludes that *"the essence of Dartmoor, and the reason many people visit, is the ability to escape modern infrastructure and find tranquility and remoteness".* It was evident from the site surveys undertaken as part of this LVIA that these characteristics are most strongly exhibited by the 'Unsettled High Upland Moorland' character type, situated in the core areas of the National Park, and the more elevated, remoter parts of the 'Upland Moorland with Tors' character type. The key characteristics of these areas identified by the Dartmoor LCA are shown on Photographs T1-T4.

The NCA also identifies that Dartmoor contains a *"landscape of great, national historic interest exhibiting evidence of human activity from prehistoric times, including the more recent impact of the quarrying and minerals industries."* Photographs T5 and T6 show the influence of the disused quarries at Foggintor on the character of the upland moors.

T2 – Looking south east towards the 'Unsettled High Upland Moorland' from the B3212 below Sharpitor

T3 – Looking north east along the B3212 towards Princetown from the lower slopes of Sharpitor

T4 – Looking south towards the disused Foggintor Quarries from the B3357

T5 – Looking south east towards Kings Tor from the B3357 west of Merrivale

This photograph was taken looking south east across the upper part of an area of 'Moorland Edge Slopes' towards the 'Upland Moorland with Tors' character type around Kings Tor. In the foreground are areas of naturally re-generating small trees, which contrast with the tree-less rough grassland on the more elevated areas around Kings Tor. The disused quarries at Foggintor are evident on the skyline, to the south of the telecommunications mast at North Hessary.

T6 – Looking south east towards North Hessary Tor and Foggintor Quarry from B3357 above Merrivale Bridge

This photograph is looking across an elevated area of 'Upland Moorland with Tors' towards the disused Foggintor Quarries to the west of Princetown. This area is at an elevation of 350m – 400m AOD, and its exposed nature is evident in the lack of trees within the landscape. The remains of the quarry spoil heaps form tor-like craggy features on the skyline.

T6(z) – Zoom view from Viewpoint 6 showing Foggintor Quarry

Figure 6

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Typical Local Character**

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T7 – Looking north across Walkhampton Common from the B3212 below Sharpitor

T7(z) – Zoom view from Viewpoint 7 showing visibility of Merrivale Quarry

T8 – Looking west from the B3357 towards Merrivale Quarry

2.5 Quarries as part of the Dartmoor Landscape

The disused quarry at Merrivale is situated on the B3357 between Princetown and Tavistock. It is identified in the Dartmoor LCA as located just above the boundary between the 'Moorland Edge Slopes' and the 'Upland Moorland with Tors' character types, similar to the position of the application site. However, the upper part of the Merrivale Quarry is at an elevation of approximately 360m AOD, which is substantial higher than the land adjacent to the site (the top of Yennadon Down is at 301m AOD). As a result of the greater exposure, the moorland vegetation around Merrivale is dominated by rough grassland and the vertical rockfaces of the quarry are seen more as part of the upland moorland landscape, with the characteristic bare rock outcrops associated with the tors. It is evident that the quarry forms a prominent part of the local landscape and that there are minimal opportunities for its profile to be softened by naturally re-generating vegetation. The quarry is therefore seen as part of the typical upland landscape of Dartmoor. Photographs T9 and T10 show the existing conditions within the internal part of the disused quarry.

T9 – Showing vegetation growing on rockface at Merrivale Quarry

T10 – Showing rockface and waterbody in Merrivale Quarry

T11 – Looking west towards Merrivale Quarry from B3357

T12 – Looking north west towards Great Staple Tor and Merrivale Quarry

Figure 6

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Typical Local Character**

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T13 – Looking north west across Walkhampton Common from the B3212

T14 – Looking south east towards Lynch Common from Yennadon Down

2.6 Landscape Character of the Upland Fringe

Photographs T13 – T17 show the typical landscape attributes found on the boundary between the 'Moorland Edge Slopes' and the 'Upland Moorland with Tors' character types in the area close to the application site. For ease of description, this boundary or transition zone is referred to by this LVIA as the 'Upland Fringe'. Within this area the difference in colour between the moorland vegetation on the more elevated areas and the greener enclosed fields within the 'Moorland Edge Slopes' is clearly apparent, with the transition zone characterised by a progressive reduction in the presence of trees with elevation. In the more secluded valley bottoms of the 'Upland River Valleys' woodland are the dominant feature, with significant numbers of trees within the hedgebanks defining the fields. The presence of trees reduces markedly with elevation, with the upper moorlands being treeless.

The lower western edge of Yennadon Down defines the 'upland fringe' in the area adjacent to the site. It is reasonable to anticipate therefore that the area around the site will exhibit some of the typical characteristics of both of the character types. The photographs show how naturally colonising smaller trees forming a typical feature within the transition zone, with trees evident on the lower parts of Yennadon Down. Unlike more elevated location such as Merrivale, this clearly has implications for the potential to partially screen or assimilate the application site into the landscape using the typical vegetation found in the local landscape.

T15 – Devon hedgebanks in 'Moorland Edge Slopes' character type

T16 – Looking south from edge of 'Upland Moorland with Tors' character type towards Callisham Down

T17 – Showing transition between 'Moorland Edge Slopes' and 'Upland Moorland with Tors' above Smallacombe

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Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Typical Local Character

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Date: June 2015

Figure 6

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T18 – Looking north west from Lynch Common towards the 'Moorland Edge Slopes' around Meavy

T19 – Looking north from Callisham Down towards Dousland and western edge of Yennadon Down

2.7 Typical Local Character

Photographs T18 – T22 show the typical characteristics of the 'Moorland Edge Slopes' and the 'Upland Fringe' with in the vicinity of the site. It is evident that this is a much more 'settled' landscape than the more upland areas, with church towers forming local focal points in the well vegetated landscape rather than bleak upland moorlands. The greater levels of development, along with the more vegetated nature of the landscape, reduces the overall perception of 'wilderness' or 'remoteness', with a corresponding reduction in the overall sense of tranquility. While still highly attractive, it is apparent therefore that the area around the site does not exhibit the essential special qualities of 'tranquility and remoteness' that are identified as the iconic features of Dartmoor, and the key reasons why many people visit the National Park.

These photographs show that the boundary at the 'upland fringe' is typical more of a transition zone rather an abrupt change. As trees form one of the key landscape attributes of the 'upland fringe', it is evident that incorporating them into the proposed mitigation measures would be entirely appropriate in the area around the site. This would not give rise to any unacceptable changes to the character or distinctiveness of the surrounding area and could reinforce local landscape character.

T20 – Church at Sheepstor forms typical focal point

T21 – Looking north towards the southern flanks of Yennadon Down from Lynch Common

T22 – Looking west towards Dousland from public footpath across Yennadon Down

Figure 6

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Typical Local Character**

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2.8 Tranquillity

The decision notice for the previous application stated that the proposals would have an unacceptable impact on the special qualities of the National Park, including its tranquillity. The Campaign to Protect Rural England (CPRE) has developed a methodology for mapping tranquil areas which takes into account people's experiences of the countryside and what qualities contribute to or detract from a feeling of tranquillity. The key themes identified are:

What is tranquillity?

- Perceived links to 'nature'
- Positive features in the landscape
- The importance of wildlife
- Peace, quiet and calm

What is not tranquillity?

- Disruptive behaviour of other people
- Noise, especially from cars
- Overt signs of human development
- Negative features in the landscape

The NCA profile for Dartmoor notes that the area is largely tranquil, which reflects the sparsely settled character of the upland landscape with few roads. It is noted that small areas of low tranquillity exist around the edge of the NCA, notably near main routes such as the A386, A38 and A30.

The CPRE Map of Tranquillity shows that Dartmoor is the single largest unbroken area of tranquillity in southern England, with seventy per cent of Dartmoor classified as tranquil or very tranquil. **Figure 7: CPRE Tranquillity Map for Dartmoor** is formed by an extract from the CPRE map, which shows the 'relative tranquillity' of the different parts of the area. The central parts of Dartmoor are clearly evident, with the most tranquil areas centred over the higher areas of open moorland.

The 'relative tranquillity' mapping for the area around the application site has been superimposed onto an OS map base to create **Figure 8: Existing Tranquillity of Area around Site.** It is evident from this that the area around the site is considerably less tranquil than the open moorland areas, and that the area between the site and Yelverton is one of the least tranquil areas. As tranquillity is one of the key characteristics of Dartmoor, it is reasonable to assume that the sensitivity of receptors in areas of relatively low tranquillity will be lower than in areas of higher tranquillity.

The reasons for the existing situation and the potential impact of the proposals on tranquillity will be considered in Section 6.3 of this assessment.

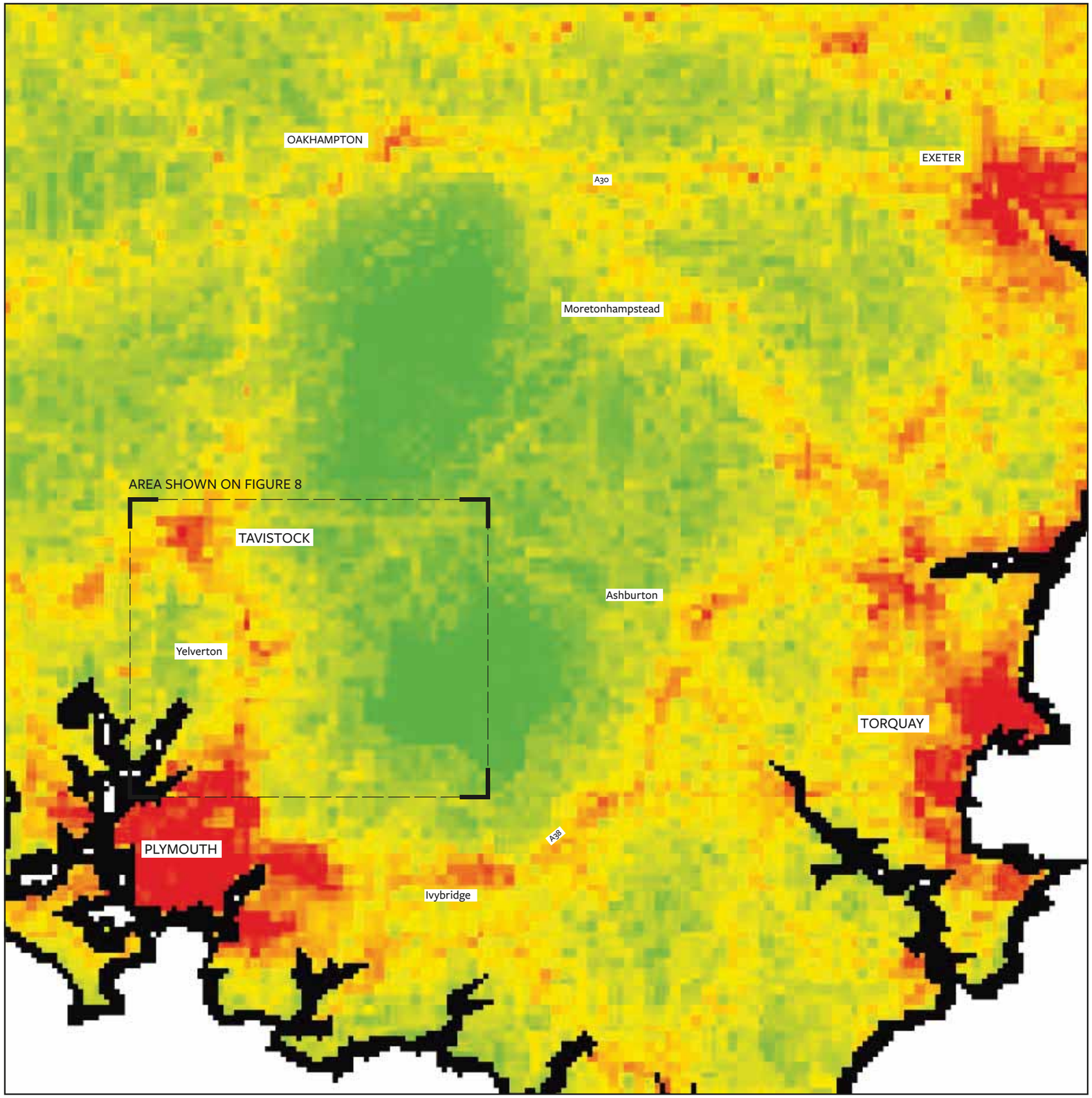
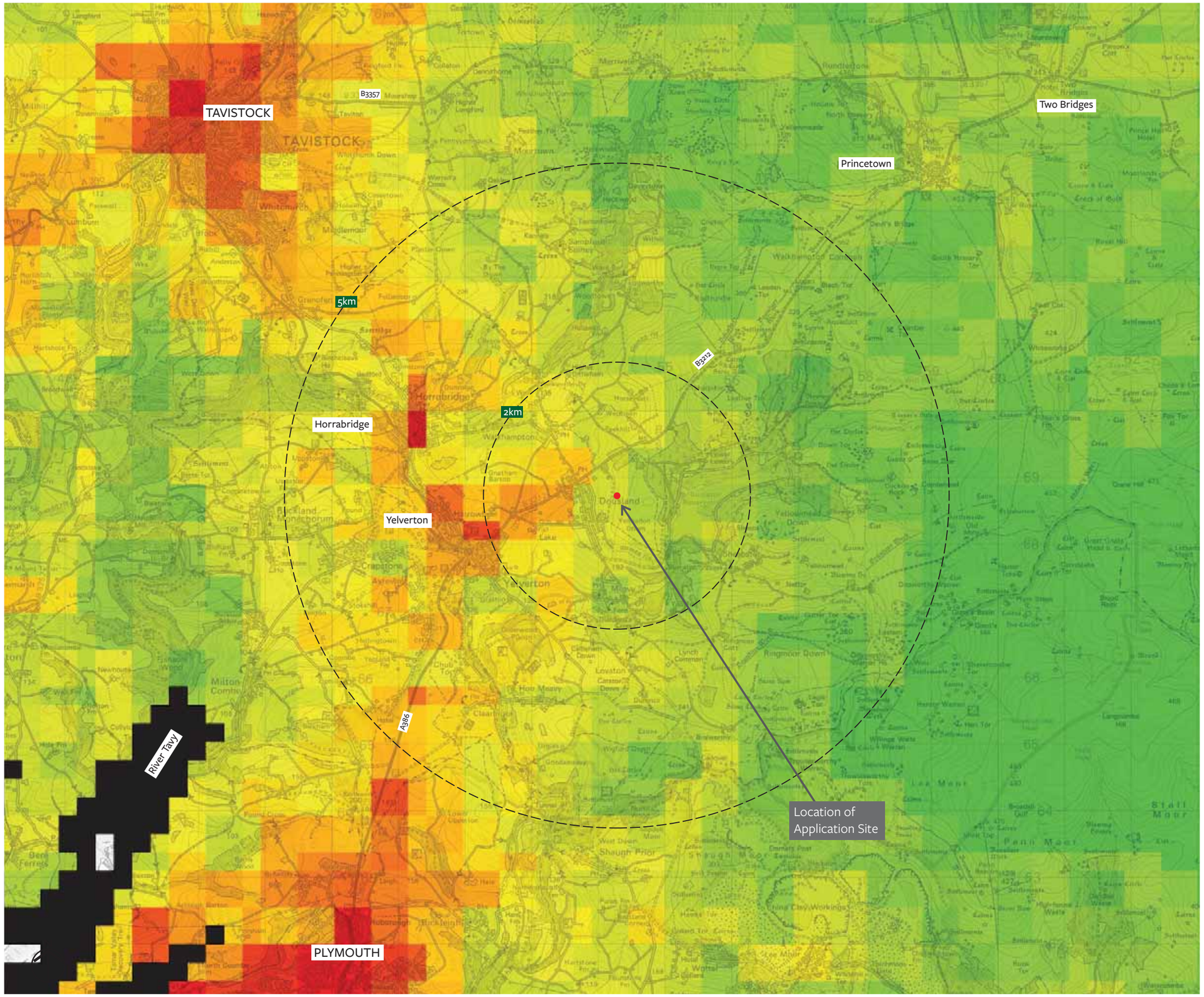


Figure 7: CPRE Tranquillity Map of Dartmoor



KEY

- Site Location
- Approximate distance from Site
- Most tranquil
- Least tranquil

Note: Taken from National Tranquillity Map of England created by Campaign for Protection of Rural England CPRE (Revised edition 2007)

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Existing Tranquillity of Area around Site

Drawing Ref: cbla-14101-ETS
Client: Yennadon Stone Ltd
Date: June 2015

Figure 8

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2.9 Historic Context

The Core Strategy and the Dartmoor Landscape character Assessment identify that many areas of Dartmoor have a rich and varied archaeological and built heritage. Within the area around the site this is most clearly expressed in the remains of the former transportation features used to exploit the natural assets of the higher parts of Dartmoor. It is evident that the Plymouth and Dartmoor Railway (or Tramway, as it was horse-drawn), is one of the principal reasons why Yennadon Quarry was originally established.

Plymouth and Dartmoor Railway

Sir Thomas Tyrwhitt was a substantial and philanthropic landowner in Devon and Cornwall. He wanted to improve the agriculture and extractive industries on Dartmoor, so he conceived the idea of a railway to connect Princetown with Plymouth. The idea was that goods such as lime and sea-sand would be brought up to the Moor for the improvement of land, along with timber and coal. Granite, peat, mineral products and agricultural produce would be carried down.

He initially put forward his proposals to the Plymouth Chamber of Commerce in 1818. Goods would be conveyed in wagons drawn by horses, on a turnpike principle, whereby all-comers could run their wagons on the railway in return for a toll. The original main line opened in 1823 and descended from Princetown to Crabtree, following a very sinuous course in an attempt to limit the maximum gradients. Extremely small-radius curves were adopted in order to avoid the need for major earthworks.

From Princetown the line ran west, passing between the Foggintor Quarry and Swelltor Quarries, and then swept round the north of King's Tor to the west of Ingra Tor, heading generally south past Peekhill and across the western flank of Yennadon Down. South of Dousland there was a sharp turn to maintain the contour. The line then ran north and west to Yelverton, where the line passed through the centre of the common. The original alignment is shown on **Figure 9a: Plymouth and Dartmoor Tramway**. This route took the tramway right passed the entrance to the application site. Over the next few years a number of short branches lines were built. It is likely that this included a siding into a newly created quarry on the site.

The P&DR was a horse-worked line with short 'fishbelly' pattern rails on stone sleeper blocks, using a track gauge of 4ft-6in (1,372mm). The cast iron rails were 3 to 4 feet in length and in contrast to later railways the rail spanned only a single space between the stone sleeper blocks. A number of the original stone sleeper blocks are still evident along the trackway adjacent to the western boundary of the application site.

The P&DR was not planned, or authorised, as a passenger railway, but some pleasure parties may have used it to make excursions up from Plymouth, using stone wagon simply equipped with boards as seats.

Unfortunately the P&DR cost much more to construct than estimated and the intended generation of agriculture on the moor never took place. John and William Johnson were the operators of the quarries at Walkhampton, and they soon found that their traffic dominated the income of the line. In 1826 the extension of the original line into Princetown carried out by the Johnson Brothers as contractors. In return they took a mortgage on the P&DR Company and were able to offset their tolls against the sums due. The railway was therefore dominated by the Johnson's quarrying works who used it to transport granite to Plymouth for shipping by coast.

For some years the P&DR line was the only significant line in the area, but in 1843 the South Devon Railway (SDR) produced plans for its proposed line from Exeter to Plymouth. By the time of the South Devon Railway reaching Plymouth, promoters were already planning a branch line to Tavistock, and the South Devon and Tavistock Railway (SD&TR) was constructed. It opened in on 21 June 1859, but without taking over any of the P&DR line.

Princetown Railway

In November 1877 plans were deposited for the Princetown Railway, a standard gauge branch line from a junction on the Tavistock line at Yelverton. This would serve Princetown and the quarries on the horse drawn P&DR line, which it was designed to replace. Some minor alignment improvements were made to accommodate locomotive working, and a major section of new route to pass east of Yennadon Down was constructed. This took the new branch line away from the quarry entrance, as is shown by **Figure 9b: Diagram of Princetown Railway**.

The transfer took place in 1878, with the Princetown Railway paying £22,000 in shares for the necessary part of the P&DR line, and it opened on 11 August 1883. As a result, the activities of the Plymouth and Dartmoor Railway were greatly reduced, and use of the upper section of the line declined. In 1916 the rails on the disused section above Cann Wood were recovered for scrap.

Figure 10: Historic Ordnance Survey Map - 1886 shows the situation just after the Princetown Railway was opened. A quarry at Yennadon is clearly evident, along with the disused Iron Mine, but the majority of Dousland has not been constructed. The alignment of the tramway along the western boundary of the site and through Dousland Plantation is evident, with the Princetown Railway running around the eastern side of Yennadon Down.

The current appearance of the historic features in the local landscape is shown by the photographs in **Figure 11: Photographs of Historic Features**.

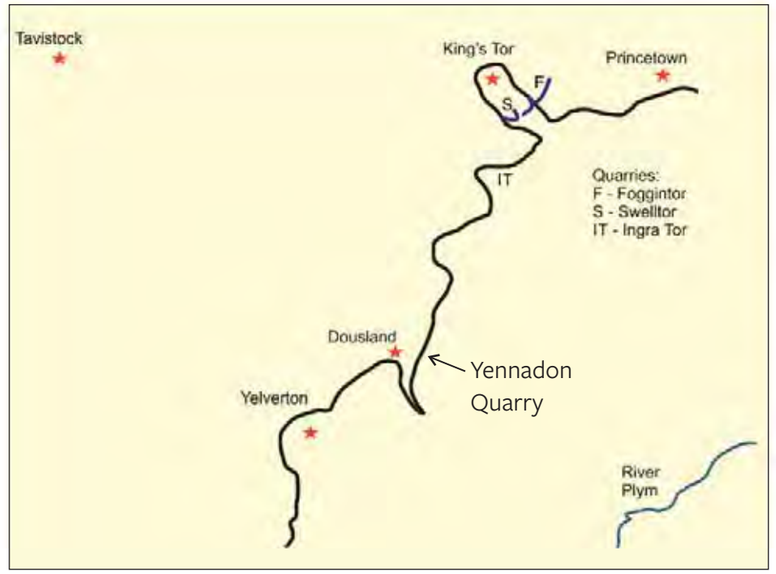
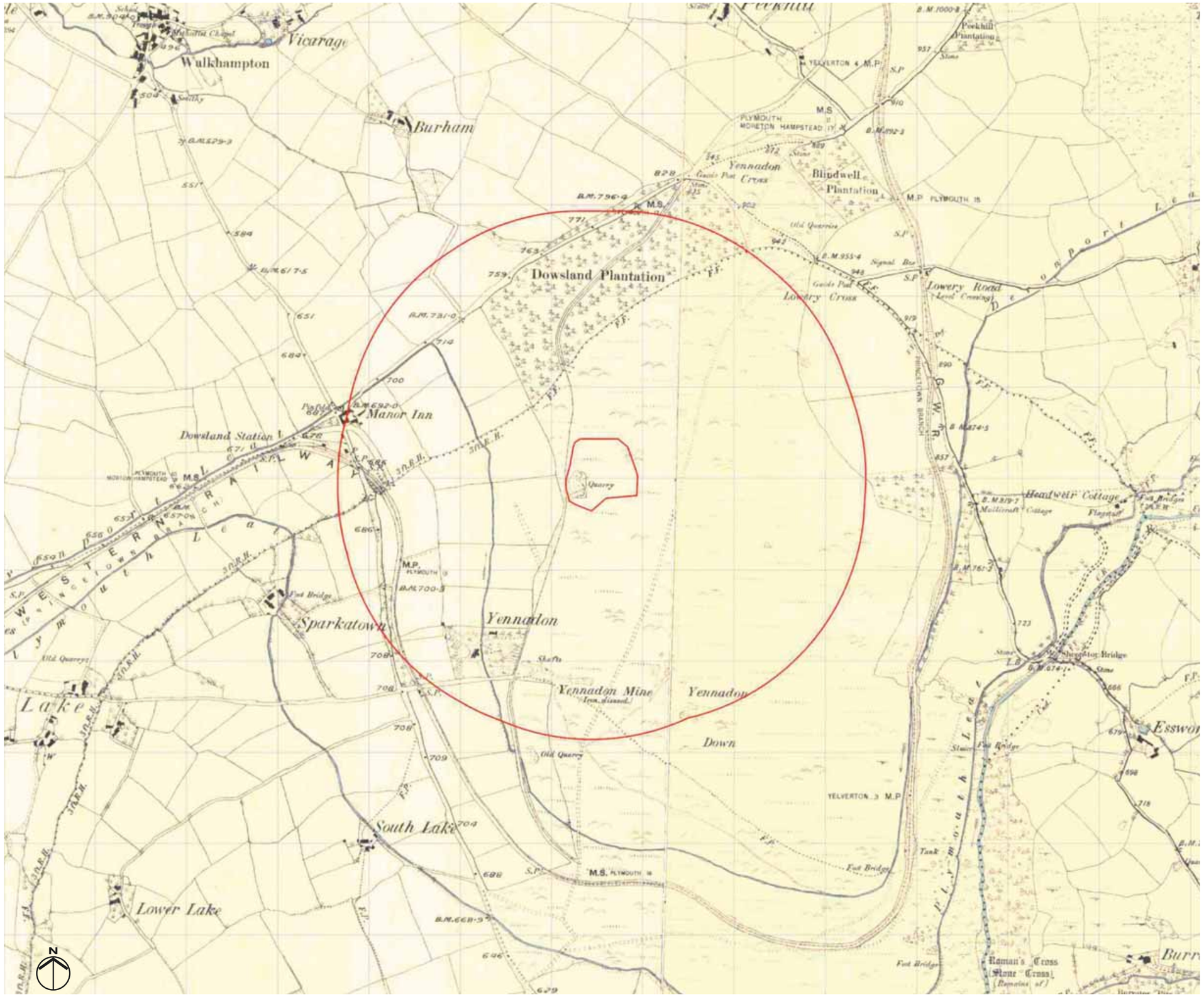


Figure 9a: Diagram showing alignment of Plymouth and Dartmoor Tramway

Figure 9b: Diagram showing alignment of Princetown Railway



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KEY

Boundary of existing Quarry

500m distance from Site Boundary

Note: Mapping supplied by Findmaps - Professional Mapping Intelligence. Produced by GroundSure Environmental Insight. 21 July 2011

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Historic Ordnance Survey Map - 1886

Drawing Ref: cbla-14101-HOM-1886
Client: Yennadon Stone Ltd
Date: June 2015

Figure 10

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PDT1 - Alignment of Tramway south of Iron Mine Lane

PDT4 - Bridge on Site access trackway

PDT7 - Alignment of Tramway adjacent to Site boundary

PDT2 - Sleeper Blocks along trackway to west of Site

PDT5 - Sleeper Blocks along trackway adjacent to Site

PDT8 - Tramway running towards Peek Hill Farm

PDT3 - Alignment of Tramway to north of Site

PDT6 - Alignment of Tramway to north of Site

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Photographs of Historic Features - Plymouth and Dartmoor Tramway

Drawing Ref: cbla-14101-PDT
Client: Yennadon Stone Ltd
Date: June 2015

Figure 11

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PDR1 - Alignment of Railway above disused quarry

PDR4 - Curve in alignment of Railway to south of Douland

PDR7 - Alignment running across lower part of Yennadon Down

PDR2 - Earthworks around former bridge

PDR5 - Alignment across Yennadon Down

PDR8 - Trees growing in former embankment of Railway

PDR3 - Embankment sits above surrounding ground level

PDR6 - Public viewpoint to west of alignment

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Photographs of Historic features - Princetown Railway

Drawing Ref: cbla-14101-PR
Client: Yennadon Stone Ltd
Date: June 2015

Figure 11

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DPL1 - Devonport Leat running across Yennadon Down

DPL2 - Stone facing to Leat

DPL3 - Earthworks along alignment of Leat

Devonport Leat

In addition to the railways, Devonport Leat also forms a historic linear feature across the southern side of Yennadon Down. The Leat is one of the best examples on Dartmoor and was constructed in the 1790s to carry fresh drinking water from the high ground of Dartmoor to the expanding dockyards at Devonport. It was fed by three of Dartmoor's rivers, the West Dart, the Cowsic and the Blackabrook. It was originally designed to carry water all the way to Devonport Dockyard, with part of the alignment running across the southern flank of Yennadon Down. The original alignment of the Leat is shown on Figure 10, prior to the construction of Burrator Dam.

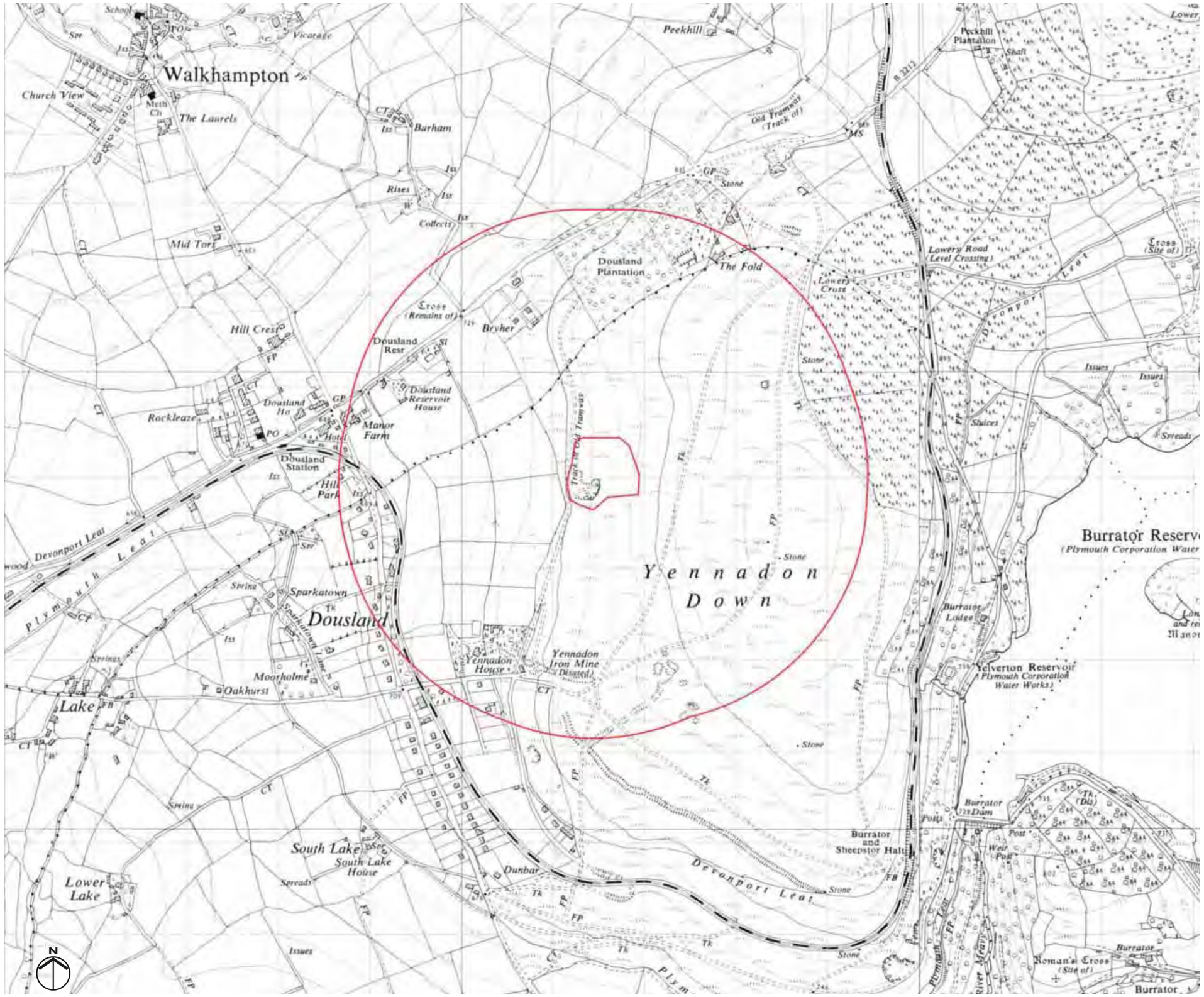
Following the construction of Burrator Reservoir, the operational part of the leat was shortened, and it now stops near Burrator Dam. However, the original alignment across Yennadon Down is still clearly evident on the ground and is shown on **Figure 11: Historic Ordnance Survey Map - 1954.**

While the leat is not directly linked to quarrying activities at the application site like the tramway, it is another example of how the landscape has been influenced by the long history of human exploitation of the natural assets of the moorland. The photographs opposite show how the Leat is still clearly visible across Yennadon Down, but how the feature is being gradually assimilated into the landscape by the natural regeneration of typical moorland vegetation.

2.10 Summary

The following key conclusions can be reached from the baseline assessment:

- Quarries are an important and often highly visible part of the Dartmoor landscape. They form focal points and places of historic interest and can contribute positively to the special qualities of the National Park;
- Policy M2 states that planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings;
- The area surrounding the quarry is not part of the remote upland moorland that contribute strongly to the iconic vision of Dartmoor, and does not exhibit the key properties or remoteness or high tranquillity;
- Yennadon Quarry has been in existence for at least 150years, and probably since the Plymouth and Dartmoor Tramway was constructed. It pre-dates the settlement of Dousland and is one of the historic features that contributes to local character or 'sense of place'; and
- The 'upland fringe' adjacent to the site is characterised by naturally re-generating small trees. These provide opportunities to assimilate the site into the local landscape that do not exist at more elevated locations.



KEY

Boundary of existing Quarry

500m distance from Site Boundary

Note: Mapping supplied by Findmaps - Professional Mapping Intelligence. Produced by GroundSure Environmental Insight. 21 July 2011

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Historic Ordnance Survey Map - 1954

Drawing Ref: cbla-14101-HOM-1954
Client: Yennadon Stone Ltd
Date: June 2015

Figure 12

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3 Site Assessment

3.1 Site Attributes

The landform within the existing quarry is constantly changing due to the dynamic nature of the excavation operations. However, the topography of the surrounding area, including the proposed extension area, is shown on **Figure 13: Existing Site Survey**. This survey was undertaken prior to the previous application in October 2013, so the precise land profiles within the current working area have changed, but the levels around the edge of existing site are unchanged. The survey shows that the upper part of the existing eastern face is at an elevation of approximately 268m AOD, while the site entrance is at a level of around 244m AOD.

The key spot heights are shown on **Figure 14: Site Assessment Plan**, which also shows the other principal landscape attributes within the site. The plan is based in on an aerial photograph taken in September 2014. It shows the existing areas of vegetation within and immediately around the application site. The green hatched area shows the extent of the vegetation removed since the photograph was taken as part of the on-going excavation works within the quarry. The existing network of informal trackways around the site is clearly evident, with a well-used route running around the upper eastern edge of the existing quarry.

There are no public rights of way across the existing quarry site, as it is excluded from the Common Land that surrounds it. However, the trackway following the alignment of the former Plymouth and Dartmoor Tramway along the western boundary is regularly used as a pedestrian route and there is a public footpath across Yennadon Down to the east of the site.

The aerial photograph shows that the lower western part of the proposed extension area is covered by a mixture of grass pathway, gorse, bracken and small trees. The more elevated eastern part is principally grassland. The closest residential property to the site is located beyond the north western edge of Yennadon Down, approximately 142m from the existing site boundary, as shown on Figure 14.

3.2 Site Photographs

The character and condition of the existing quarry site and the area of the proposed extension is illustrated by reference to the photographic survey presented in **Figure 15: Site Photographs**. The Site Assessment Plan identifies the locations of the viewpoints. Where appropriate, these photographs have also been used to help identify potential viewpoints and private receptors that may have views towards the site.

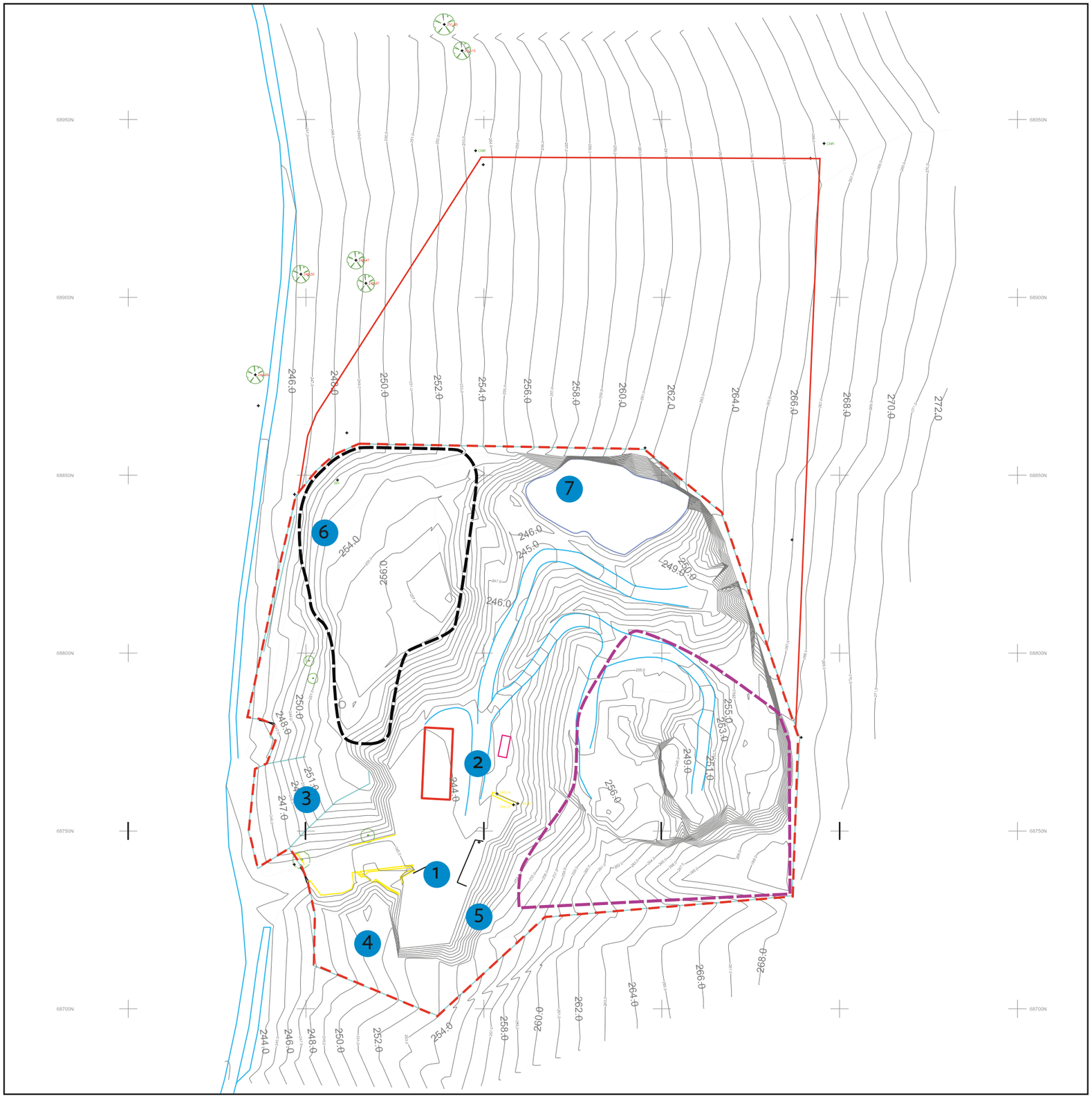

Figure 13: Existing Site Survey

Based on aerial photograph
taken in 09-09-2014
© Getmapping plc

Natural re-generation of small trees and bracken on lower, less exposed part of landform

Trackway following former alignment of Plymouth and Dartmoor Tramway

Public Footpath across Yennadon Down

Existing Site Entrance

254

+ 266

+ 262

255

244

+ 268

+ 252

A B C D E F G H I J K L M N O P Q R S

1 2 3 4 5 6 7

N

Scale m 0 10 20 30 40 60 80 100 150

KEY

- Site Boundary
- Boundary of existing Quarry
- Vegetation removed since aerial photograph was taken on 09-09-2014
- Bare rock spoil mound along western boundary
- Current working area
- Existing area of Grassland
- Existing area of Gorse
- Existing areas of small trees with bracken beneath
- Existing Trackways across Common Land
- A Viewpoints for Site Photographs A-R
- 1 Site Offices
- 2 Stone Processing Area
- 3 Mature vegetation to north of Site enterance
- 4 Area of Gorse and recent tree planting
- 5 Area of natural vegetation above Site Offices
- 6 Outer face of Spoil mound with recent tree planting
- 7 Pond storing water for use in Processing Area

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Site Assessment Plan

Drawing Ref: cbla-14101-SAP
Client: Yennadon Stone Ltd
Date: June 2015

Figure 14

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Site Photograph A: Looking north along access track towards Site Entrance

This photograph was taken from the former alignment of the Plymouth and Dartmoor Tramway that ran passes the entrance to the quarry and was one of the principal reasons why quarrying works were original established in this location. To the south the alignment of the tramway is now utilised as the site access road. To the north a trackway following the former alignment and a number of the old sleeper blocks are still evident in the ground adjacent to the western boundary of the site. The well-established vegetation to the north of the site entrance is growing on the original spoil heap. The National Park Authority had requested that this vegetation be retained in any restoration Plan. The vegetation to the south of the entrance would be retained if permission for this application is granted, but would need to be removed as part of the existing permission in order to maximise extraction volumes.

Site Photograph B: Looking north along the western boundary towards existing screen bund

This photograph was taken from the former alignment of the Plymouth and Dartmoor Tramway, looking north along the western edge of the existing site. The un-vegetated northern part of the existing spoil mound stands approximately 10m above surrounding ground levels and forms a prominent and highly intrusive feature on the skyline. Some trees have recently been planted on the outer face, but are establishing very slowly due to the lack of topsoil on the steeply sloping landform. This rather alien feature will be retained in its current location with its existing profile under the existing permission.

Site Photograph C: Looking south towards vegetated part of existing Screen Bund to north of Site entrance

This photograph was taken from the trackway along the western edge of the site, looking south towards the-vegetated, southern part of the existing spoil mound. This is covered in mature native vegetation that effectively screens the landform and integrates it into its landscape setting. It has been agreed with the National Park Authority and this feature will be retained as part of the restoration of the existing permission. It is assumed that a similar approach would be appropriate for the new proposals.

Figure 15: Site Photographs

Site Photograph D: Looking south east towards the northern end of the existing screen bund from the trackway to the west of the Site

This photograph shows the current visibility of the existing spoil bund on the north western part of the existing quarry site. This forms a prominent and highly intrusive feature on the skyline in views from the trackway along the edge of the Site. Some trees have recently been planted on the outer face and some limited greening has taken place, but this is very slow to establishing due to the lack of topsoil on the steeply sloping landform. This rather alien feature will be retained in its current location and with its existing profile under the existing permission and will be left to natural re-vegetate.

Site Photograph E: Looking south west across the proposed extension area from just beyond the north eastern corner of the Site

This photograph shows the nature of the existing vegetation within the proposed extension area and the visibility of the existing workings. The existing visibility is principally confined to the upper part of the screen bund along the western side of the existing quarry. The site haul road can be seen rising onto the top of the mound, which is seen in the context of the buildings in the settlement of Dousland beyond.

Figure 15

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Site Photographs**

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Site Photograph F: Looking north east into the northern part of the existing quarry from the top of the western spoil bund

This photograph shows the northern face of the existing quarry and the nature of the vegetation within the proposed extension area. Within the proposed site area this consists of a mixture of rough grassland, patches of gorge and areas of bracken. Beyond the site the lower, less exposed parts of Yennadon Down are characterised by clumps of small, naturally re-generating trees. This encroachment by trees is part of the on-going changes that are taking place within the surrounding landscape that will increasingly provide visual enclosure to the Site.

Site Photograph G: Looking south west into the existing working area from the upper, eastern edge of the Quarry

This photograph was taken in June 2015, and shows the existing situation within the quarry, with the currently working area located in the south eastern corner of the Site. On the left is the well-used pathway around the upper side of the existing site area that is regularly used by walkers to view operations within the quarry. This pathway would be unaffected by the proposals. In the site of the view the existing vegetation above the site offices is visible. This vegetation would be retained if permission is granted, but would be removed under the existing permission in order to maintain areas for extraction until 2025.

Figure 15: Site Photographs

Site Photograph H: Looking west along the existing site boundary and north across the proposed extension area

This photograph shows the nature of the existing vegetation within the proposed extension area, which consists of a mixture of rough grassland, patches of gorge and areas of bracken. To the west the existing buildings in Dousland are clearly evident, but views from the north west and north are predominantly screened by mature trees around the edges of Yennadon Down. Beyond the proposed site area the lower, less exposed parts of the Down are being colonized by clumps of small trees. This natural re-generation will increasingly provide enhanced visual enclosure to the Site.

Site Photograph H(z): Zoom views from Viewpoint H

This zoomed view shows the screening influence of the vegetation along the northern edge of Yennadon Down, with only glimpse views towards the site being available from Walkhampton Church. The photograph also shows the screening provided around the residential property to the north west of the Site.

Site Photograph I: Looking towards Processing Area

0223

This photograph shows the stone Processing Area located within the quarry. The existing vegetation on the spoil bund above it will be retained as part of the proposed Restoration Plan.

Figure 15

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Site Photographs**

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Site Photograph J: Looking north west from the pathway along the top of the existing eastern face of the Quarry

This photograph was taken in June 2015, and shows the existing situation within the quarry. On the right is the well-used pathway around the upper side of the existing site area. This is regularly used by walkers to view operations within the quarry. This pathway would be unaffected by the proposals, so it could form part of the future public access into the restored quarry area. No access will be possible under the existing permission as the upper parts of the quarry walls will remain as vertical rock faces and the boundary fences will be retained. Area to the north west with the potential for views towards the Site are seen in the distance.

Site Photograph K: Looking west towards the existing quarry area from Common Land to the east of Site

This photograph shows the existing view looking west from the land immediately to the east of the Site. The east-facing slope of the existing spoil bund along the western edge of the site is the main feature that is visible. This will remain in its existing position and be left to naturally re-vegetate at the end of the operational period under the existing permission. There is public access to this viewpoint as the land within Yennadon Down is Common Land, but the land within the Site itself is not. No public access will be provided to the restored quarry area at the end of the works under the measures possible as part of the existing permission.

Figure 15: Site Photographs

Site Photograph L: Looking north into the existing working area in the south eastern corner of the Quarry

This photograph was taken in June 2015, looking north into the existing working area in the south eastern corner of the quarry. The proposed extension area is situated beyond the white storage bags in the centre of the view. The distinctive fall in the landform from east to west is readily apparent, and it is clear that the proposed site area is located in a markedly lower and less prominent part of the landscape than the top of the rock face around the existing working area. These areas will remain as vertical faces under the restoration proposals for the existing permission as there is insufficient fill available to regrade the area to a safe gradient. The fences will therefore remain around the site and there will be no public access.

Site Photograph M: Looking north west from the footpath across Yennadon Down to the south of the existing Site

This footpath provides access from Iron Mine Lane around the upper, eastern side of the existing quarry site. It is a well-worn pathway, indicating that walkers regularly use it to view operations in the quarry. At present the upper part of the western spoil bund is the main feature that is visible approaching the Site from this direction. This will remain under the existing permission and some of the vegetation along the southern boundary will be removed in order to maintain operational areas until 2025. The existing quarry is therefore likely to become slightly more visible from this footpath if planning permission is not granted for the proposed extension.

Figure 15

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Site Photographs**

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Site Photograph N: Looking north west from the site access road

This photograph shows the existing vegetation on the spoil bund to the north of the site access. The National Park Authority has requested that this area should remain intact as part of any restoration proposals.

Site Photograph O: Looking east along the site access road

This photograph shows the area of vegetation that has naturally re-generated on the small area of steep slope above the Site Offices. The Existing Permission requires that this vegetation is retained, and the National Park Authority has indicated that it should form part of any new proposals

Site Photograph P: Recent planting to south of Site Access

This photograph shows the visual enclosure provided by the recent planting to the south of the existing site access. This vegetation would all be retained if the proposed extension area is granted permission.

Site Photograph Q: Showing small trees to north of Site

These trees are naturally regenerating on the lower, less exposed part of the moorland. They are part of the on-going local landscape change and will progressively provide enhanced visual enclosure to the Site.

Site Photograph R: Showing recent planting on western face of Spoil Bund

This photograph shows the recent planting on the outer, west-facing side of the existing Spoil Bund. These are establishing very slowly, partly due to the lack of topsoil on the slopes.

Figure 15: Site Photographs

Site Photograph S: Looking east towards the existing northern face of the Quarry

This photograph showing the depth of overburden that typically covers the proposed extension area. This material is removed in order to extract the saleable stone beneath during the initial site establishment phase. Around the current working area the overburden is left as a vertical face, as there is insufficient space within the permitted site area to do anything else. This means that it takes a very long time for it to become naturally vegetated. It is evident that if this area was battered back at an appropriate angle during the initial site establishment phase, vegetation would develop, substantially reducing the height of the vertical face visible in the later phases of extraction. As this is the most elevated and therefore the most visible part of the operations, this approach could have significant visual benefits if used in conjunction with other mitigation measures.

3.3 Existing Impacts of Yennadon Quarry

The Site Photographs illustrate the existing character and condition of the application site. The conclusions reached by the Site Assessment are summarised below in terms of the existing impacts of the Yennadon Quarry and the opportunities for enhancements that could be incorporated into the revised proposals:

- The well-established vegetation on the original spoil heap to the north of the site entrance screens views into the existing quarry and integrates the bund into the landscape. This area should be retained as part of the revised proposals;
- The un-vegetated northern part of the existing spoil mound stands approximately 10m above surrounding ground levels and forms a prominent and highly intrusive feature on the skyline in views from the trackway along the western boundary. The height and profile of this feature will remain unchanged under the existing permission. There are clearly opportunities to re-profile, topsoil and plant this feature during the initial phases of the revised proposals:
- There is the well-used pathway around the upper side of the existing site area that is regularly used by walkers keen to view operations within the quarry. This should be retained as part of the revised proposals;
- The scale and depth of the existing quarry is readily apparent from viewpoints around the existing working area. The vertical rockfaces along the eastern side of the quarry form the most prominent features;
- While the quarry occupies it original historic location within the landscape, the modern extraction methods mean that the internal character of the site differs from the other disused quarries seen within the local area;
- Due to the distinctive fall in the landform from east to west, the proposed extension area is located in a markedly lower and less prominent part of the landscape than the top of the eastern rockface defining the edge of the existing working area;
- The existing working area is screened from most viewpoints on Yennadon Down by the landform and the surrounding vegetation, with the upper east-facing part of the western spoil bund being the principle intrusive feature that is visible. There are clearly opportunities to re-profile, topsoil and plant this feature during the initial phases of the revised proposals; and
- No public access will be possible under the existing permission as the upper parts of the quarry walls will remain as vertical rock faces and the boundary fences will be retained.

Figure 15: Site Photographs

3.4 Restoration to be completed by Existing Permission

If planning permission for the revised proposals is not granted, Yennadon Stone will continue to operate under the terms of the Existing Permission, which expires in 2025. It is therefore assumed that excavation works will continue, albeit at a somewhat reduced capacity, until 2025. The potential impacts of the revised proposals need to be considered on this basis.

Under the current planning conditions there are no Restoration Plans agreed for the existing quarry. The Existing Permission states that a '*scheme for the after-use and after-care'* of the site shall be submitted to the DNPA for approval two years before the cessation of working. Formal Restoration Plans are therefore not required to be submitted until the end of 2023, so restoration is unlikely to commence until 2024/2025 at the earliest.

John Grimes Partnership Drawing No. 7397/RP-07 provides an indication of the anticipated final restoration of the exiting quarry, based on the requirements of the current planning permission. All quarry faces would remain as near-vertical, with backfilling against the lower slopes only. Due to space constraints within the existing quarry, there would also be no opportunities for phased landscaping or importation and stockpiling of topsoil for restoration, so the quarry would be left to re-vegetate naturally.

The on-going impacts of the existing Permission can therefore be summarised as follows:

- The restoration plans will not be submitted until 2023, so restoration is unlikely to commence until at least 2024/2025;
- The height and profile of the un-vegetated northern part of the existing spoil mound will remain and will be left to naturally re-vegetate, so this will remain as an alien landform in views towards the site from the west;
- The top and east-facing slope of the existing spoil bund is the main feature that is visible from local viewpoints on Yennadon Down. This will remain in its existing position and be left to naturally re-vegetate at the end of the operational period under the existing permission; and
- The upper parts of the eastern rockface are the most visually intrusive elements of the existing quarry. These will remain as prominent vertical rockfaces as there is insufficient fill available to re-profile them to safe gradients that will allow them to be physically or visually integrated back into the surrounding landscape.

Currently there are no common land rights or public access rights to the existing quarry. The Trustees of the Walkhampton Trust have indicated that this will remain the case should planning permission be refused. The quarry will therefore remain fenced off, primarily due to health and safety reasons associated with the remaining vertical quarry faces.

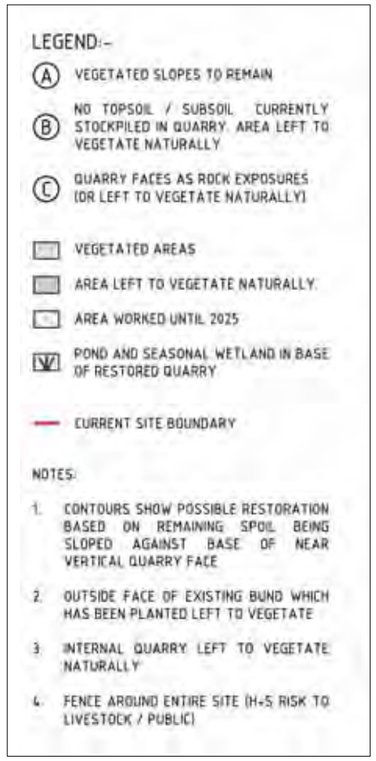


Figure 16: Restoration Proposals for Existing Permission

3.5 Proposals Submitted by Previous Application

The landscape strategy behind the proposals submitted by the previous application is shown by the final restoration plan and the typical section through the proposed working area presented in **Figure 17**: **Restoration Proposals Submitted by Previous Application.** The landscape and visual chapter in the ES supporting the application stated that the entire quarry area would have ultimately been "*restored in such a manner that it reverts back to moorland, albeit with the bowl shaped area suggesting the occurrence of past extraction*." It was concluded that the nature of the effect on landscape character during the operational phase would be adverse, but that on completion of the restoration measures, the residual effect would be negligible.

Further drawings illustrating the proposals submitted by the previous application are included in **Appendix 2**, which reproduces the principal visual appraisal materials produced in support of the scheme.

In considering the merits of the scheme, the following issues were raised by the Dartmoor National Park Tree and Landscape Officer:

- *The quarry extension will have an impact on the adjacent moorland and the character of the local landscape;*
- *The quarry is very visible in the landscape and the new bund and the quarry workings will have a visual impact;*
- *There is some debate about whether the level of impact will be moderate or high/moderate. However, the threshold for acceptable impact within a National Park is much higher and any development should conserve and/or enhance the character and special qualities of the Dartmoor landscape;*
- *At a basic level digging a large hole on open moorland, even if it is adjacent to an existing quarry, does not conserve or enhance the moorland character;*
- *A restored quarry will not restore the site back to the moorland, it will be a large hole in the ground which in time may naturally regenerate, but it will be a different and more intrusive feature than the existing moorland;*
- *Whilst there is history of mining and quarrying on Dartmoor this has to be balanced with the conservation of the National Park landscape in its present condition;*
- *Unless there is overlying strategic need for the stone from this quarry, permission should be refused because the development will be contrary to policy COR1 in that it does not respect or enhance the character, quality or tranquillity of the local landscape;*
- *the proposals would not conserve or enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities;*
- *The development would not conserve or enhance the character and special qualities of the Dartmoor landscape by respecting the valued attributes of the Dartmoor landscape, specifically the dramatic moorland landscape, with wide open spaces, panoramic views and a strong sense of tranquillity; and*
- *The development does not enhance what is special or locally distinctive about the landscape character, and would harm the wider landscape.*

It is evident therefore, that the revised proposals should seek, where appropriate, to address these concerns while also seeking to mitigate the on-going impacts that will arise as a result of the existing permission.

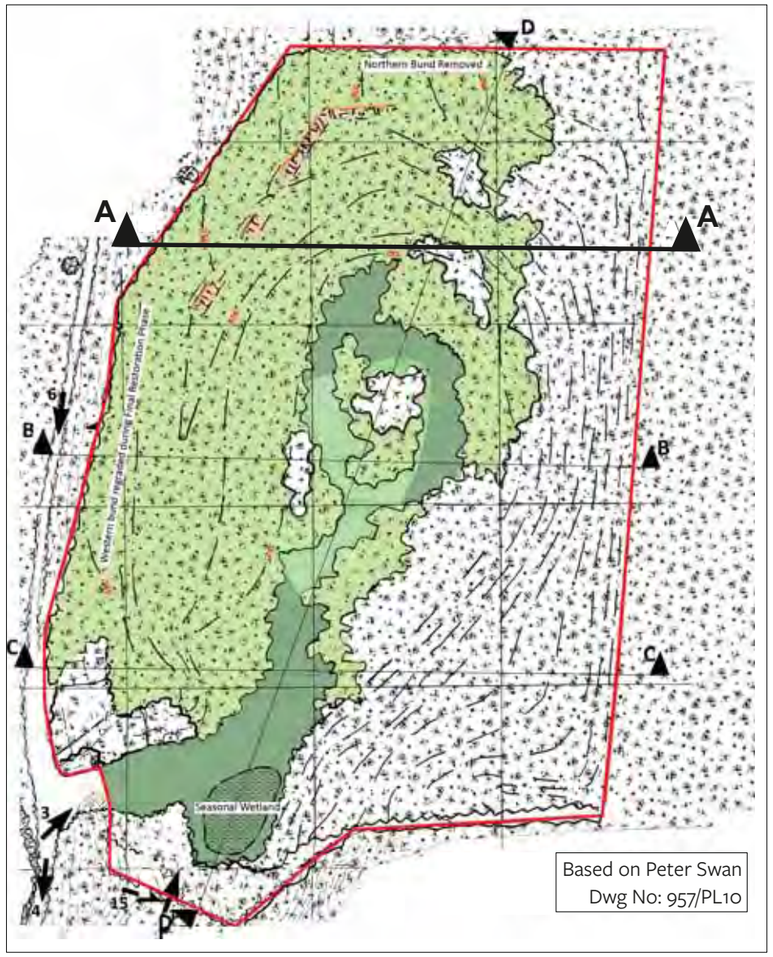
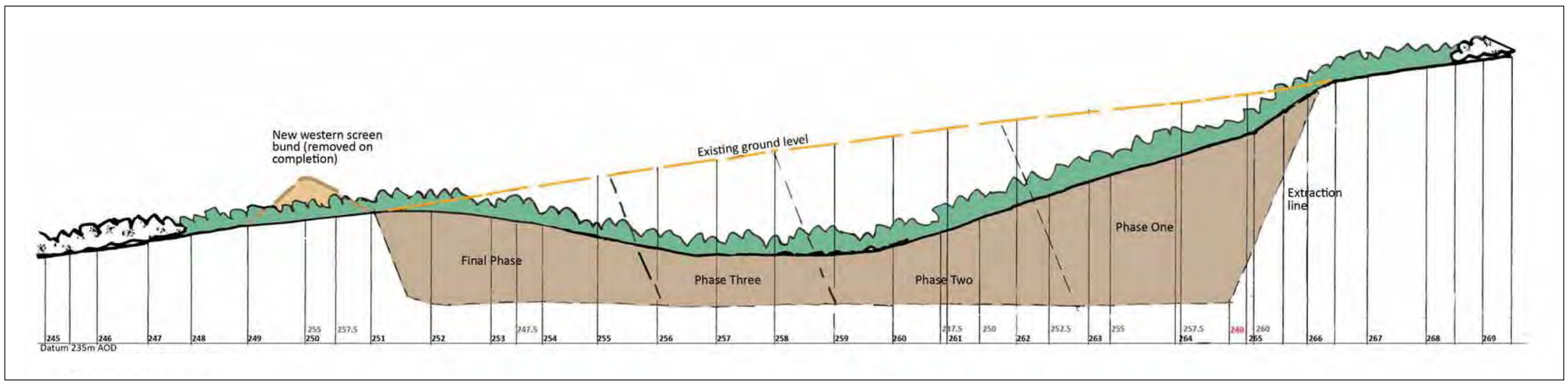


Figure 17: Restoration Concept



Section A-A

Figure 17: Restoration Proposals Submitted by Previous Application

4 Landscape and Visual Appraisal

4.1 Local Landscape Character

The Landscape and Visual Appraisal seeks to establish the wider landscape and visual context within which the potential impacts of the existing and the proposed excavation works within the application site can be considered. The appraisal therefore considers the existing character and condition of the landscape around the site and the contribution that the existing quarry makes to this. The on-going changes in the local landscape and the extent to which the local surroundings exhibit the typical characteristics identified in the Dartmoor Landscape Character Assessment are then considered.

The key features that contribute to the character of the local landscape are shown on **Figure 18: Landscape Context Plan**. This is based on aerial view of the northern part of Yennadon Down taken in September 2014.

Photographs L1 – L3 illustrated the typical character of the upper part of Yennadon Down. Photograph L1 shows a small pond situated close to the ridgeline, identifying that ponds are a feature found in the local landscape. Photograph L2 shows the view looking south along the ridgeline. The vegetation is predominantly grassland, which providing opportunities for panoramic views. However, these are typically across the settled and well vegetated 'Moorland Edge Slopes' character type to the west rather than across "*large scale moorland landscape with a strong sense of exposure and tranquillity*" as identified in the DLCA. Photograph L3 shows that partially obscured views towards the more exposed moorland areas are available to the north west from the upper part of the Down, but similar views are not available the from the lower lying areas within the vicinity of the site.

L1 - Small pond on upper part of Yennadon Down

L2 - Looking south across the areas of predominantly open grassland on the upper ridgeline of Yennadon Down

L3 - Looking north west towards the 'Unsettled High Upland Moorland' from the upper north eastern part of Yennadon Down

L4 - Looking south west from mid-slopes of Yennadon Down

KEY

- Site Boundary
- Boundary of existing Quarry
- L28 Viewpoints for Local Landscape Photographs

1. Small pond on upper part of Down
2. Open area of grassland on exposed ridgeline area
3. Public Footpath forms main route across western slopes
4. Small Pond on lower part of Yennadon Down
5. Mid-slopes characterised by matrix of gorse and grassland
6. Naturally re-generating trees provide enclosure along Site Access
7. Naturally re-generating trees and bracken to north of Site
8. Dousland Plantation totally screens views from north east
9. Existing Car Park at Lowery Cross
10. Former Yennadon Iron Mine overgrown with vegetation

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Landscape Context Plan

Drawing Ref: cbla-14101-LCP
Client: Yennadon Stone Ltd
Date: June 2015

Figure 18

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The existing landscape attributes forming the area immediately surrounding the application site are shown on **Figure 19: Landscape Appraisal Plan**. This is further illustrated by Photographs L4-L7, which show the greater level of enclosure provided by the vegetation on the lower western flanks of Yennadon Down. It is evident that this on-going change in the landscape is likely to have a major influence on the capacity of the landscape around the site to assimilate the proposals into the local landscape in a manner compatible with the existing and emerging local landscape character.

Photographs L4 and L5 show the visibility of the existing quarry from the lower part of Yennadon Down, with the un-vegetated part of the spoil bund projecting above the surrounding landform. This is typically seen in the context of the development to the west in Dousland, but the working area is generally screened by the landform. The depth of the working area also has a major influence in controlling any sound coming from the quarry that is experienced nearby, reducing any adverse impacts on tranquility.

Photographs L6 and L7 show the contribution made by the groups of small trees that are naturally re-generating along the lower, less exposed parts of the landform. These effectively form a transition zone between the typically well vegetated 'Moorland Edge Slopes' character type to the west and the more exposed moorland character on the upper parts of the landform. Photograph L6 shows the existing screening influence of the trees along the site access track. It is assumed that this on-going change will continue within the area around the site, progressively increasing the level of natural screening provided by the landscape and increasing the capacity of the local area to accommodate the anticipated changes that will arise as a result of the existing and proposed works within the quarry.

The conclusions reached by the local landscape appraisal are summarised on the Landscape Appraisal Plan.

It is evident therefore that the upper parts of Yennadon Down exhibits some of the typical characteristics of the 'Upland Moorlands with Tors' character type, but that the strength of their influence falls with a drop in elevation. From lower levels closer to the site, the character and composition of views is increasingly affected by the areas of existing development to the west, with a corresponding reduction in the overall sense of tranquility. It is evident that the area surrounding the quarry is not part of the remote upland moorland that contributes strongly to the iconic vision of Dartmoor, and does not exhibit the key properties or remoteness or high tranquillity.

While quarries are acknowledged as an integral part of the adjacent landscape character types by the DLCA, it is evident that the existing quarry has a somewhat negative influence on views from the lower part of Yennadon Down. As set out in the previous section of this assessment, these impacts will remain until at least 2025 under the conditions of the existing planning permission.

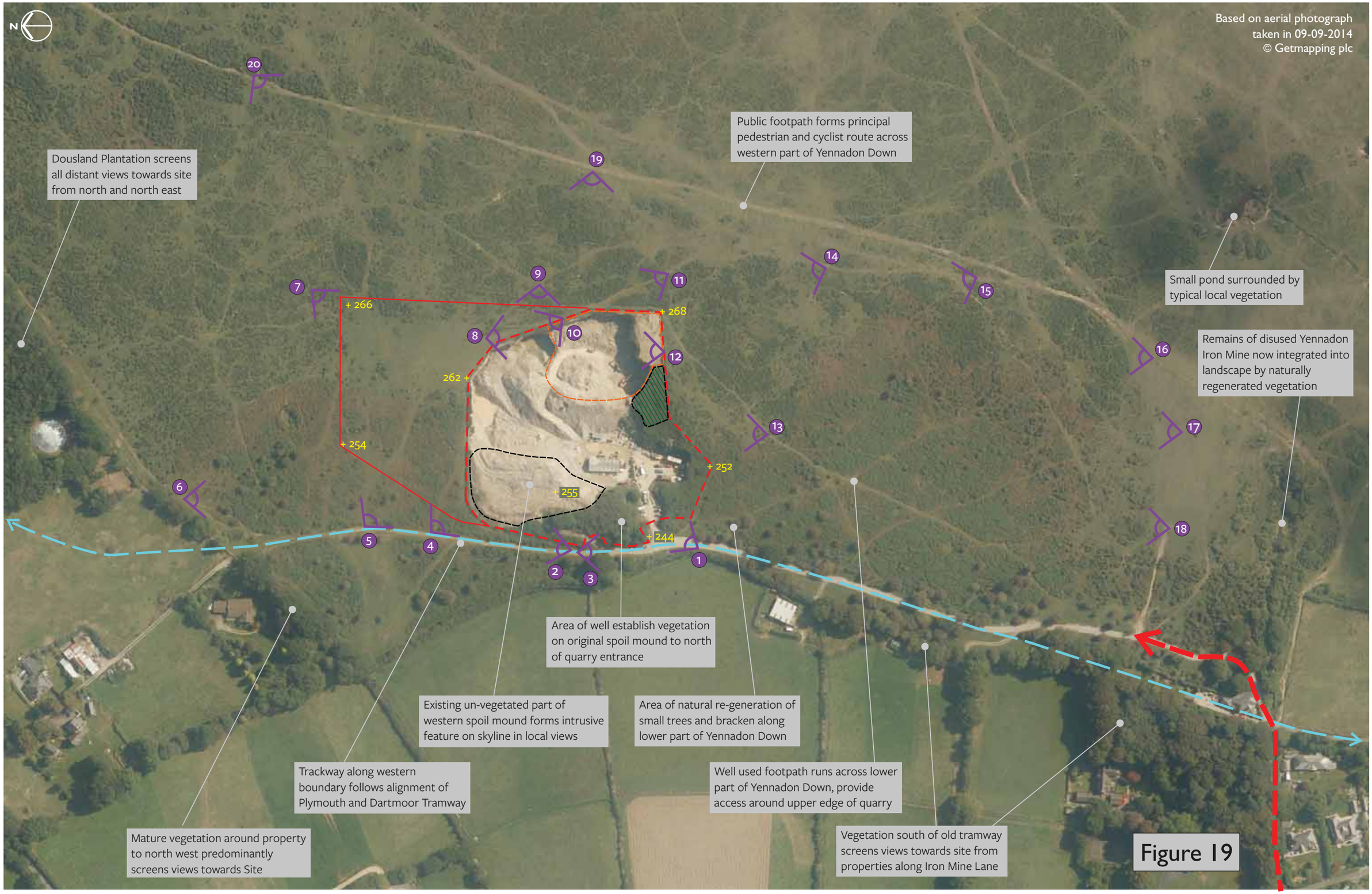
4.2 Landscape and Visual Appraisal Photographs 1-20

The Landscape and Visual Appraisal of the area around the existing quarry site is illustrated by photographs 1-20 presented in **Figure 20: Local Landscape and Visual Appraisal Photographs**. These seek to demonstrate the typical level of visibility of the existing working area and the impact that this currently has on the local distinctiveness and character of the National Park. These photographs are not intended to show all the locations from which the site may visible, but rather they seek to provide a representative assessment of its visibility from publicly available viewpoints. The locations of the viewpoints are shown on the Landscape Appraisal Plan opposite.

L5 - Showing typical network of trackways above the Site

L6 - Showing enclosure provided by trees along site access

L7 - Showing typical character of lower part of Yennadon Down around the Site, with groups of small naturally re-generating trees providing visual enclosure



Site Boundary

Boundary of existing Quarry

Recently removed vegetation

Main access from Dousland

Viewpoints for LVA Photographs

Alignment of Tramway

Proposed Extension to Yennadon Quarry - Landscape Appraisal Plan

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LVA Photograph 1: Looking north along access track towards Site Entrance

- Site access road follows alignment of former Plymouth and Dartmoor Tramway
- Existing receptors are principally workers at the existing Quarry
- Area of mature vegetation to north of site access covers original spoil bund along western boundary
- Recent planting along southern boundary helps to screen existing working area

LVA Photograph 2: Looking north along the western boundary of the Site towards existing Screen Bund

- Trackway follows alignment of former Plymouth and Dartmoor Tramway
- Receptors consist of relatively small numbers of walkers using trackway along western edge of Common Land
- Natural re-generation of typical moorland vegetation in foreground
- Un-vegetated part of existing screen bund forms intrusive feature on skyline

LVA Photograph 3: Looking south towards the vegetated part of existing Screen Bund to north of Site entrance

- Trackway follows alignment of former Plymouth and Dartmoor Tramway
- Receptors consist of relatively small numbers of walkers using trackway along western edge of Common Land
- Natural re-generation of typical moorland vegetation covers original spoil bund
- Existing bund and vegetation to be retained as part of restoration scheme

Figure 20: LVA Photographs

LVA Photograph 4: Looking south east toward the existing Quarry from trackway along western boundary of the Site

- Trackway follows alignment of former Plymouth and Dartmoor Tramway
- Receptors consist of relatively small numbers of walkers using trackway along western edge of Common Land
- Lower level views partially obscured by typical moorland vegetation in foreground
- Un-vegetated part of existing screen bund forms un-natural and intrusive feature on skyline

LVA Photograph 5: Looking south east toward the existing Quarry from the trackway along the lower edge of Yennadon Down to the north of the Site

- Trackway follows alignment of former Plymouth and Dartmoor Tramway
- Receptors consist of relatively small numbers of walkers using trackway along western edge of Common Land
- Natural re-generation of small trees and other typical moorland vegetation in foreground partially screens views towards Site
- Un-vegetated part of existing screen bund forms un-natural and intrusive feature on skyline

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 6: Looking south towards the Site from the edge of Yennadon Down south of Dousland Plantation

- Trackway forms part of informal network of routes across lower part of Common Land
- Receptors consist of small numbers of walkers using informal trackways across Yennadon Down
- Natural re-generation of small trees and other typical moorland vegetation in foreground predominantly screens views towards Site
- Un-vegetated part of existing screen bund is only part of Quarry that is clearly visible. This forms a somewhat alien feature on skyline

LVA Photograph 7: Looking south west towards the northern part of the application site from Yennadon

- This location within Common Land is not part of clear route, so unlikely to be experienced by many receptors
- Upper part of existing eastern face just visible on left of view, but working area totally screened by landform
- Un-vegetated top and east-facing part of existing screen bund forms un-natural and intrusive feature on skyline
- Proposals would bring working area closer to viewpoint

Figure 20: LVA Photographs

LVA Photograph 8: Looking south west into the existing working area from the upper north eastern edge of the Quarry

- View experienced by walkers using trackway around upper part of existing Quarry who tend to have positive interest in what is happening within Site
- Viewpoint and existing pathway would be retained as part of the proposals. Dousland evident to south west beyond existing spoil bund
- Quarry forms a substantial hole in the gently descending landform of Yennadon Down, which is clearly incompatible with surrounding local landscape character
- Vertical rockfaces above existing working area in the south eastern corner of the site are clearly visible

LVA Photograph 9: Looking south west towards the eastern edge of the existing Quarry

- This location is part of access land on Yennadon Down, but is not part of a clear route, so this view is unlikely to be experienced by many receptors
- Photograph shows character of proposed extension area to north of existing quarry site
- Upper part of rockface above current working area in south eastern corner of site is visible, but floor of Quarry screened by landform
- Upper part of east facing slope to existing spoil bund is the most visually intrusive element, with the buildings in Dousland seen beyond

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 10: Looking north west from the pathway along the top of the existing eastern face of the Quarry

- View likely to be experienced by walkers using trackway around upper part of existing Quarry, who tend to have positive interest in what is happening within Site
- Viewpoint and existing pathway would be retained as part of the proposals
- Landform falls from upper part of existing quarry edge towards proposed extension area
- Buildings in Dousland are evident to west over the existing spoil bund along western boundary

LVA Photograph 11: Looking north towards the south eastern corner of the Site from informal trackway on Yennadon Down

- View likely to be experienced principally by walkers approaching the upper side of existing Quarry, interested in what is happening within Site
- The un-vegetated, upper part of the east facing slope to existing spoil bund is the only intrusive element of the existing quarry that is visible
- Site is seen in the context of the buildings in Dousland that are visible to the west over the existing spoil bund along western boundary
- Existing trackway could form part of future public access to restored quarry

Figure 20: LVA Photographs

LVA Photograph 12: Looking north into the existing working area in the south eastern corner of the Quarry

- View experienced by walkers using trackway around upper part of existing Quarry, who tend to have positive interest in what is happening within Site
- Quarry forms a substantial hole in the gently descending landform of Yennadon Down. Scale and depth of the existing quarry is readily apparent from this viewpoint
- It is evident that the landform falls from upper edge of the existing quarry towards proposed extension area, so proposals likely to be less visually intrusive
- Photograph shows existing screening influence of western spoil bund and Dousland Plantation to the north

LVA Photograph 13: Looking north west from trackway across Yennadon Down to the south of the existing Quarry

- View likely to be experienced principally by walkers approaching the existing Quarry, who tend to have positive interest in what is happening within Site
- Upper part of rockface just visible, but the un-vegetated, upper part of the existing spoil bund is the most visually intrusive element of the existing quarry
- Site is seen in the context of the buildings in Dousland to the west, which reduces the overall sense of tranquillity
- Existing trackway could form part of future public access to restored quarry

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 14: Looking north west towards existing Quarry from informal trackway on Yennadon Down

- This location is part of the open access land on Yennadon Down, but is not part of an existing trackway, which will reduce the number of people likely to experience view.
- Existing quarry seen as part of landform falling gently from east to west from the upper parts of Yennadon Down
- Existing quarry seen against the landscape of the Moorland Edge Slopes character type
- Settlement of Dousland seen as part of agricultural landscape on lower ground to the west, reducing overall sense of tranquillity

LVA Photograph 14(z): Zoom view from Viewpoint 14

- Upper part of rockface defining north eastern corner of existing quarry clearly visible
- The un-vegetated, upper part of the existing spoil bund along the western boundary is the most visually intrusive element of the existing quarry
- Walkhampton Church seen on ridgeline beyond with glimpse view towards site through gap in trees
- It is evident that trees along western edge of Yennadon Down screen local views towards site

Figure 20: LVA Photographs

LVA Photograph 15: Looking north west towards the Site from the Public Footpath across Yennadon Down

- This view from the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- Existing quarry seen as part of landform falling gently from east to west from the upper, more open parts of Yennadon Down
- Existing quarry seen in the context of the settlement of Dousland to the west, which reduces the overall sense of tranquillity

LVA Photograph 15(z): Zoom view from Viewpoint 15

- Upper part of rockface defining north eastern corner of existing quarry just visible
- The un-vegetated, upper part of the existing spoil bund along the western boundary is the most visually intrusive element of the existing quarry
- Photograph identifies the potential for distant views from area of upland moorland at Pew Tor
- Trees in Dousland Plantation and along western edge of Yennadon Down screen local views towards site

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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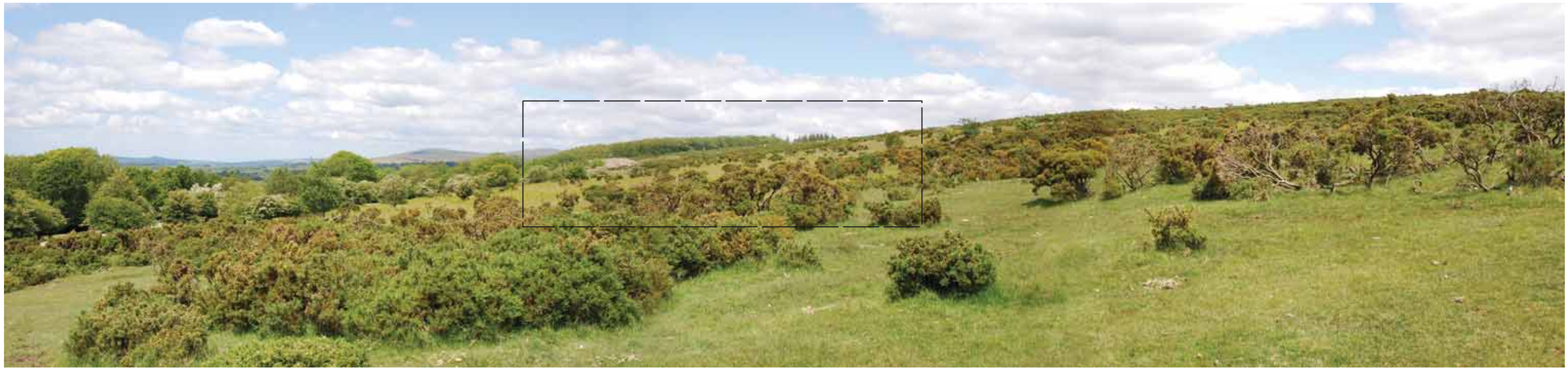
LVA Photograph 16: Looking north west towards the existing Quarry from an area of grassland close to the Public Footpath across Yennadon Down

- This view close to the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- The existing spoil bund is seen projecting above the landform that falls gently from east to west from the upper, more open parts of Yennadon Down
- Views towards existing quarry partially screened by intervening moorland vegetation on the lower part of the Down
- The un-vegetated, upper part of the east facing slope to existing spoil bund is the only intrusive element of the existing quarry that is visible

LVA Photograph 17: Looking north west towards the Site from area of grassland on Yennadon Down

- This view close to the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- The existing spoil bund is seen projecting above the landform that falls gently from east to west from the upper, more open parts of Yennadon Down
- Views towards existing quarry partially screened by intervening moorland vegetation on the lower part of the Down
- The un-vegetated, upper part of the existing spoil bund is the only part of the existing quarry that is visible, with Pew Tor seen beyond

Figure 20: LVA Photographs



LVA Photograph 18: Looking north towards the Site from trackway adjacent to disused Yennadon Iron Mine

- This view close to the disused Yennadon Iron Mine is on one of the main routes onto Yennadon Down, so likely to be experienced by relatively high numbers of people
- Photograph shows the gently convex profile of the landform of Yennadon Down
- Increased level of visual enclosure evident along lower part of Down due to natural colonization by small trees
- Character of lower part of Yennadon Down around the site markedly different to open character of upper areas

LVA Photograph 18(z): Zoom view from Viewpoint 18

- Views towards existing quarry partially screened by intervening moorland vegetation on the lower part of the Down
- Current working area is totally screened by landform, but fencing around site is just apparent
- The un-vegetated, upper part of the existing spoil bund is the only part of the quarry that is currently visible.
- Existing bund forms minor intrusive features within lower part of Common Land

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 19: Looking west towards the existing Quarry from the Public Footpath to east of Site

- This view on the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- Panoramic views available west towards Dousland, Yelverton, Roborough Down and the lower lying land within the 'Moorland Edge Slopes' character type

LVA Photograph 19(z): Zoom view from Viewpoint 19

- The current working area is totally screened by the landform and intervening moorland vegetation
- The un-vegetated, upper part of the existing spoil bund is the only part of the quarry that is currently visible.
- Existing bund is seen in the context of the buildings in Dousland beyond, which reduces the overall sense of tranquillity

Figure 20: LVA Photographs

LVA Photograph 20: Looking south west towards the existing Quarry from the Public Footpath to the north east of Site

- This view from the upper part of the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- Panoramic views are available west towards Dousland, Yelverton, Roborough Down and across the lower lying land within the 'Moorland Edge Slopes' character type

LVA Photograph 20(z): Zoom view from Viewpoint 20

- The current working area is totally screened by the landform and the intervening moorland vegetation
- The un-vegetated top of the existing spoil bund is just visible, but makes a negligible contribution to overall composition of view.
- Views are experienced in the context of the buildings in Dousland beyond the edge of the Down, which somewhat reduces the overall sense of tranquillity

Figure 20

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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4.3 Local Landscape Appraisal

The conclusions reached by the local landscape appraisal are shown on Figure 19 Landscape Appraisal Plan and are summarised below:

- Yennadon Down falls gently south and westwards from an elevation of approximately 300m AOD along the ridgeline. The upper part of the landform provides opportunities for views north towards the more remote moorland areas forming the upland core of Dartmoor. On the western flanks these views are replaced by panoramic views across the lower lying 'settled' landscape of the 'Moorland Edge Slopes'. The existing development in Dousland, Yelverton and Horribridge forms part of the composition of these views, reducing the overall sense of tranquillity that is experienced;
- The areas of well establish vegetation on the original spoil mound to north of quarry entrance and the existing moorland vegetation to the south of the entrance screen all views into the current working area from the track approaching the site from the south. It would clearly be beneficial to retain this vegetation as part of the revised proposals;
- The trackway along the western boundary of the site follows the alignment of the former Plymouth and Dartmoor Tramway. From this trackway the un-vegetated part of existing spoil mound forms a rather intrusive feature on the skyline that is clearly incompatible with the character of the local landform. The height and position of this feature will be retained under the existing permission;
- The lower, less exposed parts of Yennadon Down to the north and south of the existing quarry are being gradually colonised by areas of naturally re-generating small trees and bracken. These form part of the on-going pattern of landscape change in the area, and will progressively screen views towards the site from the western edge of the Down;
- The mature vegetation defining the edge of the Down to the south of the old tramway effectively screens views towards site from properties along Iron Mine Lane and the northern edge of Dousland;
- Yennadon Down consists of a mosaic of unimproved acid grassland, bracken and scattered gorse scrub and trees. This vegetation tends to be maintained at a very short sward height by the grazing of livestock, including sheep, ponies and cattle. Between the clumps of vegetation there is a network of grassland and well used footpaths. This including one that runs around the upper eastern edge of the quarry, providing views into the existing working area;
- The public footpath forms the principal pedestrian and cyclist route across the western part of Yennadon Down;
- The remains of the disused Yennadon Iron Mine to the south of the site are now well integrated into landscape by areas of typical moorland vegetation. Although evidence of past mining activities can still be identified, the mine does not form an intrusive feature in the landscape. This shows how former mining features can be successfully assimilated into the landscape by the native vegetation;
- Several small ponds are located on Yennadon Down. These tend to be surrounded by typical moorland vegetation that integrates them into the local landscape and enhances their bio-diversity; and
- A combination of the mature vegetation around the property to north west and the dense woodland in Dousland Plantation predominantly screens more distant views towards the site from the north and north west, limiting views to those available from Yennadon Down.

The conclusions reached by the local landscape appraisal and the visual appraisal have been used to develop an appropriate landscape strategy for the revised proposals, which is set out in Section 5.

4.4 Visual Appraisal

The previous application attempted to define the approximate extent of the area with the potential for more distant views towards the application site. This area is referred to as the Zone of Theoretical Visibility (ZTV). The previous assessment concentrated on views from immediately around the existing site, from local viewpoints on the B3212 close to Dousland and from distant viewpoints on the A386 to the south of Yelverton. The visual assessment materials submitted as part of the previous application are reproduced as **Appendix 2**.

It was evident from the initial site surveys that the surrounding landform exerts the greatest influence in defining the extent of the ZTV. **Figure 21: Topography Plan**, which formed part of the previous application, therefore provided the basic starting point for the visual appraisal carried out by this assessment. The work undertaken as part of the previous application was then supplemented by a combination of desk-top analysis and field surveys, which sought to verify the areas that have the potential of views towards the site. This included field observations carried out around the most prominent, upper parts of the existing site. From this, the 14 potential areas shown on the Topography Plan were identified for further appraisal.

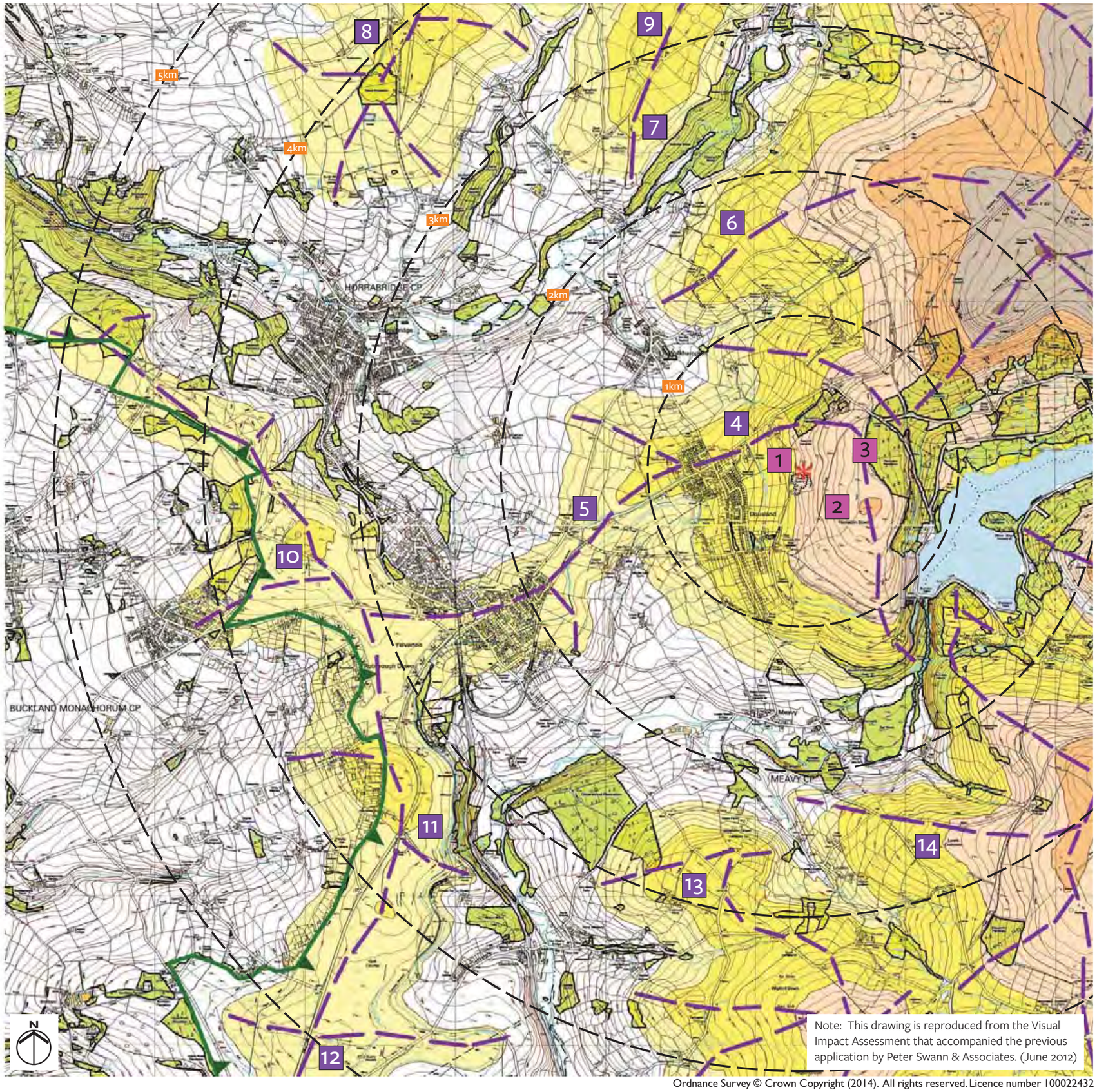
A full photographic survey was undertaken from publicly available viewpoints within each of the areas identified in order to determine the existing visibility of the site. As the overall objective of this assessment is to identify potentially significant impacts, the survey concentrated on viewpoints where the receptors were more likely to be sensitivity to the changes proposed. Consequently, viewpoints were principally located within areas of access land, where the attention of the receptors was concentrated on the external environment and the special qualities of the landscape, and in areas of relatively high tranquility.

The areas identified as potentially forming the ZTV for the application site were as follows:

1. Trackway along lower western edge of Yennadon Down
2. The gently sloping, well-vegetated mid-slopes of Yennadon Down
3. The more open ridgeline through the top of Yennadon Down;
4. The local ridgeline to the north east of Dousland
5. The local ridgeline between Dousland and Yelverton
6. The ridgeline above Walkhampton occupied by church
7. Huckworthy Common and ridgeline to Sampford Spiney
8. Areas of access land around Plaster Down and Riband Plantation
9. The elevated moorland areas below Pew Tor
10. Roborough Down above Yelverton and Horribridge
11. The A386 running through Yelverton Golf Course
12. The ridgeline followed by the A386 to the south towards Plymouth
13. Callisham and Castor Downs
14. Lynch Common above Meavy and Smallacombe

Representative views from Areas 1 to 3 on Yennadon Down were considered as part of the Local Landscape Appraisal, with views illustrated by LVA Photographic 1-20 in Figure 20. The findings for these areas are summarised opposite in section 4.3.

Representative views from Areas 3-14 are shown by LVA Photographs 21-36 in **Figure 22: Distant Landscape and Visual Appraisal Photographs**. These photographs form the basis of the baseline landscape and visual assessment and the assessment of potential landscape and visual impacts. The locations of the viewpoints to the north and north west of the site are shown on **Figure 23a: Visual Appraisal Plan - Views from North West**, with views from the south and west shown on **Figure 23b: Visual Appraisal Plan - Views from South and West**.



Note: This drawing is reproduced from the Visual Impact Assessment that accompanied the previous application by Peter Swann & Associates. (June 2012)

KEY

- Application Site
- 1km — Approximate distance from Site
- Dartmoor National Park Boundary
- Land below 175m AOD
- Land between 175 and 200m AOD
- Land below 200 and 250m AOD
- Land between 250 and 300m AOD
- Land between 300m and 350m AOD
- Land above 350m AOD
- Significant Ridgelines
- Woodland
- 1 — Areas with potential for Local Views towards Site (see LVA Photographs 1-20 in Figure 20)
- 4 — Areas with potential for Distant Views towards Site (see LVA Photographs 21-36 in Figure 22)

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Topography Plan

Drawing Ref: cbla-14101-TP
Client: Yennadon Stone Ltd
Date: June 2015

Figure 21

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LVA Photograph 21: Looking south west towards the existing Quarry from the Public Footpath across Yennadon Down to the north east of Site

- This view from the upper part of the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people
- Panoramic views are available west towards Dousland, Yelverton, Roborough Down and across the lower lying land within the 'Moorland Edge Slopes' character type
- From this elevation the convex landform of Yennadon Down and the moorland vegetation totally screens views towards the Site

LVA Photograph 22: Looking west towards the existing Quarry from the top of Yennadon Down to the north east of Site

- This view from the upper part Yennadon Down is likely to be experienced by relatively high numbers of people
- Panoramic views are available west towards Dousland, Yelverton, Roborough Down and across the lower lying land within the 'Moorland Edge Slopes' character type
- From this location close to the ridgeline the convex landform of Yennadon Down and the moorland vegetation totally screens views towards the Site

Figure 22: LVA Photographs

LVA Photograph 23: Looking south east towards existing Quarry from gateway on B3212 north of Water Works

- This view is principally likely to be experiences by passengers in passing cars, but also by a limited number of local walkers
- Sensitivity of viewpoint reduced by proximity to road and existing settlement and typical activities of the main receptors
- Trees along western edge of Yennadon Down tend to screen views towards the existing quarry, even in winter
- View assessed as Viewpoint 16 by previous application, with photomontage of proposals produced as part of the additional information

LVA Photograph 23(z): Zoom view from Viewpoint 23

- Profile of the existing spoil bund is visible where trees are absent
- The current working area is totally screened by the existing screen bund, but the upper part of the eastern face is just visible
- The top of the existing, un-vegetated spoil bund is the main visually intrusive feature that is visible
- The existing bund makes a clearly noticeable adverse contribution to the overall character and composition of the view

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 24: Looking east from entrance to Trading Estate on the B3212 just to west of Dousland

- This view was identified as one of the Key Viewpoints by previous application and was assessed as Viewpoint 17
- Previous application presented photomontage of proposals from this location, produced as part of the additional information requested by the National Park Authority to support the submission
- Existing quarry is seen on lower part of Yennadon Down, with characteristic moorland vegetation rising up to skyline beyond.
- Existing quarry forms a clearly noticeable part of the wider panorama due to lack of trees along the edge of the Yennadon Down to the west of the site

LVA Photograph 24(z): Zoom view from Viewpoint 24

- The existing working area of the quarry is totally screened by a combination of mature vegetation and the screen bund along the western edge of the Site
- The vertical rockface defining the south eastern corner of the site forms the most visually prominent and intrusive part of the existing quarry
- The un-vegetated part of the spoil bund forms an intrusive feature in the landscape, increasing the overall area of contrast with the surrounding moorland vegetation
- The less prominent north eastern rockface is partially screened by trees to the west of the site, but it still forms an adverse feature in the view

Figure 22: LVA Photographs

LVA Photograph 25: Looking south east from car park at Walkhampton Church

- This viewpoint is at an elevation of approximately 212m AOD and is approximately 1.4km from the Site
- Views towards Yennadon Down predominantly screened by Dousland Plantation and other trees, but glimpse views towards the site are available.
- Receptors likely to be local parishioners visiting the Church, who are well acquainted with the local landscape and potentially sensitive to any changes
- Presence of other church goers and views of existing development at Dousland reduces tranquility

LVA Photograph 25z: Zoom view from Viewpoint 25

- Glimpse views available through gap in trees towards upper rockface defining south eastern corner of existing quarry site
- Typical moorland vegetation on Yennadon Down extends above the site to the skyline
- It is evident that further trees on the lower north western corner of Yennadon Down could also help to screen views towards the site

Walkhampton Church forms characteristic focal point on ridgeline

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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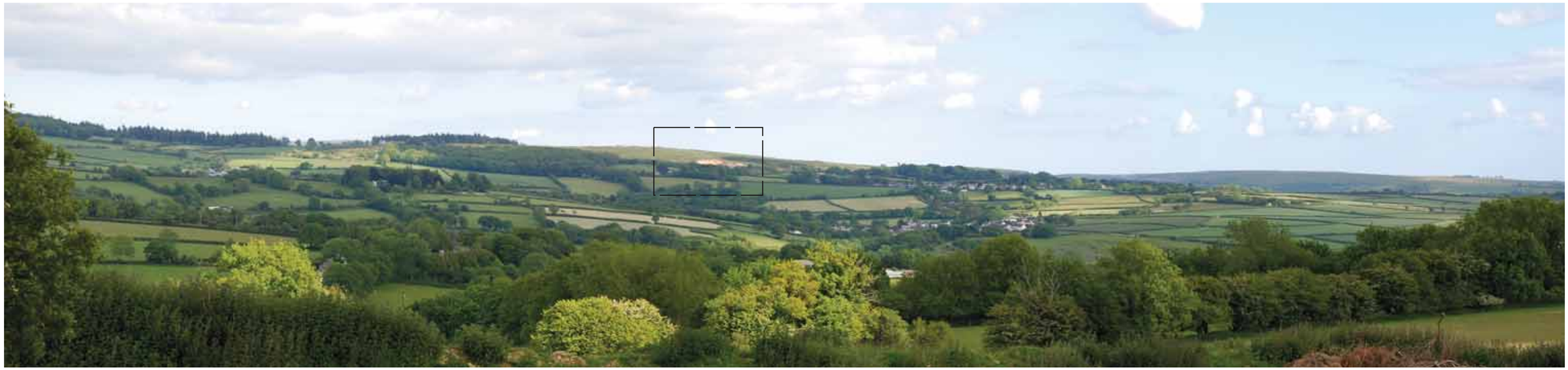
LVA Photograph 26: Looking south east from field gateway on minor road to Sampford Spiney near Stourtown

- This viewpoint is at an elevation of approximately 210m AOD and is approximately 2.7km from the Site
- Views towards Yennadon Down predominantly screened by intervening vegetation, but distant glimpse views towards the site are just available.
- Typical characteristics of the 'Upland Moorland is evident to the north, but the area around the site has substantial more trees and is more visual enclosed
- Receptors likely to travelers in passing vehicles whose attention is not concentrated on the landscape

LVA Photograph 26(z): Zoom view from Viewpoint 26

- From this distance it is becoming somewhat difficult to clearly distinguish individual features within the site with the naked eye
- This zoom view is therefore included in order to more clearly illustrate which features of the site are visible from this location
- Un-vegetated top of screen bund and upper part of southern rockface just visible
- Overall the existing quarry makes a barely perceptible contribution to the overall character and composition of the view

Figure 22: LVA Photographs



LVA Photograph 27: Looking south east from the edge of Plaster Down near Riband Plantation

- This viewpoint is at an elevation of approximately 202m AOD and is approximately 3.5km from the Site
- The existing quarry site forms a noticeable scar on the lower slopes of Yennadon Down, which forms the gently rounded skyline beyond.
- The existing quarry is seen on the transition between the 'Upland Moorland' character type and the 'Moorland Edge Slopes' on the lower lying land around Dousland in the foreground
- Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape

LVA Photograph 27(z): Zoom view from Viewpoint 27

- This zoom view is included in order to more clearly illustrate which features of the site are visible
- The un-vegetated top of the screen bund and upper parts of south eastern rockface are clearly visible
- The proposed extension area would be predominantly obscured by intervening vegetation
- Overall the existing quarry has a perceptible adverse impact on the cherished character of the view

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 28: Looking south east from car park on Plaster Down

- This viewpoint is at an elevation of approximately 211m AOD and is approximately 4.4km from the Site
- From this distance it is becoming very difficult to distinguish individual features within the site with the naked eye
- The existing quarry site forms a perceptible scar on the lower slopes of Yennadon Down, which forms the gently rounded skyline beyond.
- Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape

LVA Photograph 28(z): Zoomed extract from Viewpoint 28 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the site are visible
- The existing quarry is seen on the transition between the 'Upland Moorland' and 'Moorland Edge Slopes' character types
- The bare rockface defining the upper south eastern edge of the existing quarry is visible against the moorland beyond
- Overall the existing quarry has a perceptible adverse impact on the cherished character of the view

Figure 22: LVA Photographs

LVA Photograph 29: Looking south from the moorland below Pew Tor

- This viewpoint is at an elevation of approximately 265m AOD and is around 4.2km from the Site. It has a relatively high sense of tranquillity
- From this distance it is becoming very difficult to distinguish individual features within the site with the naked eye
- The existing quarry site is just visible on the lower slopes of Yennadon Down, with Lynch Common forming the skyline beyond
- Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape

LVA Photograph 29(z): Zoomed extract from Viewpoint 29 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the site are visible
- The existing quarry is seen on the transition between the 'Upland Moorland' and 'Moorland Edge Slopes' character types
- The bare rockface defining the upper southern edge of the existing quarry is just visible through the trees in the foreground
- From this distance, the existing quarry makes a negligible contribution to the overall character and composition of the view

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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LVA Photograph 30: Looking east from the Access Land at the northern end of Roborough Down, above Horrabridge

- This viewpoint is at an elevation of approximately 185m AOD and is around 4.2km from the Site. Receptors are likely to experience relatively high sense of tranquillity
- Views towards site are typically obscured by foreground vegetation. Where views are available, it is difficult to distinguish individual features due to the distance from the site
- The existing quarry site is just visible on the lower slopes of Yennadon Down, but forms a negligible part of the overall view, with attention drawn instead to the areas of high moorland
- Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape

LVA Photograph 30(z): Zoomed extract from Viewpoint 30

- This zoom view is included in order to more clearly illustrate which features of the site are visible
- The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, particularly the south eastern corner
- The un-vegetated part of the spoil bund is evident in front of the quarry. This increases the overall area of bare rock and spoil that is visible and that contrasts with the surrounding moorland vegetation

Figure 22: LVA Photographs

LVA Photograph 31: Looking east from car park on Roborough Down, east of Pound

- This viewpoint is at an elevation of approximately 186m AOD and is around 3.5km from the Site.
- From this distance it is difficult to distinguish individual features within the site with the naked eye
- The existing quarry site is just visible on the lower slopes of Yennadon Down, but forms a minor part of the overall view. Attention is generally drawn to the areas of high moorland on the skyline instead
- Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape

LVA Photograph 31(z): Zoomed extract from Viewpoint 31 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the site are visible
- The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, particularly the south eastern corner
- The un-vegetated part of the spoil bund is evident in front of the quarry. This increases the overall extent of bare rock and spoil that is visible, which contrasts with the surrounding moorland vegetation

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Appraisal Photographs**

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LVA Photograph 32: Looking east from Roborough Down above Yelverton

- This viewpoint is at an elevation of approximately 196m AOD and is around 3.1km from the Site
- From this distance it is becoming difficult to distinguish individual features within the site with the naked eye
- The existing quarry site is just visible on the lower slopes of Yennadon Down, with areas of high moorland forming the skyline beyond
- Receptors are likely to be people out enjoying the external environment, but they are likely to experience a relatively low sense of tranquility due to the number of other people

LVA Photograph 32(z): Zoomed extract from Viewpoint 32 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the site are visible from this viewpoint
- The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry
- It is evident that the south eastern corner of the existing quarry is more elevated that the proposed extension area
- The un-vegetated part of the spoil bund is partially screened by trees, illustrating how tree planting could help to screen the less elevated extension area

Figure 22: LVA Photographs

LVA Photograph 33: Looking north east from the A386 through Yelverton Golf Course

- This viewpoint is at an elevation of approximately 208m AOD and is around 3.2km from the Site
- From this distance it is becoming difficult to distinguish individual features within the site with the naked eye
- The existing quarry site forms a very small part of the overall view, with areas of high moorland on the skyline forming the dominant elements of the view
- Receptors are likely to be people travelling in car, who are likely to experience a relatively low sense of tranquility due to the major road

LVA Photograph 33(z): Zoomed extract from Viewpoint 33 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the site are visible from this viewpoint
- The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry
- It is evident that the south eastern corner of the existing quarry is more elevated that the proposed extension area to the north
- The un-vegetated part of the spoil bund is predominantly screened by trees, illustrating how tree planting could help to screen the less elevated extension area

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Appraisal Photographs**

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LVA Photograph 34: Looking north east towards Dousland from the Public Footpath across Callisham Down

- This viewpoint is at an elevation of approximately 219m AOD and is around 2.5km from the Site
- The existing quarry cannot be clearly distinguished with the naked eye, but the lower western part of Yennadon Down is visible above the buildings and vegetation along the upper edge of Dousland
- Yennadon Down can be seen rising towards the skyline, but the craggy profiles of the areas of 'Unsettled High Upland Moorland' on the distant skyline form the characteristic part of the view
- It is evident that the lower edge of Yennadon Down forms the transition between the 'Upland Moorland' character type and the 'Moorland Edge Slopes' on the lower lying land around Dousland

LVA Photograph 34(z): Zoomed extract from Viewpoint 34 showing detail of area around Site

- This zoom view is included in order to more clearly illustrate which features of the existing quarry that are visible from this viewpoint
- The upper parts of the eastern rockface can just be distinguished, but the existing quarry features do not make a meaningful contribution to the overall character or composition of the view
- It is evident that the existing development in Dousland is softened and integrated into the landscape by the vegetation within and around the settlement
- The more open character of the upper part of Yennadon Down is evident to the right of the panorama

Figure 22: LVA Photographs

LVA Photograph 35: Looking north from minor road on edge of Lynch Common above Meavy

- This viewpoint is at an elevation of approximately 219m AOD and is around 2.2km from the Site Receptors are likely to experience relatively high sense of tranquillity
- Lower edge of Yennadon Down forms the transition between the open 'Upland Moorland' and the more wooded and intimate 'Moorland Edge Slopes' and 'Upland River Valley' character types
- Yennadon Down is seen rising towards the local skyline on the right, but the landform is smooth and it does not have the typically 'craggy' profile of 'Upland Moorland with Tors' character type
- Yennadon Quarry cannot be seen from this viewpoint due to the landform of Yennadon Down, but a smaller disused quarry is seen on the south edge of Yennadon Down

LVA Photograph 36: Looking north from edge of Lynch Down above Smallacombe

- This viewpoint is at an elevation of approximately 240m AOD and is around 2.3km from the Site. Receptors at this viewpoint are likely to experience relatively high sense of tranquillity
- The existing working area at the site cannot be seen from this viewpoint due to the convex landform, but the other disused quarry on the edge of Yennadon Down is clearly visible
- Yennadon Down is seen rising towards the skyline, but has a relatively smooth profile compared to the craggy profiles of the areas of 'Unsettled High Upland Moorland' seen to the east
- Lower edge of Yennadon Down forms the transition between the open 'Upland Moorland' and the more wooded and intimate 'Moorland Edge Slopes' and 'Upland River Valley' character types

Figure 22

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Landscape and Visual Assessment Photographs**

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4.5 Distant Views from North and North West

Typical views from Areas 4-9 to the north and north west of the application site are illustrated by photographs 21-29 in **Figure 22: Distant Landscape and Visual Appraisal Photographs.** From some of these viewpoints it is becoming difficult to distinguish the individual landscape features within the existing quarry with the naked eye due to the distance from the site. In accordance with the guidance produced by the Landscape Institute, zoom views of the area around the existing quarry have been included where appropriate in order to more clearly illustrate its current visibility.

The existing visibility of the quarry and the typical contribution that the surrounding landscape makes to the character and 'special qualities' of the National Park from each of the areas is summarised below.

Views from B3212 to north east of Dousland (Area 4)

This view is illustrated by LVA Photograph 23, and was identified as Viewpoint 16 in the previous application. This is the closest public viewpoint to the properties to the west and north west of the site. It is at an elevation of approximately 220m AOD, so it is approximately 24m lower than the western edge of the site. The current working area is totally screened by the existing screen bund, but the upper part of the eastern face is just visible. From this location, the main impact is from the un-vegetated part of the spoil bund, which makes a clearly noticeable adverse contribution to the overall character and composition of the view. However, it is evident that views are available primarily due to the lack of trees along this edge of Yennadon Down, and more vegetation similar to that on the older, vegetated part of the bund could reduce the intrusive nature of the bund.

Views from B3212 to south west of Dousland (Area 5)

This view is illustrated by LVA Photograph 24, and was identified as Viewpoint 17 in the previous application. It is approximately 840m from the site and is at an elevation of around 201m AOD, so it is approximately 43m lower than the western edge of the site. The trees along the edge of Yennadon Down contribute strongly to the overall character of the view, with the existing quarry forming a clearly noticeable part of the wider panorama due to lack of trees along the western side of the site. The existing working area of the quarry is totally screened by a combination of mature vegetation and the screen bund, but the vertical rockface defining the south eastern corner of the site forms a prominent and intrusive part of the existing quarry. The un-vegetated part of the spoil bund forms an intrusive feature in the landscape, increasing the overall area of contrast with the surrounding moorland vegetation.

This viewpoint is considered in more detail in Figure 24 later in the document as part of the identification of the revised landscape strategy.

Views from ridgeline above Walkhampton (Area 6)

The view from Walkhampton Church is illustrated by LVA Photograph 25. This viewpoint is at an elevation of approximately 212m AOD and is approximately 1.4km from the site. Views towards Yennadon Down are predominantly screened by Dousland Plantation and other intervening trees, but there are glimpse views towards the existing quarry, with the upper part of the rockface defining the south eastern corner of the site visible. It is evident that from this distance, the landform of the quarry would not be as apparent if the rockface was vegetated like the surrounding moorland.

Views from Huckworthy Common and Sampford Spiney ridge (Area 7)

Views of the site from Huckworthy Common are almost totally screened by intervening vegetation, but from the minor road to Sampford Spiney there are a number of potential viewpoints from field gateways. These viewpoints are at an elevation of 200 to 220m AOD and are over 2.5km from the site. The typical characteristics of the 'Upland Moorland' are evident to the north, but the area around the site has substantial more tree covers and is clearly more visual enclosed. The un-vegetated top of screen bund and upper part of southern rockface just visible, but from this distance and elevation the existing quarry makes a barely perceptible contribution to the overall character and composition of the view.

Views from Plaster Down and Riband Plantation (Area 8)

Typical views from this area are illustrated by LVA Photographs 27 and 28. From these viewpoints the existing quarry site forms a perceptible scar on the lower slopes of Yennadon Down, which forms the gently rounded skyline beyond, but from this distance it is becoming very difficult to distinguish individual features within the site with the naked eye. The zoom views shows that the un-vegetated top of the screen bund and the bare rockface defining the upper south eastern edge of the existing quarry are visible against the moorland on the skyline, with Dousland and Walkhampton seen at lower elevations in the middle distance.

The existing quarry is seen on the transition between the well-vegetated land within the 'Moorland Edge Slopes' and the more elevated and open areas of the 'Upland Moorland with Tors'. Again it is evident that the quarry would be far less apparent if the exposed areas of the spoil bund and the upper south eastern areas were vegetated like the adjacent moorland.

Views from Moorland below Pew Tor (Area 9)

Views from this area are illustrated by LVA photograph 29. This viewpoint is at an elevation of approximately 265m AOD and is around 4.2km from the Site, and has a relatively high sense of tranquillity. The existing quarry site is barely perceptible with the naked eye, but it is just visible on the lower slopes of Yennadon Down, with Lynch Common forming the skyline beyond. The zoom view shows that the bare rockface defining the upper southern edge of the existing quarry is just visible through the trees in the foreground, but it is evident that the existing quarry makes a negligible contribution to the overall character and composition of the view. However, restoration of the upper parts of the south eastern corner of the site would provide some very minor benefits.

A summary of the conclusions reached by the assessment and the locations of the representative viewpoints to the north and west of the site are shown on **Figure 23a: Visual Appraisal Plan - Views from North West.**

Distant views towards site from open areas of Plaster Down, but individual feature difficult to distinguish with naked eye

Distant views towards site from slopes below Pew Tor, but individual feature difficult to distinguish with naked eye

Church at Sampford Spiney forms typical focal point, but lower level views screened by vegetation

Disused Sweltor and Foggintor Quarries form prominent features in landscape, contributing to distinctive local character

View towards site from moorland where vegetation allows. Only upper eastern face of quarry visible

Views from Huckworthy Common typically screened by intervening vegetation and tree within Common

Walkhampton Church forms distinctive focal point on ridgeline. Glimpse views between trees towards upper eastern face of quarry

Horribridge visible from upper parts of Yennadon Down, but very few distant views towards site

Walkhampton situated on valley floor to north west of site. Views screened by landform

View from B3212 predominantly screened by tall hedgebanks, but open views available from entrance to Trading Estate

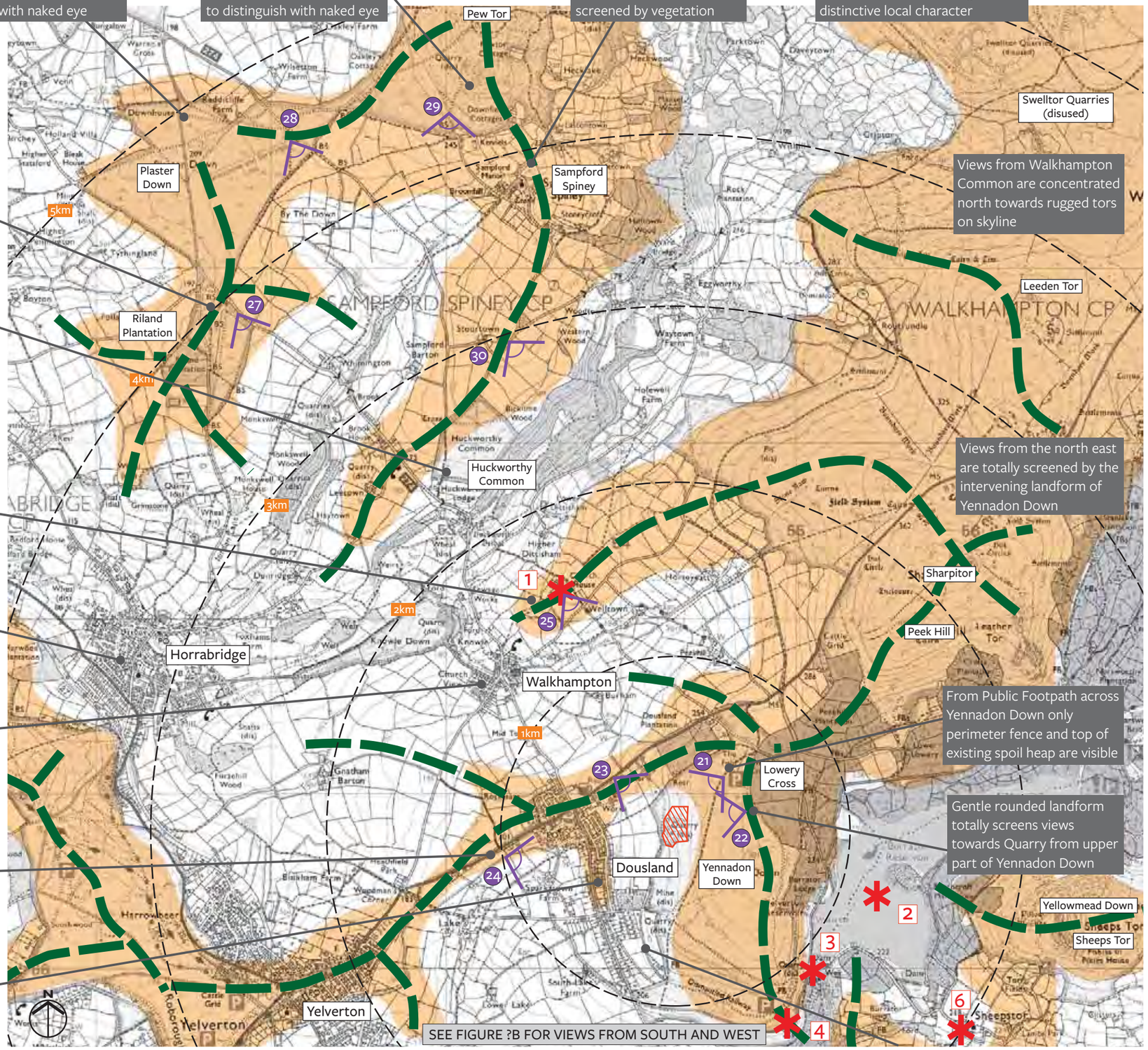
Views from Dousland screened by development and vegetation to west of Yennadon Down

Views from Walkhampton Common are concentrated north towards rugged tors on skyline

Views from the north east are totally screened by the intervening landform of Yennadon Down

From Public Footpath across Yennadon Down only perimeter fence and top of existing spoil heap are visible

Gentle rounded landform totally screens views towards Quarry from upper part of Yennadon Down



Scale (meters) 0 200 600 1km / 100 400 800

KEY

- Existing Quarry Site
- 1km — Approximate distance from Site
- Principal ridgelines influencing visibility of Site
- Key landform features contributing to local character and providing opportunities for views towards Site
- 28 — Viewpoints for Landscape and Visual Photographs
  (See Figure ?? for Viewpoints 1-20. See Figure ?A for views from north west)
- Man-made Focal Points contributing to character and composition of views
- 1 — Church above Walkhampton
- 2 — Burrator Reservoir
- 3 — Burrator Down
- 4 — Car Park in disused Quarry
- 5 — Church in Meavy
- 6 — Church in Sheepstor

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Visual Appraisal Plan - Views from North and West

Drawing Ref: cbla-14101-VAP-NW
Client: Yennadon Stone Ltd
Date: June 2015

Figure 23a

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4.6 Distant Views from South and West

Typical views from Areas 10-14 to the south and west of the site are illustrated by photographs 30-36. The locations of the viewpoints are shown on **Figure 22: Distant Landscape and Visual Appraisal Photographs.** Where appropriate zoom views of the area around the existing quarry are included in order to more clearly illustrate its current visibility, due to the distance of some of the areas from the application site. The existing contribution of the site to the character and composition of the views is summarised below:

Views from Roborough Down above Yelverton / Horribridge (Area 10)

Representative views from this area are illustrated by LVA Photographs 30, 31 and 32. Roborough Down is an area of access land that rises to between 175 and 200m AOD to the west of Yelverton and Horribridge and is approximately 3km from the site. As the viewpoints are at a lower elevation than the site, it is evident that the existing spoil bund along the western edge of the site screens all views into the existing working area.

The existing quarry is just visible on the lower slopes of Yennadon Down, but forms a minor part of the overall view, with attention generally drawn towards the areas of higher moorland on the skyline. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, but the un-vegetated part of the spoil bund is also visible. The zoom views show that the south eastern corner of the existing quarry is more elevated that the proposed extension area, and illustrates how further tree along the lower western edge of the site could help to screen the less elevated extension area.

Views from A386 through Yelverton Golf Course (Area 11)

There are likely to be views from the Golf Course, but LVA Photograph 33 illustrates a typical public views from the A386. The visibility of the existing quarry is similar to other parts of Roborough Down, but as these views are typical experienced from moving vehicles, the sensitivity of the receptors will be somewhat lower.

The existing quarry site forms a very small part of the overall view, with the areas of high moorland on the skyline forming the dominant elements of the view. The site is seen within the transition zone between the settled and more vegetated 'Moorland Edge Slopes' and the more elevated and exposed moorlands beyond. Consequently, it is not seen as part of the iconic central granite core of Dartmoor, where the key characteristics of "extensive unsettled moorland with broad ridges, expansive panoramic views and an overwhelming sense of remoteness and wildness" are at their strongest. However, it is evident that restoration of the most prominent south eastern part of the existing quarry and planting the western face of the existing spoil bund would result in some clear benefits to the overall character and composition of the view.

Views from A386 on ridgeline to south towards Plymouth (Area 12)

The A386 provides one of the main approach routes into Dartmoor National Park from the population centre of Plymouth. The previous application presented viewpoints 19-23 from this area, with a photomontage from Viewpoint 23 demonstrating a **negligibl**e visual impact. These viewpoints were from over 4km from the site, with some being over 5km away.

While this road runs on a ridgeline through an area of access land, views towards the site are principally experienced as fleeting glimpses while moving at speed in vehicles. Such receptors are typically considered to have a much lower sensitivity to change than receptors whose activity is centred on the landscape. In addition, Figure 8: Existing Tranquillity of Area around Site, identifies a relatively low sense of tranquillity along the ridgeline, due to the presence of the road corridor.

It is concluded therefore that the significance of any impacts experienced from this area will be considerably less than those from Area 11, due to the greater distance from the site and the lower sensitivity of the receptors. Further views from this area are not therefore included as part of this assessment, but the material submitted as part of the previous application are reproduced in **Appendix 2**.

Views from Callisham and Castor Downs (Area 13)

LVA Photographs 34 illustrates a typical view from the public footpath across this area. This viewpoint is at an elevation of approximately 219m AOD and is around 2.5km from the Site. The existing quarry cannot be clearly distinguished with the naked eye, and the craggy profiles of the areas of 'Unsettled High Upland Moorland' on the distant skyline form the characteristic part of the view. It is evident the existing quarry features do not make a meaningful contribution to the overall character or composition of the view, but that the lower edge of Yennadon Down forms the transition between the 'Upland Moorland' character type and the 'Moorland Edge Slopes' on the lower lying land around Dousland.

Views from Lynch Common above Meavy and Smallacombe (Area 14)

LVA Photograph 35 and 36 illustrate typical views from this area. From this area Yennadon Down is seen rising towards the local skyline, but the landform is smooth and it does not have the typically 'craggy' profile of 'Upland Moorland with Tors' character type described in the Dartmoor LCA The existing working area at the site cannot be seen from this direction due to the convex landform, but the other disused quarry on the edge of Yennadon Down is clearly visible. Quarries do therefore form part of the local landscape character, but the application site does not make a contribution to this from this area.

A summary of the conclusions reached by the assessment and the locations of the representative viewpoints to the south and west of the site are shown on **Figure 23b: Visual Appraisal Plan - Views from South and West**

4.7 Conclusions reached by Site Assessment and LVA

The following overall conclusions were reached by the Site Assessment and the Landscape and Visual Appraisal:

- From Area 1 along the western edge of the site the existing un-vegetated spoil bund forms the principal intrusive feature;
- From Area 2 on the mid-slopes of Yennadon Down the upper eastern face of spoil bund is the only part of the quarry that is clearly visible;
- The site is not visible from the more tranquil upper part of the Down;
- From viewpoints around Dousland, views into the quarry are screened by the existing spoil bund, but the un-vegetated part of the bund itself is a rather alien and intrusive feature;
- In more distant views from Areas 6-9 to the north west, it is only the upper un-vegetated parts of the spoil bund and the rockfaces defining the south eastern corner of the existing quarry that are visible. While the site does not form a highly conspicuous part of these views, it is evident that the landform of the quarry would be even less apparent if the rockface was vegetated like the surrounding moorland.
- From Areas 10-12 on Roborough Down the site is seen as part of the transition zone between the settled and more vegetated 'Moorland Edge Slopes' and the more elevated and exposed moorlands beyond. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, but the un-vegetated part of the spoil bund is also visible; and
- From Area 13 and 14 the site does not contribute meaningfully to views, but the other quarry on the edge of Yennadon Down is clearly visible, demonstrating the typical contribution of quarries to local character.

These conclusions have helped to inform the landscape strategy for the revised proposals and have been used to identify appropriate landscape and bio-diversity mitigation and enhancement measures. These are described in Section 5 of this document.

SEE FIGURE ?A FOR VIEWS FROM NORTH AND WEST

Limited glimpse views towards site from Jordan Lane, but from 3km the existing quarry is barely perceptible

Some oblique views towards Yennadon Quarry from northern end of Roborough Down, but higher areas of moorland beyond forming skyline dominate views

View from B3212 between Yelverton and Dousland predominantly screened by tall hedgebanks, but open views available from entrance to Trading Estate

Views available between vegetation from some points on Roborough Down. Quarry visible above agricultural land

Views available between vegetation from some points on Roborough Down. Quarry seen just above agricultural fields on lower slopes

From open section of A386 adjacent to Yelverton Golf Course, Site is seen just above Dousland as part of settled moorland fringe, partially screens by trees

Yennadon Quarry visible in intermittent views from A386, but does not form conspicuous part of overall view from moving vehicles

Some very long distant glimpse views from A386, but from over 4km quarry has negligible impact on composition of view

Olderwood Plantation and landform totally screen views from Hoo Meavy

Open views towards Dousland from footpath across Callisham Down. Existing quarry barely perceptible on lower flanks of Yennadon Down

Views from minor road south of Dousland screened by landform and vegetation on lower flanks of Yennadon Down

Yennadon Quarry is screened by the landform of Yennadon Down, but disused quarry used as car park clearly visible

Views towards site from southern edge of Yennadon Down completely screened by landform. Dramatic views available southwards

Horrabridge
Walkhampton
Peek Hill
Sharpitor
Lowery Cross
Dousland
Yennadon Down
Yelverton
Meavy
Sheepstor
Lynch Common
Castor Down

KEY

- Existing Quarry Site
- 1km — Approximate distance from Site
- Principal ridgelines influencing visibility of Site
- Key landform features contributing to local character and providing opportunities for views towards Site
- 28 — Viewpoints for Landscape and Visual Photographs
  (See Figure ?? for Viewpoints 1-20. See Figure ?A for views from north west)
- Man-made Focal Points contributing to character and composition of views
- 1 Church above Walkhampton
- 2 Burrator Reservoir
- 3 Burrator Down
- 4 Car Park in disused Quarry
- 5 Church in Meavy
- 6 Church in Sheepstor

Scale (meters) 0 100 200 400 600 800 1km

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Visual Appraisal Plan - Views from South and West

Drawing Ref: cbla-14101-VAP-SW
Client: Yennadon Stone Ltd
Date: June 2015

Figure 23b

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5 Site Proposals

5.1 Conclusions reached by Baseline Assessment

The following overall conclusions were reached by the Baseline Assessment. These provide the wider planning and landscape context that was be used to guide the development of the revised landscape strategy for the site. They should then also be used to assess the acceptability of proposals:

- The primary purposes of National Parks are to "*conserve and enhance their natural beauty"* and to promote the "*understanding and enjoyment of their special qualities by the public*." However, National Park Authorities also have a duty *"to seek to foster the economic and social well-being of local communities within the National Park."*
- The Core Strategic Aim is to conserve and enhance Dartmoor as a living, working, evolving landscape that continues to offer the special qualities that led to its designation. Proposals should therefore maintain or enhance the characteristic landscape features, biodiversity and geodiversity of the National Park.
- Policy COR3 states that development needs to conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities. The character and distinctiveness of the built heritage greatly influences the special qualities within the National Park
- It is acknowledged that "the character of Dartmoor owes much to its historic built heritage and this heritage is a finite resource." Policy COR4 therefore confirms that development proposals will be expected to conserve or enhance the quality and distinctiveness of the built environment, so it is clear that the-going supply of local stone will be necessary in order to achieve these objectives.
- Policy COR22 affirms that 'major mineral development' will not be allowed unless it can be demonstrated that there is a national need. However, the policy states that 'other mineral development' will be carefully assessed, with great weight being given in decisions to the conservation of the landscape and the countryside, and 'small scale' quarrying of traditional building stone will be granted in locations where this would not be damaging to the landscape and other local considerations.
- Table 7 in the Dartmoor National Park Minerals Local Plan identifies Yennadon Quarry near Dousland as one of the mineral operations currently active within the National Park and identifies the scale of operation as 'small'.
- The Core Strategy therefore confirmed that the Dartmoor National Park Minerals Local Plan provides scope for small scale quarrying of local building stone.
- Policy M2 states that planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings.
- Policy DMD5 in DMDDPD states that proposals should conserve and/or enhance the character and special qualities of the Dartmoor by respecting the valued attributes identified in the Dartmoor National Park Landscape Character Assessment. Proposals should conserve and/or enhance what is special or locally distinctive by retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features, avoiding unsympathetic development and respecting the tranquillity and sense of remoteness of Dartmoor.

With regards to landscape character, the following issues were important considerations in the formulation of the revised landscape strategy:

- It is evident from the national and local LCAs that the essential or iconic qualities of Dartmoor are provided principally by the open, windswept upland moors with their wide views and sense of remoteness and wildness. The most remote areas are identified in the DLCA as landscape character type 1K: Unsettled High Upland Moorland;
- The existing quarry is identified within character type 1L: Upland Moorland with Tors, immediately adjacent to the boundary with character type 2D: Moorland Edge Slopes. Former mineral workings and quarries are identified among the key characteristic for both the landscape character types adjacent to the application site;
- The area surrounding the existing quarry is not part of the remote upland moorland that contribute strongly to the iconic vision of Dartmoor, and does not exhibit the key properties or remoteness or high tranquillity;
- Yennadon Quarry has been in existence for at least 150years, and probably since the Plymouth and Dartmoor Tramway was constructed. It pre-dates the settlement of Dousland and is one of the historic features that contributes to local character or 'sense of place'; and
- The 'upland fringe' adjacent to the site is characterised by naturally re-generating small trees. These are part of the dynamic nature of the landscape and provide opportunities to assimilate the site into the local landscape that do not exist at more elevated locations.

5.2 Guidelines for Revised Landscape Strategy

The revised landscape strategy for the site has been development in accordance with the relevant landscape guidelines for the area.

Landscape Guidelines in Dartmoor Landscape Character Assessment

The DLCA presents landscape protection, management and planning guidelines in accordance with the broad definitions provided by the European Landscape Convention. The DLCA notes that the ELC provides the following overarching aim, which has strongly influenced the approach taken in preparing the landscape strategies and guidelines for Dartmoor:

> *"In seeking the right balance between protection, management and planning of a landscape, it should be remembered that the aim is not the preservation or "freezing" of the landscape at a particular point in its lengthy evolution. Landscapes have always changed and will continue to change, both through natural processes and through human action. In fact, the aim should be to manage future changes in a way which recognises the great diversity and the quality of the landscapes that we inherit and which seek to preserve, or even enhance, that diversity and quality instead of allowing them to decline."*

The baseline assessment of the area around the application site has therefore considered the past and on-going changes that are taking place in the area so that the mitigation measures respect the dynamic, ever changing nature of the landscape without adversely affecting the iconic features that are most important to local character, distinctiveness and 'sense of place'.

The application site is location immediately adjacent to the edge of two character types, the 'Moorland with Tors' and the 'Moorland Edge Slopes'. As landscape is a continuum, differences between areas often tend to be a gradual transition rather than an abrupt change. It is likely therefore that some of the guidelines for both areas will be relevant.

The overall strategy for the '**Moorland with Tors**' character type is to protect the rich cultural, geological and natural heritage of the area, retaining its strong sense of remoteness and tranquillity, managing sustainable recreational opportunities and promoting greater habitat linkages for a range of public benefits. The landscape and planning guidelines for the area include:

- *To protect in a good state of repair the strong unifying local building vernacular of granite and slate. Limited new development should utilise the same materials and building styles wherever possible.*

- *To create, extend and link upland habitats, particularly valley mire, western heath and heather moorland.*
- *To reduce the overall area of acid grassland through encouraging heather regeneration whilst retaining areas of importance for species diversity and as habitat for ground nesting birds.*
- *To allow the natural regeneration of semi-natural woodland (particularly oak) and scrub along the upper courses of moorland tributaries to enhance flood storage capacity, water filtration and carbon sequestration functions; and*
- *Any new development should respect biodiversity interests and seek opportunities for habitat recreation, restoration and linkages in accordance with Policy COR7.*

The overall strategy for the '**Moorland Edge Slopes**' character area is to protect the strong historic character of the area and the features scattered across the landscape of medieval fields and tranquil settlements. Guidelines relevant to the site include:

- *Manage and enhance areas of heathland common through continued livestock grazing at appropriate levels to enhance biodiversity and sustain traditional upland farming practices.*
- *Manage recreational pressure on areas of common land currently experiencing heavy use – including through the promotion of alternative sites (see below) and options for access other than the private car*
- *To manage and enhance areas of semi-natural habitat including heathlands, wetlands and orchards to build resilience to climate change.*
- *To protect and appropriately manage the landscape's numerous historic sites and features including prehistoric hut circles, cairns, hillforts, stone circles and mining heritage features*
- *Protect the strong unifying local vernacular of stone and slate, with some colour-washing and thatch. Limited new development should utilise traditional materials and building styles wherever possible; and*
- *To plan new landscapes associated with conifer plantations and disused china clay pits and tips (although this could also relate to other existing or disused quarry feature).*

Under the landscape planning heading there is then a guideline seeking to

> "*restructure the topography and recreate appropriate vegetation cover as part of a long-term strategy to restore disused areas of china clay quarrying and tipping around Lee Moor.*"

The guideline then states that

> "this *landscape restructuring should maximise opportunities to filter views of current quarrying and tipping activity, as well as provide new green infrastructure links, with disused sites potentially restored to a mosaic of different habitats, providing a setting for recreational facilities including footpaths and bridleways*".

While these objectives relate specifically to the far more visually intrusive features associates with the china clay extraction at Lee Moor (the majority of which lie outside the National Park), it is evident that these principles could be equally relevant to the treatment of the existing much smaller quarry operations at the application site.

In addition to the guidance in the DLCA, the Health and Well-being section of the Dartmoor National Park Authority Development Management and Delivery Development Plan Document (DMDDPD) identifies that disused railway tracks can provide the potential for informal recreational use by walkers, cyclists and horse riders. As cyclists do not have a right to cycle on common land (except on bridleways and permitted routes), the establishment of access along old railway tracks that cross moorland can be a great benefit. The alignment of the Plymouth and Dartmoor Tramway passed the entrance to the site and the old railway line across the southern edge of Yennadon Down therefore provide opportunities for such routes.

The DMDDPD acknowledges that those sections of the National Cycle Route that pass through Dartmoor have made use of stretches of old railway line, and that the principle of creating traffic free recreational routes is welcomed. However, it is noted that schemes must respect the need to safeguard important archaeological and ecological sites, and will depend for their success on the co-operation of landowners and the ability to overcome physical problems on the route.

Consequently, there are clearly opportunities for the revised proposals to incorporate many of the guidelines presented in the DLCA and the objectives of the Dartmoor Management Plan. These principles have guided the development of the revised restoration and after-care plan.

5.3 Impacts that will arise from the Existing Permission

The assessment of the existing conditions within the site also considered the on-going impacts that will continue to arise until 2025 as a result of the Existing Permission and the limited restoration proposals that are likely to be achieved. It is evident that the impacts of the revised proposals need to be considered within this context. The on-going impacts can be summarised as follows:

- The restoration plans will not be submitted until 2023, so restoration is unlikely to commence until at least 2024/2025;
- The height and profile of the un-vegetated northern part of the existing spoil mound will remain and will be left to naturally re-vegetate, so this will remain as an alien landform in views towards the site from the west;
- The top and east-facing slope of the existing spoil bund is the main feature that is visible from local viewpoints on Yennadon Down. This will remain in its existing position and be left to naturally re-vegetate at the end of the operational period under the existing permission; and
- The upper parts of the eastern rockface are the most visually intrusive elements of the existing quarry. These will remain as prominent vertical rockfaces as there is insufficient fill available to re-profile them to safe gradients that will allow them to be physically or visually integrated back into the surrounding landscape.
- There are currently no common land rights or public access rights to the site. The Trustees of the Walkhampton Trust have indicated that this will remain the case should planning permission be refused. The quarry will therefore remain fenced off, primarily for health and safety reasons associated with the remaining vertical rockfaces

The consideration of ways that the revised proposals could reduce these impacts or provide enhancements has therefore underpinned the development of the revised Landscape Strategy.

Zoom view looking east from the entrance to Trading Estate on the B3212 just to west of Dousland (LVA Viewpoint 24)

5.4 Opportunities to Improve Landscape Strategy

The photograph above was taken in October 2014 from viewpoint 24, looking east from the entrance to Trading Estate on the B3212 just to west of Dousland. This was identified as one of the key viewpoint by the previous application, with the photomontage from viewpoint 17 seeking to illustrate the impact of the previous proposals. The viewpoint was used to help develop an improved landscape strategy of the revised proposals.

The Landscape and Visual Appraisal identified that in views from the the west, north west or south west the most prominent and intrusive existing features of the quarry are the un-vegetated spoil bund along the western boundary and the upper part of the rockfaces in the south eastern corner of the site. **Figure 24: Opportunities for an enhanced Landscape Stra tegy** demonstrates the opportunities to develop an enhanced landscape strategy that could positively address these issues.

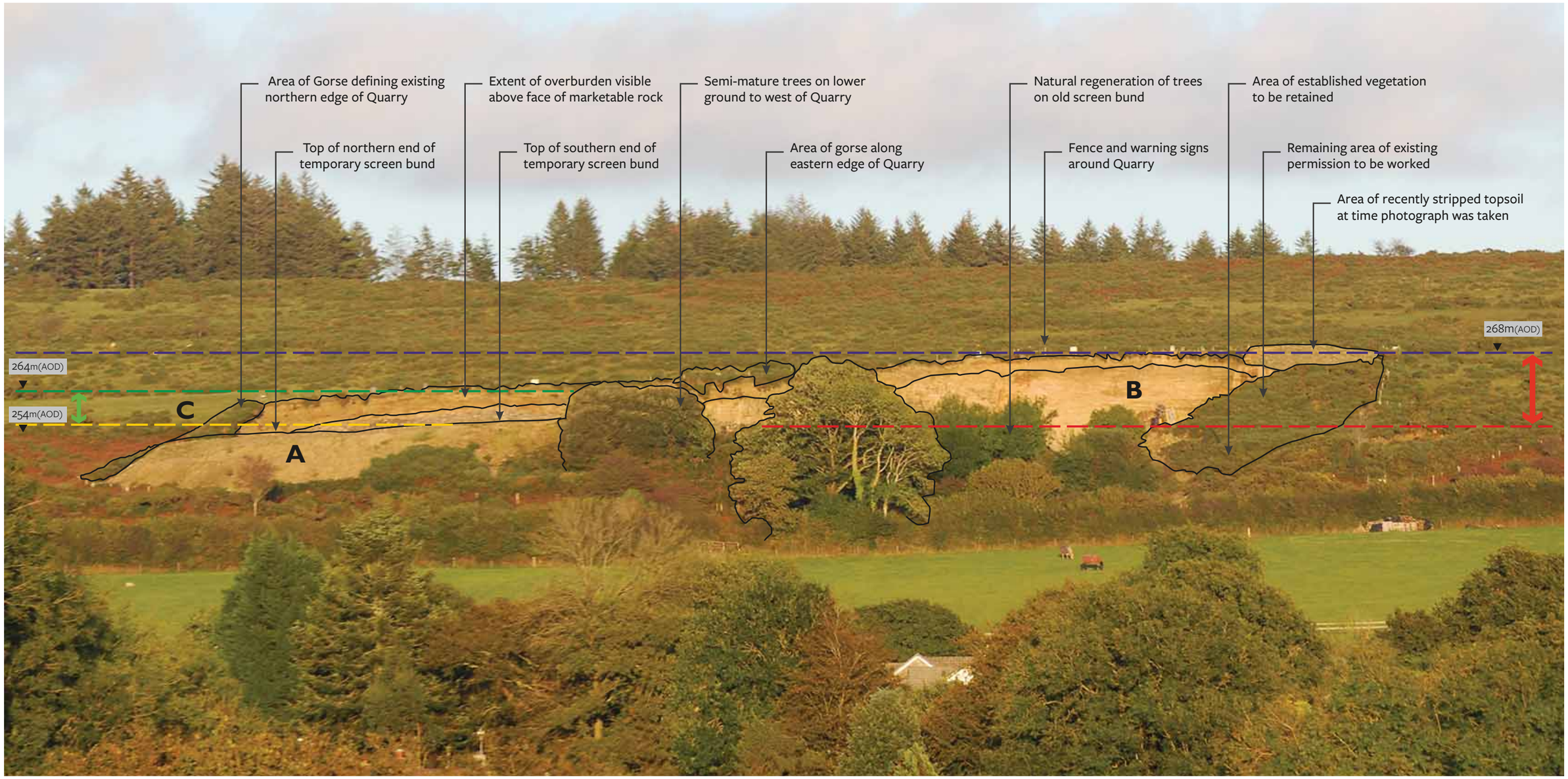
The red line on Figure 24 shows the current upper limit of the screening provided by the spoil bund and the blue line shows the top of the existing rockface at approximately 268m AOD. This line also shows the upper limit of the previous application. The red arrow to the right of the quarry therefore shows the maximum extent of vertical rockface that would have been visible under the previous application.

The black dashed line shows the height of the existing spoil bund. The green dashed line shows the maximum visibility of the excavation if the upper limit of the permission was reduced to 264m AOD. Consequently, the green arrow on the left shows the maximum extent of the works within the extension area that would be visible if a temporary bund was constructed to the same height as the existing one, and the maximum height of the works was limited to 264m AOD. The visible area would clearly be substantially less than was sought by the previous application.

It is evident that parts of the existing quarry are screened by trees along the western boundary of the site. The establishment of vegetation on the existing or proposed temporary bund would help to further reduce the visibility of the works and would be compatible with the surrounding landscape character. Any reduction in the maximum height of the working area below 264m would be similarly beneficial.

The benefits of this approach are illustrated from this location as it is one of the closest public viewpoints to the site and it was considered in detail by the pervious application. However, the principles are equally applicable to any viewpoints to the west, north west or south west of the site that are at a lower elevated than the existing quarry.

The potential landscape and visual benefits of incorporating these principles into the revised landscape strategy are assessed in Section 6.



Limit of screening provided by existing Spoil Bund

Top of existing rockface and approximate extent of Previous Application (268m AOD)

Top of existing Spoil Bund

Maximum extent of Revised Proposals if limited to 264m AOD

Visibility of existing Quarry

A Existing un-vegetated part of Spoil Bund. The Revised Proposals should seek to re-profile this area and seed / plant at early stage in restoration works

B Existing rockface in south eastern corner of site is visual prominent. Proposals should seek to reduce visibility of vertical faces during excavation works. Restoration Proposals should prioritise backfilling, topsoiling and planting in this area

C Extent of Revised Proposals likely to be visible. This could be further reduced by planting on the bunds, reducing the maximum height of the working face and allowing vegetation to establish on the over burden

Maximum extent of Revised Proposals that would be visible

Figure 24

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor - **Opportunities for an enhanced Landscape Strategy**

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5.5 Deficiencies in the Previous Scheme

The restoration plan for the previous application sought to restore the site "*in such a manner that it reverts back to moorland, albeit with the bowl shaped area suggesting the occurrence of past extraction.*" It is evident that this approach did not fully take advantage of the opportunities presented and was not informed by a thought assessment of the local landscape features that contribute to local distinctiveness. The following deficiencies in the previous scheme were identified by this assessment:

- The scheme did not acknowledge that quarries are an integral part of the Dartmoor landscape that can create interesting focal points and enhance bio-diversity as long as they are not overly prominent or detract from the wider landscape character;
- The initial phases of the scheme would have been situated in the most visually prominent parts of the site, prior to the establishment of the proposed mitigation measures;
- The scheme did not prioritise the differing visibility of different parts of the existing quarry. The restoration proposals would therefore have resulted in an nondescript elongated bowl-shape that was neither a full restoration of the original landform or a retention of the quarry as a characteristic part of the local landscape;
- The scheme did not demonstrate how it could be integrated back into the local landscape pattern on the lower part of Yennadon Down;
- The scheme did not acknowledge its position adjacent to the Plymouth and Dartmoor tramway, so no provisions were made to increase visitors understanding of the historic nature of the site; and
- The scheme did not prioritise the introduction of measures to reduce or remove the impacts that currently arise from the Existing Permission.

The revised landscape Strategy therefore seeks to address each of these issues in a positive manner, in order to demonstrate how the proposals could conserved and enhanced the local landscape by acknowledging and working with the valued attributes identified in the Dartmoor National Park Landscape Character Assessment within the local area.

5.6 Revised Proposals

The revised proposals are described in the 'Revised Development Proposals, Restoration and Aftercare Plan', produced by John Grimes Partnership and submitted as part of the new planning application. Plans showing the proposed method of working, along with sections through the new and existing parts of the quarry are presented as **Figures 25 and 26**.

Since the previous planning submission was refused, Yennadon Stone have commenced the extraction of material previously intended to be left unworked along the south eastern edge of the existing quarry. Taking into account the reserves in this area, the extraction area required by the revised proposals has therefore been reduced by 35%. This has enabled a revised extraction and restoration strategy to be produced to address the concerns previous raised by Dartmoor National Park Authority (DNPA).

The red line area in this proposal remains 3.3ha, of which approximately 1ha comprises the extension area (the remainder being the existing quarry and access track). The actual additional area of extraction covers 0.53ha, with the remaining extension area comprising a temporary screening bund along the western boundary (0.17ha) and a landscaped buffer (0.3ha) along the northern and eastern boundary that will be largely undisturbed.

The main changes from the previous submission are:

- The northern end of the existing spoil bund is currently un-vegetated and forms an intrusive feature in local views along the site boundary. This will be re-profiled to a lower angle (and graded into the temporary new bund), and soiled and planted as part of Pre-excavation works;
- The eastern side of the existing bund is currently highly visible in local views from Yennadon Down. This will be re-graded and the upper 4m will be soiled and planted to provide immediate betterment to views from the east compared to the existing permission;
- The extraction area will be fenced off in two phases in order to minimize the length of time that the area is unavailable for grazing / public access;
- A temporary 4m high bund will be constructed along the western boundary of the proposed extension to provide visual and noise screening. The bund will be graded into the existing slope profile along the northern boundary. The lower 1m of the bund will be planted with typical moorland vegetation, while the upper part of the bund will be grassed. On completion of quarrying the upper bund will be removed to reduce the residual visual impacts from the bund;
- The extension area will be worked from west to east in three sections, so that the initial extraction phases will be in the least prominent part of the site and will be screened from the west by the temporary bund;
- A landscaped buffer zone will be formed along the eastern and northern boundaries between the proposed fence-line and actual extraction area. Any unnecessary disturbance in this area will be minimised, but where appropriate the area will be planted with native moorland trees/shrubs. The site fencing will be moved closer to the edge of excavations as soon as the landscape buffer has been fully established;
- Once extraction has ceased in the south eastern end of the existing quarry (current working area), this area will be progressively backfilled to a near-natural profile, soiled, planted and returned to moorland;
- The rolling landscaping and planting programme within the existing quarry (which will begin as soon as permission is granted), will restore 7,040m^2 of land. This area is approximately a third larger than the new extraction area. Restoration will begin 8 -10 years earlier than under the current planning condition requirements;
- The upper eastern limit of the excavation in Phase 3 is reduced to the 264m AOD contour (compared to 268m AOD previously) providing a 4m reduction in the height of the excavation. This height may be lower, depending on the volumes of stone extracted during the initial phases. The maximum height and extent of the working area will be reviewed prior to the start of Phase 3;
- The extension area is covered with approximately 3m of overburden. Immediately prior to the start of each area being worked, this will be removed and the edges battered back at a 45° angle. This will be planted with typical local vegetation to start the process of integrating the site back into the local moorland landscape;
- The 4m reduction in elevation together with the angled/planted overburden equates to a reduction of 7m in the bare overburden / rockface that will be visible above the height of the screen bund from viewpoints to the west compared to the previous submission.
- Final restoration of the entire quarry will be complete by end of 2025. This will involve removal / re-grading of the temporary bund, backfilling remaining eastern faces and re-grading / landscaping of the remaining areas within the quarry. All buildings and infrastructure will be removed.
- The vertical rockface in the least prominent north western part of the quarry will be retained as a landscape feature at the end of the works, reflecting the long history of there being a quarry in this location. This will mean that spoil generated by the works can maximise the filling of the existing highly prominent vertical faces in the south eastern part of the existing quarry. It is likely that these would remain is vertical faces under the restoration plans for the existing permission;
- An aftercare plan will be agreed between Yennadon Stone Ltd, the Maristow Estate and the National Park Authority;
- There are currently no common land rights or public access rights to the existing quarry area. The Maristow Estate has indicated that this will remain the case should planning permission be refused. This will result in. the quarry remaining fenced off, primarily due to health and safety reasons associated with the remaining vertical quarry faces.

- Under these revised proposals, the Maristow Estate have indicated that, subject to the quarry being suitably and safely restored, future public access may be restored. Any such future access would be subject to the necessary negotiations between the Maristow Estate and the DNPA, but this could provide opportunities for the enjoyment of the biodiversity and special landscape features of the quarry by the public.
- The final restoration scheme incorporates enhanced habitat areas, including a year-round pond and seasonal wetland and sections of quarry face retained for raptors. The ecological consultants will undertake regular monitoring throughout the phased extraction and restoration works; and
- A public information board will be erected at the quarry entrance providing information about the history of Yennadon Quarry and Plymouth and Dartmoor Tramway along the site boundary.

The various phases of the revised proposals will now be briefly described by reference to the appropriate John Grimes Partnership drawings. It should be noted that the contours shown on the phased drawings are based on the most recent site survey (dated October 2013) and have been schematically adjusted based on anticipated excavation progress by the end of each phase.

5.7 Pre-excavation Works

The south-eastern end of the existing quarry will continue to be worked while the pre-excavation operations are carried out. The proposed preparatory works are shown on **Figure 25: Pre-excavation Works.** Prior to the stripping of any overburden, both Ecological and Archaeological surveys will be undertaken.

The new temporary bund will be formed along the north west boundary of the extension area. The bund has been designed to provide both visually and acoustically screening, for the benefit of local residents living to the west and north west of the quarry.

Concurrent with the construction of the new bund, the un-vegetated northern end of the existing bund will be re-graded, as identified by the Landscape and Visual Appraisal.

Once formed, the new and the re-graded bunds will be covered with soil, seeded and planted with approved locally-sourced species. Where possible the stripped soils will be placed directly onto the areas that are currently being restored. Otherwise, they will be stockpiled in accordance with the MAFF 2000 guidelines for use later in the restoration process.

Phasing plans and sections through the existing and proposed works are shown on **Figure 26: Phasing Drawings for Revised Site Proposals .**

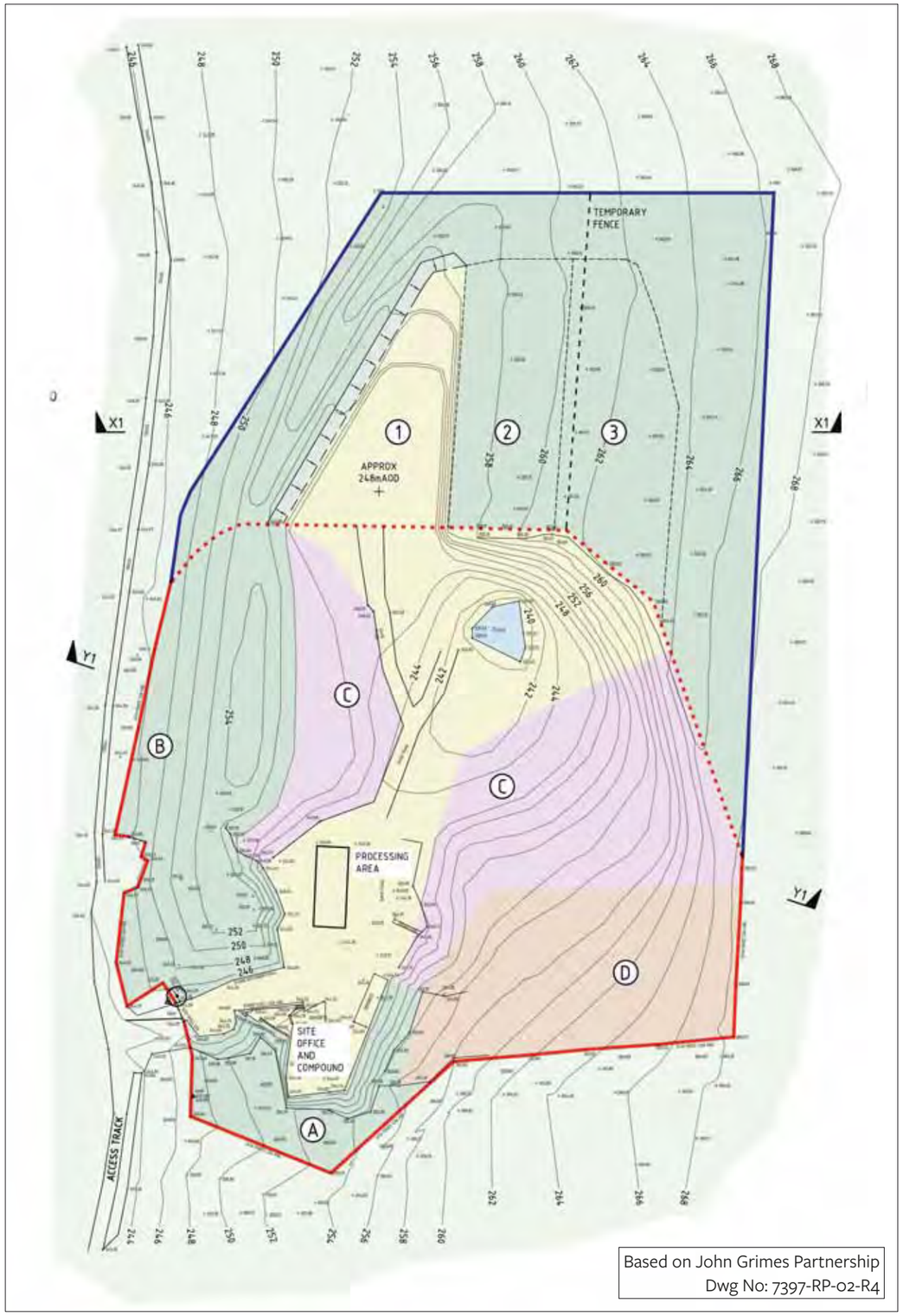
LAYOUT FOR PRE-EXCAVATION

LEGEND:-

- (A) VEGETATED SLOPE TO REMAIN
- (B) EXISTING BUND UN-VEGETATED AREA HATCHED TO BE PROFILED (WEST FACING SLOPE ANGLE TO BE REDUCED AND LANDSCAPED) SOILED AND PLANTED
- (C) LANDSCAPE BUFFER ZONE - TO BE PLANTED / PROTECTED TO ALLOW TREES / VEGETATION TO ESTABLISH. ONCE ESTABLISHED FENCING CAN BE MOVED INWARDS
- (D) POSITION OF V-NOTCH DUG INTO OVERBURDEN TO ALLOW ESTABLISHMENT OF VEGETATION. THIS WILL PROGRESS 1-2 MONTHS AHEAD OF TOPSOIL STRIPING
- (E) POSITION OF 3m WIDE, 45° ANGLED SLOPE THROUGH OVERBURDEN. TO BE PLANTED IMMEDIATELY TO ENABLE VEGETATION TO ESTABLISH
- (F) MAX 1m HIGH BUND WITH TREES PLANTED ON OUTSIDE FACE TO BE LANDSCAPED TO PROVIDE 'NATURAL' PROFILE
- (G) PROPOSED NEW TEMPORARY BUND (MAX 4m HIGH) (TREES / SHRUBS PLANTED ON OUTSIDE FACE ON LOWER 1m ; UPPER SLOPE GRASSED. UPPER BUND TO BE REMOVED AS PART OF RESTORATION WORKS
- (1 2&3) FOR PHASE 1, 2 & 3 LAYOUTS, SEE DRAWING 7397-08

VEGETATED AREAS
NEW BUND'S TO BE LANDSCAPED
EXISTING UN-VEGETATED BUND TO BE BE RE-GRADED, SOILED AND VEGETATED
WORKING AREA
POND
CURRENT SITE BOUNDARY
PROPOSED SITE BOUNDARY

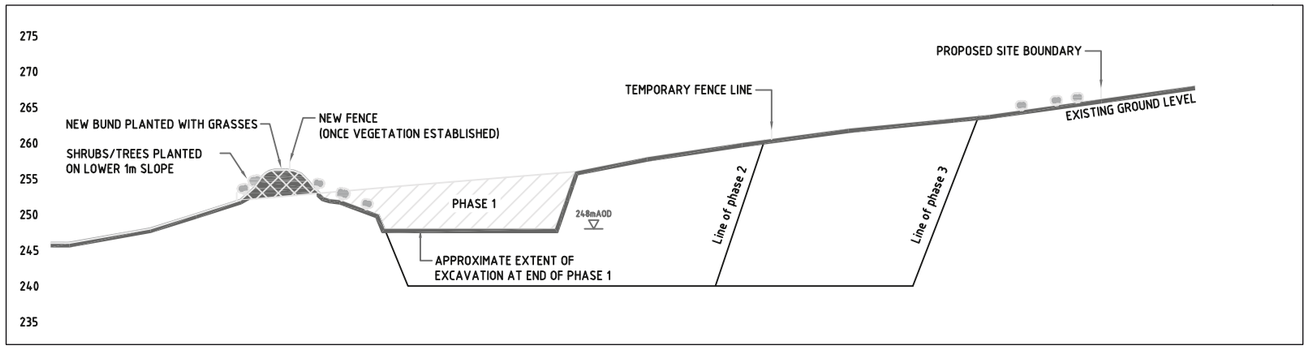
Figure 25: Pre-excavation Works



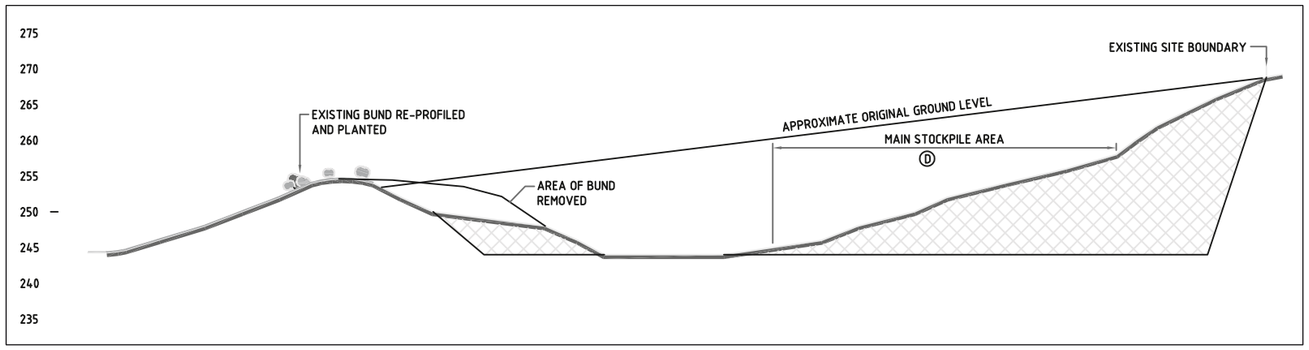
LAYOUT FOR PHASE 1

LEGEND:-

- (A) VEGETATED SLOPE TO REMAIN
- (B) EXISTING BUND RE-PROFILED AND PLANTED
- (C) TEMPORARY SPOIL AREAS
- (D) INFILL OF PREVIOUSLY WORKED AREA
- (1) AREA 1 TO WORK TO A DEPTH APPROX 248mAOD. WORKS WILL BE PROGRESSIVELY BENCHED DOWN
- (2&3) FOR PHASE 2 & 3 LAYOUTS, SEE DRAWING 7397-07 & 08
- VEGETATED AREAS
- AREAS BEING INFILLED / LANDSCAPED TO ACHIEVE NEAR-NATURAL PROFILE
- STOCKPILES
- WORKING AREA
- POND
- CURRENT SITE BOUNDARY
- PROPOSED SITE BOUNDARY



PHASE 1 - Section XX



PHASE 1 - Section YY

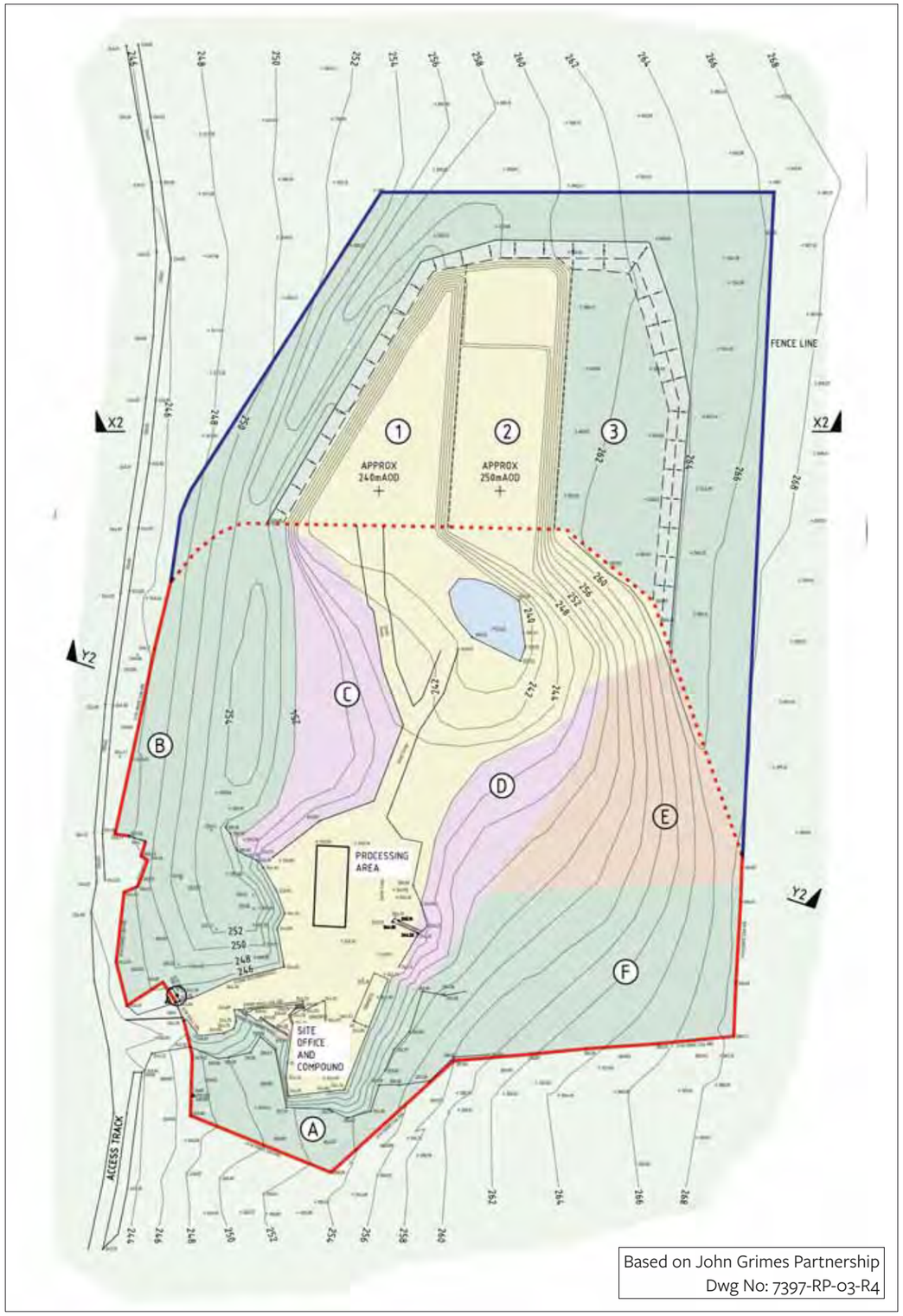
5.8 Phase 1

The initial work will involve stripping of the topsoil and overburden. In accordance with the current planning permission, the stripping of topsoil and overburden shall not be undertaken more than 50ft (15.24m) in advance of the working face. It is estimated that 5,425m^3 of soil and overburden will be removed during Phase 1.

As is the current working practice within the quarry, two faces will be worked simultaneously, one at low level and one at a higher level. This enables a range of hues and block size to be produced. During Phase 1, remaining reserves in the south-east corner of the existing quarry will be worked at low level, while the upper levels within the western section of the extension are worked.

It is anticipated that approximately 8,525m^3 of rock will be excavated in this western section during Phase 1, based on the excavations reaching a maximum depth of 248mAOD. Assuming that waste will be 40%-50%, approximately 13,550 tonnes of saleable stone will be recovered, which assuming maximum production of 10,000 t/annum (7,000 t/a from within the extension area; 3,000 t/a from the existing quarry), it will take just under **two years** to complete Phase 1.

Figure 26: Phasing Drawings for Revised Site Proposals



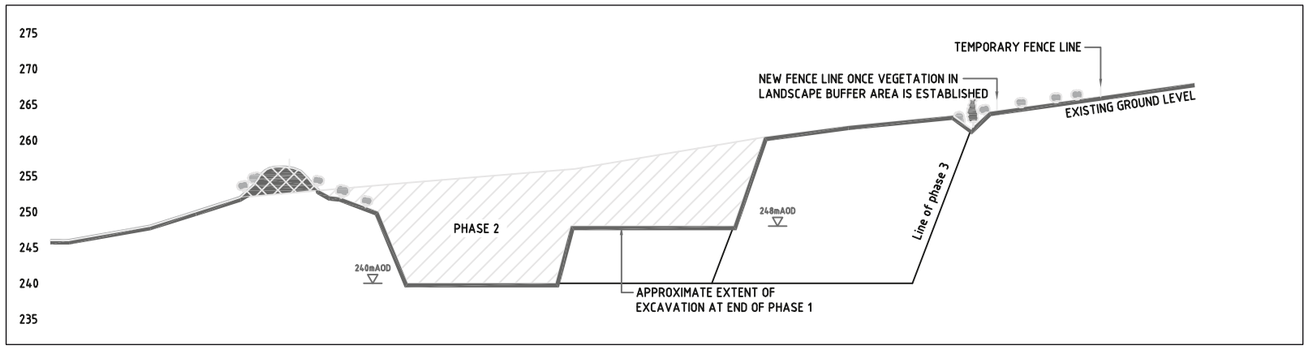
LAYOUT FOR PHASE 2

LEGEND:-

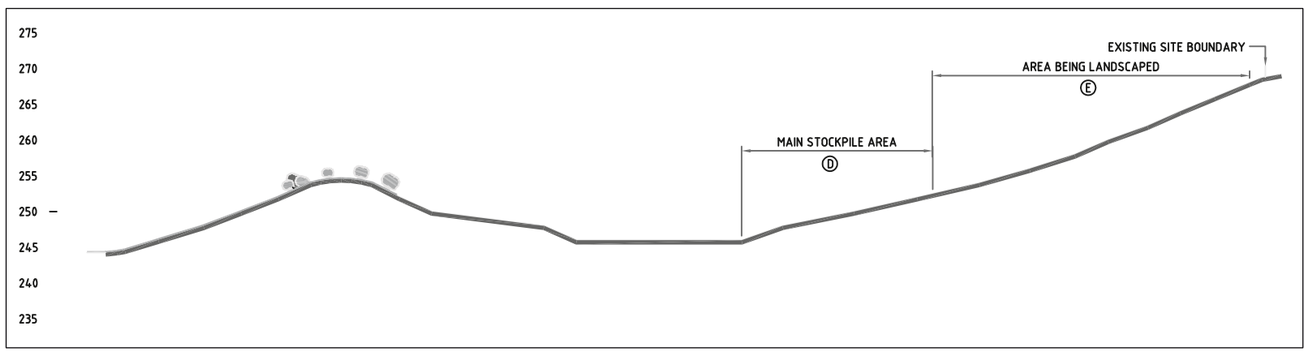
- (A) VEGETATED SLOPE TO REMAIN
- (B) EXISTING BUND TO REMAIN
- (C) TEMPORARY SPOIL AREA
- (D) EXISTING SPOIL AREA TO BE RE-GRADED
- (E) LANDSCAPING AND INFILL OF PREVIOUS SPOIL AREA
- (F) PREVIOUSLY INFILLED AREA TO BE PLANTED
- (1) AREA 1 WORKED TO MAX DEPTH APPROX 240mAOD
- (2) AREA 2 TO WORK TO A DEPTH APPROX 250mAOD
- (3) FOR PHASE 3 LAYOUT, SEE DRAWING 7397-08

- VEGETATED AREAS
- AREAS BEING INFILLED / LANDSCAPED TO ACHIEVE NEAR-NATURAL PROFILE
- STOCKPILES
- WORKING AREA
- POND

- CURRENT SITE BOUNDARY
- PROPOSED SITE BOUNDARY



PHASE 2 - Section XX



PHASE 2 - Section YY

5.9 Phase 2

By the start of Phase 2 it is assumed that the existing quarry will be depleted, so this area will be backfilled to enable restoration to near-natural profiles.

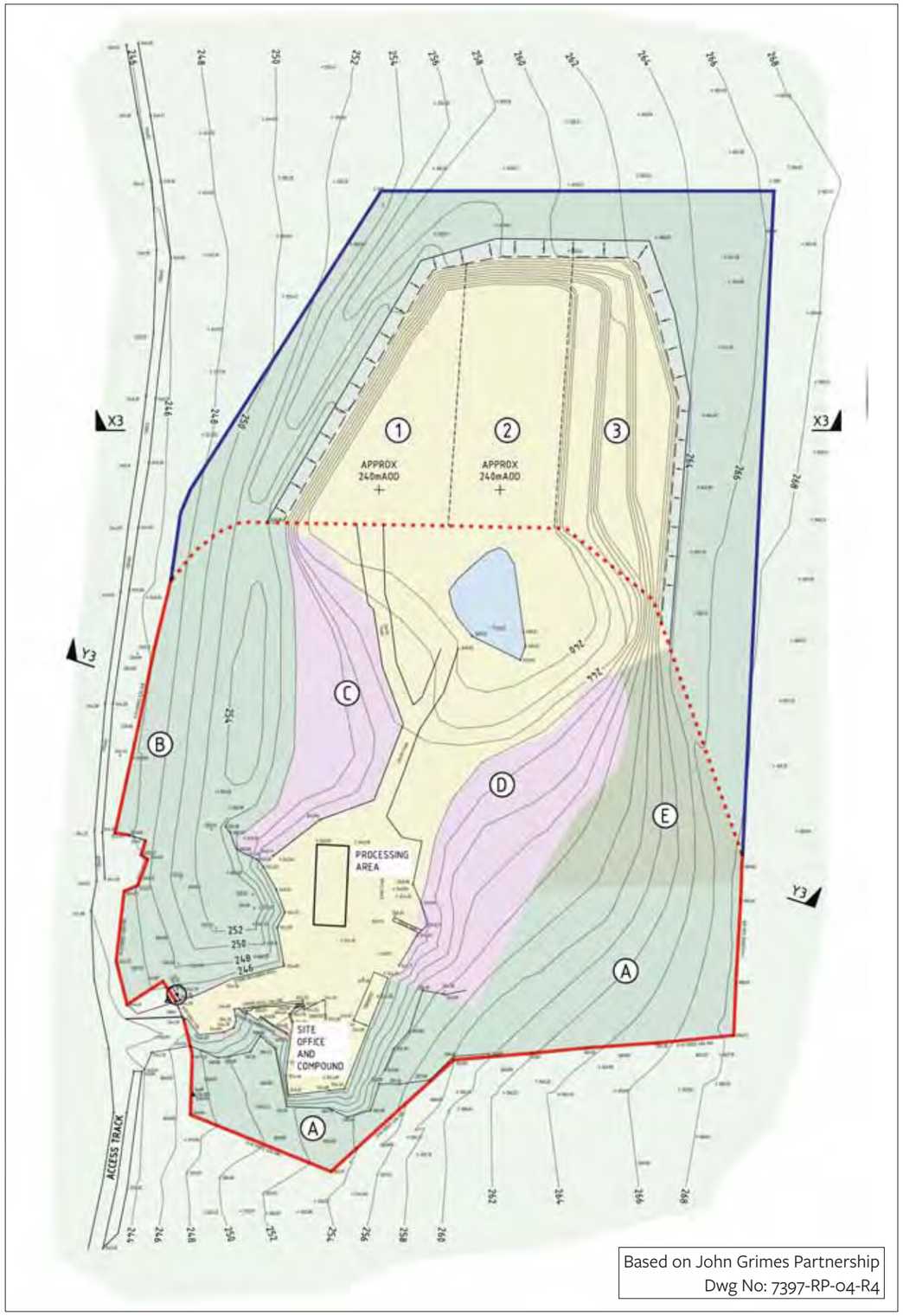
The soil and overburden excavated during Phase 2 is estimated to be in the order of 6,125m^3. During Phase 2, there will be two areas worked:

1. Initial area excavated in Phase 1 will be deepened down to a maximum of 240mAOD; and
2. Upper level of the middle section down to a depth of approximately 248mAOD.

It is anticipated that approximately 20,275m^3 of rock will be excavated in Phase 2. Based on an anticipated waste of 40-50%, approximately 32,200 tonnes of saleable stone will be recovered, which assuming maximum production of 10,000 t/annum, will take just over **three years** to complete.

Assuming planning permission is granted by end of 2015 and the previous two phases produced the maximum 10,000 t/a permitted, Phase 3 would not commence until the end of 2020.

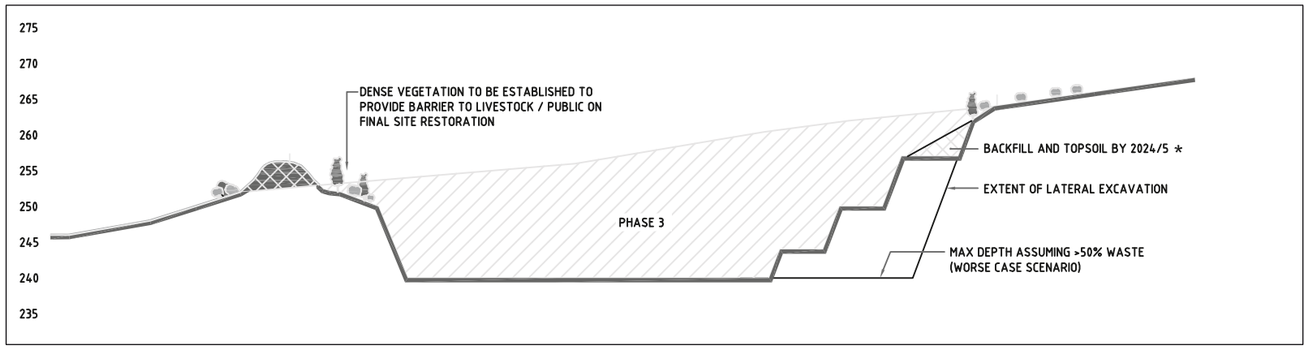
Figure 26: Phasing Drawings for Revised Site Proposals



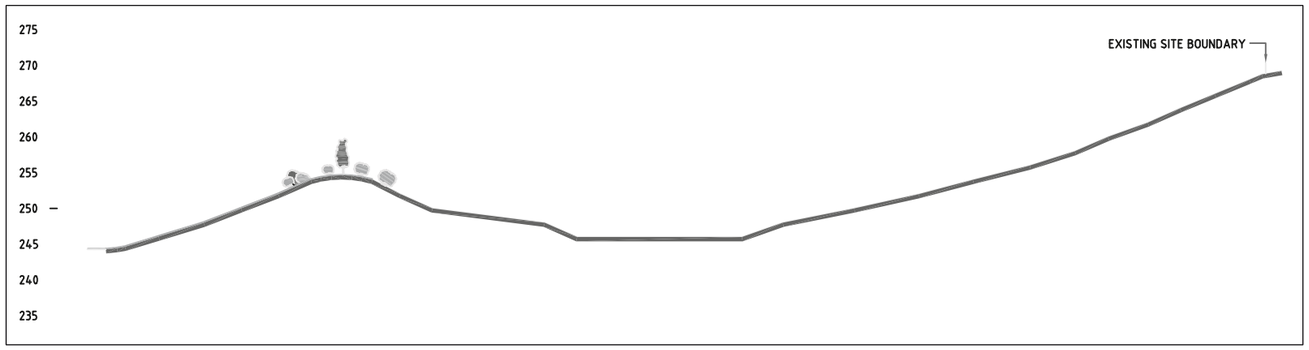
LAYOUT FOR PHASE 3

LEGEND:-

- (A) VEGETATED SLOPE TO REMAIN
- (B) EXISTING BUND TO REMAIN
- (C) TEMPORARY SPOIL AREAS TO BE USED FOR FINAL RESTORATION OF AREA 3
- (D) RE-GRADED SPOIL AREA TO REMAIN
- (E) PREVIOUSLY INFILLED AREA TO BE PLANTED
- (1) PREVIOUSLY WORKED AREA 1 REMAINS AT A DEPTH OF APPROX 240mAOD
- (2) AREA 2 WORKED TO MAX DEPTH OF APPROX 240mAOD
- (3) AREA 3 WORKED TO MAX DEPTH ACHIEVED BY END OF 2025
- VEGETATED AREAS
- AREAS BEING INFILLED / LANDSCAPED
- STOCKPILES
- WORKING AREA
- POND
- CURRENT SITE BOUNDARY
- PROPOSED SITE BOUNDARY



PHASE 3 - Section XX



PHASE 3 - Section YY

5.10 Phase 3

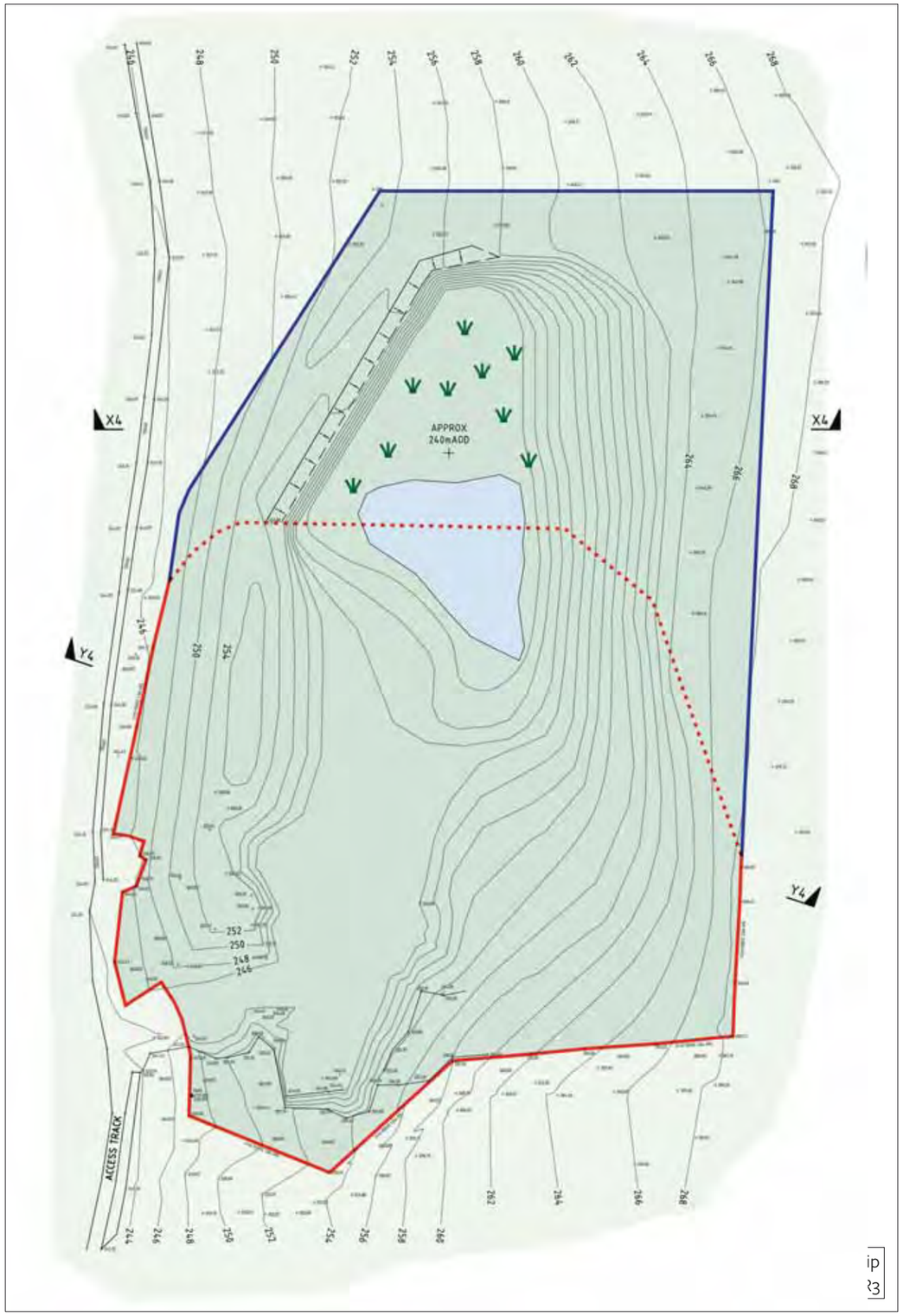
It is assumed that Phase 3 would be worked from 2021 until second half of 2025 when restoration would commence. Depending on progress within this final stage, the potential soil and overburden excavated during Phase 3 is estimated to be in the order of 6,860m^3. Approximately 49,800m^3 of rock is available for excavation in this third phase, which based on 40-50% waste, equates to a reserve of 79,250 tonnes of saleable stone.

However, it is considered unlikely that maximum production of 10,000t/a will be achieved throughout the lifetime of the works, so the maximum depth reached is likely to be significantly less than shown on the drawings.

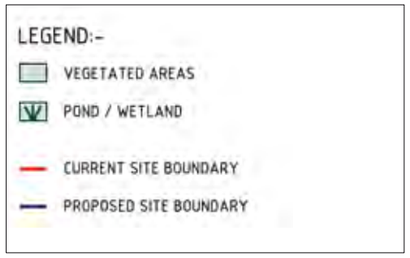
It is therefore anticipated that a review of reserves will be carried out prior to starting excavations within the eastern section, with the intention of potentially reducing the level at which excavations should commence.

The reduction in the maximum elevation that extraction commences to 265m AOD and the battering back and planting of the overburden will already reduce the amount of bare rock visible above the bund compared to the previous application. If a further reduction is not possible, backfilling against the upper part of this face will be carried out as a priority during the final stages of works, prior to the cessation of operations at the end of 2025.

Figure 26: Phasing Drawings for Revised Site Proposals



LAYOUT FOR AREA ONCE RESTORED

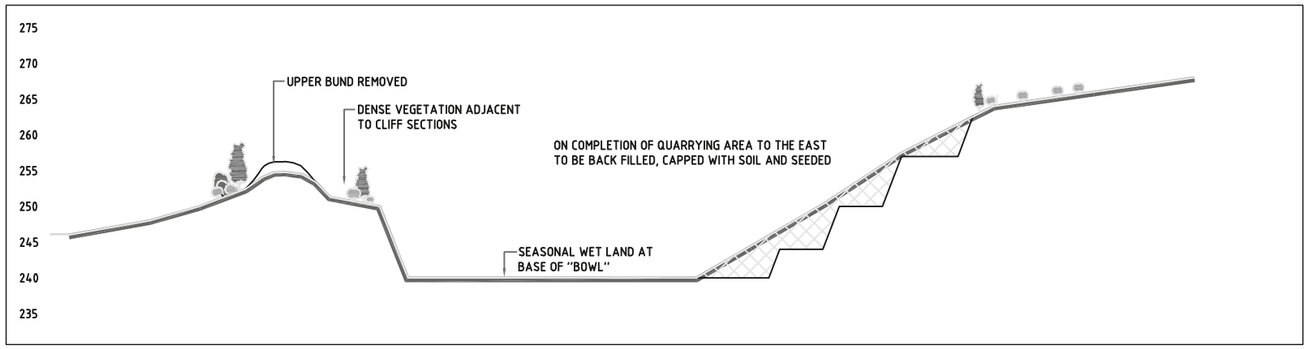


5.11 Restoration Phase

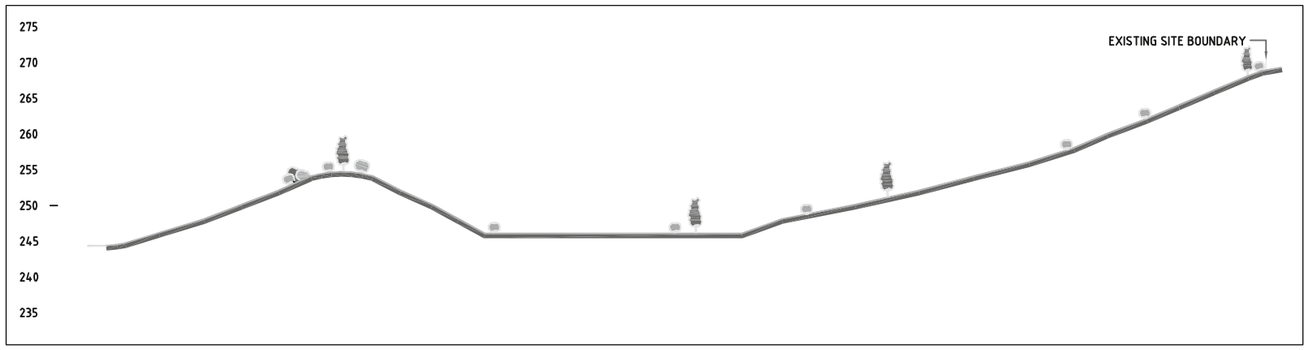
The final phase, which will be carried out prior to cessation of works in 2025, involves the removal of most of the temporary bund, backfilling the remaining eastern faces within the quarry extension and re-grading / landscaping of the remaining areas within the quarry. All buildings and infrastructure within the quarry area will also be removed

As disused quarries are identified as a typical feature of the 'Upland Moorland with Tors' character type, it is appropriate to leave sections of near vertical quarry face in the least prominent parts of the quarry. This will allow the use of spoil within the quarry to be focused on returning the more prominent south eastern and eastern faces to a near natural profile. The near-vertical faces will enhance biodiversity (e.g. habitat for nesting raptors).

As with many of the other disused quarries within Dartmoor, the restored quarry would potentially provide a focus point for visitors to the National Park. It is proposed that a public information board is erected at the quarry entrance to provide information about the history of the quarry and Tramway and demonstrating how the area's mineral wealth has been exploited since the 18th century.



AREA ONCE RESTORED - Section XX



AREA ONCE RESTORED- Section YY

Figure 26: Phasing Drawings for Revised Site Proposals

5.12 Final Landscape Restoration

The various objectives identified by the Landscape and Visual Appraisal that have been incorporated into the revised landscape strategy for the site are illustrated on **Figure 27: Landscape Principles Plan**. This has been created by superimposing the final restoration plan onto an existing aerial photograph of the site to shows the areas of existing vegetation that will be unaffected by the works and how the revised proposals respond to the local character of the landscape immediately around the site. It is evident that the total area of land with the site to be restored to a near natural ground profile (compared to the existing permission) is greater than the extent of the proposed extension area.

Based on the mitigation measures described in the Revised Development Proposals, Restoration and Aftercare Plan, **Figure 28: Landscape Restoration Plan** shows how the revised landscape strategy would successfully assimilate the proposals back into the local landscape. The drawing shows how the areas of new vegetation on the restored landform could be managed to integrate with the existing vegetation pattern around the site, providing linkages with the existing informal pathway across Yennadon Down. Following the establishment of such a restoration scheme, the Maristow Estate has indicated that it would be willing to enter into negotiations with the National Park Authority regarding future public access to the site. The plan also shows an opportunity to create a viewpoint adjacent to the restored upper edge of site, from where future wildlife within the quarry could be observed.

The drawing shows a near vertical rockface retained in the least visible north western part of the site. This will maintain the historic presence of the quarry within the landscape, creating a safe and potentially accessible focal point for future visitors while also providing opportunities for bio-diversity enhancement within the site. However, the key benefit of this approach is that backfilling within the quarry can be concentrated on the most prominent south eastern part of the site.

Under the existing permission there is insufficient material available to regrade this area to a suitable gradient, and the upper parts of the rockfaces will remain as conspicuous and somewhat intrusive features in the landscape. As a result, the revised proposals will result in a clear betterment compared to the existing situation and will consequently 'conserve and enhance' the natural beauty of the landscape in accordance with the primary purposes for the National Park.

The significance of the potential landscape and visual benefits that could arise from the revised proposals is assessed in Section 6.

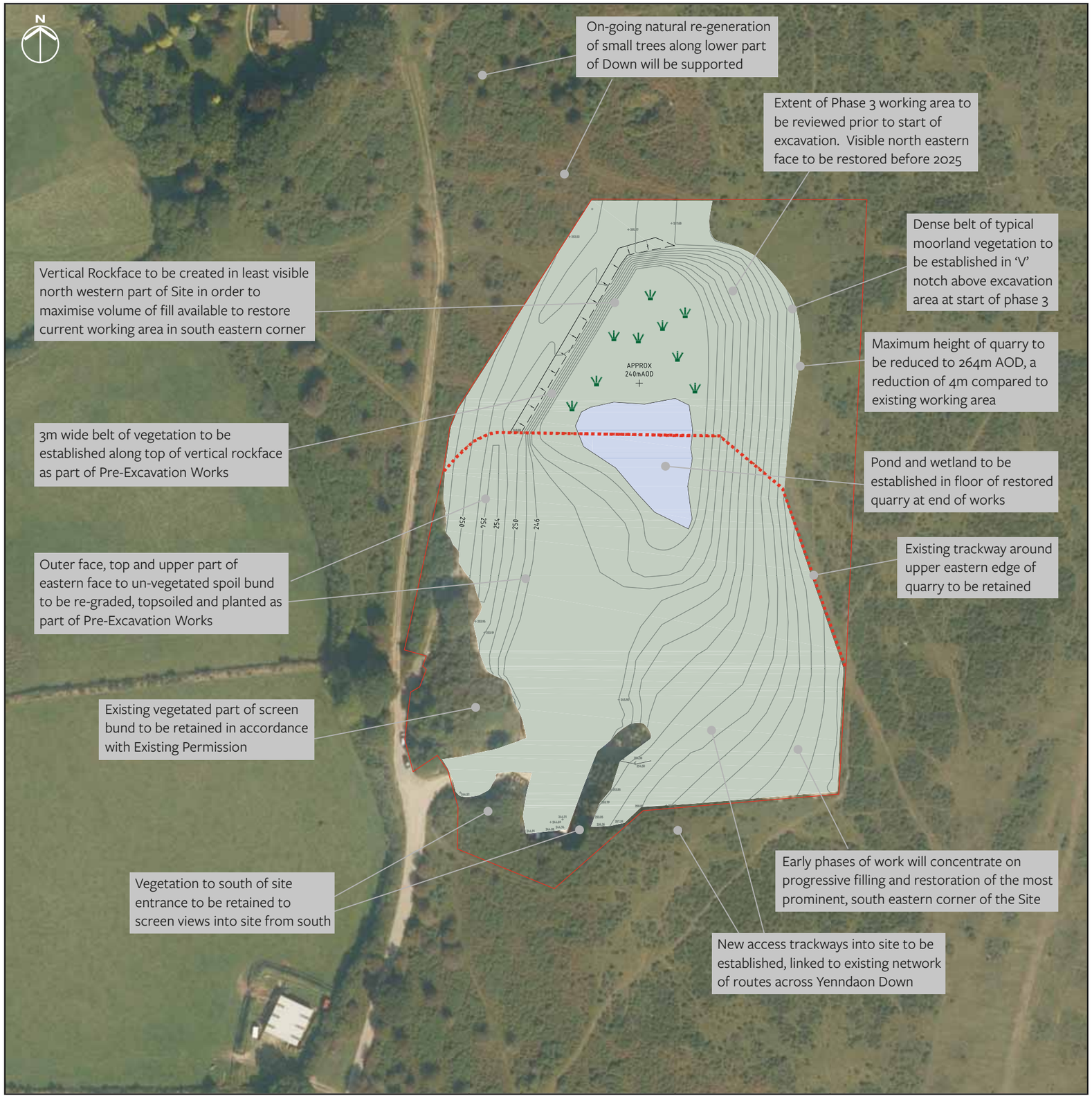


Figure 27: Landscape Principles Plan

Figure 28

Application Site Boundary

Boundary of existing Quarry

Proposed Extension to Yennadon Quarry - Landscape Restoration Plan

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chrisbritton landscape associates

6 Assessment of Impacts

6.1 Assumptions

The assessment of landscape and visual impacts considers the likely magnitude and significant of the effects that will arise as a result of the revised proposals. These are compared to the existing conditions within and around the site and the anticipated future conditions that will arise as a result of the Existing Permission. Both schemes would run until 2025, albeit that the scale of operation under the existing consent would be at a reduced level of production. Impacts are therefore considered at the end of the operational stage at the end of 2025 and then again approximately 10 years later after the planting measures outlined in the restoration proposals have become fully established.

The assessment is primarily based on the phasing plans and sections shown in Figures 25 and 26 and the anticipated final restoration of the entire quarry site shown on Figure 28: Landscape Restoration Plan. However, reference has also been made to the description of the works in the Revised Restoration and Aftercare Plan prepared by John Grimes Partnership and the mitigation measures set out in the other environmental reports produced to guide and support the development of the revised application.

Due to the uncertainties over the precise volumes of material that will be excavated during the operation of the quarry, the planning application includes a substantial contingence volume to ensure that supplies of saleable stone are maintained until 2025. However, it is considered unlikely that maximum production of 10,000t/a will be achieved throughout the lifetime of works, so the maximum depth of the excavation is likely to be significantly less than shown on the drawings. The extent of the excavation will therefore be re-evaluated prior to the commencement of Phase 3. Notwithstanding this, the landscape and visual assessment considers the 'worst case' scenario, and is carried out on the basis of the maximum permitted volume of stone being removed.

6.2 Landscape Impacts

Landscape impacts relate to physical changes to the nature and quality of the individual landscape elements and characteristics on the site itself and the consequential effect of these changes on the landscape character of the surrounding area. Landscape Receptors are elements or groups of elements which will be directly or indirectly affected by the proposals. These elements consist of natural and cultural factors and include topography, vegetation, watercourses, public rights of way, buildings and historic features, and the effects that these have on the character of the site.

The criteria used to identify the sensitivity of the landscape receptors and the magnitude and significance of the impacts are set out in **Appendix 1.** The potential impacts on the landscape attributes are considered below:

Topography

The landform within the existing quarry and the proposed extension area is shown on Figure 13: Existing Site Survey. In order to consider the impacts of the scheme on the topography of the site, it is necessary to consider the proposals in the context of the more limited restoration works that are likely to be achieved by the existing permission. These are shown on Figure 16: Restoration Proposals for Existing Permission.

The Geological and Hydrogeological Assessment prepared by John Grimes Partnership identifies that the site is underlain by the Upper Devonian Tavy Formation, which comprises 'hornfelsed' slate. The relevant British Geological Survey map (Sheet No 338) indicates that the site lies within the metamorphic aureole surrounding the Carboniferous Dartmoor Granite, with the limit of the aureole lying approximately 99m west of the site. The relevant Geological Survey sheet for the area indicates that there are no significant superficial deposits present on the site.

The site investigations indicate that the natural ground profile on the site consists of:

- Topsoil (between 200mm and 500mm in depth)
- Subsoil (gravelly Clay extending 2.5m to 3.5m below ground level)
- Slate bedrock (moderately to highly fractured).

The site does not lie within an area of geological interest. Given the limited exposure of rock outcrop within the area of the proposed quarry extension, it is considered of minimal geological education potential. The assessment therefore concluded that the effect of the proposed extension on the geology of the site is **insignificant**.

The Geological and Hydrogeological Assessment states that a sustainable use of soil on site will be undertaken, with the topsoil and subsoil being safeguarded for use in the construction of the bunds, as well as in the phased restoration of the site. It is anticipated that good soils conditions, allowing vegetation and soil organisms to continue to grow, will be maintained. It is therefore concludes that the significance of the effect would be **minor,** as long as proper soil handling procedures are adopted.

The key impacts on the topography of the site will therefore relate to the profile and gradient of the landform, and the contribution that this makes to local landscape character. The site is located on the lower western flanks of Yennadon Down, as part of a gently rounded landform that falls towards the west. It is identified within the 'Upland Moorland with Tors' character type by the Dartmoor Landscape Character Assessment, where the key characteristics are identified as "a *gently rolling, large scale moorland landscape with a strong sense of exposure, tranquillity and far reaching* view". Within this area former mineral workings and 19th century quarries are identified as being scattered across the landscape.

Consequently, while the site is situated within a National Park, indicating the potential for landscape attributes to be very highly sensitive to change, historic quarries are an integral part of the local landscape and do not necessarily represent negative features in terms of their influence on local topography.

The general landform anticipated after the proposed restoration works is shown on John Grimes Partnership drawing No. 7397/05/R1: Proposed Final Restoration. This shows the landscape principles that would be achieved by the end of operational period in2025. The drawing shows the following:

(i) The relatively small area of the proposed extension, compared to the size of the existing quarry;

(ii) The extent of the existing spoil bund to be regraded and integrated into the existing landform along the western boundary;

(iii) The extent of the existing quarry that will be restored to a near natural ground profile in the most prominent south eastern part of the site, providing the potential for future public access;

(iv) The restoration of the proposed extension area (although it is unlikely that an area this depth will actually be required); and

(v) The vertical rock-face retained in the least visible, north western part of the quarry to maintain the presence of the quarry in the landscape.

It is evident therefore that the restoration plans respond to the typical and valued attributes of the local landscape (as is required by **Policy DMD5**) and would result in a clearly noticeable betterment compared to the situation that would arise under the existing permission. With a **high** sensitivity and a **moderate** magnitude of change, it is concluded that the revised proposals would result in a **significant benefit** to the landform within the site.

The Revised Restoration and Aftercare Plan identifies that the rolling restoration programme within the existing quarry, which will begin as soon as permission is granted, will restore approximately 7,040m² of land to

moorland. This area is approximately a third larger than the extent of the new extraction area. Under the revised proposals, the total area to be restored to moorland within the existing quarry area (that will not be restored under the provisions of the existing permission) is therefore greater than the new extraction area. This restoration will take place progressively throughout the operational period, and will start at least 8-10 years before any restoration will occur under the existing permission.

It is evident therefore that the proposals will '**conserve and enhance**' the landscape in accordance with the policies and strategic objectives of the National Park.

Vegetation / Ecological Considerations

The proposed extension area comprises of a mosaic of unimproved acid grassland, gorse and bracken, with the vegetation typically maintained at a very short sward height by the extensive grazing of livestock. The existing vegetation is as follows:

- Bracken (*Pteridium aquilinum)* covers in excess of 50% of the area, with the densest areas along the lower, western part of the new quarry area. The bracken covers areas of unimproved acid grassland;
- Scattered gorse scrub covers areas to the north of the existing quarry. The majority is European gorse (*Ulex europaeus)*, although western gorse (*Ulex gallii)* is present in small quantities. Dense European gorse is also present surrounding the active quarry (primarily on the southern periphery of actively worked areas);
- Scrub consisting of bramble *Rubus fructicosus*, blackthorn *Prunus spinosa* and small amounts of buddleia *Buddleia davidii* is also present surrounding the active quarry area;
- Scattered trees including sessile oak (*Quercus petraea)* and hawthorn (*Crataegus monogyna)* are present within the areas of dense bracken to the north and west of the quarry.; and
- Several small planted specimens including ash (*Fraxinus excelsior)*, silver birch (*Betula pendula)* and beech (*Fagus sylvatica)* are present amongst the dense scrub immediately to the west of the quarry.

The unenclosed and unimproved areas of acid grassland, bracken and scrub mosaic on Yennadon Down form part of the Dartmoor Biodiversity Action Plan for 'Moorland'. The ecological assessment identifies that it is likely that Yennadon Down was once largely upland heathland (vegetation with greater than 25% heather, bilberry or western gorse). It is evident that this is undergoing a transition into 'grass moor' with frequently occurring European gorse. Only very small amounts of heather are now present and the grassland is not considered particularly botanically valuable (due to the absence of nationally rare or legally protected plant species).

The proposed extension will result in the loss of approximately 1.0 ha of unimproved acid grassland, bracken and scrub mosaic. Yennadon Down is part of a complex of open common ground of similarly unenclosed and unimproved acid grassland totalling approximately 408 ha. The ecological assessment therefore concludes that the **adverse** impact arising from the loss of approximately 1 ha of grassland, bracken and scrub mosaic would only be significant at the **local** level.

The restoration proposals will utilise the long-term redundant spoil piles from previous quarrying activities on site to restore the landform to a near natural ground profile. The new landform will be capped with locally sourced topsoil and seeded with a seed mix of species-rich locally typical grass and flower species. After establishment the restored spoil piles will be managed to provide a mosaic of habitats including scrub (gorse and/or heather) and more open grassy and flower-rich areas. This will include the vegetation to be established on the angled overburden at the top of the excavation faces at the start of each of the operational phases.

Ten hawthorn trees will be planted on the newly created bund to compliment the natural colonisation of the lower part of the moorland area. These will be planted in a randomised way to give the appearance of scattered and naturally self-sown trees. Young trees will be protected by tree guards until established to prevent damage by rabbits and livestock.

In accordance with the recommendations made by the Local Authority Ecology Officer in the July 2014 Planning Officers Report, detailed proposals for the following will be submitted prior to development and restoration:

1. Grassland habitat creation and management statement (including species mixes, management regimes and habitat provision for ground nesting birds);
2. Pond Creation and Management Statement; and
3. Post quarry restoration habitat and species Management Plan.

After restoration of existing spoil piles and creation of a new bund, it is anticipated that the short term impacts on the vegetation will be adverse and significant at the site level in the first 3-4 years. However, once the grassland has established, there should be an increase in species, which would give rise to an **enhancement** in biodiversity.

After the compensatory planting of hawthorn trees and measures to ensure their successful establishment are implemented, it is concluded that the residual effects on the vegetation within the extension area are likely to be **negligible**. With a Medium / High sensitivity (to reflect the relatively low botanical value of the grassland), it is concluded that the impacts on the vegetation within the new extension would not be significant. However, taking the quarry as a whole and comparing the impacts to those that will occur as a result of the existing permission, there will be a clearly noticeably benefit. This would result in a **moderately significant benefit** across the wider site area.

Watercourses and Drainage

There are no natural surface water bodies within the existing quarry or the proposed extension and both areas are located outside of any floodplain. Future quarry workings are expected to be above the water table hence the site will not be susceptible to ground water flooding. However, the Landscape Appraisal identified that small ponds are found across Yennadon Down, possibly located in other small former quarries.

The closest surface water feature to the site is Devonport Leat, which is situated 200m to the west. The Surface Water Management Assessment identifies that the existing quarry operation manages surface water by collection in infiltration ponds in the base of the quarry, supplemented by pumped discharge to a soakaway. It is concluded that this arrangement utilises sustainable drainage techniques and, based on performance to date, is considered to be an adequate and appropriate arrangement.

There will be no increase in the area of impermeable surfaces as a consequence of the quarry extension. It is therefore proposed that the existing surface water management arrangements will continue to be used during the operational period of for the extension to the quarry.

The Surface Water Management Assessment anticipates that there will be temporary insignificant impacts on the local drainage and groundwater regime during the operation of the extension. These impacts would cease upon reinstatement of the site to moorland at which time the natural drainage patterns would re-establish. Consequently, no permanent residual effects are anticipated.

It is concluded therefore that the proposals will not result in any significant adverse impacts to any existing watercourses and that the pond to be retained in the base of the quarry will provide opportunities for longer term bio-diversity enhancements. The Landscape Appraisal identified that small

ponds are a feature of Yennadon Down, so the new feature would be compatible with existing local landscape features. Overall there will be a **slight benefit** to the water features in the landscape, but as ponds are not identified as one of the key characteristics by the Dartmoor LCA, the benefits will **not be significant**.

Public Rights of Way

There are currently no public rights of way across the application site. The surrounding areas are designated as common land and as such the public have the right of access on foot and on horseback, with no requirement to keep to defined public rights of way. However, there are currently no common land rights or public access rights to the existing quarry area and the Maristow Estate have indicated that this will remain the case if planning permission is refused. As a result, the quarry will remained fenced off, primarily due to health and safety concerns associated with the vertical quarry faces that will remain under the existing planning permission.

The area around the site is characterised by a network of informal paths and tracks, and Public Footpath No. 13 - Meavy is located approximately 100m to the east. These trackways include a route around the upper eastern face of the existing quarry, which is regularly used by walkers to watch operations in the quarry. These views are only possible from around the edge of the existing quarry and are not available from elsewhere on Yennadon Down.

In the Committee Report for the previous application the consultation response from DNP Recreation, Access & Estates incorrectly identified that there were common land rights to the existing quarry. Nevertheless, it concluded that the proposed extension would not adversely impact on the public's use of the public footpath. Overall it was concluded that "*the adverse impact on public access is considered to be minimal, whilst the extent to which enjoyment of the area by the public is adversely affected, will depend on the intensity of the quarrying operation.*"

The Maristow Estate has indicated that if planning permission is granted and the quarry is suitably restored, it would consider allowing public access. Any future access to the site will be subject to necessary negotiation between the Maristow Estate (on behalf of the Walkhampton Trust) and the DNPA, but this could promote opportunities for the enjoyment of the enhanced biodiversity and special landscape features within the quarry by the public.

If public access is restored, it is evident that there will be **clearly noticeable** benefits to the provision of rights of way by the proposals. Public access and enjoyment of the special qualities of the landscape is one of the key purposes for the designation of National Parks. Access is therefore regarded as a **high or very highly** sensitivity landscape attribute. With the potential for new public access providing opportunities for a clearly noticeable benefit, the proposals have the capacity to result in a **significant benefit** compared to the existing permission.

Archaeology and Cultural Heritage

An Archaeological Assessment has been undertaken by Exeter Archaeology and Archædia. This identifies that Yennadon Down is comprised of common land that forms part of Meavy Common, and is situated on the northern edge of the historic parish of Meavy, just south of the parish boundary with Walkhampton.

The site is not identified within a Conservation Area, with the closest area situated in Meavy village some 1.4km to the south of the site. There is a late medieval wayside cross located at a crossroads some 550m to the north-east of the site, which is a Scheduled Monument and is also Listed Grade II. There are no other Scheduled Monuments within more than 1km of the site. To the east of Yennadon Down, Burrator Lodge is a Listed Grade II building. The present village of Dousland is principally of early 20th-century origin.

The Archaeological Assessment identifies that the quarry is not depicted on the Tithe Map (1840) but is shown on the OS map of 1885 (see Figure 10), so it was presumably established at some time between these two dates. The OS 1885 map also depicts a siding from the Plymouth and Dartmoor Tramway along the western side of the site running into the quarry.

It is clarified that the section of the former Tramway to the north west of the quarry entrance, where sections of the original tramway are evident, will not be used to access the proposed extension area in order to avoid further damage or erosion of the tramway and associated features. Access to the proposed extension will be via ramps constructed within the existing quarry during construction of the bund and the operation of the quarry extension.

As the existing quarry entrance will continue to be used, no mitigation measures are suggested for the trackway to the northwest, with the exception that it should not be used by heavy machinery. The remainder of the trackway, which is used as the access track, should remain undisturbed as it is not known if remains of the tramway are present beneath the ground.

With the exception of the site of the tramway and siding no features of archaeological or historical interest have been identified within the quarry itself and no cultural heritage mitigation measures are suggested. However, the historic links between the alignment of the Tramway and the history of the quarry have been reflected in the assessment of the sensitivity of views from the trackway in the Visual Appraisal.

In order to "*promote the understanding and enjoyment of the special qualities of the National Park*" it is proposed that an information board will be erected close to the entrance of the quarry describing the link between the Tramway, Yennadon Quarry and the history of quarrying on Dartmoor. This will provide a **benefit** compared to the provisions of the existing permission, in accordance with the primary objectives of the National Park.

6.3 Impacts on Tranquillity

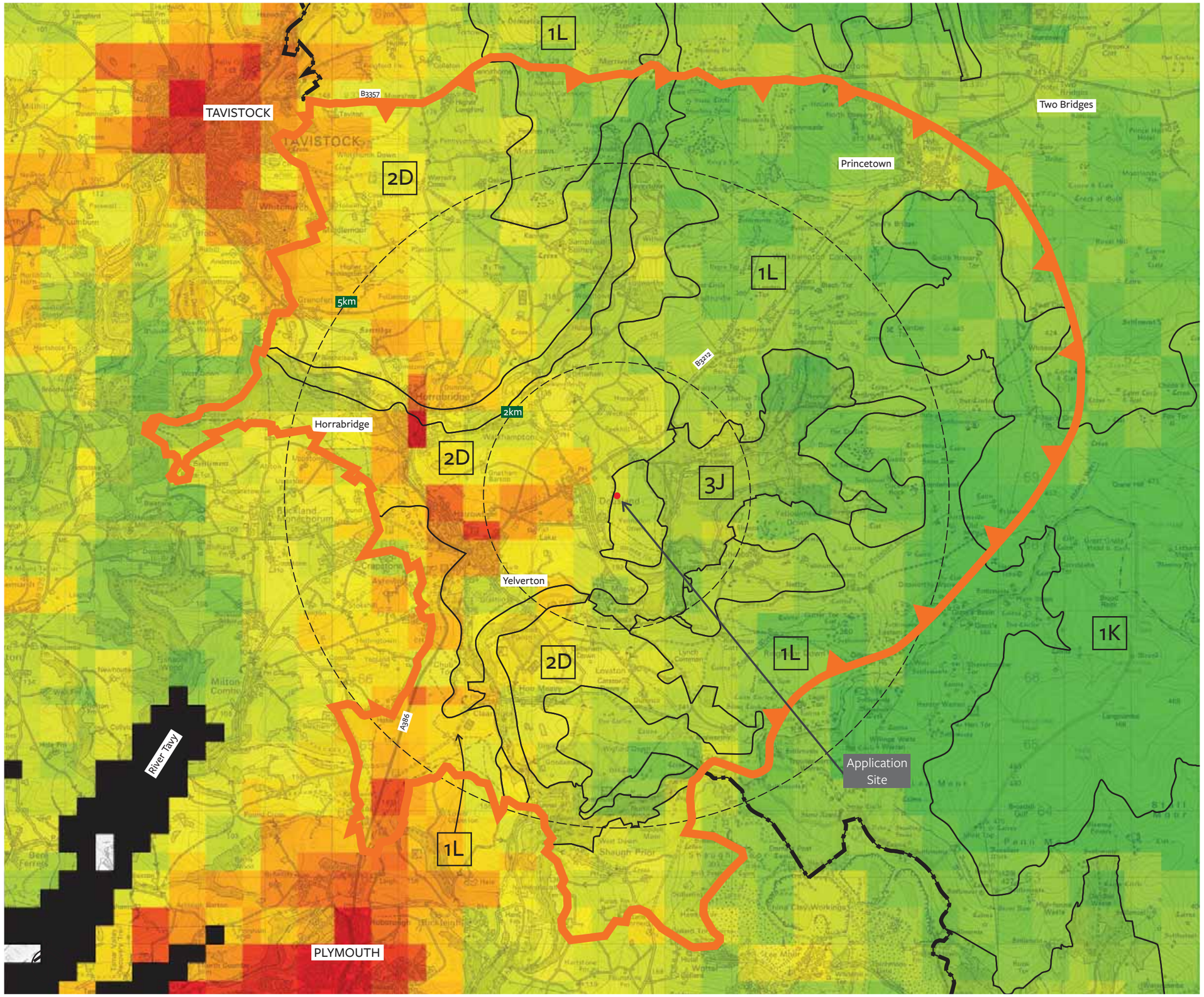
The Reasons for Refusal given for the previous application asserted that the proposals would result in unacceptable impacts to tranquillity, contrary to policies DMD5, COR1, COR3 and M4 of the Development Plan.

Tranquillity is a concept that is relatively difficult to precisely quantify as it takes into account a variety of factors, including the visual aspects of the landscape. However, high levels of tranquillity are identified as one of the key characteristics of Dartmoor, so it is evident that it is one of the factors that need to be considered when assessing the potential impact on landscape character and the sensitivity of viewpoints.

The Campaign to Protect Rural England (CPRE) has undertaken research in order to identify what contributes to tranquillity and have developed a method for mapping tranquil areas. This is presented in the CPRE document '*Mapping Tranquillity: Defining and Assessing a Valuable Resource'* (March 2005). The methodology seeks to take into account people's experiences of the countryside and what qualities contribute to a feeling of tranquillity and what factors detract from it. The table below summarises the conclusions in term of the positive factors:

Positive factors	Weight
Openness of the landscape	24%
Perceived naturalness of the landscape	30%
Rivers in the landscape	21%
Areas of low noise	20%
Visibility of the sea	6%
Total of positive factors	100%
Positive Scores as a percentage of the overall scores	**44%**

It is evident that the perceptions of the naturalness of the landscape is the most important factor(30%), followed by the openness of the landscape (24%), views of rivers (21%) and areas of low noise (20%). Based on the CPRE mapping, **Figure 29: Factors influencing Tranquillity** shows the link between tranquillity and the landscape character types identified by the Dartmoor LCA. It is evident that the most tranquil areas are situated within the core areas of Dartmoor, away from settlements and roads. The area around the site is identified as having moderate tranquillity, with a slightly higher level towards the upper parts of Yennadon Down. To the west, the areas from which the site is prominently visible are among the least tranquil.



KEY

- Site Location
- Approximate distance from Site
- Edge of Dartmoor National Park
- Boundaries of Landscape Character Types identified in Dartmoor National Park LCA (2010)
- 1K — Unsettled High Upland Moorland
- 1L — Upland Moorland with Tors
- 2D — Moorland Edge Slopes
- 3J — Upland River Valleys
- Area of Heavy Recreation Use (from Dartmoor Area Recreation Management Plan)

Relative Tranquillity identified by National Tranquillity Map of England created by Campaign for Protection of Rural England CPRE (Revised edition 2007)

- Most tranquil
- Least tranquil

Proposed Extension to Yennadon Quarry, Dousland, Dartmoor

Factors influencing Tranquillity

Drawing Ref: cbla-14101-FIT
Client: Yennadon Stone Ltd
Date: June 2015

Figure 29

chrisbritton landscape associates

Negative factors	Weight
Presence of other people	60%
Visibility of roads	12%
General signs of overt human impact	10%
Visibility of urban development	8%
Road, train and urban area noise	7%
Night time light pollution	3%
Aircraft noise	1.5%
Military training noise	<1%
Total of negative factors	100%
Negative Scores as a percentage of the overall scores	**56%**

In terms of negative factors, the table above shows that the presence of other people is by far the most important factor (60%), followed by the visibility of roads (12%), general signs of overt human impact (10%) and visibility of urban development (8%).

The Health and Well-being section of the DMDDPD states that the Dartmoor National Park Authority's Recreation and Access Strategy shows how the recreational opportunities presented by large scale countryside features can be used and managed in integrated ways, ways that support both National Park purposes.

The Recreation and Access Strategy is illustrated in the DMDDPD, which is reproduced here as **Figure 30: Dartmoor Area Recreation Plan.** This identifies areas where different management aims apply. The application site is situated in the middle of the area shown in orange that extends east and north from Tavistock and Yelverton that is described as an 'Area of Heavy Recreation Use'. The plan identifies that this area already attracts a wide range of users, and that high quality visitor infrastructure will be provided at key access points within such areas.

The Recreation Plan shows that the site is in an area that is defined by the National Park as an "Area of Heavy Recreation Use". The CPRE research has identified that the presence of other people is then a key factor in reducing tranquillity, along with the visibility of roads and overt signs of human impact. Based on the findings on the Site Assessment, it is clearly apparent therefore why the existing tranquillity of the area around the site is already relatively low. As a result, it is reasonable to assume that the sensitivity to change can also be considered to be already relatively low.

The assessment of tranquillity takes a number of factors into account, but the CPRE tables show that the visual aspects of the landscape tend to be the key factors. The revised restoration scheme will provide a number of positive contributions to tranquillity, including improving 'the naturalness of the landscape' (30% positive weighting) and enhancing the 'openness of landscape' (24% positive weighting). The scheme will also result in an

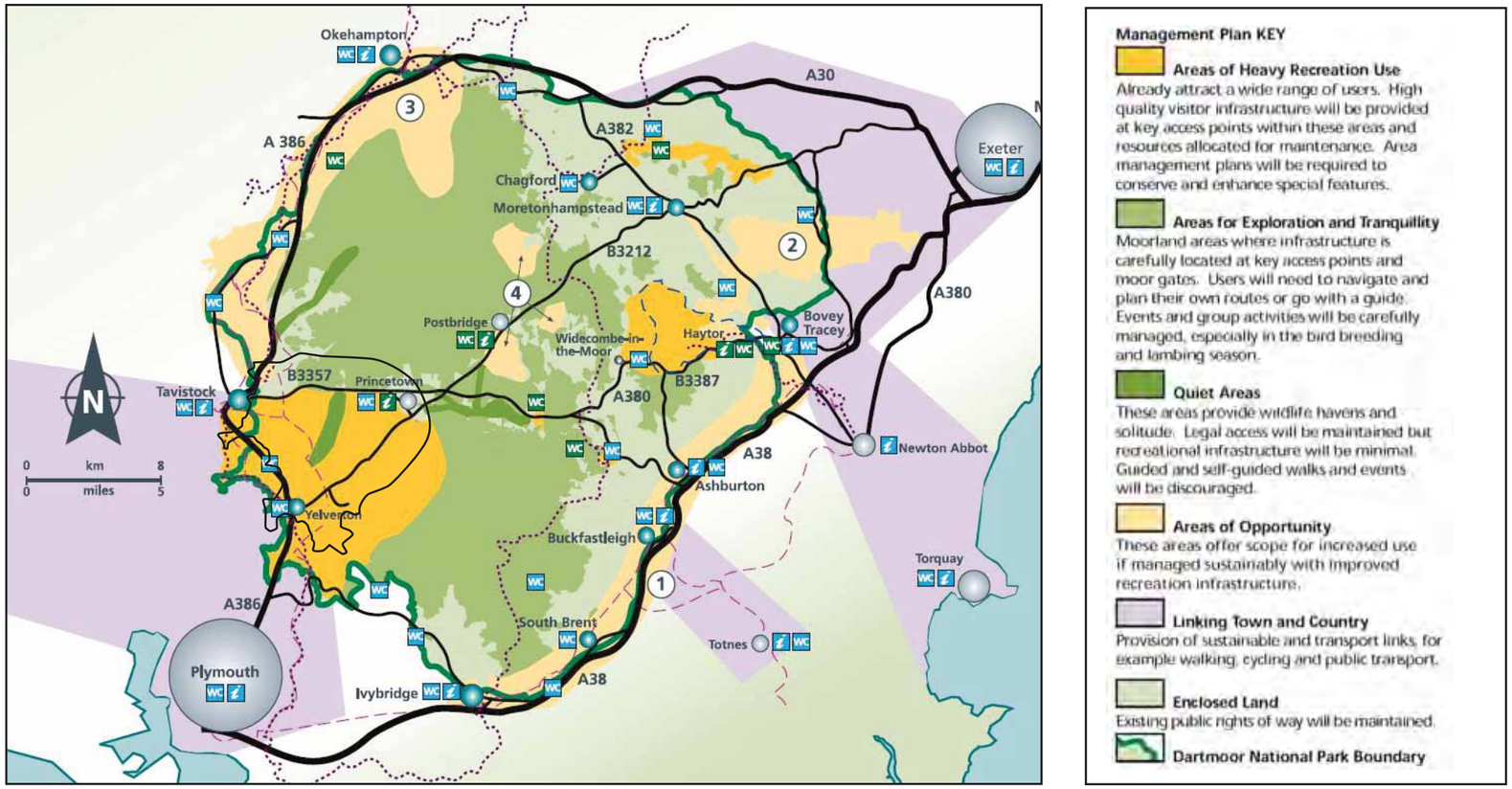


Figure 30: Dartmoor Recreational Management Plan

rolling programme of restoration that will substantially accelerate the speed at which the site is restored compared to the existing permission.

The other principal factor is noise. In the previous submission, the DNPA's case officer stated that "*the quarry working will be at a similar level to the existing operation and noise levels will be at the same level which means its impact on tranquillity will be no worse, although initially noise level will be higher (during formation of the bund).*" Given that the predicted noise levels from the quarry are acknowledged to remain as existing and the revised restoration scheme will reduce visual impacts and provide long-term landscape improvements, it is evident that the scheme will have a **beneficial** impact on the existing levels of tranquillity.

During the operational period of the quarry noise will remain a factor, so the significance of this beneficial effect is considered to be **minor.** However, following the cessation of excavation and the establishment of the final restoration, the scheme will result in a clearly noticeable betterment compared to that which would be achieved under the current planning conditions.

As tranquillity is one of the key characteristics of Dartmoor, it is potentially a highly sensitive attribute. However, as the existing tranquillity of the area around the site is already relatively low, a sensitivity of '**medium / high**' is appropriate. Consequently, there will be a **moderately significant** residual benefit to the tranquillity of the area around the site.

6.4 Visual Impacts.

The assessment of the potential visual impacts was undertaken by reference to the Landscape and Visual Appraisal Photographs presented in Figures 20 and 22. The sensitivity of the receptors and the magnitude and significance of the likely impacts are set out in **Figure 31: Visual Impacts Table.**

The baseline situation (against which the proposals should be assessed) is provided by what will happen under the existing permission. The Table therefore set out the existing contribution made by the quarry to views, what which change under the existing permission and the relative impacts of the revised proposals. Conclusions are reached as to whether the residual impacts of the proposals would be better or worse than the baseline situation.

Figure 31: Visual Impacts Table

View No.	Location of Viewpoint and Direction of View	SENSITIVITY OF RECEPTORS Factors influencing sensitivity of Receptors to changes	BASELINE VIEW Contribution of Quarry to existing character and composition of View	IMPACT OF EXISTING PERMISSION				IMPACT OF REVISED PROPOSALS				IMPACT RELATIVE TO EXISTING PERMISSION
				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
LOCAL VIEWS FROM YENNADON DOWN (Refer to Figure ?? for location of Viewpoints)												
1	Looking north along access track towards Site Entrance	**Medium / High** Existing receptors are principally workers at the existing Quarry. In future these will be local walkers using route of old tramway	Well vegetated bund to the north of the site entrance screens view into Quarry but landform is partially incompatible with character of edge to Yennadon Down. Boundary fencing to south of entrance is visible, but characteristic vegetation within site screens all views of working area.	Impacts at 2025: Some vegetation along southern boundary lost as excavation within existing site completed	Slight	Adverse	Moderately Significant	Impact at 2025: All existing vegetation retained as area of excavation would move to northern part of quarry	No Change	Neutral	Not Significant	Slightly Better
				Impacts 10 years after completion: Some views into former quarry area likely to remain due to immature vegetation along southern boundary	Negligible	Adverse	Slightly Significant	Impacts 10 years after completion: Boundary vegetation managed as part of after-care agreement	Slight	Benefit	Slightly Significant	Slightly Better
2	Looking north along trackway following line of old Tramway adjacent to western bund	**Medium / High** Moderate numbers of local walkers using route of old tramway. Overall tranquility partially reduced by proximity to Dousland	Existing bund along western boundary forms a visually intrusive feature on the skyline that is clearly incompatible with surrounding landform and local character. New tree planting just visible on otherwise un-vegetated slopes	Impacts at 2025: Bund height and profile retained. Height of vegetation will slowly increase, but still forms alien landform on skyline	Negligible	Neutral	Not Significant	Impacts at 2025: Bund re-profiled, topsoiled and planting during early phases. Landform far more compatible with local character	Moderate	Benefit	Moderately Significant	Substantially Better
				Impacts 10 years after completion: Bund likely to be well vegetated, but landform still incompatible with character of local landform	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Planting matures, helping to assimilate restored quarry into landscape. Natural re-generation of trees continues	Moderate	Benefit	Moderately Significant	Noticeably Better
3	Looking south towards site entrance from trackway following old Tramway	**Medium / High** Moderate numbers of local walkers using route of old tramway. Overall tranquility partially reduced by proximity to Dousland	Older part of western bund is well vegetated and screens all views into existing working area. Bund is closely related to alignment of old Tramway that was part of original reason for location of quarry	Impacts at 2025: Vegetation will continue to mature, masking somewhat alien landform of bund at original quarry entrance	Negligible	Benefit	Slightly Significant	Impacts at 2025: Bund and vegetation retained. Height of vegetation will slowly increase, masking somewhat alien landform	Negligible	Benefit	Moderately Significant	Similar Impact
				Impacts 10 years after completion: Vegetation will continue to mature, masking somewhat alien landform of bund at original quarry entrance	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Management of vegetation will be included as part of after-care measures, masking somewhat alien landform	Slight	Benefit	Moderately Significant	Similar Impact
4	Looking south east toward Quarry from alignment of old Tramway	**Medium / High** Moderate numbers of local walkers using route of old tramway. Overall tranquility partially reduced by proximity to Dousland	Existing bund forms an un-vegetated and somewhat alien feature on skyline that is clearly incompatible with local character, but it screens the majority of the working area. The upper parts of the eastern face are just visible on skyline to the left of the bund	Impacts at 2025: Bund height and profile unchanged. Vegetation slowly continues to mature, but bund form alien landform on skyline	Negligible	Benefit	Not Significant	Impacts at 2025: Existing bund re-profiled and planted. Temporary bund returned to near natural profile and all areas planted	Moderate	Benefit	Moderately Significant	Substantially Better
				Impacts 10 years after completion: Existing bund likely to be well vegetated, but landform still incompatible with character of surrounding area	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Re-grading and planting of area assimilates existing and new areas of quarry into local landscape setting	Moderate	Benefit	Moderately Significant	Slightly Better
5	Looking south east toward the existing Quarry from the trackway along the lower edge of Yennadon Down	**Medium / High** Moderate numbers of local walkers using route of old tramway. Overall tranquility partially reduced by proximity to Dousland	Existing bund forms an un-vegetated and somewhat alien feature on skyline that is clearly incompatible with local character, but it screens the majority of the working area. The upper parts of the eastern face are just visible on skyline to the left of the bund	Impacts at 2025: Bund height and profile unchanged. Vegetation slowly continues to mature, but bund form alien landform on skyline	Negligible	Benefit	Not Significant	Impacts at 2025: Existing bund re-profiled and planted. Temporary bund returned to near natural profile and all areas planted	Moderate	Benefit	Moderately Significant	Substantially Better
				Impacts 10 years after completion: Existing bund likely to be well vegetated, but landform still incompatible with character of surrounding area	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Re-grading and planting of area assimilates existing and new areas of quarry into local landscape setting	Moderate	Benefit	Moderately Significant	Slightly Better

Figure 31: Visual Impacts Table

View No.	Location of Viewpoint and Direction of View	SENSITIVITY OF RECEPTORS Factors influencing sensitivity of Receptors to changes	BASELINE VIEW Contribution of Quarry to existing character and composition of View	IMPACT OF EXISTING PERMISSION				IMPACT OF REVISED PROPOSALS				IMPACT RELATIVE TO EXISTING PERMISSION
				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
6	Looking south towards the Site from the edge of Yennadon Down south of Dousland Plantation	**High** Likely to be experienced by small numbers of walkers using informal trackways across Yennadon Down. Existing development in Dousland not apparent, increasing level of relative tranquillity	Un-vegetated part of existing screen bund is only part of Quarry that is clearly visible. This forms a somewhat alien feature on skyline. Natural re-generation of small trees and other typical moorland vegetation in foreground partially screens views towards Site	Impacts at 2025: Bund height and profile unchanged. Vegetation slowly continues to mature, but bund form alien landform on skyline	Negligible	Benefit	Slightly Significant	Impacts at 2025: Existing bund re-profiled and planted. Temporary bund returned to natural profile. New rockface totally screened	Moderate	Benefit	Significant	Noticeably Better
				Impacts 10 years after completion: Existing bund likely to be well vegetated, but landform still incompatible with profile of surrounding land	Slight	Benefit	Moderately Significant	Impacts 10 years after completion: Re-grading and planting of area assimilates existing and new areas of quarry into local landscape setting	Slight	Benefit	Moderately Significant	Slightly Better
7	Looking south west towards the northern part of the application site from Yennadon Down	**Medium / High** Likely to be experienced by small numbers of walkers as this is not part of a clear route across Yennadon Down. Visibility of development in Dousland reduces level of relative tranquillity	Upper part of existing eastern face just visible along with upper part of existing spoil bund, but working area totally screened by landform. The un-vegetated top and east-facing part of existing screen bund forms un-natural and intrusive feature on skyline	Impacts at 2025: Top of eastern face visible. Some material removed from existing bund and left to naturally re-generate	No Change	Neutral	Not Significant	Impacts at 2025: Existing bund re-profiled and planted. Recently restored extension area apparent in foreground	Slight	Neutral	Not Significant	Balance of Impacts
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Moderately Significant	Impacts 10 years after completion: Vegetation within new and existing areas of quarry well established, assimilating site into surroundings.	Moderate	Benefit	Moderately Significant	Noticeably Better
8	Looking south west into the existing working area from the upper north eastern edge of the Quarry	**Medium** View likely to be experienced by walkers using trackway around upper part of existing site who tend to have positive interest in what is happening within the Quarry	Existing quarry forms a substantial hole in the gently descending landform that is clearly incompatible with surrounding local landscape character. Vertical rockfaces above working area in the south eastern corner of the site are clearly visible	Impacts at 2025: Quarry will be deeper than existing. Re-grading of available material at foot of rockfaces, with spoil left to vegetate	Slight	Adverse	Not Significant	Impacts at 2025: Existing working area totally regraded, topsoiled and planted. Vegetation across upper slopes well established	Substantial	Benefit	Moderately Significant	Substantially Better
				Impacts 10 years after completion: Base of quarry will slowly re-vegetate natural, but prominent vertical faces will remain around quarry. No public access	Slight	Neutral	Not Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape with public access restored	Substantial	Benefit	Moderately Significant	Substantially Better
9	Looking south west towards the eastern edge of the existing Quarry	**Medium / High** Likely to be experienced by small numbers of walkers as this is not part of a clear route across Yennadon Down. Visibility of development in Dousland reduces level of relative tranquillity	Upper part of existing eastern face just visible along with upper part of existing spoil bund, but working area totally screened by landform. The un-vegetated top and east-facing part of existing screen bund forms un-natural and intrusive feature on skyline	Impacts at 2025: Top of eastern face visible. Some material removed from existing bund and left to naturally re-generate	No Change	Neutral	Not Significant	Impacts at 2025: Existing bund re-profiled and planted. New rockface visible as part of recently restored extension area	Substantial	Neutral	Not Significant	Balance of Impacts
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Moderately Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape with public access restored	Moderate	Benefit	Moderately Significant	Noticeably Better
10	Looking north west from the pathway along the top of the existing eastern face of the Quarry	**Medium** View likely to be experienced by walkers using trackway around upper part of existing site who tend to have positive interest in what is happening within the Quarry	Quarry forms a substantial hole in the gently descending landform of Yennadon Down, which is clearly incompatible with surrounding local landscape character. Buildings in Dousland are evident to west over the existing spoil bund	Impacts at 2025: Quarry still forms large hole in ground. Re-grading of available material against lower parts of rockfaces just completed	Slight	Benefit	Not Significant	Impacts at 2025: New rockface visible as part of recently restored quarry, but less prominent that existing features. All areas topsoiled	Moderate	Benefit	Slightly Significant	Noticeably Better
				Impacts 10 years after completion: Natural re-generation slowly taking place, but quarry still forms prominent landscape feature. No public access	Moderate	Benefit	Slightly Significant	Impacts 10 years after completion: New rockface and all vegetation well established. Quarry assimilated back into landscape with access restored	Substantial	Benefit	Moderately Significant	Substantially Better

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				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
11	Looking north towards the south eastern corner of the Site from informal trackway on Yennadon Down	**Medium / High** View likely to be experienced principally by walkers approaching the upper side of existing Quarry	The un-vegetated, upper part of the east facing slope to existing spoil bund is the only part of the existing quarry that is clearly visible. Site is seen in the context of the buildings in Dousland that are visible to the west over the existing spoil bund	Impacts at 2025: Some material removed from existing bund at end of work. Profile left to naturally re-vegetated	Negligible	Neutral	Not Significant	Impacts at 2025: Existing bund re-profiled, topsoiled and planted. Area well established, helping to integrate quarry into landscape	Moderate	Benefit	Moderately Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape with public access restored	Moderate	Benefit	Moderately Significant	Noticeably Better
12	Looking north into the existing working area in the south eastern corner of the Quarry	**Medium** View likely to be experienced by walkers using trackway around upper part of existing Quarry, who tend to have positive interest in what is happening within Site	Quarry forms a substantial hole in the gently descending landform of Yennadon Down. The currently working area is clearly visible and the scale and depth of the existing quarry is readily apparent. The landform falls from upper edge of the existing quarry towards proposed extension area	Impacts at 2025: Quarry will be deeper than existing. Re-grading of available material at foot of rockfaces, with spoil left to vegetate	Slight	Adverse	Not Significant	Impacts at 2025: New rockface clearly visible. All areas regraded and planted, with vegetation across upper slopes well established	Substantial	Benefit	Moderately Significant	Substantially Better
				Impacts 10 years after completion: Base of quarry will slowly re-vegetate natural, but prominent vertical faces will remain around quarry. No public access	Slight	Neutral	Not Significant	Impacts 10 years after completion: All areas of vegetation well established. New rockface assimilated into local landscape with public access restored	Substantial	Benefit	Moderately Significant	Substantially Better
13	Looking north west from trackway across Yennadon Down to the south of the existing Quarry	**Medium / High** View likely to be experienced principally by walkers approaching the upper side of existing Quarry	The un-vegetated, upper part of the east facing slope to existing spoil bund is the only part of the existing quarry that is clearly visible. Site is seen in the context of the buildings in Dousland that are visible to the west over the existing spoil bund	Impacts at 2025: Some material removed from existing bund at end of work. Profile left to naturally re-vegetated	Negligible	Neutral	Not Significant	Impacts at 2025: Existing bund re-profiled, topsoiled and planted. Area well established, helping early integration of quarry into setting	Moderate	Benefit	Moderately Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape, with public access restored	Moderate	Benefit	Moderately Significant	Noticeably Better
14	Looking north west towards existing Quarry from informal trackway on Yennadon Down	**Medium / High** View likely to be experienced principally by walkers approaching the upper side of existing Quarry	The un-vegetated, upper part of the east facing slope to existing spoil bund is clearly visible. Upper part of north eastern face just visible. Site is seen in the context of the existing development in Dousland that is clearly evident on the lower lying land to the west	Impacts at 2025: Some material removed from existing spoil bund at end of work. Profile left to naturally re-vegetated	Negligible	Neutral	Not Significant	Impacts at 2025: Top of new rockface just visible. In less prominent location. Existing bund re-profiled, topsoiled and planted	Moderate	Benefit	Moderately Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape, with public access restored	Moderate	Benefit	Moderately Significant	Noticeably Better
15	Looking north west towards the Site from the Public Footpath across Yennadon Down	**Medium / High** View from the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people	Existing quarry is principally screened by intervening vegetation, but the top of the spoil bund is seen projecting above the landform that falls gently from east to west across Yennadon Down	Impacts at 2025: Some material removed from existing spoil bund at end of work. Profile left to naturally re-vegetated	Negligible	Neutral	Not Significant	Impacts at 2025: Top of new rockface just visible. In less prominent location. Existing bund re-profiled, topsoiled and planted	Moderate	Benefit	Moderately Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate but bund form alien landform on skyline	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape, with public access restored	Moderate	Benefit	Moderately Significant	Noticeably Better

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				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
16	Looking north west towards the existing Quarry from an area of grassland near public footpath	**Medium / High** View from the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people	Existing quarry is principally screened by intervening vegetation, but spoil bund is seen projecting above the landform that falls gently from east to west across Yennadon Down	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: New rockface screened by landform. Existing bund re-profiled and planted	Moderate	Benefit	Moderately Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape	Moderate	Benefit	Moderately Significant	Noticeably Better
17	Looking north west towards the Site from area of open grassland on Yennadon Down	**Medium / High** View from area of grassland on lower part of Yennadon Down is likely to be experienced by relatively high numbers of people	Views towards working area within existing quarry totally screened by landform and intervening moorland vegetation on the lower part of the Down. However, top of existing spoil bund is seen projecting above the landform	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: New rockface screened by landform. Existing bund re-profiled and planted	Slight	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: All vegetation well established. Quarry assimilated back into local landscape	Slightly	Benefit	Moderately Significant	Slightly Better
18	Looking north towards the Site from trackway adjacent to disused Yennadon Iron Mine	**Medium / High** View from area next to Yennadon Iron Mine is likely to be experienced by moderate numbers of people	Views towards working area within existing quarry totally screened by landform and intervening moorland vegetation on the lower part of the Down. However, top of existing spoil bund is seen projecting above the landform	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: Extension area screened by landform. Existing bund re-profiled and planted	Slight	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation on bund well established, assimilating it back into landscape	Slightly	Benefit	Moderately Significant	Slightly Better
19	Looking west towards the existing Quarry from the Public Footpath to east of Site	**Medium / High** View on the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people. Views towards development reduces sense of relative tranquillity	Views towards working area within existing quarry totally screened by landform and intervening moorland vegetation The un-vegetated, upper part of the existing spoil bund is the only part of the quarry that is currently visible	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: Extension area screened by landform. Existing bund re-profiled and planted	Slight	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation on bund well established, assimilating it back into landscape	Slightly	Benefit	Moderately Significant	Slightly Better
20	Looking south west towards the existing Quarry from the Public Footpath to the north east of Site	**Medium / High** View on the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people. Views towards development reduces sense of relative tranquillity	Views towards working area within existing quarry totally screened by landform and intervening moorland vegetation The un-vegetated, upper part of the existing spoil bund makes a negligible contribution to the overall composition of the view	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: Extension area screened by landform. Existing bund re-profiled and planted	Slight	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation on bund well established, assimilating it back into landscape	Slightly	Benefit	Moderately Significant	Slightly Better
DISTANT VIEWS FROM WEST AND NORTH WEST (Refer to Figure 23a for location of Viewpoints)												
21	Looking south west towards the existing Quarry from the Public Footpath across Yennadon Down to the north east of Site	**Medium / High** View from the upper part of the public footpath across Yennadon Down is likely to be experienced by relatively high numbers of people	From this elevation the convex landform of Yennadon Down and the moorland vegetation totally screens views towards the Site. Panoramic views are available west towards Dousland, Yelverton and Roborough Down	Impacts at 2025: Existing quarry is not visible	No Change	Neutral	Not Significant	Impacts at 2025: Proposals would not be visible	No Change	Neutral	Not Significant	No Change
				Impacts 10 years after completion: Existing quarry is not visible	No Change	Neutral	Not Significant	Impacts 10 years after completion: Proposals would not be visible	No Change	Neutral	Not Significant	No Change

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22	Looking west towards the existing Quarry from the top of Yennadon Down to the north east of Site	**Medium / High** Views from the upper part of Yennadon Down is likely to be experienced by relatively high numbers of people	From this elevation the convex landform of Yennadon Down and the moorland vegetation totally screens views towards the Site. Panoramic views are available west towards Dousland, Yelverton and Roborough Down	Impacts at 2025: Existing quarry is not visible	No Change	Neutral	Not Significant	Impacts at 2025: Proposals would not be visible	No Change	Neutral	Not Significant	No Change
				Impacts 10 years after completion: Existing quarry is not visible	No Change	Neutral	Not Significant	Impacts 10 years after completion: Proposals would not be visible	No Change	Neutral	Not Significant	No Change
23	Looking south east towards existing Quarry from gateway on B3212 north of Water Works	**Medium** This view is principally experienced by passengers in passing cars. Sensitivity reduced by proximity to existing settlement and expectations of the receptors	The current working area is totally screened by the existing screen bund, but the upper part of the eastern face is just visible. The existing, un-vegetated spoil bund forms a clearly noticeable visually intrusive feature	Impacts at 2025: Existing spoil bund left to naturally re-vegetated at end of work	Negligible	Neutral	Not Significant	Impacts at 2025: Existing bund re-profiled and planted during early phase of the works. Extension area screened by landform.	Moderate	Benefit	Slightly Significant	Noticeably Better
				Impacts 10 years after completion: Vegetation on existing bund slowly continues to naturally re-generate	Slight	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation on bund well established, assimilating it back into landscape	Slightly	Benefit	Moderately Significant	Slightly Better
24	Looking east from entrance to Trading Estate on the B3212 just to west of Dousland	**Medium** This view is principally experienced by passengers in passing cars. Sensitivity reduced by proximity to existing settlement and expectations of the main receptors	Existing quarry is seen on lower part of Yennadon Down. Vertical rockface defining the south eastern corner of the site forms the most visually prominent and intrusive part of the existing quarry. Quarry forms a clearly noticeable part of the wider panorama due to lack of trees along the edge of the Yennadon Down	Impacts at 2025: Viewpoint is lower than the quarry, so retained spoil bund obscures restoration in former working area. Spoil bund left to naturally re-vegetate	Slight	Benefit	Not Significant	Impacts at 2025: Existing bund re-profiled and planted. SE corner of existing quarry filled and restored to near natural gradient. New working area recently restored	Moderate	Benefit	Slightly Significant	Noticeably Better
				Impacts 10 years after completion: Upper parts of eastern face remain as bare rock and visible over bund. Bund continues to slowly re-vegetate	Slight	Benefit	Not Significant	Impacts 10 years after completion: Vegetation to all areas fully established, helping to integrate the restored site into its local landscape surrounding	Moderate	Benefit	Slightly Significant	Noticeably Better
25	Looking south east from car park at Walkhampton Church	**High** Receptors likely to be local parishioners visiting the Church, who are well acquainted with the local landscape and potentially sensitive to any changes	Views towards Yennadon Down predominantly screened by Dousland Plantation and other trees, but glimpse views towards the site are available. Upper part of rockface defining south eastern corner of existing quarry visible	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material, with spoil bund left to naturally vegetate	No Change	Neutral	Not Significant	Impacts at 2025: Benefits of proposals not very visible, but SE corner of site restored to near natural gradient and planted	Slight	Benefit	Moderately Significant	Slightly Better
				Impacts 10 years after completion: Vertical faces will be very slowly become colonised by plants	Negligible	Benefit	Not Significant	Impacts 10 years after completion: Vegetation on restored SE corner of site fully established, integrating quarry into rest of Yennadon Down	Slight	Benefit	Moderately Significant	Slightly Better
26	Looking south east from field gateway on minor road to Sampford Spiney near Stourtown	**Medium** This view is principally experienced by passengers in passing cars whose attention is not concentrated on the landscape.	Views towards Yennadon Down predominantly screened by intervening vegetation, but distant glimpse views towards the site are just available. Un-vegetated top of screen bund and upper part of southern rockface just visible	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material, with spoil bund left to naturally vegetate	No Change	Neutral	Not Significant	Impacts at 2025: Benefits of proposals not very visible, but SE corner of site restored to near natural gradient and planted	Slight	Benefit	Not Significant	Slightly Better
				Impacts 10 years after completion: Vertical faces will be very slowly become colonised by plants	Negligible	Benefit	Not Significant	Impacts 10 years after completion: Vegetation on restored SE corner of site fully established, integrating quarry into rest of Yennadon Down	Slight	Benefit	Not Significant	Slightly Better

Figure 31: Visual Impacts Table

View No.	Location of Viewpoint and Direction of View	SENSITIVITY OF RECEPTORS Factors influencing sensitivity of Receptors to changes	BASELINE VIEW Contribution of Quarry to existing character and composition of View	IMPACT OF EXISTING PERMISSION				IMPACT OF REVISED PROPOSALS				IMPACT RELATIVE TO EXISTING PERMISSION
				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
27	Looking south east from the edge of Plaster Down near Riband Plantation 3.5km from the Site at 202m AOD	**High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape. Difficult to identify individual features with naked eye	The existing quarry site forms a noticeable scar on the lower slopes of Yennadon Down. The existing quarry is seen on the transition between the 'Upland Moorland' and the 'Moorland Edge Slopes' character types. The upper parts of SE rockface are clearly visible.	<u>Impacts at 2025:</u> Upper parts of vertical faces will remain as bare rock due to lack of fill material, with spoil bund left to naturally vegetate	No Change	Neutral	Not Significant	<u>Impacts at 2025:</u> Restored SE corner of site assimilated into landscape. Extension area mainly obscured by intervening vegetation	Slight	Benefit	Moderately Significant	Slightly Better
				<u>Impacts 10 years after completion:</u> Vertical faces will be very slowly become colonised by plants	Negligible	Benefit	Not Significant	<u>Impacts 10 years after completion:</u> Vegetation to all parts of quarry fully established, assimilating existing and proposed site areas into local landscape	Slight	Benefit	Moderately Significant	Slightly Better
28	Looking south east from car park on Plaster Down 4.4km from the Site at 211m AOD	**High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape	The existing quarry is seen on the transition between the 'Upland Moorland' and 'Moorland Edge Slopes' character types. The bare rockface defining the upper south eastern edge of the existing quarry is visible, but becoming difficult to distinguish individual features with naked eye due to distance from site	<u>Impacts at 2025:</u> Upper parts of vertical faces will remain as bare rock due to lack of fill material, and left to naturally re-vegetate	No Change	Neutral	Not Significant	<u>Impacts at 2025:</u> Restored SE corner of site assimilated into landscape. Extension area less prominent and obscured by vegetation	Slight	Benefit	Moderately Significant	Slightly Better
				<u>Impacts 10 years after completion:</u> Vertical rockfaces will very slowly become colonised by native plants	Negligible	Benefit	Not Significant	<u>Impacts 10 years after completion:</u> Vegetation within all parts of quarry fully established, assimilating existing and proposed areas back into landscape	Slight	Benefit	Moderately Significant	Slightly Better
29	Looking south from the moorland below Pew Tor 4.2km from the site at 265m AOD	**Very High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape. Viewpoint strongly exhibits typical Dartmoor characteristics and has a high relative tranquillity	The existing quarry site is just visible on the lower slopes of Yennadon Down, with Lynch Common forming the skyline beyond. From this distance it is becoming very difficult to distinguish individual features within the site with the naked eye, but the bare rockface defining the upper southern edge of the existing quarry is just visible through the trees in the foreground	<u>Impacts at 2025:</u> Upper parts of vertical faces will remain as bare rock due to lack of fill material, and left to naturally re-vegetate	No Change	Neutral	Not Significant	<u>Impacts at 2025:</u> Restored SE corner of site assimilated into landscape. Extension area totally screened by landform and vegetation	Slight	Benefit	Moderately Significant	Slightly Better
				<u>Impacts 10 years after completion:</u> Vertical rockfaces will very slowly become colonised by native plants	Negligible	Benefit	Not Significant	<u>Impacts 10 years after completion:</u> Vegetation within all visible parts of quarry fully established, assimilating the existing and proposed areas back into the local landscape	Slight	Benefit	Moderately Significant	Slightly Better
DISTANT VIEWS FROM WEST AND SOUTH WEST (Refer to Figure 23b for location of Viewpoints)												
30	Looking east from Access Land above Horrabridge on the northern end of Roborough Down 4.2km from Site at 185m AOD	**Very High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape and are likely to experience relatively high sense of tranquillity.	Quarry site is just visible on the lower slopes of Yennadon Down. Quarry form a negligible part of the overall view, with attention drawn instead to the areas of high moorland. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent	<u>Impacts at 2025:</u> Upper parts of vertical faces will remain as bare rock due to lack of fill material. Existing spoil bund along western boundary left to naturally re-vegetate	Negligible	Neutral	Not Significant	<u>Impacts at 2025:</u> Restored SE corner of site returned to near natural gradient. Extension area to north somewhat less prominent, with entire area recently restored	Slight	Benefit	Significant	Slightly Better
				<u>Impacts 10 years after completion:</u> Vertical rockfaces will very slowly become colonised by native plants. Spoil bund will retain existing height and profile and slowly become vegetated	Negligible	Benefit	Slightly Significant	<u>Impacts 10 years after completion:</u> Vegetation within all parts of quarry fully established, assimilating the existing and proposed areas back into the local landscape	Slight	Benefit	Significant	Slightly Better

Figure 31: Visual Impacts Table												
View No.	Location of Viewpoint and Direction of View	SENSITIVITY OF RECEPTORS Factors influencing sensitivity of Receptors to changes	BASELINE VIEW Contribution of Quarry to existing character and composition of View	IMPACT OF EXISTING PERMISSION				IMPACT OF REVISED PROPOSALS				IMPACT RELATIVE TO EXISTING PERMISSION
				Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	Change to character and composition of view compared to existing situation	Magnitude of Impact	Nature of Impact	Significance of Impact	
31	Looking east from car park on Roborough Down near Pound 3.5km from the Site at 186m AOD	**High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape. Sense of relative tranquillity reduced by number of other people	The existing quarry site is just visible on the lower slopes of Yennadon Down, but forms a minor part of the overall view. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, particularly the south eastern corner.	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material. Existing spoil bund along western boundary left to naturally re-vegetate	Negligible	Neutral	Not Significant	Impacts at 2025: Restored SE corner of site returned to near natural gradient. Extension area to north somewhat less prominent, with entire area recently restored	Slight	Benefit	Moderately Significant	Slightly Better
				Impacts 10 years after completion: Vertical rockfaces will very slowly become colonised by plants. Spoil bund retained at existing height and profile will slowly become vegetated	Negligible	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation within all parts of quarry fully established, assimilating the existing and proposed areas back into the local landscape	Slight	Benefit	Moderately Significant	Slightly Better
32	Looking east from Roborough Down above Yelverton	**High** Receptors are likely to be people out enjoying the external environment, whose attention is concentrated on the landscape. Sense of relative tranquillity reduced by proximity to Yelverton	The existing quarry site is just visible on the lower slopes of Yennadon Down, but forms a minor part of the overall view. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, particularly the south eastern corner.	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material. Spoil bund left to naturally re-vegetate	Negligible	Neutral	Not Significant	Impacts at 2025: Restored SE corner of site returned to near natural gradient. Extension area to north recently restored	Slight	Benefit	Moderately Significant	Slightly Better
				Impacts 10 years after completion: Vertical rockfaces and spoil bund will slowly become colonised by plants	Negligible	Benefit	Slightly Significant	Impacts 10 years after completion: Vegetation within all parts of quarry fully established, assimilating the quarry back into the local landscape	Slight	Benefit	Moderately Significant	Slightly Better
33	Looking north east from the A386 through Yelverton Golf Course 3.2km from the Site at 208m AOD	**Medium / High** Receptors are likely to be people travelling in car, whose attention is not concentrated on the landscape and who are likely to experience a relatively low sense of tranquility due to the major road	The existing quarry site is just visible on the lower slopes of Yennadon Down, but forms a minor part of the overall view. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry.	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material. Spoil bund left to naturally re-vegetate	Negligible	Neutral	Not Significant	Impacts at 2025: Restored SE corner of site returned to near natural gradient. Extension area to north recently restored	Slight	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vertical rockfaces and spoil bund will slowly become colonised by plants	Negligible	Benefit	Not Significant	Impacts 10 years after completion: All areas fully established, assimilating the quarry back into the landscape	Slight	Benefit	Slightly Significant	Slightly Better
34	Looking north east towards Dousland from the Public Footpath across Callisham Down 2.5km from the Site at 219m AOD	**High** Receptors likely to be people out enjoying the external environment, whose attention is concentrated on the landscape, and are likely to sense of relatively high tranquillity	Yennadon Down can be seen rising towards the skyline, with the craggy profiles of the areas of 'Unsettled High Upland Moorland' on the distant skyline. The upper parts of the eastern rockface can just be distinguished, but do not make a meaningful contribution to the view	Impacts at 2025: Upper parts of vertical faces will remain as bare rock due to lack of fill material.	No Change	Neutral	Not Significant	Impacts at 2025: Upper slopes returned to near natural gradient, will vegetation well established	Negligible	Benefit	Slightly Significant	Slightly Better
				Impacts 10 years after completion: Vertical rockfaces and spoil bund will slowly become colonised by plants	Negligible	Benefit	Not Significant	Impacts 10 years after completion: Restored vegetation on upper parts of slopes will fully assimilate the quarry back into the local landscape	Negligible	Benefit	Slightly Significant	Slightly Better
35	Looking north from minor road on edge of Lynch Common above Meavy	**High** Receptors likely to be people out enjoying the external environment	Yennadon Quarry cannot be seen from this viewpoint due to the landform of Yennadon Down, but a smaller disused quarry is seen on the south edge of Yennadon Down	Impacts at 2025: Existing Quarry not visible	No Change	Neutral	Not Significant	Impacts at 2025: Proposals not visible	No Change	Neutral	Not Significant	No Change
				Impacts 10 years after completion: Existing Quarry not visible	No Change	Neutral	Not Significant	Impacts 10 years after completion: Proposals not visible	No Change	Neutral	Not Significant	No Change
36	Looking north from edge of Lynch Down above Smallacombe	**Very High** Receptors likely to be people out enjoying the external environment	The existing working at the site cannot be seen from this viewpoint due to the convex landform of Yennadon Down. Viewpoint has high sense of relative tranquillity	Impacts at 2025: Existing Quarry not visible	No Change	Neutral	Not Significant	Impacts at 2025: Proposals not visible	No Change	Neutral	Not Significant	No Change
				Impacts 10 years after completion: Existing Quarry not visible	No Change	Neutral	Not Significant	Impacts 10 years after completion: Proposals not visible	No Change	Neutral	Not Significant	No Change

6.5 Residual Visual Impacts

In addition to identifying the magnitude and significant of the potential impacts, the Visual Impacts Table and the reasoned justification beneath the LVA Photographs also seek to provide a commentary identifying how the relative sensitivity of the receptors was reached.

Due to the uncertainties over the precise volumes of material that will be excavated during the operation of the quarry, the planning application includes a substantial contingence volume to ensure that supplies of saleable stone are maintained until 2025. This assessment therefore considers the 'worst case' scenario, and is carried out on the basis of the maximum permitted volume of rock being removed. However, this means that it is not possible to accurately predict precisely what will happen and when compared to the existing permission.

In order to provide a reasonable comparison between the baseline situation (what will happen as a result of the existing permission) and the revised proposals, the Impact Table uses the end of 2025 (when both planning permissions would end) and then approximately 10 years later to assess the comparable impacts and benefits. However, brief descriptions of the likely visibility of the various operations from the 14 Areas are given below:

Area 1 - Lower western edge of Yennadon Down

The northern end of the existing spoil will be re-profile, topsoiled and planted as part of the Pre-excavation works. After the short period of disruption while these works are undertaken (estimated to be approximately 8 weeks) there will an immediate improvement to the views along the alignment of the old Tramway compared to the existing permission. The new temporary bund will be clearly visible, but this will be further away from the trackway and will have a more natural profile. Screening of views into the existing and proposed works areas will be maintained.

After approximately 2 growing seasons, the seeding with be established over the bunds, covering the areas of bare soil. Typical moorland vegetation will be encouraged to develop on the bunds and between the trackway and the bunds. This restoration will take place 8-10 year before the more limited works that would occur under the existing permission, resulting in **clearly noticeable to substantial benefits** compared to the existing permission.

Area 2 - The gently sloping mid-slopes of Yennadon Down

From this area the un-vegetated east-facing slopes and top of the existing spoil bund are the principal part of the quarry that is visible. This area will be re-profiled and together with the new temporary bund will be topsoiled and seeded. Within 2 growing seasons, the seeding with be established over the bunds, covering the bare soil and integrating them into the landscape

From areas close to the existing quarry edge, the initial works within the extension work will result in a short term increase in the total extent of excavation. However, as soon as the material in the south eastern part of the site is depleted, the progressive restoration of this area will commence. By the end of Phase 2 (probably the end of 2020) the upper parts of the area will have been backfilled, topsoiled and seeded. These benefits will occur 4-5 years before any restoration under the existing permission, so they will result is **slight to clearly noticeable benefits**.

Area 3 - The ridgeline through the top of Yennadon Down;

Neither the existing nor the proposed areas of the quarry are visible from this area. There will be no impacts on existing character or tranquillity.

Areas 4 and 5 - Local views from ridgeline through Dousland

From lower level views such as Viewpoint 23, similar benefit to Area 1 will be experienced. After the short period of disruption while the Pre-excavation works are undertaken the screen bunds will progressively become vegetated, assimilating them into the surrounding moorland. This restoration will create a more natural looking landform while still screening the working areas. This will take place 8-10 years before the more limited works that would occur under the existing permission, so it will result in **clearly noticeable benefits.**

The benefits of the revised landscape strategy from Viewpoint 24 are illustrated by Figure 24. After the short period of disruption while the Pre-excavation works are undertake, the Phase 1 works will be screened by the temporary bund, with the operations becoming progressively more inconspicuous as the excavations moves to lower levels. The final extent of the excavations to be undertaken in Phase 3 will be reviewed prior to the start of excavation and may result in a smaller overall impact. However, these works will be balanced by the progressive backfilling and restoration of the more visually prominent south eastern part of the site. By half way through the revised permission, the benefits within this area will become apparent. This will result in **clearly noticeable benefits.**

Areas 6 and 7 - Walkhampton Church and ridgeline to Sampford Spiney

From these areas only the top of the existing spoil bund and the upper parts of the rockfaces in the south eastern part of the quarry are visible. The progressive restoration of the existing quarry area will gradually result in **slight benefits** during the course of the work, while the extension area will be predominantly screened by intervening vegetation and the landform around the site. The benefits to the upper part s of the rockfaces will not be achieved under the existing permission, even at the end of the operational period.

Area 8 and 9 - Access land at Plaster Down, Riband Plantation and Pew Tor

From these areas of existing quarry forms an increasingly insignificant part of the overall views and it would be difficult to distinguish some of the individual benefits with the naked eye. However, similar benefit to those experienced in Areas 6 and 7 will occur, resulting in a **slight or barely perceptible benefit** compared to the existing permission.

Area 10 to 12 - Roborough Down above Yelverton and Horribridge and A386

Views from Roborough Down were identified as one of the key impacts by the previous application. LVA Photographs 30-33 and their accompanying zoom views show that the benefits to the revised landscape strategy identified from Viewpoint 24 (see Figure 24) are equally applicable from Roborough Down, albeit at a greater distance and with the site forming a smaller part of the overall view.

The works in the extension area will initially be visible. As the works progress, these operations will be increasingly screened by the surrounding landform, while the more prominent south eastern area will be progressively restored. The upper parts of the eastern rockfaces will not be restored under the existing permission due to a lack of available material, so the revised strategy will result in **slight benefits** in the medium and longer term.

Areas 13 and 14 - Callisham Down, Castor Down and Lynch Common

The existing site makes a negligible contribution to the overall character of views from these areas, principally due to the gently convex landform of Yennadon Down. However, the other disused quarry on the southern edge of the Down is visible, demonstrating how historic quarries are an integral part of local landscape character.

It is evident therefore that from every area that the site is visible, the revised proposals would result in **benefits compared to the existing permission**. It is concluded that this must mean that the proposals would 'conserve and enhance' the natural beauty of the local landscape.

6.6 Impacts on Adjacent Residential Properties

The Landscape Appraisal Plan identifies a number of private properties with the potential for views towards the site along the north eastern edge of Dousland and the north west edge of Yennadon Down. The objective of this section of the LVIA is to consider the overall impact that this might have on residential amenity. However, it should be noted that 'visual amenity' is just one aspect of 'residential amenity'. The potential impacts of other aspects of residential amenity such as noise and privacy are covered in separate assessments.

For the purposes of this assessment, views from the adjacent properties have been considered 'in the round', including the potential views from inside the dwelling as well as from the 'domestic curtilage' (including domestic gardens and access driveways etc). Where possible, potential changes to views have been assessed from publicly accessible locations close to the properties, but no internal inspections have been carried out.

The overall consideration of 'residential amenity' relates to the on-going 'live-ability' of a property, and the avoidance of potentially 'unneighbourly' developments that may cause problems through overshadowing, loss of light, dominance or loss of privacy, unacceptable impacts on the character of views or noise.. The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass and location of a new development and the number and position of the windows in the existing property.

All the properties are situated at elevations below the western edge of the site, so none of them have views into the working area. Views are currently screened by the spoil bund along the western boundary, and it is anticipated that this forms a slightly intrusive feature in views towards the site. At present the main benefit of the bund to these properties is the acoustic screening that it provides.

It is acknowledged by the Revised Restoration and Aftercare Plan that there will be a short period during the initial site set-up stage when there will be a slight increase in impacts on these properties. It is anticipated that construction of the bund will be undertaken over the following timescale:

(i) Construction of fencing - allow 1 week

(ii) Stripping of overburden - allow 2 weeks

(iii) create bund - allow 3 weeks

(iv) re-soil, shape and seed - allow 2 weeks

However, this 8 week period represents approximately 1.5% of the total length of the existing permission and is therefore a short–term impact that is not considered to be significant. After this time, impacts will return to their existing level, and the re-profiling and planting of the un-vegetated part of the spoil bund will gradually become evident. Due to distance from these properties, these enhances are likely to result in minor benefits, but the impacts are not expected to be significant.

It is concludes that there will not be any unacceptable impacts on the residential amenity of the private properties identified by the baseline assessment arising from the revised proposals.

6.7 Impacts on Local Landscape Character

The National Character Area profile for Dartmoor, produced by Natural England, identifies that *"the essence of Dartmoor, and the reason many people visit, is the ability to escape modern infrastructure and find tranquility and remoteness".* It was evident from the site surveys undertaken as part of this LVIA that these characteristics are most strongly exhibited by the 'Unsettled High Upland Moorland' character type, situated in the core areas of the National Park, and the more elevated, remoter parts of the 'Upland Moorland with Tors' character type.

The Dartmoor Landscape Character Assessment (DLCA) identifies the application site on the western edge of Yennadon Down which is identified within Landscape Character Type (LCT) **1L: 'Upland Moorland with Tors'**. The key characteristics of this area are identified as "a *gently rolling, large scale moorland landscape with a strong sense of exposure, tranquillity and far reaching, often panoramic views and Tors punctuating the smooth moorland slopes."* In addition, *"former mineral workings and associated buildings dating from the medieval period onwards and 19th century quarries"* are identified as being scattered across the landscape.

Immediately to the west of the site is the boundary to LCT **2D: 'Moorland Edge Slopes'.** This character type typically consists of *"sloping upland moorland edge characterised by rolling hills incised by steep valley, pockets of moorland common, marginal pasture and rough grassland defining the upper moorland slopes. It retains visual and functional links to the adjacent moorland, and has a strong, small scale, medieval field patters bounded by mixed species hedgebanks with bracken and gorse, and a sparse settlement pattern characterised by small nucleated villages, hamlets and isolated farmsteads".* However, it is noted that *"some more recent development is associated with the larger settlements"* within this LCT.

The Site Assessment and the Landscape and Visual Appraisal concluded that the area around the application site exhibits a number of the typical character attributes of these areas. It was concluded that:

- Quarries are an important and often highly visible part of the Dartmoor landscape. They form focal points and places of historic interest and can contribute positively to the 'special qualities' of the National Park;
- The area around the site is not part of the remote upland moorland that contributes strongly to the iconic vision of Dartmoor, and does not exhibit the key properties of remoteness or high tranquillity;
- Due to its proximity to the boundary between the LCTs ,the area around the site exhibits some the typical characteristics of both areas; and
- The boundary between the two LCTs forms a transition zone. Adjacent to the site this 'upland fringe' is characterised by naturally re-generating small trees. These provide opportunities to assimilate the site into the local landscape that do not exist at more elevated locations.

The revised landscape strategy for the quarry has been developed based on an understanding of the key characteristics of the surrounding landscape and the 'valued attributes' identified by the DLCA for the landscape character types in close proximity to the site. These typical characteristics, along with the assessment of the contribution that the existing quarry makes to local character, have guided the priorities for the restoration proposals and helped to identify the key mitigation measures.

The impacts on landscape character have then been considered in the context of the wider strategic guidelines for the protection, planning and management of the LCTs around the application site set out in the DLCA, and the landscape planning guidelines for the 'Upland Moorland with Tors' and the 'Moorland Edge Slopes' character types.

It is concluded that during the short Pre-excavation Works phase there will be a short-term local impact of the character of the surrounding area, but the magnitude of this impact will be slight and the impact will not be significant. During the early stages of the extension there will be a balance of adverse and positive impacts, but the progressive restoration of the most prominent parts of the site will result in a gradual increase in perceptible local benefits. By the end of the operational phase at the end of 2025 it is anticipated there will be a **clearly noticeable** local benefit compared to the situation that would arise as a result of the existing permission.

Once the planting undertaken as part of the restoration is fully established (10-15 years after completion) it is anticipated that there will be a clearly noticeable local benefit and a **perceptible** wider scale benefit.

Based on the conclusions reached by the Landscape and Visual Appraisal, is assessed that the sensitivity of the local landscape character is '**high**' (due to it is location within a National Park, but that it does not exhibit the key characteristics of exposure, remoteness or high tranquillity). With a **high** sensitivity and a moderate magnitude of change, it is concluded that the revised proposals will result in a **significant** benefit to local landscape character and a **moderately significant** benefit to the wider character of this part of the National Park.

It is evident therefore, that the revised proposals will 'conserve and enhance' the natural beauty of landscape around the application site in accordance with the primary purposes of National Parks.

7 Summary and Conclusions

7.1 Context for the assessment of Impacts

The overall objective of this landscape and visual impact assessment (LVIA) has been to identify any potentially 'Significant' or 'Very Significant' impacts, while also seeking to maximise beneficial effects. Where adverse impacts were predicted, mitigation measures have been identified and incorporated into the scheme in order to avoid, reduce or compensate for the effects.

The potential impacts of the scheme need to be assessed against the existing baseline conditions and the changes that will occur as a result of the existing permission. The likely impacts of the existing permission can be summarised as follows:

- The restoration plans will not be submitted until 2023, so restoration is unlikely to commence until at least 2024/2025;
- The height and profile of the un-vegetated northern part of the existing spoil mound will remain and will be left to naturally re-vegetate, so this will remain as an alien landform in views towards the site from the west;
- The top and east-facing slope of the existing spoil bund is the main feature that is visible from local viewpoints on Yennadon Down. This will remain in its existing position and be left to naturally re-vegetate at the end of the operational period under the existing permission; and
- The upper parts of the eastern rockface are the most visually intrusive elements of the existing quarry. These will remain as prominent vertical rockfaces as there is insufficient fill available to re-profile them to safe gradients that will allow them to be physically or visually integrated back into the surrounding landscape.

The development of the revised landscape strategy for the site has sought to address the existing impacts that will arise as a result of the existing permission and the reasons for refusal given for the previous application. This iterative process has been led by the guidelines in the Dartmoor Landscape Character Assessment for the landscape character types around the site. It has then responded to the conclusions reached by the Site Assessment and the Landscape and Visual Appraisal in order to identify an improved and enhanced landscape strategy.

The following overall conclusions were reached by the Site Assessment and the Landscape and Visual Appraisal:

- From the western edge of Yennadon Down the un-vegetated part of the existing spoil bund forms the principal intrusive feature;
- From the mid-slopes of Yennadon Down the upper eastern face of the spoil bund is the only part of the quarry that is clearly visible;
- The site is not visible from the more tranquil upper part of the Down;
- From viewpoints around Dousland, views into the quarry are screened by the existing spoil bund, but the un-vegetated part of the bund itself is a rather alien and intrusive feature;
- From more distant viewpoints to the north west of the site, it is only the upper un-vegetated parts of the spoil bund and the rockfaces defining the south eastern corner of the existing quarry that are visible. While the site does not form a highly conspicuous part of these views, it is evident that the landform of the quarry would be even less apparent if the rockface was vegetated like the surrounding moorland.
- From viewpoints on Roborough Down the site is seen as part of the transition zone between the settled and more vegetated 'Moorland Edge Slopes' and the more elevated and exposed moorlands beyond. The vertical rockface defining the upper eastern edge of the site forms the most visually prominent and intrusive part of the existing quarry, but the un-vegetated part of the spoil bund is also visible; and
- From viewpoints to the south east the site does not contribute meaningfully to views, but the other quarry on the edge of Yennadon Down is clearly visible, demonstrating the typical contribution of quarries to local character.

These conclusions have guided the development of the revised landscape strategy and the revised phasing proposals for the extension to the quarry.

7.2 Significance of the Landscape Impacts

The assessment of landscape impacts is based on the enhancements identified on the Landscape Restoration Plan. The anticipated landscape impacts are as follows:

Topography

The site does not lie within an area of geological interest, and given the limited exposure of rock outcrop within the area of the proposed quarry extension, it is considered to be of minimal geological education potential. The key impacts on the topography of the site will therefore relate to the profile and gradient of the landform, and the contribution that this makes to local landscape character.

The site is located on the lower western flanks of Yennadon Down, as part of a gently rounded landform that falls towards the west. The profile of the existing quarry is clearly at odd with the surrounding landform, despite the fact that quarries are identified as one of the typical characteristics of the local landscape.

It is evident therefore that the restoration plans respond to the typical and valued attributes of the local landscape (as is required by **Policy DMD5**) and would result in a clearly noticeable betterment compared to the situation that would arise under the existing permission. With a **high** sensitivity and a **moderate** magnitude of change, it is concluded that the revised proposals would result in a **significant benefit** to the landform within the site.

Vegetation / Ecological Considerations

During the initial operational phase there will be an **adverse** impact arising from the loss of approximately 1 ha of grassland, bracken and scrub mosaic, but this would only be significant at the **local** level.

After restoration of the existing / new spoil bunds, it is anticipated that the short term impacts on the vegetation will be adverse at the site level for the first 3-4 years. However, once the grassland has established, there should be an increase in species, which would give rise to an **enhancement** in biodiversity by the end of the operational period at the end of 2025.

After the compensatory planting of hawthorn trees, it is concluded that the residual effects on the vegetation within the extension area are likely to be **negligible**. With a Medium / High sensitivity (to reflect the relatively low botanical value of the grassland), it is concluded that the impacts on the vegetation within the new extension would not be significant. However, taking the quarry as a whole and comparing the impacts to those that will occur as a result of the existing permission, there will be a clearly noticeably benefit. This would result in a **moderately significant benefit** across the wider site area.

Public Rights of Way

There are currently no public rights of way across the application site. The surrounding areas are designated as common land and as such the public have the right of access on foot and on horseback, with no requirement to keep to defined public rights of way. However, there are currently no common land rights or public access rights to the existing quarry area and the Maristow Estate have indicated that this will remain the case under the existing planning permission. As a result, the quarry will remained fenced off, primarily due to health and safety concerns associated with the vertical quarry faces that will remain.

If planning permission is granted and the quarry is suitably restored, the Maristow Estate has indicated that it would consider allowing public access. Any future access would be subject to the necessary negotiations between the Maristow Estate (on behalf of the Walkhampton Trust) and the DNPA, but this could promote opportunities for the enjoyment of the enhanced biodiversity and special landscape features within the quarry by the public.

If public access is restored, it is evident that there will be **clearly noticeable** benefits to the provision of rights of way by the proposals. Public access and enjoyment of the special qualities of the landscape is one of the key purposes for the designation of National Parks. Access is therefore regarded as a **high or very highly** sensitivity landscape attribute. With the potential for new public access providing opportunities for a clearly noticeable benefit, the proposals have the capacity to result in a **significant benefit** compared to the existing permission.

Watercourses and Drainage

The Surface Water Management Assessment anticipates that there will be temporary insignificant impacts on the local drainage and groundwater regime during the operation of the extension. These impacts would cease upon reinstatement of the site to moorland, at which time the natural drainage patterns would be re-established. Consequently, no permanent residual effects are anticipated.

The pond to be retained in the base of the quarry will provide opportunities for longer term bio-diversity enhancements. The Landscape Appraisal identified that small ponds are a feature of Yennadon Down, so the new feature would be compatible with existing local landscape features. Overall there will be a **slight benefit** to the water features in the landscape, but as ponds are not identified as one of the key characteristics by the Dartmoor LCA, the benefits will **not be significant**.

Archaeology and Cultural Heritage

With the exception of the site of the tramway and siding no features of archaeological or historical interest have been identified within the quarry itself and no cultural heritage mitigation measures are suggested. However, the historic links between the alignment of the Tramway and the history of the quarry have been reflected in the assessment of the sensitivity of views from the trackway in the Visual Appraisal.

In order to "*promote the understanding and enjoyment of the special qualities of the National Park*" it is proposed that an information board will be erected close to the entrance of the quarry describing the link between the Tramway, Yennadon Quarry and the history of quarrying on Dartmoor.

This will provide a **benefit** compared to the provisions of the existing permission, in accordance with the primary objectives of the National Park.

Environmental Management Plan

It is anticipated that an Environmental Management Plan (EMP) for the site would be drawn up, pulling together the management of the new and existing landscape features. This would seek to achieve the necessary temporary screening objectives while enhancing local landscape character and maximising opportunities for bio-diversity enhancement. Detailed proposals for the following will be submitted prior to development and restoration:

1. Grassland habitat creation and management statement (including species mixes, management regimes and habitat creation objectives);
2. Pond Creation and Management Statement; and
3. Post quarry restoration habitat and species Management Plan.

This will provide opportunities for substantial bio-diversity benefits compared to the more limited requirements of the existing permission.

Tranquillity

The Campaign to Protect Rural England (CPRE) has undertaken research into what people regard as contributing or detracting from a sense of tranquillity. Based on this the CPRE has produced a map showing the 'relative tranquillity' of the whole country. It is suggested that tranquillity map can be used as an important indicator in helping to protect the countryside.

The research found that the presence of other people is by far the most important negative factor (60%), followed by the visibility of roads (12%), general signs of overt human impact (10%) and visibility of urban development (8%). As these features are all present in views from around the site, , it is understandable why the map shows that the existing tranquillity of the area around the site is relatively low.

The revised restoration scheme will provide a number of positive contributions to tranquillity, including improving 'the naturalness of the landscape' (30% positive weighting) and enhancing the 'openness of landscape' (24% positive weighting).

During the operational period of the quarry the existing level of noise will remain at its existing level, so the significance of this beneficial effect is considered to be **minor.** However, following the cessation of excavation and the establishment of the final restoration, the scheme will result in a clearly noticeable betterment compared to that which would be achieved under the current planning conditions. Consequently, it is concluded that the scheme will have a **beneficial** impact on the existing levels of tranquillity.

7.3 Significance of the Visual Impacts

The Baseline Assessment identified the locations of the areas with the potential for views towards the application site. A series of representative views that illustrate the existing visibility of the quarry from these areas are presented as part of the Landscape and Visual Appraisal.

In the last application there was much comment by the Tree and Landscape Officer about the sensitivity of the viewpoints and the significance of the impacts. Consequently, this LVIA has carried out a relative assessment, comparing the impacts and benefits of the revised proposals with those that would arise as a result of the existing permission.

The sensitivity of the receptors and the magnitude and significance of the likely visual impacts are set out in the Visual Impact Table in Figure 31. This concludes that the revised proposals will be equal to or better than the existing permission from every viewpoint considered. The reasoned justification has sought to identify how the sensitivity of the receptors has been identified, but as the assessment has identified benefits from all the viewpoints, any discrepancies in the sensitivity of the receptors will only affect the relative significance of the benefits.

The Visual Appraisal has therefore demonstrates that from every area that the site is visible from the revised proposals would result in **benefits compared to the existing permission**. It is logical to conclude therefore that this must mean that the proposals would 'conserve and enhance' the natural beauty of the local landscape.

Residential Amenity

The baseline assessment identified a number of private properties with the potential for views towards the site. The consideration of 'residential amenity' relates to the on-going 'live-ability' of a property, and the avoidance of potentially 'unneighbourly' developments.

The Revised Restoration and Aftercare Plan acknowledges that there will be a short period during the initial site set-up stage when there will be a slight increase in impacts on these properties. However, this 8 week period represents approximately 1.5% of the total length of the existing permission and is therefore a short–term impact that is not considered to be significant. After this time, impacts will return to their existing level, and the re-profiling and planting of the un-vegetated part of the spoil bund will gradually become evident. It is concludes that there will not be any unacceptable impacts on the residential amenity of the private properties.

7.4 Significance of Impacts to Landscape Character

Yennadon Quarry has been in existence for approximately 150 years and was probably established shortly after the Plymouth and Dartmoor Tramway was constructed. It pre-dates the settlement of Dousland and is one of the historic features that contributes to the local landscape character or 'sense of place' of the surrounding area.

The Dartmoor Landscape Character Assessment (DLCA) identifies the site within the 'Upland Moorlands with Tors' character type, close to the boundary with the 'Moorland Edge Slopes' area. As the site falls within the transition zone between these two character types, it is reasonable to expect that it will exhibit some of the typical characteristics of both of the character types.

The baseline assessment identified that the upper parts of Yennadon Down does exhibits some of the typical characteristics of the 'Upland Moorlands with Tors' character type, but that the strength of their influence falls with a drop in elevation. From lower levels closer to the site, the character and composition of views is increasingly affected by the areas of existing development to the west, with a corresponding reduction in the overall sense of remoteness and tranquility. Consequently, it is evident that the area surrounding the quarry is not part of the remote upland moorland that contributes strongly to the essential or 'iconic' vision of Dartmoor, and does not exhibit the key properties of remoteness or high tranquillity.

Quarries are acknowledged to be an integral part of the adjacent landscape character types by the DLCA. The following photographs were taken in the disused quarry on the southern edge of Yennadon Down. This rockfaces within this quarry are substantial lower than in the application site, but it has

been left to naturally regenerate, and is now used as a public car park. The photographs illustrate that:

- The moorland vegetation can form an impenetrable barrier above the former quarry rockfaces (no fences are considered necessary above the rockfaces forming the public car park); and
- Quarries are part of the local landscape and can form attractive points of interest, contributing to the 'special qualities' of the National Park;

While the existing quarry occupies it original historic location within the landscape, the modern extraction methods mean that the internal character of the site differs from the other disused quarries seen within the local area. It is evident therefore that the existing quarry has a somewhat negative influence on views from the lower part of Yennadon Down. These impacts will remain until at least 2025 under the conditions of the existing planning permission.

The Landscape Restoration Plan shows how the revised landscape strategy would successfully assimilate the entire quarry back into the local landscape. The drawing shows a near vertical rockface retained in the least visible north western part of the site. This will maintain the historic presence of the quarry within the landscape, creating a safe and potentially accessible focal point for future visitors while also providing opportunities for bio-diversity enhancement within the site. However, the key benefit of this approach is that backfilling within the quarry can be concentrated on the most prominent south eastern part of the site.

Under the existing permission there is insufficient material available to regrade this area to a suitable gradient, and the upper parts of the rockfaces will remain as conspicuous and somewhat intrusive features in the landscape. As a result, the revised proposals will result in a clear betterment compared to the existing situation and will result in a **clearly noticeably benefit** to local landscape character. The visual appraisal has shown that these benefits will be evident up to 5km from the site, providing opportunities for more than simply local benefits.

Based on the conclusions reached by the Landscape and Visual Appraisal, it is assessed that the sensitivity of the local landscape character is '**high**' (due to it is location within a National Park, but because it does not exhibit the key characteristics of exposure, remoteness or high tranquillity).

With a **high** sensitivity and a **moderate** magnitude of change, it is concluded that the revised proposals will result in a **significant** benefit to local landscape character and a **moderately significant** benefit to the wider character of this part of the National Park.

Following the establishment of such a restoration scheme, the Maristow Estate has indicated that it would be willing to enter into negotiations with the National Park Authority regarding future public access to the site. It is evident therefore, that the revised proposals will 'conserve and enhance' the natural beauty of landscape around the application site in accordance with the primary purposes of National Parks.

7.5 Compatibility with Planning Policy

In the Committee Report for the previous application the DNPA Tree and Landscape Officer recommended that the scheme should be refused because:

> *"it will have a detrimental visual impact and a detrimental impact on the character of the area, which is contrary to policy COR1 (h) and COR3. The development does not enhance what is special or locally distinctive about the landscape character, and it is an unsympathetic development that will harm the wider landscape. The development is also contrary to policy DMD5 because it does not conserve or enhance the character and special qualities of Dartmoor's landscape by respecting the valued attributes of this landscape type, specifically the dramatic moorland landscape, with wide open spaces, panoramic views and a strong sense of tranquillity."*

The 'Revised Development Proposals, Restoration and Aftercare Plan' identifies that the rolling restoration programme within the existing quarry, which will begin as soon as permission is granted, will restore approximately 7,040m^2 of land to moorland. This area is approximately a third larger than

the extent of the new extraction area. Under the revised proposals, the total area to be restored to moorland within the existing quarry area (that will not be restored under the provisions of the existing permission) is therefore greater than the new extraction area. This restoration will take place progressively throughout the operational period, and will start at least 8-10 years before any restoration will occur under the existing permission.

It is evident therefore that the proposals will '**conserve and enhance**' the landscape in accordance with the policies and strategic objectives of the National Park.

It is therefore concluded that the proposals would not have a detrimental residual impact on the character of the area, and by restoring part of the site to a near natural grade and retaining the presence of the quarry, the proposals will enhance what is special or locally distinctive about the landscape character. Furthermore, the progressive restoration with provide clear betterment compared to the existing permission, so they will enhance rather than harm the wider landscape. Consequently, it is concluded that the proposals would be compatible with policies **COR1 (h) and COR3**.

With regards to policy **DMD5,** the proposals have been developed in accordance with the typical character and special qualities of the local landscape character types, as set out in the Dartmoor Landscape Character Assessment. The proposals will therefore enhance Dartmoor's landscape by respecting and incorporating the 'valued attributes' of the local landscape types. The proposals are therefore also compatible with policy DMD5.

In addition, **Policy M2** states that planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings, mineral waste tipping operations, or approved but unimplemented minerals development. It is clearly evident that the proposals would do precisely this, so they would be in accordance with policy M2.

7.6 Overall conclusions reached by LVIA

Yennadon Quarry has been in existence for at least 150years. It pre-dates the settlement of Dousland and, along with the Plymouth and Dartmoor Tramway is one of the historic features that contributes to local character or 'sense of place' of this part of Dartmoor.

The stone produced by the quarry has contributed positively to the built heritage of this part of the National Park. The 'Yennadon Stone and the Built Environment' report produced by Clifton Emery Design identifies the importance of maintaining the supply of Yennadon stone in order to ensure that it can be used in local building projects in Dartmoor, the moorland fringe and further afield. The report concludes that there is an over riding strategic imperative for Yennadon quarry to continue to be operational. It is the only remaining supplier of local stone resource for parts of Dartmoor and the moorland fringe, and there are no viable alternatives.

It is anticipated that all the new and existing landscape features within the site would benefit from an agreed programme of management, which would help to secure their long term viability within the landscape and enhance bio-diversity within and around the site.

In summary, it is concluded that the revised proposals provide betterment compared to the existing permission for the following reasons:

- They would restore a greater area to moorland that would be temporarily required for the extension area;
- They would facilitate the earlier restoration of the most visible and intrusive parts of the existing quarry (the un-vegetated parts of the existing bund and the upper south eastern and eastern faces of the existing quarry);
- They would provide a clear improvement to the final restored landscape of areas with the greater visual impact (the south-eastern and eastern faces will be infilled to near-natural profiles, unlike the existing permission);
- They would provide opportunities for increased bio-diversity and habitat creation within the site;
- They would result in an improvement to the visual impacts from every viewpoints considered by the assessment; and
- The suitably restored and accessible quarry could provide future opportunities for the enjoyment of the biodiversity and special landscape features of the restored quarry by the public.

Consequently, no significant adverse impacts would arise as a result of the revised proposals, and the progressive restoration scheme would result in clear **benefits compared to the existing permission**. This would 'conserve and enhance' the natural beauty of the landscape in accordance with the primary purposes of designating land within National Parks. It is concluded therefore that the proposals would be fully compatible with the relevant planning policies and that there are no landscape or visual reasons why planning permission should not be granted.

Proposed Extension to
Yennadon Quarry,
Dousland, Dartmoor

Landscape and Visual Impact Assessment

Appendicies

On behalf of
Yennadon Stone Limited

June 2015

chrisbritton
landscape associates

APPENDIX 1

Assessment Methodology

Assessment Methodology

This LVIA has been prepared by a Chartered Member of the Landscape Institute (CMLI). The assessment methodology has been developed in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition published jointly by Landscape Institute and Institute of Environmental Management and Assessment.

The guidelines state that there is no standard methodology for the quantification of landscape and visual impacts. The methodology therefore needs to be relevant to the specific site and needs to be established incorporating an appropriate degree of professional judgment. This assessment will therefore consider impacts upon:

- the physical landscape resources of the site and its immediate surroundings;
- the visual amenity of views towards the site; and
- the consequential effects on the surrounding landscape and settlement character.

The scheme is likely to have effects upon the physical landscape attributes of the site, on the visual amenity of views from and towards the site and consequential effects on the landscape character of the surrounding areas. These effects may be positive or negative depending on the baseline conditions of the receiving environment. In accordance with the published guidance, landscape (elements and character) and visual impacts are assessed separately. The significance of the impacts will depend upon the magnitude of the impact and the sensitivity of the landscape and visual receptors.

The sensitivity of the receptors and the magnitude of the anticipated changes have been determined as part of the assessment. The assessment process then consider ways to eliminate, reduce or mitigate any significant adverse landscape or visual effects on the environment and ways to maximise opportunities for landscape and visual enhancements. The assessment therefore considers the landscape and visual effects during the following phases:

- on completion of the construction; and
- 15 years after completion when mitigation is fully established (residual effects).

The long-term or residual impacts likely to result from the proposals (those that remain after the establishment of the mitigation measures) are presented at the end of this assessment.

The methodology consists of three stages. Firstly the sensitivity of the landscape or visual receptor is considered. The magnitude and the nature of the impacts are then assessed. Both the sensitivity of the receptor and the magnitude of the impacts are used to identify the significance of the impact. Impacts may be positive or negative, direct or indirect and may be short, medium or long-term in duration.

The guidance does not provide absolute criteria for the evaluation of landscape and visual impacts, so this is based upon the experience and professional judgment of a chartered landscape architect, using a methodology that conforms to the guidelines. In order to provide a structured and consistent approach, the criteria used in this assessment are set out below.

This assessment considers landscape and visual matters as separate issues, where landscape impacts relate to physical changes to the landscape and visual impacts relate to changes in available views. It is necessary to bring these two assessments together in order to identify any changes that the proposals may have on landscape character.

Where appropriate, the assessment then also considers the potential of any cumulative effects.

Landscape Impacts

Landscape impacts relate to physical changes to the nature and quality of the individual landscape elements and characteristics on the site itself and the consequential effect of these changes on the landscape or townscape character of the surrounding areas. Landscape Receptors are elements or groups of elements which will be directly or indirectly affected by the proposals. These elements consist of natural and cultural factors and include topography, vegetation, watercourses, public rights of way, buildings, historic features and land use, and the effects that these have on the character of the site.

Landscape Sensitivity

The factors used to define the sensitivity of the landscape receptors are:

- Landscape Quality (or Condition) – the physical state of repair of the individual element;
- Landscape Value (or Importance) – the relative value that is attached to the individual landscape element;
- Contribution to Landscape/Settlement Character – the contribution of an individual element or group of elements to the local sense of place;
- Scope for Replacement – the ability or otherwise to replace an individual element or group of elements; and
- Main Trends for Change – the degree of stability or level of change being experienced by the landscape.

Where necessary, variations of these characteristics within the local landscape/townscape and within the site need to be identified. The criteria used to assess the sensitivity of the landscape elements or receptors are set out in Table 1.

Table 1: Sensitivity of Landscape Receptors

Sensitivity	Receptor
Very High	Elements in very good condition and/or that make a particularly distinctive or positive contribution to a high quality landscape character. This may include internationally important landscape or heritage features
High	Elements in good condition and/or that make strongly positive contribution to landscape character. May include nationally or regionally important landscape or heritage features
Medium / High	Elements in reasonably good or above average condition and/or that make a higher than average contribution to the local character, which may including locally important landscape or heritage features
Medium	Elements in average condition and/or that are not particularly distinctive local features
Low	Elements in generally poor condition that do not contribute positively to local character

Magnitude of Landscape Effects

The criteria for assessing the magnitude of landscape effects are based upon the degree of physical change that will occur as a result of the proposals, the compatibility of these changes with the overall trends for change within the landscape and the consequential effects that these changes may have on the landscape or settlement character. Criteria used to assess the magnitude of the landscape impacts are set out in Table 2.

Table 2: Magnitude of Landscape Impacts

Magnitude	Impact
Substantial	Dominant or Total change to baseline character or condition such that the post development character and attributes will be fundamentally changed
Moderate	Clearly Noticeable change to baseline character or condition such that post development character and attributes will be materially changed
Slight	Perceptible change to baseline character or condition, but the underlying character and attributes will be similar to the pre-development situation
Negligible	Barely Perceptible change to baseline character or condition
No Change	No change to baseline character or condition

Landscape Character results from a recognisable pattern of landscape (both natural and man-made) and visual factors, based principally upon topography, land use, landscape or street pattern, typical building types and historic associations. A description of the typical characteristics of the surrounding landscape character area is given in the baseline assessment.

The sensitivity of any given landscape character area to change is dependent on a complex range of factors, many of which are rather subjective in nature. The principal factors are:

- The baseline quality and condition of the Character Area;
- The activities of the viewers within the receptor area;
- The physical, visual and historic links between the site and the receptor area;
- The proximity of proposals to the receptor area;
- The degree of physical change to a receptor area; and
- The nature and extent of public and private views towards the site from the receptor area.

Magnitude of Landscape Character Effects

The magnitude of any impacts on landscape character is dependent on the scale and nature of the physical changes resulting from the proposals and the degree to which these affect the perceptions of the overall amenity and character of an area.

Visual Impacts

The LI/IEMA guidance defines visual impacts as

> *'the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity'.*

Visual Sensitivity

The sensitivity of visual receptors and views will be dependent on:

- the location and context of the viewpoints;
- the expectations, occupation or activity of the receptor; and
- the importance of the view.

The criteria used to assess the sensitivity of the visual receptors are set out in Table 3.

Table 3: Sensitivity of Visual Receptors

Sensitivity	Receptor
Very High	Receptors with a very strong interest in their visual environment / views of particularly high scenic value / views with a very low tolerance or capacity to incorporate the types of changes being considered. This may include residents or visitors to nationally or internationally important features such as World Heritage Sites, National Parks or Grade I Listed Buildings / where natural beauty is a key reason for activity or visiting the viewpoint
High	Receptors with a strong interest in their visual environment / views of high scenic value / views with very few adverse elements in their composition. This may include residents or visitors to nationally or regionally valued countryside or heritage assets / walkers on long distance footpaths within AONBs / where the enjoyment of visual amenity is an important part of the activity
Medium / High	Viewers with a particular interest in their visual environment / views of high scenic or historic value / views where there are some adverse elements but these do not form a clearly apparent part in the composition of the view This may include residents or visitors to regionally or locally valued countryside of heritage features / where visual amenity is part of reason for activity
Medium	Receptors with a moderate interest in their visual environment / views of moderate scenic value / views where existing adverse elements form a noticeable part in the composition of the view. This may include people travelling in cars or other modes of transport whose attention may be focussed on visual amenity
Low	Viewers with only a passing or momentary interest in their everyday surroundings / may include motorists or people at their place of work, whose attention is focussed on other activities

The more sensitive receptors are therefore likely to include:

- occupiers of residential properties with views affected by the development;
- users of outdoor recreational facilities including public rights of way, whose attention or interest may be focused on the landscape; and
- communities where the development results in changes in the landscape setting or valued views enjoyed by the community.

Magnitude of Visual Effects

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude or scale of visual change is described by reference to:

- the distance of the viewpoint from the proposed development;
- the extent of the area over which the changes would be visible;
- the angle of view in relation to the main activity of the receptor;
- the nature of the view in relation to the sequence of views experienced in arriving at the viewpoint;
- the scale of change in the view with respect to the loss or addition of features in the view and changes in its composition including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the duration and nature of the effect, whether temporary or permanent, intermittent or continuous.

The criteria used to assess the magnitude of the visual effects are set out in Table 4.

Table 4: Magnitude of Visual Impacts

Magnitude	Impact
Substantial	Dominant or Total change to composition of baseline view
Moderate	Clearly Noticeable change to composition of baseline view
Minor	Perceptible change to composition of baseline view
Negligible	Barely Perceptible change to composition of baseline view
No Change	No change to view

Impact Significance

The significance of the impacts is determined by a combination of the sensitivity of the receptor or receiving environment and the magnitude of the predicted changes. The scale shown in Significance Matrix below has been adopted to assess the significance of both the landscape and the visual impacts.

The same scale is then also used to consider the consequential impacts on the overall landscape character of the area surrounding the site. The basis of this scale is derived from case studies and professional experience in accordance with the LI/IEMA guidance.

The objective of the impact assessment should be to identify significant or very significant impacts resulting from the proposals. These impacts would be important considerations in the decision making process. Where such impacts are identified, appropriate mitigation measures should be incorporated in order to eliminate, reduce or compensate for the long-term or residual effects of the proposals.

Table 5: Significance Matrix for Landscape and Visual Impacts

	Magnitude of Landscape or Visual Impact				
Receptor Sensitivity	**Substantial**	**Moderate**	**Slight**	**Negligible**	**No Change**
Very High	Very Significant	Very Significant	Significant	Slightly Significant	Not Significant
High	Very Significant	Significant	Moderately Significant	Slightly Significant	Not Significant
Medium / High	Significant	Moderately Significant	Slightly Significant	Not Significant	Not Significant
Medium	Moderately Significant	Slightly Significant	Not Significant	Not Significant	Not Significant
Low	Slightly Significant	Not Significant	Not Significant	Not Significant	Not Significant

Very Significant impacts represent key factors in the decision making process. They tend to be associated with designated sites and features of international importance, or involve changes that would completely change the characteristics of the receiving environment. Generally mitigation measures cannot reduce or compensate for these impacts due to magnitude of the change or the sensitivity of the receptors.

Significant impacts are likely to be important considerations in the decision making process. These may result in impacts at a regional level or involve a high magnitude of change to the receiving environment. Mitigation measures may reduce the magnitude of such impacts, but these remain an important consideration.

Moderately or Slightly Significant impacts are generally only important at a local level and individually are unlikely to be a key factor in the decision making process. It is possible that mitigation measures, including specific design features, have been used to largely ameliorate the effects of the proposals.

Impacts that are Not Significant are due to either a low magnitude of impacts or a low sensitivity to the type of change proposed. They tend to indicate a good level of 'fit' with the receiving environment.

APPENDIX 2

Visual Appraisal material submitted in support of Previous Application

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Existing Screen Bund Regraded
- Existing Screen Bund Extended
- Final Permitted Working Phase
- Proposed Phase 1 Area Fenced Off
- Initial Restoration
- Proposed Contours
- Partial Infill of Previous Working
- Direction of Working

New screen bund approx. 15m wide

Rough Grazing

Post and wire fence

Borehole

Partial Infill of oreviously worked area

Existing spoil area

Stone Sawing Shed

Existing vegetated slope to remain

Remainder of permitted extraction in progress

Entrance

Offices

INITIAL SET UP

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Existing Screen Bund
- Proposed Phase 2 Area Fenced Off
- Phase One Extraction
- Previous Restoration Developing
- Restoration During this Phase
- Restoration Contours
- Partial Infill of Previous Working

New fence

Phase 1

Future Phase 2

Partial Infill of previously worked area

Access Route

Stone Sawing Shed

Entrance

Offices

PHASE ONE EXTRACTION

N

See Drawing No. 957/PL11 for Cross Sections

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT

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Chartered Landscape Architects
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1/1,000 scale INITIAL SET UP & PHASE ONE WORKING PLAN

Drawing No. 957/PL8	Rev	Date 11th July 2013

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Existing Screen Bund
- Proposed Phase 3 Area Fenced Off
- Phase Two Extraction
- Previous Restoration Developing
- Restoration During this Phase
- Restoration Contours
- Partial Infill of Previous Working

Future Phase 3
Phase 2
Partial Infill Continuing
Spoil Area
Access Route
Stone Sawing Shed
Entrance
Offices
245
256
240
255
244.74
243.92

PHASE TWO EXTRACTION

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Existing Screen Bund
- Proposed Final Phase Fenced Off
- Phase Three Extraction
- Previous Restoration Developing
- Restoration During this Phase
- Restoration Contours
- Partial Infill of Previous Working
- Returned to Public Access

Future Final Phase
Phase 3
Restoration in Progress
New Fence
Fence Removed
Infill Area
Spoil Area
Access Route
Stone Sawing Shed
Area returned to public access
Entrance
Offices
245
256
240
255
244.74
243.92

PHASE THREE EXTRACTION

N

See Drawing No. 957/PL11 for Cross Sections

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT

PETER SWANN & ASSOCIATES
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1/1,000 scale PHASES 2 & 3 WORKING PLANS

Drawing No. 957/PL9	Rev	Date 12th July 2013

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Existing Screen Bund
- Final Phase Extraction
- Previous Restoration Developing
- Restoration During this Phase
- Restoration Contours
- Returned to Public Access

Screen bund reduced

Final working phase

Restoration in progress

Area returned to public access

Stone Sawing Shed

Offices

Entrance

244.74

243.92

245

240

255

FINAL WORKING PLAN

See Drawing No. 957/PL11 for Cross Sections

KEY

- Existing Vegetation
- Existing Contours
- Application Site
- Exposed Faces retained for Raptors
- Previous Restoration Developing
- Restoration During this Phase
- Restoration Contours

Northern Bund Removed

Western bund regraded during Final Restoration Phase

Seasonal Wetland

RESTORATION CONCEPT
(all returned to public access)

N

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1/1,000 scale FINAL WORKING PHASE AND RESTORATION PLAN

Drawing No. 957/PL10	Rev.	Date 12th July 2013

VIEWPOINT 23 - on A386 approximately 5km distant (see LVIA Report) As Existing April 2013

Photomontage at end of Phase One Working

Restoration Photomontage

VIEWPOINT 17 - on B3212 near Trading Estate (see LVIA Report) As Existing April 2013

Photomontage at end of Phase One Working

VIEWPOINT 16 - gateway on B3212 north of Water Works (see LVIA Report) As Existing April 2013

Photomontage at end of Final Restoration

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Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT

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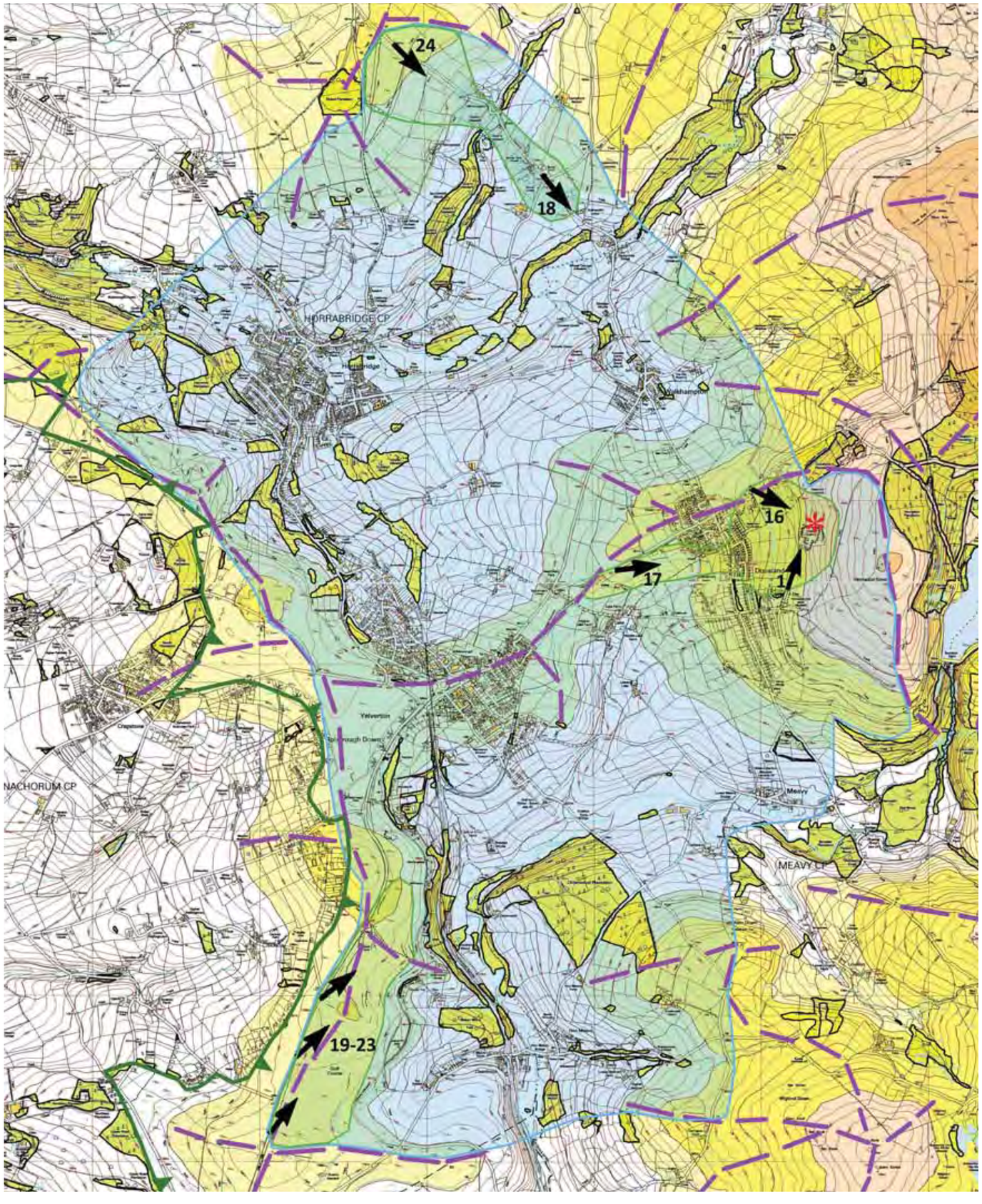
PHOTOMONTAGE ILLUSTRATIONS

Drawing No. 957/PL12	Rev	Date 11th July 2013



KEY

- Application Site
- Land below 175m AOD
- Land between 175 and 200m AOD
- Land between 200 and 250m AOD
- Land between 250 and 300m AOD
- Land above 300m AOD
- Dartmoor National Park Boundary
- Significant Ridgelines
- Woodland
- Visual Envelope
- Principal Public Viewpoints
- Zone of Visual Influence

Note: Taken from Landscape and Visual Assessment by Peter Swann & Associates of Wiltshire. (12th April 2011)

Extension to Yennadon Quarry, Dousland, Yelverton, Dartmoor

Visibility Study Plan

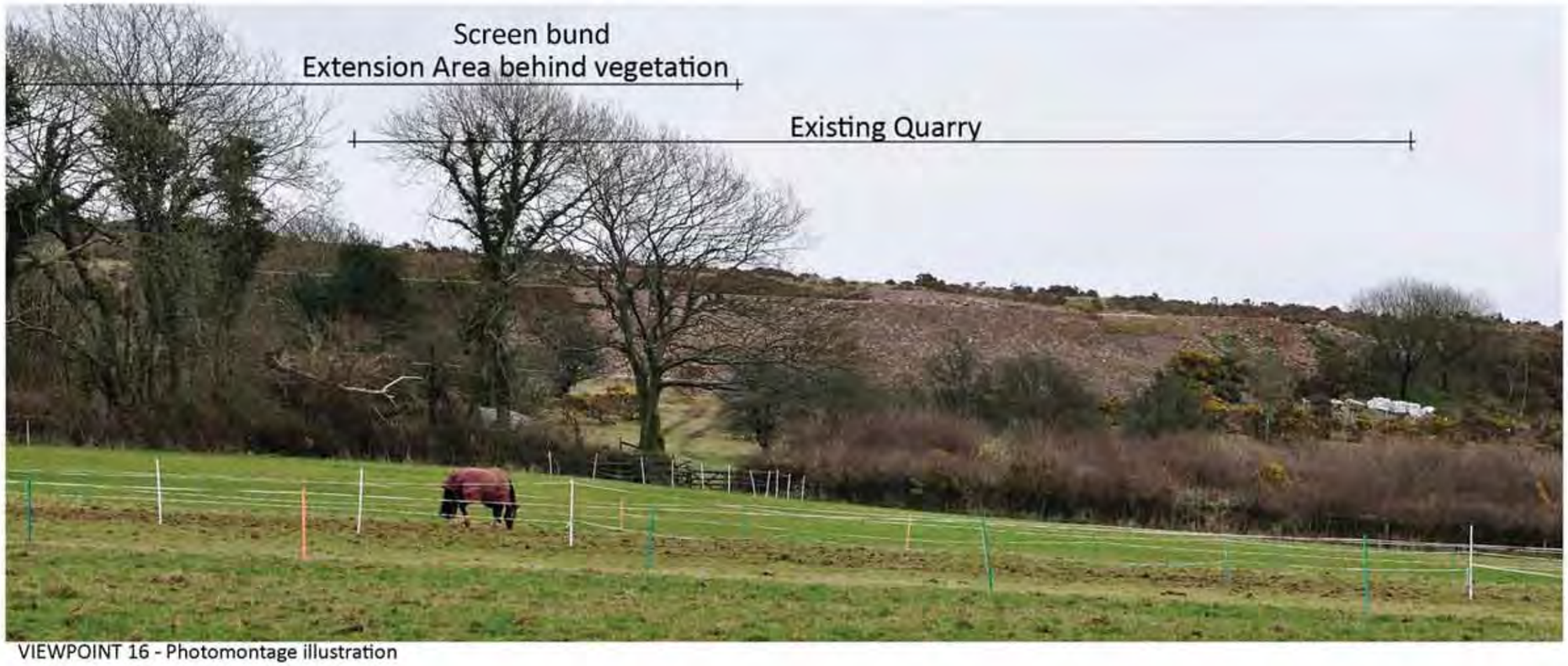
Drawing Ref: cbla-14101-VSP
Client: Yennadon Stone limited
Date: October 2014

chrisbritton landscape associates

VIEWPOINT 16 - gateway on B3212 north of Water Works (As Existing April 2013)

These photographs are enlargements from Drawing No. 957/PL12 which show the true scale views from this viewpoint, taken with a 70mm focal length lens.

Even in winter the extension area is screened by the intervening midground vegetation and the potential visual impact of the extension of the screen bund is assessed as **Low.**



VIEWPOINT 16 - Photomontage illustration

VIEWPOINT LOCATION PLAN

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT
OF TEMPORARY SCREEN BUND

PETER SWANN & ASSOCIATES
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PHOTOMONTAGE ILLUSTRATIONS
(Sheet 1 of 4)

Drawing No. 957/PL14	Rev	Date 17th November 2013

VIEWPOINT 17 - As existing April 2013

See Drawing No.957/PL12 for true scale view of this enlargement.

Even without foliage it is only just possible to determine the full extent of the extension area from this viewpoint. The western flank of the new temporary screen bund disappears behind the vegetation in the midground, as illustrated in the lower photomontage.

The potential visual impact from this distance is assessed as **Medium,** reducing as the surface of the bund is revegetated.

VIEWPOINT 17 - Photomontage illustration showing proposed extension of screen bund

VIEWPOINT LOCATION PLAN

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT
OF TEMPORARY SCREEN BUND

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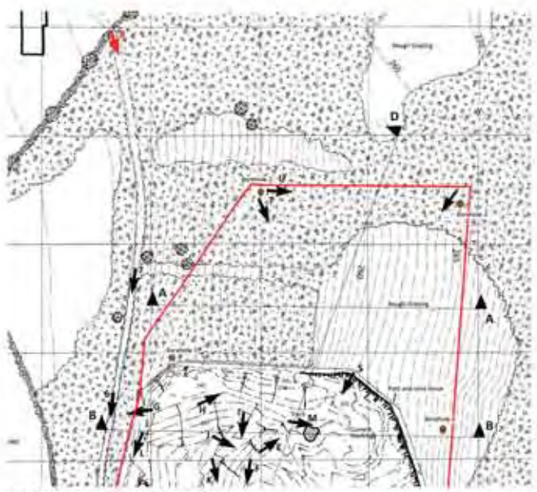
PHOTOMONTAGE ILLUSTRATIONS
(Sheet 2 of 4)

Drawing No. 957/PL15	Rev	Date 17th November 2013

VIEWPOINT 8 - at north end of public path looking south and east (As Existing)

VIEWPOINT 8 - Photomontage illustration showing proposed extension of screen bund



VIEWPONT LOCATION PLAN

This view is taken at the northern end of the footpath which runs along the western flank of Yennadon Quarry at the gate near Bryher looking south. The closest, north west, corner of the bund is approximately 100m from this point.

As shown on the photomontage the bund will be seen through and above the existing scrub near to the Viewpoint but from this point it does not break the horizon above the quarry.

The potential visual impact will be **High** during construction but will be mitigated as the surface soil is seeded and the natural gorse cover re-establishes.

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT
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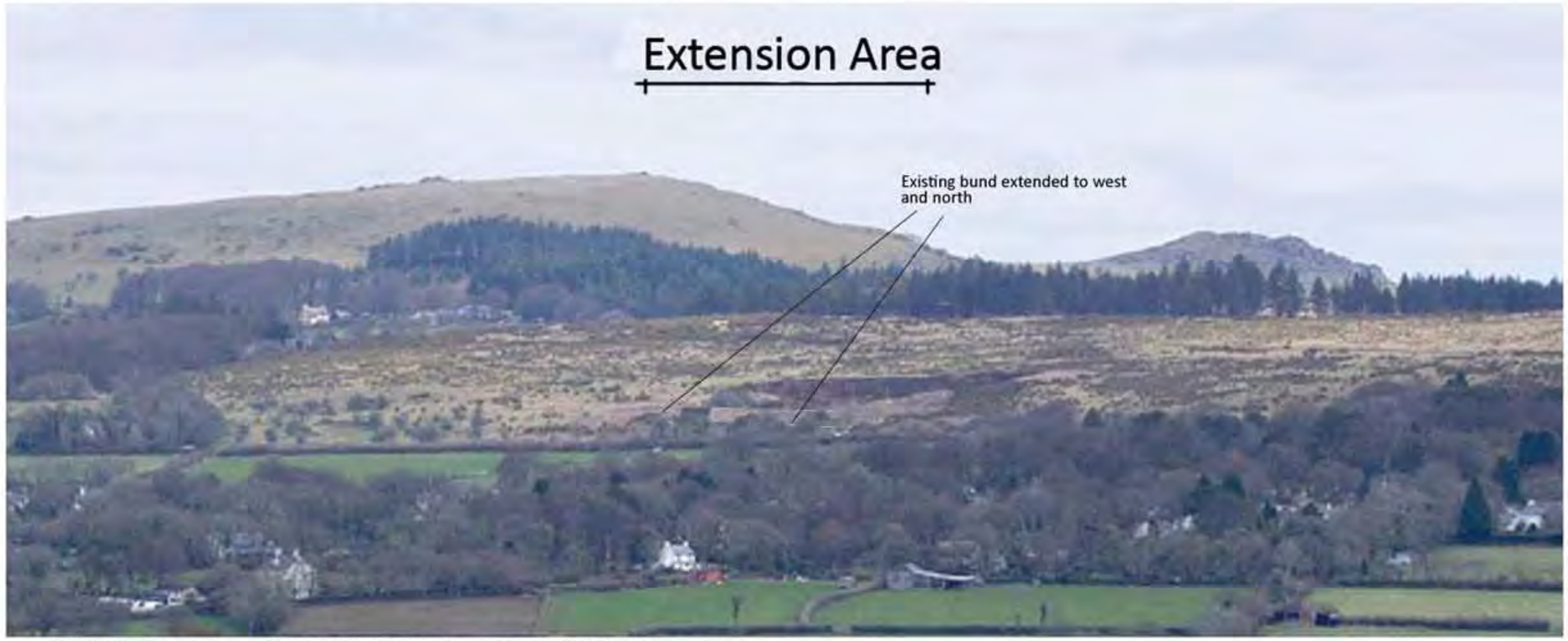
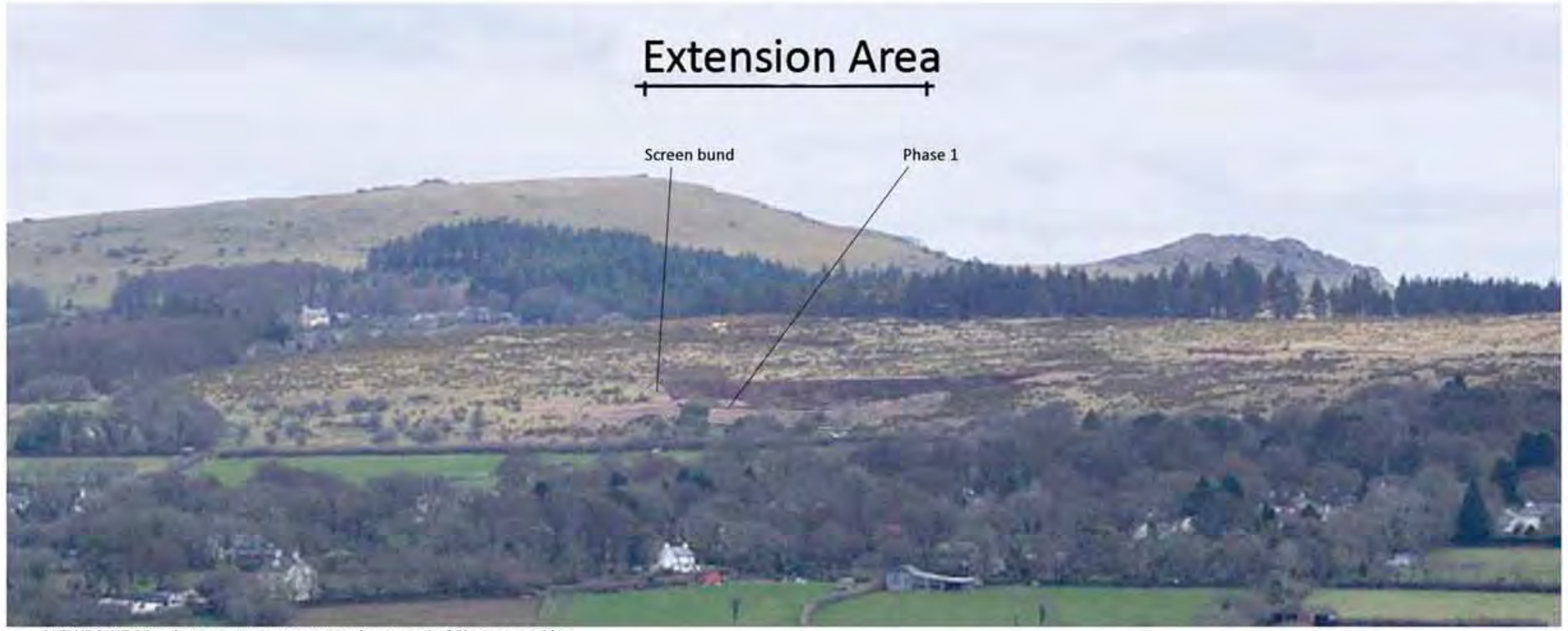
PHOTOMONTAGE ILLUSTRATIONS
(Sheet 3 of 4)

Drawing No. 957/PL16	Rev	Date 17th November 2013



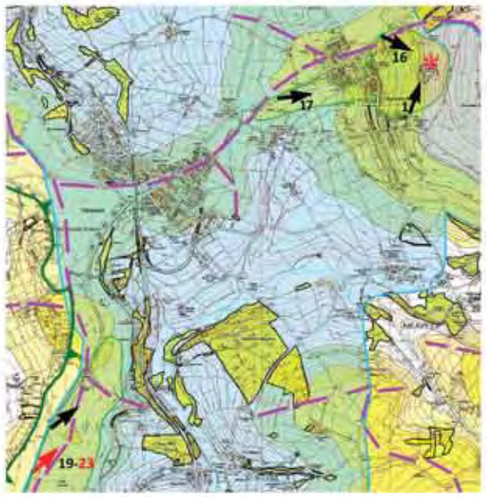
VIEWPOINT 23 - enlargement from photomontage on Drawing No. 957/PL12 showing new bund



VIEWPOINT 23 - photomontage representation at end of Phase 1 working
(see Drawing No. 957PL12 for true scale)

These two photomontage representations illustrate views from the A386 approximately 5km distant. The lower view is taken from Drawing No. 957/PL12 and the new screen bund, shown on the upper photomontage, has been added. From this distance and along this busy road the bund will only be visible if 'sought-after'.

Negligible visual impact.



VIEWPONT LOCATION PLAN

YENNADON STONE LIMITED

Proposed extension to Yennadon Quarry
Dousland, Yelverton, Devon

LANDSCAPE & VISUAL IMPACT ASSESSMENT
OF TEMPORARY SCREEN BUND

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PHOTOMONTAGE ILLUSTRATIONS
(Sheet 4 of 4)

Drawing No. 957/PL17	Rev	Date 17th November 2013