

8.0 Landscape Strategy

8.1 The open space has been designed to address the transitional character from enclosed, urban space to open countryside. The space will include informal children's play with a view to promoting more natural structures and activities to reflect the interests and character of the local area and in response to the comments made during the EbD process.

8.2 Within the development the landscape will take a dense and linear character to reflect the edges created by built form whilst introducing green infrastructure to define the public spaces and provide an appropriate context to the activities proposed. Towards the edge of the development the formality and regularity of the landscape treatment will become less distinct so a more organic and naturalised character is achieved.

8.3 Trim trail equipment can be combined with natural materials to provide a stimulating environment, without creating a sense of suburbia whilst making a positive contribution to stimulating and attractive children's play. The use of plant material for creating enclosure would also be appropriate and reflect the nature of the leat in the more open areas at the edge of the site.

8.4 In addition to play, the open space accommodates orchard planting which would include the planting of locally native species for the benefit of the community in terms of food production. Unpicked fruit will be beneficial to the local wildlife.

8.5 Hedging and mature trees within the open space will filter views of and towards properties within the development, whilst providing the contrast between the urban and rural landscape.



8.6 The management of the areas of public open space will be subject to a S106 agreement and an ongoing management plan. The ongoing maintenance of a development of this nature would normally be achieved through a 15-year management plan, whereby the developer assumes responsibility for the first year, and that responsibility is then passed on to a nominated body with a commuted sum. In this case the options for the nominated recipient are:

- Management company
- Chagford Parish Council
- District Council
- Council nominated body

Both the Chagford Parish council and the Chagford Community Trust have expressed an interest in principle and discussions are currently ongoing. The exact nature and extent of the areas of public open space will be clarified in the detail planning applications.

Fig. 19

Artists View of Landscape Area

9.0 Appearance

9.1 A sympathy to the architectural vernacular of Chagford has informed the Masterplan. More contemporary architecture will be blended into the scheme to inform certain elements of the design depending upon the exact location within the Masterplan.

9.2 The character and appearance of the detailed proposals will be informed by a thorough contextual analysis, and with reference to the DNPA Design Guide SPD and the Chagford Design Statement.



Figs 20-28
Chagford Character References

10.0 Access, Highways and Connectivity

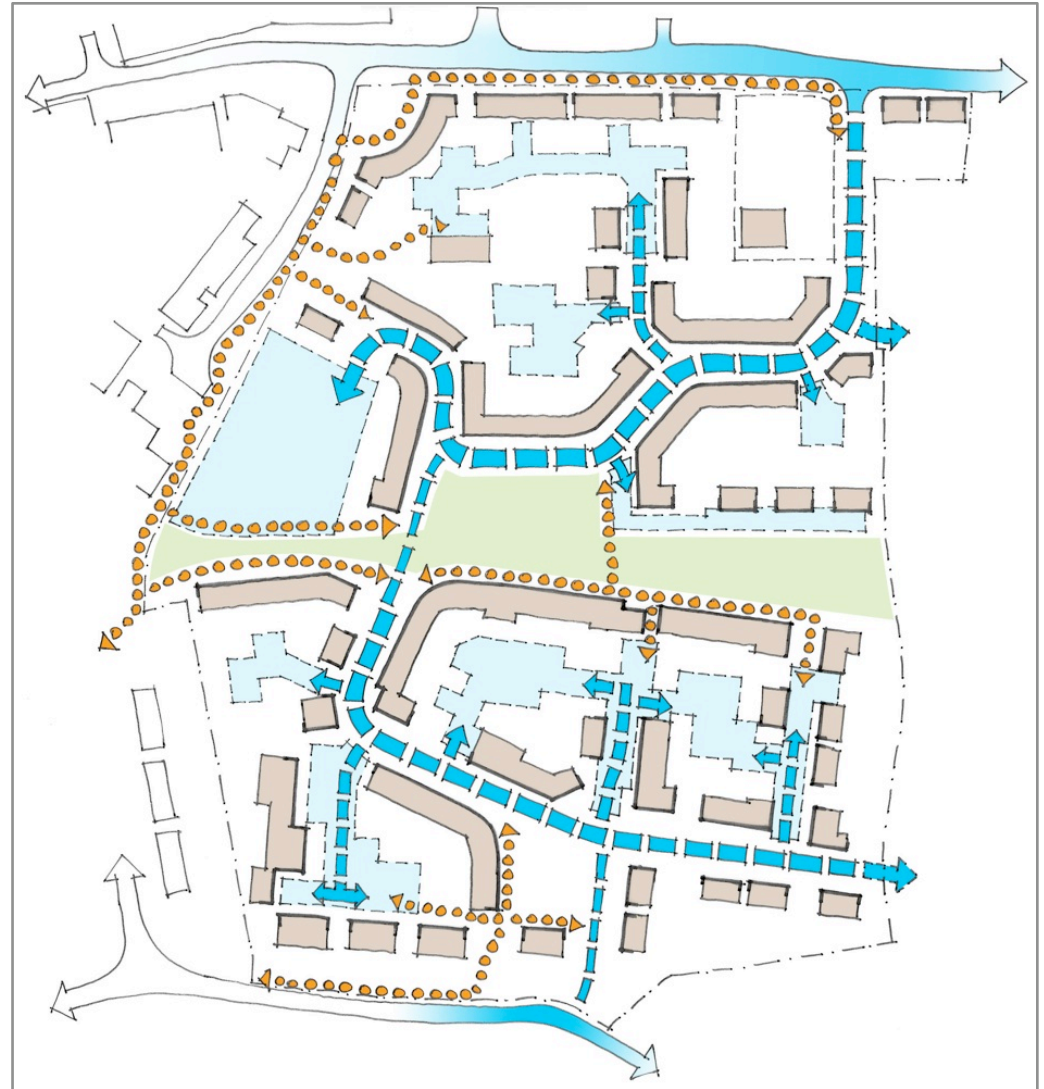
The highway officers at Devon County Council have raised no in principle objections to the proposals at this stage and they will continue to be consulted throughout the application process. Access through the existing garage site has been secured.

10.1 Primary access to the site is proposed via a priority junction with Lower Street and a secondary access at Westcott Lane. The geometry of the route will be such that through traffic will be discouraged but the opportunity would still exist for traffic to access Westcott Lane in accordance with the outcomes of the 'Village Design Statement' and 'Enquiry by Design'. The Lower Street junction will provide a maximum 5.5 metre wide access road with two metre wide footways on the western side leading in to the site. This will be the main point of access for residents and vehicles accessing the proposed car park, and will be designed to 'fit in' with the existing infrastructure in Chagford and the roads within the scheme will reflect this with variable widths in places.

10.2 It is proposed to provide environmental enhancements to Lower Street in order to knit the scheme in to the local street scene. This will include informal pedestrian crossing points between the site and the school, sheltered parking bays, improvements to bus stops and generally enhancing the pedestrian environment in the vicinity of the site for existing and future users.

10.3 There is a strong emphasis in the proposed Masterplan on streets within the scheme, rather than relief roads; all roads and public spaces are to be fronted by dwellings. In order to promote permeability within the site, and the integration of the proposals with the town connectivity has been an important consideration. The layout ensures good pedestrian & cycle routes through the scheme, and pedestrian connections to existing linkages will be available to Lower Street, Bretteville Close, Westcott Lane and the existing footpath between Bretteville Close and Orchard Meadow.

10.4 A 70 space public car park with good linkages to Chagford is proposed. This will also include parking provision for the business units.



10.5 Proposals will include a temporary works access to The Blue Cedar Development from Bretteville Close. This will then be incorporated into the landscape and form a pedestrian linkage.

10.6 Reference should be made the Design Guide SPD (p.90-92) in the preparation of detailed design of the roads, parking, footways and other public spaces to ensure appropriate use of materials and lighting.

Fig. 29
Connectivity Diagram