5.0 SITE ANALYSIS, CONSTRAINTS AND OPPORTUNITIES



I. The Gateway to South Brent



2. Existing Landscape Assets



3. Visible NF Boundary Edge



4. Views from the Site



5. Rural Identity



6. Existing Pedestrian Linkages

The site, of approximately 2.4 ha (5.9 acres) plus the additional Primrose Line, occupies an area of agricultural land to the south east of the village. The site is surrounded by existing development to the West and open countryside to the East.

5.2 Boundary Definition

The site consists of two fields with a mature hedgerow separating them. There are also mature hedgerows to the southern and western boundaries. The eastern boundary is defined by an old railway embankment. There is a small copse to the north eastern boundary.

5.3 Topography

The site slopes down from west to east at approximately 1:12. From the highest part of the site there are views to the east of the surrounding countryside, rooting the site within its rural context.

5.4 Access

There are two potential access points to the site; direct access from Exeter Road to the eastern field, and through Fairfield to the western field. There are also other existing field access points from Palstone Lane, which could serve as pedestrian links.

5.5 Landscape

The site comprises a semi-improved grassland field with species-rich Devon-bank hedgerows around the boundaries and a small area of broadleaved plantation woodland in the north-west of the site. One of the key constraints and opportunities for the site would be the retention of the existing landscape assets, that would help to root the development in its rural context, as well as protecting key wildlife habitats on the site.

5.6 Ecology

The design brief was informed by ecological surveys of the site, including Extended Phase I Habitat survey and protected species surveys, including reptile, dormice and bat surveys following standard methods. The key wildlife habitats identified were the boundary hedgerows and the old railway. The hedgerow along the southern boundary of the site qualified as 'Important' under the Hedgerow Regulations using ecological criteria. No dormice were present. A 'low' population of slow-worm was recorded. The bat survey recorded moderate levels of bat activity, predominantly from common pipistrelle although at least seven species were recorded including very low numbers of lesser and greater horseshoe bats, which were recorded by static detectors. Other recorded species were Myotis spp., soprano pipistrelle, noctule and long eared bat.

5.7 Layout

The western parcel of land is bound by rear gardens of surrounding properties, meaning that there are important privacy relationships that must be addressed.

The Eastern site boundary forms not only the edge of the development, but also the edge of the village. It is highly visible on approach to the village, and as such its treatment will need careful consideration.

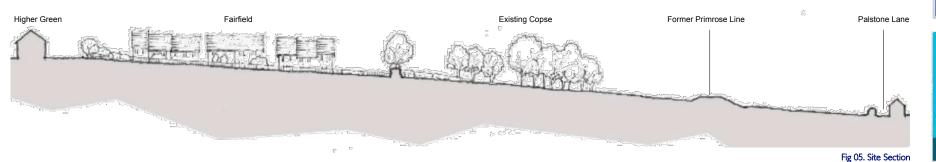
5.8 Aspect/Prospect

The topography offers clear views in and out of the site, which should be embraced. The treatment of the NE boundary needs to be carefully considered as this is a very public face of the development and the village. Similarly, the development will have an impact on more distant views of the village, which will be considered as part of the LVIA.

The site is in close proximity to existing pedestrian linkages that are an integral part of the fabric of the village. Any development should integrate into these existing routes to maintain the strong sense of community in the village.







COMPLETED DEVELOPMENT BRIEF (revE): 20th January 2014



The adjacent diagram and the supporting text summarise the key concerns and expectations of the local community, recorded at the Workshop events (19th Sept & 28th Nov 2013) and the Stakeholder meetings (22nd Aug & 7th Nov 2013). A full summary of community feedback can be

found in Appendix 3. 6.1 Access and Links

- Provision of two separate accesses; to East parcel from Exeter Road and West parcel through Fairfields
- concerns over safety of children playing in public space.
- Permeability between sites essential footpath routes through, but vehicular link not preferable as it would create a rat-run.
- Create/enhance connections with existing pedestrian linkages in and around the village.
- Concerns over speed along Exeter Road Consider moving the 30mph limit zone further
- Provision of Exeter Road crossing point to the west of Fairfield to provide safer pedestrian routes to existing amenities.
- Opportunity for a Village Gateway Area a feature or material change to define village gateway and alleviate speed concerns, with possible crossing point
- Possible new bus stop on Exeter Road.
- any proposed development should encourage the social/economic infrastructure and sustainability of the village, by reducing the need for commuting

6.2 Landscape & Ecology

- Retain existing landscape assets protecting and enhancing natural amenity and habitats
- Areas of dedicated Community and Public Open Space and Play Areas.
- Former 'Primrose Line' would be ideally suited as a landscaped area of POS incorporating footpath/cycleway link, possibly planted with primroses to reference its heritage.
- High levels of soft landscaping and tree planting throughout possible community orchard.
- Proposals should incorporate sizable gardens with appropriate boundary treatments reflecting the rural context.

6.3 Layout/Design Issues

- Two sites should be well integrated, with physical links and an even distribution of affordable elements throughout, to prevent segregation.
- Important to give careful consideration of NE boundary of site which presents a strong, highly
 visible edge to the rural landscape. A strong urban edge, defining the village boundary may
 not be appropriate, while the 'Primrose Line' offers an opportunity to naturally soften impact.
- Traditional front/back relationships to ensure strong public/private identities.
- Consistent architectural treatment referencing the quality of the historic South Brent centre.
- Ensure housing mix provision caters for all, including the elderly. Opportunity for split level maisonettes for elderly where levels permit.
- Strong interest in the exploration of 'self-build opportunities'.
- Preference expressed for cul de sac developments.
- Variety of car parking solutions.
- Community positive about contemporary design to create an exemplary Dartmoor development, rather than another pastiche scheme.

6.4 Sustainability

- Development should respond to a clear sustainable agenda.
- Community desire to achieve a high level in the Code for Sustainable Homes possibly explore Pasivhaus.
- Renewable technologies to be considered shared tariff energy generation, rainwater harvesting, ground source heat pumps etc.
- Layout to consider orientation, recycling storage. Possible car charging points.
- Promote the potential of working from home.





1. Safety concerns over existing Fairfield area



2. Crossing provision across Exeter Road



3. Important to maintain privacy



4. Desire for green open space and play areas



Fig 06. Community Consultation Response Summary Diagram

5. Sustainability should be key guiding principle

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