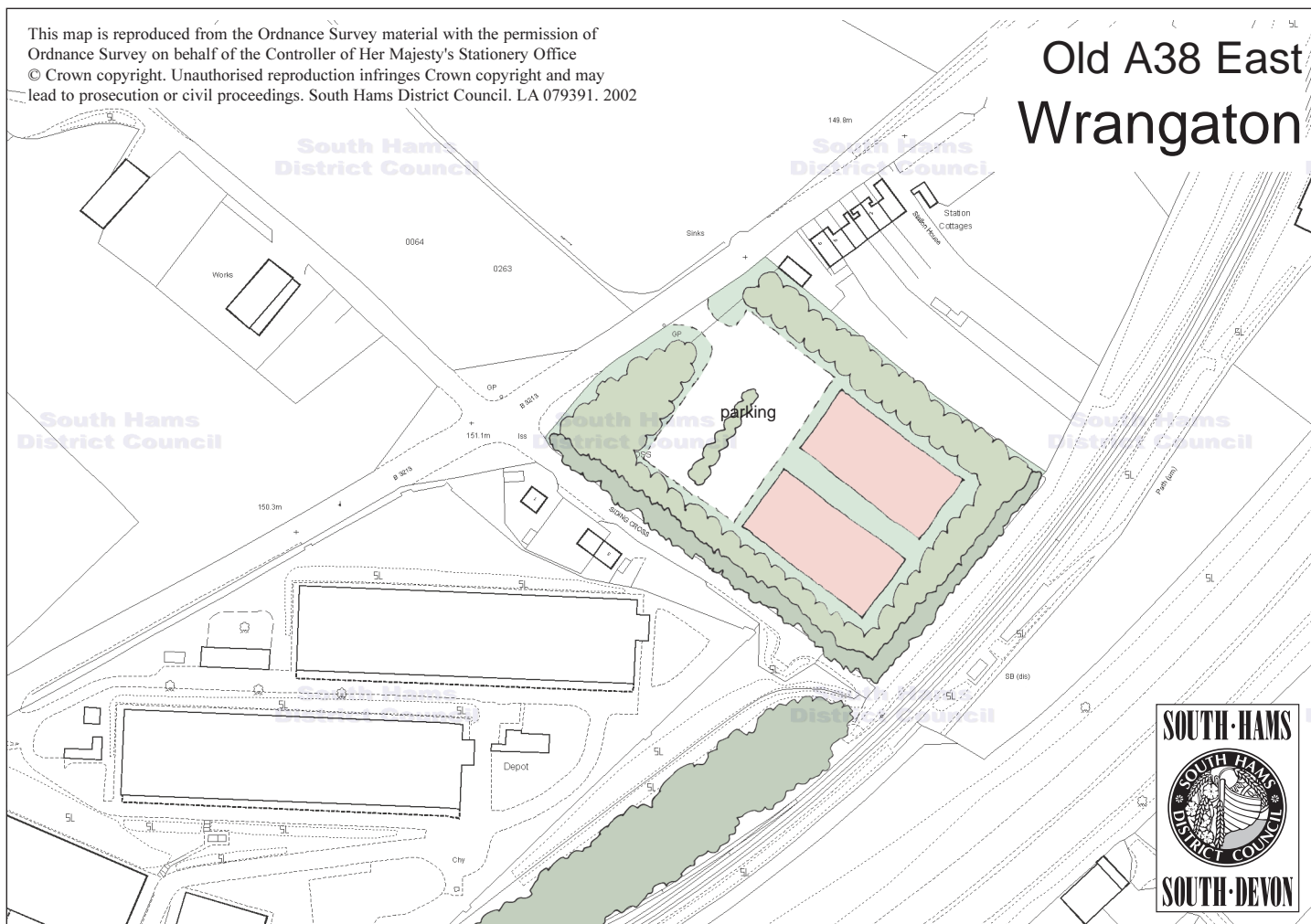


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# Old A38 East Wrangaton



## LANDSCAPE CHARACTER

This relatively flat area of open grassland lies immediately east of the former naval stores alongside the old A38. The site is part of the sweeping slopes that form the setting of Dartmoor when seen from the higher ground to the south. The existing large industrial buildings dominate the immediate landscape and are visible from many distant viewpoints. Although the site itself is not an important landscape element, it will be important to ensure that development avoids further damage to the setting of the National Park and respects the amenities of neighbouring residential property.

## ENVIRONMENTAL CAPITAL

Asset: Mature hedgerows.

Current value: Habitat and screening.

Proposal: Retain and protect; introduce appropriate new tree planting to all boundaries to minimise visual impact of development and enhance habitats.

## SUSTAINABILITY INDICATORS

### Resource minimisation.

South facing site offers potential solar gain benefits but development must avoid reflective glazed areas that will be prominent in the landscape setting. Sustainable drainage to safeguard water quality. Parking areas to have permeable surfaces.

### Design quality.

Landscape setting protected by using low buildings with dark roofs and low reflectivity.

### Opportunity and equity.

Capable of accommodating two medium or one large building to offer a range of local employment opportunities.

## DEVELOPMENT PRINCIPLES

Although development here will be a natural extension of the existing employment area, it is important to ensure that the new buildings are not dominant in the landscape. This should be achieved by:

- Low buildings with shallow roof pitches in a dark, non-reflective covering, combined with overhanging eaves, to reduce the impact of development in the wider landscape setting.
- Car parking kept to the north of the site and screened by buildings and planting.
- Dense peripheral tree planting with locally indigenous mixed species.
- The mass of the building should be screened with generous buffer strips, a minimum width of 20 metres on the south-eastern, south-western and north-eastern boundaries.