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 0.5 HECTARE EMPLOYMENT

145 to 170 dwellings

 20 - 24 APARTMENTS IN REDEVELOPMENT BASED ON FARM BUILDINGS, SHARED GARDENS AND PARKING.


 18 - 22 APARTMENTS WITH SHARED GARDENS AND PARKING, OVERLOOKING GREEN AND PAVED SQUARE

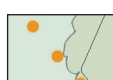
 70 - 80 TWO AND THREE STOREY TERRACED HOUSES, MOST WITH SHARED PARKING.

 14 - 16 INDIVIDUAL TWO STOREY HOUSES WITH PRIVATE GARDENS AND PARKING

 23 - 28 TWO STOREY HOUSES WITH PRIVATE GARDENS AND PARKING

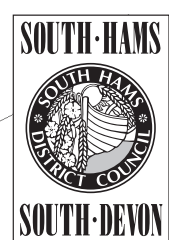


 EXISTING TREES AND HEDGES

 NEW TREE PLANTING, OPEN SPACE AND FOOTPATH

DRAFT FOR CONSULTATION - JANUARY 2002

New Milton, Dartmouth



LANDSCAPE CHARACTER

The site is an attractive area of rolling countryside on the northern edge of Dartmouth, close to the plateau top and elevated above the town centre and river valley. The form of the landscape is gently undulating, gradually forming a deeper valley leading to the farm buildings that are set in a hollow and protected from the wind. The site extends from the developed edge of Dartmouth to a tree-lined horizon on the plateau but is not visible from the A3122 due to the shape of the land. The southern boundary of development is important as it is prominent when approaching Dartmouth on the A379.

The land use is primarily an area of improved grass land and grazing. The landform provides enclosure, and the undulating form is emphasised by field boundary hedges. Hedgerows are well managed. The upper slopes are more exposed to the prevailing south westerly winds and have shelter belts of pines, rather than the broad leaved tree species found on lower slopes.

ENVIRONMENTAL CAPITAL

Asset: Network of hedgerows, hedgerow trees, copses and grassland.

Current value: Network of habitats wildlife from the town edge linking to the wider countryside.

Proposal: To maintain wildlife habitats throughout the site and through new planting of indigenous and naturalised species.

Asset: Existing farm buildings.

Current value: Agricultural tradition of South Hams.

Proposal: To incorporate existing dwellings and replicate the form of the main farm buildings in new scheme.

Asset: Large building on road frontage, previously military use.

Current value: Storage use; eyesore.

Proposal: Demolish and replace with new sports centre and other community uses.



SUSTAINABILITY INDICATORS

Resource minimisation

Use of south facing valley and sheltered hollows to improve solar gain. Shelter is enhanced by tree belts and new structural planting to reduce carbon emissions and noise pollution. Terraced houses and apartments to minimise heat loss. Sustainable drainage to safeguard water-quality and avoid additional flood risk. All parking areas should have permeable surfaces.

Design quality

Local distinctiveness preserved through:

- siting in response to landform and field patterns;
- massing of housing to create strong sense of enclosure and shelter;
- rendered finishes in typical local colours;
- open space network.

Integration of the new development into the surrounding countryside with a substantial area of open space and new tree planting to form a new 'town edge' in the view from the south.

Existing hedgerows and trees incorporated footpaths and routes through the site.

Access and Integration

Footpath access to schools, employment, public transport and sports facilities.

Opportunity and Equity

Mix of house types to ensure sufficient dwellings meet local affordable needs. Local employment site adjoining Park & Ride. New sports and other community facilities.

DEVELOPMENT PRINCIPLES

Houses around the main open space will become a new edge between town and country and will be visible from the south. They should present a traditional terraced form looking out into the landscape. The higher apartment buildings and existing farmhouse form a focal point around the 'village square'. The main route through the site winds down the contours and the built form should follow the street, with houses close to the back of footpath to emphasise the shape. A secondary link connects across to the route of the existing farm access and to Milton Lane.

Relevant traditional local characteristics are:

- buildings follow the contours and nestle below the skyline;
- roof lines and building lines are varied so that the massing is that of linked individual buildings;
- elevations are rendered and painted in differing but harmonious colours.

Dense tree planting around the southern edges is essential to establish the buildings in a landscape setting. Open space and planting at the southern boundary of the football field is required because of the difference in levels.

The employment site is suitable for self contained office development in one or two storey pavilion buildings. These should demonstrate architectural excellence and sustainable building practices. The employment site requires a substantial belt of trees along the main road.

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