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# Newton Abbot Road Totnes



## LANDSCAPE CHARACTER

This small area of open grassland is part of the lower slopes of a hill that rises steeply towards the north. It lies alongside the A381 Newton Abbot Road on the outer northern fringe of the town, immediately north of a sewage treatment plant. The western limit of development is established by the flood plain of the River Hems.

## ENVIRONMENTAL CAPITAL

Asset: Edge of river landscape.  
Current value: Sensitive habitat and important views.  
Proposal: Minimise visual impact of development, introduce appropriate new planting to all boundaries, protect the natural drainage system and enhance habitats.

## SUSTAINABILITY INDICATORS

### Resource minimisation.

South facing site offers solar gain benefits that can be maximised by courtyard layout. Sustainable drainage to safeguard water quality. Parking areas to have permeable surfaces.

### Design quality.

Landform protected by using low buildings (maximum height 6.5m to ridge), subdivided into small units to fit into existing contours.

Views into Totnes protected by using bunding and low level screen planting at least 20m. wide along the northern and eastern site boundaries. Distant views from south protected by low pitch dark roofs.

Flood plain barrier planting at least 30m. wide designed to protect river edge environment and improve habitat.

### Opportunity and equity.

Flexible accommodation options to meet a wide range of local employment needs.

## DEVELOPMENT PRINCIPLES

The site is part of the sweeping hillside landscape that forms the setting of Totnes when seen from the high ground south of the town. Although development here will be a natural extension of the built up area, it is important to ensure that the new buildings blend into the landscape, maintaining a transition between town and country rather than creating an abrupt break. This should be achieved by:

- Single storey pavilion buildings with shallow roof pitches in a dark, non-reflective covering to reduce the impact of development in the wider landscape setting.
- Inter-connected pavilions that allow levels to be adjusted to fit natural contours, and may be subdivided or combined to meet a wide range of accommodation needs.
- Drainage scheme, hard surfaces and planting designed to enhance the natural river plain landscape and water environment.