

LANDSCAPE CHARACTER

Barrack Road follows the line of a ridge with most of Modbury tucked into the deep valley to the east. West of Barrack Road is a ribbon of suburban housing from around 1970 and open countryside beyond that. Around Palm Cross Green is a rough area of car parking with scrub at its margins and some storage or workshop uses.

ENVIRONMENTAL CAPITAL

Asset: Rough hedgebanks and scrub around parking area.
Current value: Habitat for birds and small mammals; parking is always in use.
Proposal: New environmental improvement scheme to enhance Palm Cross Green and the approach to the village, including new planting to improve the habitat value. Parking area improved.

SUSTAINABILITY INDICATORS

Resource minimisation.
 Terraced housing to minimise heat loss from external walls. Sustainable drainage to safeguard water quality and avoid flood risk. All private drives and parking areas should have permeable surfaces.

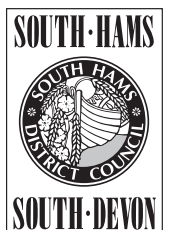
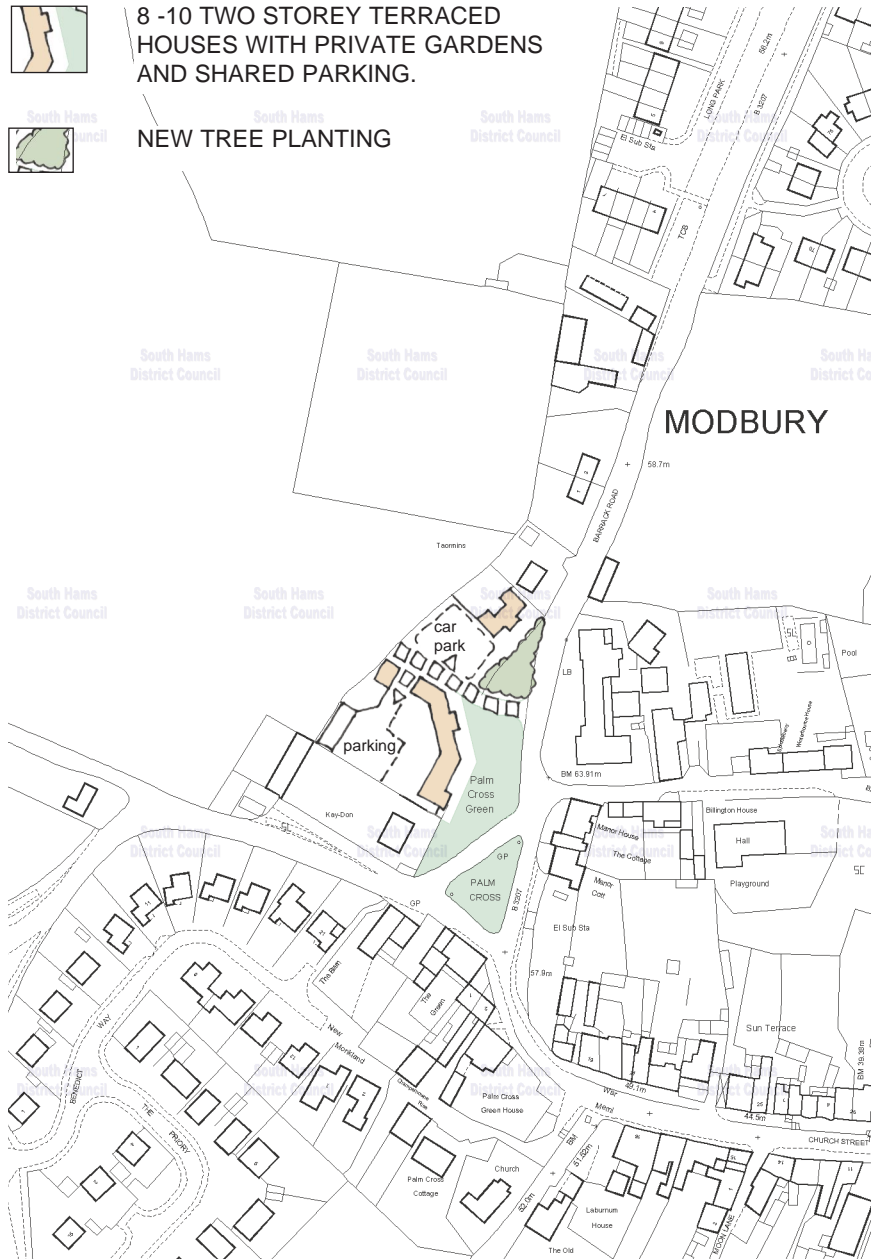
Design quality.
 Local distinctiveness preserved through:
 • detailed design to compliment existing housing at Palm Cross Green:
 • Environmental improvements to Palm Cross Green.

Opportunity and equity.
 Mix of house types to meet local affordable needs.

DEVELOPMENT PRINCIPLES

The housing around Palm Cross Green should use the materials and colours of existing buildings east of the green, to help unify this important space at the entrance to the village. New tree planting on the northern edge is essential to strengthen the landscape framework and avoid the car parking being intrusive. It should be integrated into a comprehensive landscape improvement scheme for Palm Cross Green.

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8 - 10 dwellings
DRAFT FOR CONSULTATION - JANUARY 2002
Palm Cross, Modbury