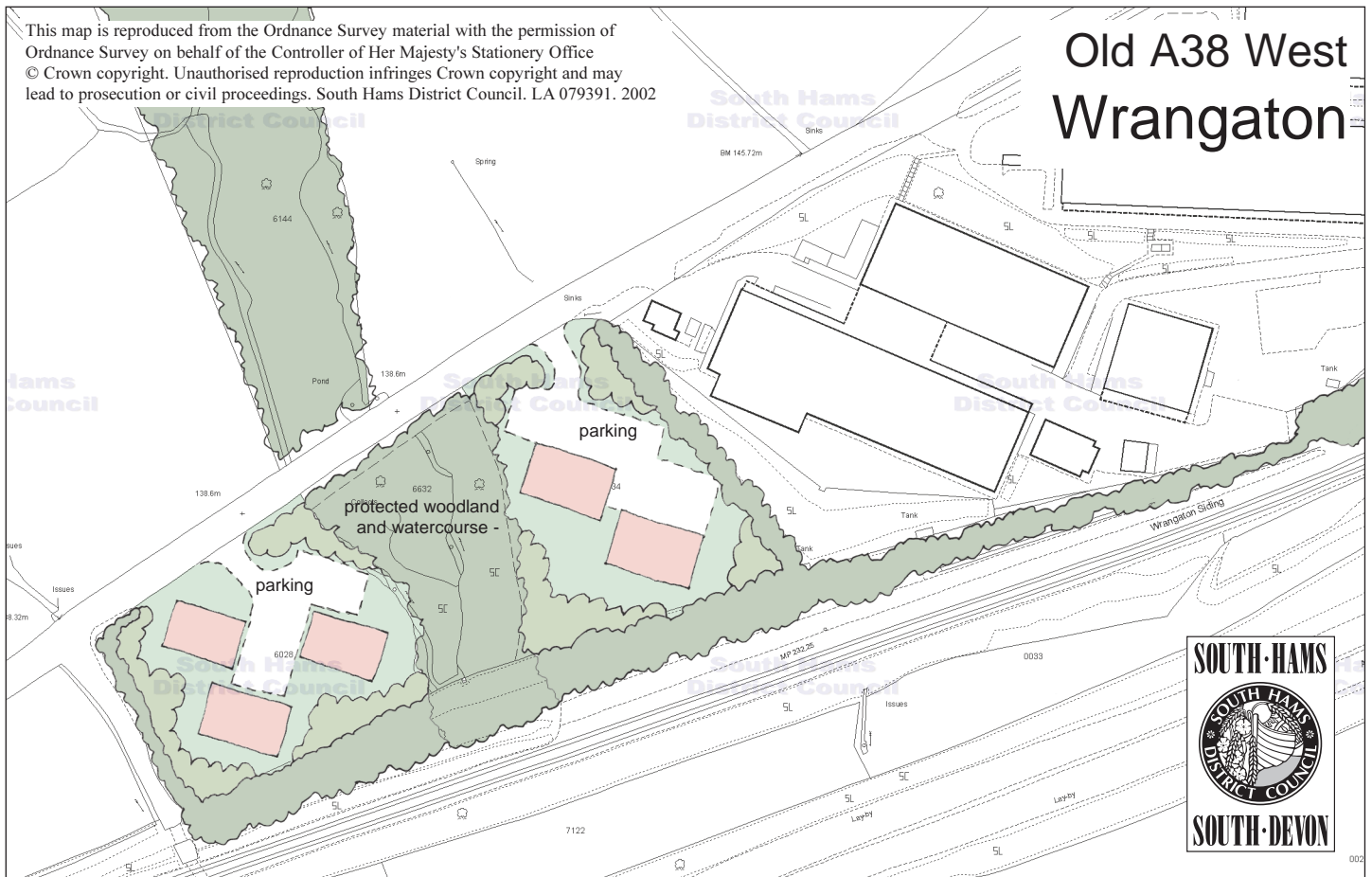


This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Hams District Council. LA 079391. 2002

# Old A38 West Wrangaton



## LANDSCAPE CHARACTER

Two small fields of rough grazing land lie immediately west of the former naval stores alongside the old A38. They are divided by a mature wooded gully that continues north up the hillside. The wooded gully is an important landscape element at the western end of a developed area. The woodland and neighbouring fields are 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. It will be important to ensure that development avoids further damage to the setting of the National Park.

## ENVIRONMENTAL CAPITAL

Asset: Mature hedgerows.

Current value: Habitat and screening.

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

Asset: Woodland and stream.

Current value: Sensitive natural woodland habitat and significant feature in the landscape setting.

Proposal: Although this area is outside the development site it should be protected, enhanced and managed as part of the landscaping scheme for the employment sites.

## 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 the stream habitat and 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 several small pavilion buildings to meet a wide range of local employment needs.

## DEVELOPMENT PRINCIPLES

Although development here will be a natural rounding off 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 sites and screened by buildings and planting.
- Dense peripheral tree planting with mixed locally indigenous species.
- Drainage scheme, hard surfaces and planting designed to protect the water environment.