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LANDSCAPE CHARACTER

This is a small site at the western edge of the village next to the 'Pick Your Own' farm and garden centre. The existing development of scattered sheds is well contained by strong hedge boundaries and sensitive redevelopment of the site will have no adverse visual impact. The land adjoins a recent development of simple modern houses and employment uses will need to respect residential amenity.

ENVIRONMENTAL CAPITAL

Asset: Leylandii hedge to west and strong mixed agricultural hedge to the east.

Current value: Mixed hedge provides good habitat; leylandii hedge is an important screen in longer views from the A379 to the west.

Proposal: Protect and manage the mixed hedge; introduce new mixed planting of local species to the western boundary. Plan for the gradual removal of the leylandii as the alternative hedge matures.

SUSTAINABILITY INDICATORS

Resource minimisation.

Blank walls to northern elevations and glazed areas to south to maximise solar gain. Sustainable drainage to safeguard water quality. Parking area to have permeable surfaces.

Design quality.

Local identity enhanced through:

- robust two storey buildings with 'barn-like' massing, materials and detailing similar to existing garden centre.

Opportunity and equity.

Small adaptable units to meet local employment needs.

DEVELOPMENT PRINCIPLES

Access should be from the existing 'Pick Your Own' entrance with suitable improvements and widening to the road. Car parking for the employment units should be from this road, allowing some reciprocal flexibility in parking arrangements. New access gaps in the leylandii hedge should be kept to a minimum until replacement hedge matures.

The development should take the form of two simple two storey 'barn' structures, with massing that is characteristic of older agricultural buildings, set into small enclosures that are well screened by hedges and trees. The south elevations might be largely glazed openings in a sturdy timber frame structure, with few if any openings to other elevations.