Webbers Yard,
Higher Tweed Mill
and Sawmills Field
Dartington

Masterplan and Development Brief
Revision E. September 2012.

Prepared by LHC on behalf of The Dartington Hall Trust & Cavanna Homes
Webbers Yard, Higher Tweed Mill & Sawmills Field Dartington
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Above: Plan showing the allocated sites
1.0 Introduction

The development brief has been prepared by LHC with input from other professional consultants as well as members of the local community to guide and inform the process of planning and developing land at Webbers Yard and Sawmills Field. This document has been prepared on behalf of the Dartington Hall Trust and Cavanna Homes.

1.1 Purpose of the document

The Development Brief describes the nature and extent of the development proposals. It explains how they respond to context and represent best practice in urban design. The document provides an illustration of how a deliverable scheme could be achieved.

This brief describes and illustrates proposals that have been developed in collaboration with South Hams District Council Officers as well as the local community and other stakeholders.

1.2 Planning context

Webbers Yard and Sawmills Field were allocated for mixed use development in February 2011 by South Hams District Council as part of its strategic local development plan called ‘the Local Development Framework’.

Proposal RA13: Webbers Yard and Sawmills Field

Mixed use development is proposed to include:

- About 65 dwellings and 0.5 ha of additional employment land by 2016
- Beyond 2016, about 30 dwellings and about 0.5 ha of employment land.
- Regeneration and retention of existing employment provision at Webbers Yard as part of the proposals.
- About 0.15 ha of play provision and 0.3 ha of other public space; and
- Cycle and footpath access to the village centre, the National Cycle Network and towards Totnes.

Development of the sites should be planned together in a comprehensive manner and should accord with a Development Brief previously approved by the Council.

This report will form part of a suite of documents which will provide further detail about specific areas of the application when made.

Relevant policies in the Core Strategy and other adopted DPD and SPDs are included within Appendix 1.

Policy RA13 splits the proposed allocation for employment and residential to pre and post 2016. This development brief sets out the potential way that the site can come forward in the period up to 2016 and makes suggestions for those areas post 2016.
1.3 Site location

The proposed development site extends to a gross area of approximately 4.378 hectares (10.8 acres), located on the northern side of the village of Cott within Dartington. The site itself straddles the A385 with direct access to the village.

1.4 The Site context

The site comprises three distinct parcels of land. Webbers Yard existing business estate, Higher Tweed Mill a redundant industrial site and the eastern half of Sawmills Field.

The Webbers Yard and Higher Tweed Mill sites have a gentle fall to the north east. Webbers Yard has a mix of small industrial buildings and small business units, of varying ages and conditions on a site of 1.49 hectares. All units at the time of preparing this report were occupied.

Higher Tweed Mill has a number of larger redundant buildings that are in very poor condition and beyond their functional life. Both sites are poorly laid out with several under utilised areas of land that are capable of intensification.

The sites are bounded to the south by Forder Lane and an existing hedgerow. The sites are divided by Mill Road that has new Devon banks and hedgerows. The other boundaries are relatively open.

The other site on the eastern half of Sawmills Field generally faces due south and east with the ground sloping towards the east. The land is currently used for growing arable crops. To the east the adjacent land is currently used as sports pitches and to the west is an arable field. The site is bounded by existing hedgerows of varying quality to the east and south, with a newly planted coppice to the top part of the site (north).

The surrounding area has a distinctive pattern of scattered development. To the south there is the village of Cott, which contains a mix of residential properties.

The new primary school sits to the north of the site, with direct access feasible. Further north the land is farmland interspersed with small coppices and built developments such as Broom Park, Huxhams Cross and the hamlet of Week. To the west are scattered clusters of residential properties in the countryside and to the east are the shops at Dartington plus the various developments across the Dartington Hall Estate.

1.5 The development proposals

The Dartington Hall Trust with Cavanna Homes are seeking to create a high quality mixed use development and the regeneration of Webbers Yard:

- Regenerate and enhance employment facilities
- Provide additional community space
- Create a high quality exemplar residential development for Dartington and the South Hams
- Deliver high quality affordable homes prioritising local residents
- Create a sustainable development for the future
Key constraints to development on the site

- Poor quality frontage
- Existing hedgerows to be retained where possible
- Higher than appropriate traffic speeds
- Junction with limited visibility
- Old building stock beyond their servicable life
- Listed building (Lescaze House)
- Existing woodland
- Visually prominent upper contours of site
- Insufficient parking for post office
- Existing hedgerow is a potential bat route
- Gap in existing hedgerow

Key opportunities the site

- Regenerated hedgerow to enhance wildlife/bat corridor
- Existing paths
- New or improved footpaths & cycleways
- Visual link to hill top
- Traffic calming through roundabout access into sites
- Potential crossing points or traffic calming features such as gateways
- Roundabout access means that majority of existing hedgerows can be retained
- Potential additional community parking for village centre
- Potential new public green for community
- Access to existing recreational space
- Keep development off the highest contours to minimise visual impact
2.0 Site Analysis

2.1 Shaping the place - constraints and opportunities

Social facilities
The site has no major constraints in terms of access to essential social facilities.

The site benefits from being in close proximity to a good mix of local facilities such as Dartington Primary School, a garage, village post office & shop, childrens play equipment, the football and recreation ground and facilities at Meadowbrook.

The site is also located within easy walking reach of the Shops at Dartington (Cider Press) which has a wide range of shops.

Views and Frontages
Higher Tweed Mill site is the most contained with few views out of the site, it does however have good prominence on the A385. Webbers Yard site also has good commercial prominence on the A385 and views out over the garden adjacent to Lescaze House and the playing fields.

Sawmills Field site with its south and east facing slopes provides views out over the Dartington Trust Estate and the village of Cott.

Primary Route Access
There are regular bus services on the A385 enabling workers and residents to access larger facilities and towns such as Totnes, Newton Abbot and Torquay without being reliant on private motor cars.

At Totnes there are connections to the national rail and coach network providing sustainable transport access to destinations further afield.

There are also national cycle network routes in close proximity, linking Dartington to Totnes and the wider area. This is subject to further ongoing improvement.

The sites are divided by the A385, a straight and busy national road, with higher than appropriate traffic speeds and uncontrolled parking, that will impose constraints on access. There are however opportunities to reduce traffic speeds and provide pedestrian crossings for the benefit of the community.

Open space
The sites have excellent links to existing bridal paths and footpaths which link into the existing countryside with access to The Dartington Estate and the wider South Hams countryside.

The DPD allocation requires an additional open space of 0.45 hectares (including 0.15ha of play) that reduces the land available for development.

Wider landscape
The Dartington area lies within a wider landscape consisting of open farmland fields separated by a network of hedgerows, woodland & knowles interspersed with scattered clusters of development including hamlets, farms & isolated properties.

The site is predominately neighboured with existing urban development framing the southern boundaries and scattered development to the west, Broom Park and Week to the north, Huxhams Cross to the north east, and Shops at Dartington to the east.

Topography
The Webbers Yard and Higher Tweed Mill sites slope gently from west to east and down towards the A385 with no significant constraints on development. The eastern half of Sawmills Field site slopes gently to the south and east but with steeper gradients to the north and north east boundaries. Access to and the position of properties on this steeper part of the site will need to have regard to the existing contours on site especially on the areas of steepest gradient. There are opportunities for orientation of properties to maximise the potential for passive solar gain and the future use of renewable solar technologies.

Boundaries
The existing hedgerow boundaries are of varying quality but play an important part in the setting. The hedgerow to the eastern boundary of Sawmills Field is a potential ‘bat’ foraging route and so needs to be enhanced to promote suitable protection from new development.

Opportunities exist to retain most of the existing, wherever possible, and to enhance them to ensure that green linkages are created, biodiversity is enhanced and development is assimilated into the surrounding green infrastructure. Sufficient space will need to be given to hedgerows where they are to be retained and care taken to minimise the impact of any breaks.

Visual Impact
The topography of Sawmills Field and the surrounding area means that the upper parts of the site are visible and so design development will need to take place sympathetically. Whilst existing hedgerows will help shield the lower parts of the site from view, the development of the site up the hill will be more visible and so will require careful planning to minimise the visual impact. Enhanced hedgerows and buffer planting within the development will need to be integrated into the landscape.
Above: A selection of panels from the Diagnose workshops

Purpose of Visioning Workshop
and what is the end output?

Village & Community Facilities
Key Constraints & Opportunities

Employment
Key Constraints & Opportunities

Housing
Key Constraints & Opportunities

Transport & Access
Key Constraints & Opportunities

Environment
Key Constraints & Opportunities

Above: A selection of panels from the Co-discover workshops
3.0 Community Engagement

3.1 Collaborative masterplanning

South Hams District Council has created a ‘collaborative masterplanning template’ to engage communities, landowners, developers and professionals in planning new sustainable development in villages and towns in the South Hams. The template suggests five steps:

- **Diagnose:** Define the Forum and collect background information. This stage involves instigating the project, setting up the Forum and gathering information to help understand the place and its development context.

- **Co-discover:** Visioning and setting of objectives. The purpose of this stage is to pull information together and set out the brief, policy and design objectives bearing in mind the identified constraints and opportunities.

- **Co-design:** Masterplanning together. The purpose of this stage is to prepare the masterplan options based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the layout of streets, buildings and plots.

- **Co-delivery:** Planning application. The purpose of this stage is to describe the process of implementing the masterplan through a planning application, or series of applications, which will lead to the successful delivery of the scheme.

- **Legacy:** After Planning. This stage sets out what happens after planning permission is granted; how the Forum and interested parties should consider the long term future and management of the development and its context.

3.2 The developers

**The Dartington Hall Trust**

The Dartington Hall estate is a 1200 acre mix of farmland, woodland, commercial spaces and residential accommodation. 41 listed structures range from Bronze Age walls, to a medieval hall, to Arts & Crafts and International Modernist homes that all form part of the estate. The Trust owns and manages Webbers Yard Industrial Estate and Higher Tweed Mills, which form business units on the A385.

**Cavanna Homes**

Cavanna Homes is a family business building new homes in Devon and across the Westcountry. For over 87 years this business has been building fine new homes in an exceptional area. Today, and with thousands of new homes to their credit, the company is still family owned and managed, but is now assisted by a large team of specialists who share their passion and commitment to detail, and dealing with customers on a close and personal basis.

3.3 The Forum

The Forum was set up in 2011 as one of the first key elements of the collaborative masterplanning process. The purpose of the Forum group is to guide Webbers Yard, Higher Tweed Mill and Sawmills Field through the collaborative masterplanning process.

The group consists of members of the Dartington community, Parish Council, District Council and Webbers Yard tenants, as well as the Dartington Trust and the Cavanna Group.

The Forum is responsible for the ‘signing off’ of the masterplan on the basis that it accords with the majority preference of the community attending the workshops.

3.4 Community workshops

Dartington Hall Trust and Cavanna Homes are collaborating with the local community on plans for the proposed development, following the collaborative masterplanning process outlined by the Council. Taking part in the collaborative planning process has helped the community influence the infrastructure, facilities, appearance and character of the development.

Throughout, the developers have welcomed feedback.

The collaborative masterplanning process has involved a series of workshops.

**Workshop 1 - Diagnose:** Gathering background information; took place on 29th October and 2nd November 2011. These first workshops were held in Dartington Village Hall to gather information from the community about housing, transport and access needs and to identify community facilities that the village currently lacks. Employment opportunities on Webbers Yard and the landscape character of the village were also discussed.

**Workshop 2 - Co-discover:** Setting of objectives and visioning; took place on 4th February and 8th February 2012 and at Dartington Primary School. The purpose of these workshops was to develop the set of objectives and conceptual visions for the sites that responded positively to the issues, constraints and opportunities identified at the first community workshops.

**Workshop 3 - Co-design:** Masterplanning together; took place on Saturday 28th April and Tuesday 1st May 2012. The purpose of these workshops was for the community to work with the developers and designers to assess and evaluate the quality of masterplan options for all sites. This included the proposed employment area and the layout of the streets, houses, gardens and public open spaces within the proposed areas.
Welcome

The Dartington Hall Town and Country Development Plan sets out a new strategy for the future development of the Eastern half of South Hams. This approval sets the stage for the next stage - the detailed proposals for the development of Webbers Yard, known as the Steering Group and sub groups may be set up.

Key opportunities for jobs, housing and other community facilities

1. Webbers Yard

Proposal is set out in full below:

Mixed use development is proposed to include:

- 65 units up to 2016 (Incl. affordable)
- 15 units post 2016
- New path
- New build
- New employment buildings

This section sets out what happens after planning permission is granted; how the Forum and interested parties can be evaluated. The main design issues that form the masterplan are the layout of streets, houses and gardens.

After Planning (Legacy)

We are here...

Co-design Workshop Process

- Collaboration is central to the masterplan
- Key opportunities for jobs, housing and other community facilities
- Key opportunities for jobs, housing and other community facilities
- Key opportunities for jobs, housing and other community facilities
- Key opportunities for jobs, housing and other community facilities
- Key opportunities for jobs, housing and other community facilities

Access and Movement

Central and proposed

- Access and Movement
- Central and proposed
- Access and Movement
- Central and proposed
- Access and Movement
- Central and proposed

Option A

Option B

Option C

Open space and Plots

Above: A selection of panels from the Co-design workshops
**Workshop 4 - Co-delivery:** Planning design review; 8th August and 5th September 2012. The purpose of these workshops was for the community to review and comment on the emerging architectural designs before a planning application is submitted, so that further design refinements can be made.

**Workshop 5 - Legacy:** After Planning; Following submission of the application, interested parties from the community will be asked to consider the long term future and management of the development and community facilities provided.

Each of the above workshops are a public event run over two or three sessions in a venue in the village, to ensure that all interested local people have a chance to feed into the consultation. The workshops are advertised, notified on a special project website and via letterbox leaflet drops in the village and surrounding area.

The workshops have been reasonably well attended, with up to 30 people in any one session. Questionnaire responses have been received and the facility for further comments exists on the website specifically created for this regeneration project.

### 3.5 Summary of Diagnose and Co-discover workshops

The collaborative masterplanning process has been an important aspect of developing the proposals for Webbers Yard, Higher Tweed Mill and Sawmills Field. The Dartington Hall Trust and Cavanna Homes are committed to engaging with the residents of Dartington and nearby settlements so that their views can help to shape, inform and influence the design and layout of the development proposals.

The majority of the responses accepted that there had been an allocation for new housing and employment development in Dartington. Key issues that were raised included regarding the potential increased traffic congestion and impact on the A385 and rat running through the village. Meeting notes of the workshops are widely available, on the project website.

The workshops identified several key opportunities to improve community facilities within the village. Several of these key opportunities are outlined below and have influenced the masterplan options.

- **Village ‘green’** to provide a focal point and to be accessible to whole community
- **Improved parking for the village centre including the post office**
- **Traffic calming on the A385 including roundabout at Mill Road junction**
- **New cyclepath along full length of the A385 adjacent to the site**
- **Improvements to the footpath and cyclepath network and better linkages with the village**
- **Creation of new and varied employment space**
- **New jobs a priority**
- **Work from home facilities**
- **Regeneration of Webbers Yard estate and creation of sites for new buildings**
- **Demolition of Higher Tweed Mill (an eyesore) and cleaning up of the site**
- **Creation of much needed affordable homes (rented / share ownership / starter homes)**
- **Housing built around a green space (such as Huxhams Cross / Hunters Moon)**
- **Residential or landscape buffer adjacent to immediate neighbours such as Greenhayes**
- **Regenerate former avenue of trees along the A385**
- **Sympathetic development on the upper slopes of Sawmills Field**
- **Hedgerows and attractive landscaping within the development**

### 3.6 Summary of Co-design workshops

Several options were developed for the sites that sought to meet the requirements of the DPD allocation for a mixed development whilst recognising the feedback gained from the first two community workshops.

The Diagnose and Co-discover workshops identified several key constraints and opportunities (outlined previously) that were also to influence the development of masterplan options for the site.

The masterplanning soon confirmed that the requirements of the DPD allocation could not be met in full, there is simply insufficient land allocated to meet all its requirements. This issue was discussed with the Forum, the community and council officers.

Options A, B and C, illustrated opposite and overleaf, were developed to demonstrate three different options for the mix of employment development, new housing, open space and other community facilities whilst taking into consideration viability and the land identified within the allocation boundaries.

**Option A**

The main focus of Option A was the retention and regeneration of employment land on Webbers Yard and Higher Tweed Mill sites and delivery of the pre 2016 requirement for 65 new homes.

Option A comprised:

1. **Webbers Yard**
   Under-utilised parts of the estate rationalised to generate sites for additional employment development on site
Above: Option A

Above: Option B

Above: Option C

Key
- Existing buildings
- New Housing
- Phase 1 of new employment buildings
- Sites for future employment buildings
- Short term community parking area
- Work from home units
2. Higher Tweed Mill  
Site cleared and decontaminated ready for future employment opportunities

3. Eastern half of Sawmills Field  
developed for 65 dwellings, range of types including affordable units (shared ownership and rented)

4. Infrastructure  
Improved footpath, cyclepath and highway access including new traffic calming features such as ‘gateways’, new crossings and roundabout access at the entrance

Option B

The key focus of Option B was the pre 2016 housing and a percentage of post 2016 housing allocation, delivery of 0.45 hectares of open space and play provision, and regeneration of Webbers Yard including development of some new employment buildings.

Option B comprised:

1. Webbers Yard  
Under-utilised parts of the estate rationalised to generate sites for additional employment development on site. Potential small unit development at the rear of the site

2. Higher Tweed Mill  
Site cleared and decontaminated ready for 30 dwellings including a range of types and affordable units (shared ownership and rented). Work from home units adjacent to Mill Road.

3. Eastern half of Sawmills Field  
Developed for 65 dwellings, including a range of types and affordable units (shared ownership and rented)

4. Community facilities & infrastructure  
Central community green space adjacent to Lescaze House and Webbers Yard. Short term community parking area close to village centre and the post office. Improved footpath, cyclepath and highway access including new traffic calming features such as ‘gateways’, new crossings and roundabout access at the main entrance.

Options A, B and C were reviewed and discussed with the community at the Co-design workshops. Each option was debated in terms of its advantages and disadvantages.

The majority of participants preferred Option C because the full pre 2016 and post 2016 allocation of housing is delivered with this option. In addition most participants wanted Higher Tweed Mill to be developed and not to be left either as derelict buildings or as an open vacant site. A small number of participants considered Option A was also acceptable.

Option C was subsequently signed off by the Forum as the community’s preferred option.

3.7 South Hams District Council consultation

The three master plan options were presented and discussed at the first pre-application meeting with South Hams District Council Officers. Officers subsequently discussed the options internally and with key members. The extensive consultation undertaken with the community and their preference for Option C was acknowledged but the members’ preferred option was a combination of Options A and C:

- Retention of employment land on Higher Tweed Mill site as well as Webbers Yard (as Option A)
- The pre 2016 housing allocation of 65 units on Sawmills Field (as Option C)
- The open space off site adjacent to Lescaze House (as Option C)

The main difference in opinion between the community and the council on the master plan options is the use of Higher Tweed Mill.
1 Webbers Yard
Under-utilised parts and parking within the estate rationalised to generate sites for additional employment development on site
New employment space developed at the front of the site fronting the A385

2 Higher Tweed Mill
30 dwellings including a range of types and affordable homes (shared ownership and rented)

3 Eastern half of Sawmills Field
65 dwellings including a range of types and affordable homes (shared ownership and rented)

4 Community facilities
Central community green space adjacent to Lescaze House and Webbers Yard.
Short term community parking area close to the village centre and post office
Improved footpath, cyclepath and highway access including new traffic calming features such as ‘gateways’, new crossings and roundabout access at the entrance

Above: The Masterplan Proposal
4.0 The Masterplan Proposal (up to 2016)

4.1 The Masterplan Proposal

As previously mentioned the majority of the community who attended the Co-design workshops expressed a preference for Option C. It is proposed therefore, that Option C forms the basis of the masterplan proposal. However, certain detailed amendments have been incorporated following feedback from the community workshops and include:

- The proposed footpath across the playing fields has been removed.
- The recent tree planting at the top of Sawmills Field has been shown on the plans.

Approval is thus sought now for the Masterplan Proposal illustrated opposite to allow the project to proceed to the next detailed planning stage. The masterplan comprises the following key development proposals:

1. Webbers Yard
   Under-utilised parts and parking within the estate rationalised to generate sites for additional employment development on site. A first phase of new employment space developed at the front of the site to create a much more attractive frontage. The amount of new employment space constructed in the first phase will be dependent upon viability assessments and consultation with the council on Section 106 requirements.

2. Higher Tweed Mill
   Developed for 30 dwellings including a range of types and affordable units (shared ownership and rented). Work from home units and small office/ studio space fronting Mill Road.

3. Eastern half of Sawmills Field
   Developed for 65 dwellings, including a range of types and affordable units (shared ownership and rented)

4. Community facilities & infrastructure
   Central community green space adjacent to Lescaze House and Webbers Yard. Short term community parking area close to the village centre and post office subject to viability assessment and consultation with the council on other obligations. Improved footpath, cyclepath and highway access including new traffic calming features such as ‘gateways’, new crossings and roundabout access at the main entrance.
1. Detached dwellings spaced apart on upper slopes to avoid continuous ‘wall’ of development and to allow visual links between houses to hilltop beyond.

2. New frontage to A385

3. Short term community parking

4. New frontage to community green space

5. Rationalise and regenerate parking & public realm across Webbers Yard

6. Infill gaps in existing hedgerow

7. ‘Gateway’ to help slow vehicles upon entry to village

8. New avenue of trees

9. Natural shaped hedgerows leading into open space

10. Opportunities for work from home units

Above: Key design principles
5.0 Development Brief

5.1 Design Principles
Webbers Yard, Higher Tweed Mill and Sawmills Field represents an opportunity to create an exemplar scheme that will build on the strong community spirit of Dartington and deliver much needed new employment and high quality affordable housing. The scheme can also provide the local community with enhanced facilities.

The Key Design Principles are:

- Flexible new employment buildings easily sub divisible into a range of sizes.
- Regeneration of Webbers Yard employment estate with new high quality frontage to the A385.
- High quality housing design including affordable dwellings.
- Sustainable living and work environment.
- Building and landscape design that creates a good sense of place that reflects local distinctiveness but that also addresses contemporary needs.
- Be a good neighbour to existing residents
- Legible and accessible street layout with excellent footpath and cycleway linkages.
- High quality landscape with character, purpose and increased bio-diversity.

5.2 Local distinctiveness
The development is to be designed to respond to the architectural and landscape features that are locally distinctive to Dartington, the village of Cott and other hamlets within the area. The locally distinctive features are outlined throughout this section.

Whilst the development should respond to local distinctiveness, it will also need to address contemporary requirements for sustainable living, increased bio-diversity and viability.

5.3 Sustainability
Creating a sustainable development for the future is an important objective. There are several key principles for sustainable development and for reducing the carbon footprint that the design proposals should strive to achieve:

- Mix of workplace and living opportunities to minimise the need for commuting.
- Opportunities to work from home through careful housing design.
- Street layout that promotes more sustainable forms of movement such as walking, cycling and access to public transport.
- Access to main community facilities such as schools, post office, shops and social/recreational facilities.
- Effective site planning and architecture to maximise on the potential for sustainable development.
- Minimise ecological impact and enhance bio diversity
- Inclusive development providing opportunities for the existing community.
- 25% more energy efficient than current building regulations
- 50% more water efficiency than current building regulations
- Orientation of dwellings to make use of the maximum passive solar gain
- Orientation of roof planes to allow solar thermal and/or solar photo-voltaic technologies to be incorporated into the detail design as required or to be installed later by occupants.
- Consideration given to sustainable and controllable drainage for flood and surface water drainage attenuation within the site.
- Existing trees and hedgerows to be integrated and retained within the layout wherever possible.
- Emphasis to be placed on ensuring that existing landscape features and ecological and wildlife corridors will be maintained to provide green links to the surrounding landscape

5.4 Layout & movement framework
The layout is to be designed to create a high quality living environment with streets and public spaces that are usable, attractive, safe and secure.

The detailed site layout should be developed around the existing landscape features and local character. Access to both sites should create a clear visible gateway into the development.

The detailed site layout should create a clear hierarchy that reinforces the importance of the landscape and context, aiding legibility and creating a navigable, coherent and recognisable layout. Streets and spaces are to be safe and overlooked.

Plot sizes should allow for flexibility and a variety of residential types to be accommodated with an assortment
Webbers Yard, Higher Tweed Mill & Sawmills Field Dartington

Buildings set back in their plot

Green/rural lanes

Shared surface village streets

Narrow no-through lanes

Front gardens
Generally on-plot parking should be used as a standard to avoid urban style on-street parking. Parking courtyards should be used to serve small clusters or terraced properties to avoid urban style townhouses with integral garages or street parking. This is to ensure that there is a minimum of two spaces per dwelling across the development so as not to effect parking on the A385 and to avoid urban style parking solutions that are out of character with the village.

Vehicular and pedestrian routes to be positioned to provide good legible access and connect open spaces with the development and the village. New open space to give the local residents and community a range of high quality usable spaces. These are to be overlooked and integrated into the layout to ensure they are safe and accessible for all.

The position of the access streets and the design of the plots should provide a clear distinction between private and public realm.

5.5 Amount and use

The development will comprise the following mix of uses and future development opportunities.

**Webbers Yard**
Rationalisation of existing on site parking and preparation of under utilised areas of the site for new employment space in the future, as illustrated by the masterplan. Redevelopment of the oldest existing units adjacent to Lescaze House, in the future, subject to viability.

New two storey sub-divisable business space along the A385 frontage with flexible ground floor space able to accommodate a range of employment uses and balcony access to a range of first floor office units and studios. The amount of this new business development delivered by the first phase will be subject to viability assessment and consultation with the council.

**Higher Tweed Mill**
The residential development will be two residential storeys.

**Sawmills Field**
The residential development will be two residential storeys. Units on the upper contours of the field will be split level houses cut into the hillside to reduce their visual impact from the village centre.

5.7 Townscape / Landscape

The character of Dartington and the surrounding area is predominantly of a rural village/suburb formed by several distinctive townscape and landscape features illustrated opposite and that include:

**Green / rural lanes**
- Flanked by hedgerows & trees
- No separate pavements
- No road markings
- Flanked by scattered buildings
- Wide green verges flanking some lanes
- No street lighting

**Shared surface village streets**
- Often flanked by front gardens, stone walls or hedges
- No separate pavements
- Few road markings
- Limited street lighting

**Narrow no-through lanes**
- Flanked by cottages, garden walls or hedges
- Narrow with no pavements
- No road markings
- Little or no lighting
Boundaries

Simple terraces

Simple terraces with dormers

Long pitched roofs and building forms

Modernist building forms
Urban / sub-urban streets

- Mainly 20th century development
- Wide roads
- Pavements - often both sides
- Wall to wall tarmac between property boundaries
- Standard estate lighting
- On-street parking

All of these features are typical of many post war development and so are not locally distinctive.

Front gardens

- Very few properties are located at the back of pavement unlike urban areas
- Several examples of narrow front garden courts with stone walls or hedges
- Majority of properties have front gardens
- Create a natural ‘buffer’ to the highway/ street
- Create attractive village setting

Buildings set back in their plot

- Many properties are detached set back in their plots
- Some are sited at right angles to the street or lane to benefit from a sunny aspect
- Several properties have generous gardens
- Very few buildings are sited at the back of pavement unlike urban areas

Boundaries

- Variety of attractive boundary treatments including stone walls, hedges and hedgebanks
- Many post-war houses & bungalows have less attractive rendered block work boundaries that are not locally distinctive
- There are no metal railings in the village, these are more typical of urban areas

The development proposals should respond to the positive locally distinctive features in the layout of streets and paths, building plots, gardens, boundaries, and open space.

Locally distinctive features that can also contribute to enhanced sustainability and increased bio-diversity should be a priority. Such as:
- Buildings set at right angles to the street to maximise the benefit of a southerly orientation
- Reduced tarmac & hard pavings and more permeable ‘green’ surfaces to reduce water run-off
- Hedges & hedgerows boundaries that provide habitat for wildlife

The proposal masterplan should seek to integrate as many of the existing landscape features into the layout as feasible.

The Sawmills Field site will be surrounded by a new hedgebank which will link with the existing boundary hedgerows to promote and increase biodiversity and green connections.

Native plant species should be used to enhance and reinforce existing hedgerows and planting in the development with semi-mature trees proposed along streets.

Boundary buffer planting to be implemented to reduce the impact of development on adjoining neighbours.

5.8 Appearance and materials

The character of the built environment within Dartington and the surrounding area is a distinctive mix of traditional vernacular buildings and 20th Century modernist architecture.

The main architectural features and materials that contribute to the local character are illustrated opposite and include the following:

Simple terraces with dormers

- Limited number of terraces in the area and they tend to be simple straight forms
- Flush gable dormers at eaves level are a feature of several terraces sometimes as paired gables

Long pitched roofs & building forms

- Many of the older properties have ‘big’ long pitched roofs and forms including short terraces of 2-3 cottages under a consistent roof
- Several of these long roofs have bonnet hips

Modernist building forms

- Dartington Hall Estate, Cott and the surrounding area do have several modernist building forms from inter-war and post-war periods
- Modernist forms include flat roofs, shallow pitched and mono-pitched roofs
Porches

- Several older properties have simple small lean-to roofs over entrance doors
- Long lean-to porch roofs are a distinctive feature of some houses
- Several slightly larger porches have been enclosed with glazing
- There are very few gable ended porches

Windows

- Significant variety of windows types
- Older properties mainly small hung casement windows
- Standard fan light type windows to most post-war houses that are not locally distinctive
- Some ‘modern’ horizontally shaped or ribbon windows

Roof materials

- Most roofs are slate tiled
- There are a notable number of ‘big’ thatched roofs
- Many post-war roofs are in concrete tile that are not locally distinctive
- Roof mounted photo-voltaics are an increasing feature

Wall materials

- Majority of properties are render
- A significant number of older properties are in random coursed local stonework
- There is very little brickwork, confined mainly to properties of 1950-1960s period and so brickwork is not locally distinctive
- There is very little slate hanging unlike Totnes and so it is not locally distinctive
- There is a significant amount of timber boarding

The development proposals should respond to these locally distinctive materials and architectural features in the design of new buildings and use of materials.

Those locally distinctive materials and features that can also contribute to enhanced sustainability and increased biodiversity should be a priority such as the following

- timber cladding that is a renewable green material
- long roofs if orientated to a southerly direction that can provide opportunities for renewable low carbon solar technologies
- dry stone walling using reclaimed local stone that can provide habitats for plants, insects and small mammals
- glazed front ‘storm’ porches that provide an effective thermal buffer and draught excluder
6.0 Development Process / Phasing

Introduction
South Hams District Council has created a ‘collaborative masterplanning template’ to engage communities, landowners, developers and professionals in planning new sustainable development in villages and towns in the South Hams. The template suggests five steps:

Define the Forum and collect background information (Diagnose) 29th October and 2nd November 2011
This stage involved instigating the project, setting up the Forum and gathering information to help understand the place and its development context.

Visioning and setting of objectives (Co-discover) 4th February and 8th February 2012
The purpose of this stage was to pull information together and set out the brief, policy and design objectives bearing in mind the identified constraints and opportunities.

Masterplanning together (Co-design) Saturday 28th April and Tuesday 1st May 2012
The purpose of this stage was to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that formed the masterplan were the layout of streets, buildings and plots.

The Current Stage: Planning application (Co-delivery)
The purpose of this stage is to describe the process of implementing the masterplan through a planning application, or series of applications, which will lead to the successful delivery of the scheme.

After Planning (Legacy)
This section sets out what happens after planning permission is granted; how the Forum and interested parties should consider the long term future and management of the development and its context.

Above: The collaborative masterplanning process
6.0 Development Process / Phasing

**Development process**
The draft Development Brief/Masterplan SPD sets out a process for the approval of Development Briefs/Masterplans. No timescales/milestones are provided within the SPD with regards the approval process.

The development of the allocated sites is proposed as identified on the Masterplan Proposal. Webbers Yard will continue to be retained for employment purposes with proposals for additional new employment development along the lines identified by the Masterplan.

Phasing of both the residential and employment development will be the subject of discussions with the local authority.

Approval of the masterplan proposal is sought from South Hams District Council.

Webbers Yard, Higher Tweed Mill and Sawmills Field represents an opportunity to create an exemplar scheme.

The Co-delivery workshops were undertaken on the 8th August and 5th September at which the community was able to review, discuss and comment upon the emerging architectural concepts for the building designs, scale and massing of the proposals, appearance and materials.

The architectural proposals presented at the workshops were based upon the Masterplan Proposal.

Community feedback from these workshops will influence the detailed design development of architectural proposals during the Autumn and the detailed planning application to be submitted early in 2013.
## Appendix  Relevant national and local planning policies

### National Planning Policy Framework

**Devon County Structure Plan (October 2004)**

- CO1 Quality of Landscape, Distinctive Local Characteristics
- CO6 Quality of New Development
- CO7 Historic Settlements and Buildings
- CO8 Archaeology
- CO10 Protection of Nature Conservations Sites and Species
- ST1 Sustainable Development
- ST3 Self Sufficiency of Devon’s Communities
- ST4 Infrastructure Provision
- ST5 Development Priority 2001 to 2016
- ST16 Local Centres and Rural Areas
- ST20 Re-assessing and Safeguarding Employment Land
- TR5 Hierarchy of Modes

### Relevant Saved Policies from the 1996 Local Plan

- SHDC1 Development Boundaries
- MP8 Aveton Gifford

### LDF Core Strategy (December 2006)

- CS1 Location of Development
- CS2 Housing Provision
- CS3 Employment Land Provision
- CS6 Affordable Housing
- CS7 Design
- CS8 Infrastructure Provision
- CS9 Landscape and Historic Environment
- CS10 Nature Conservation
- CS11 Climate Change

### Development Policies DPD (July 2010)

- DP1 High Quality Design
- DP2 Landscape Character
- DP3 Residential Amenity
- DP4 Sustainable Construction
- DP5 Biodiversity and Geographical Conservation
- DP6 Historic Environment
- DP7 Transport, Access and Parking
- DP8 Open Space, Sport and Recreation
- DP9 Local Facilities
- DP11 Housing Mix and Tenure
- DP14 Protection of Employment Land

### Affordable Housing DPD (September 2008)

- AH1 Affordable Housing Provision
- AH2 Allocated Sites
- AH4 Mix, Size, Type and Tenure

### Rural Areas Site Allocations DPD (February 2011)

- Proposal RA13

### Supplementary Planning Documents

- Open Space, Sport and Recreation (June 2006)
- Planning Obligations (August 2008)
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The document has been prepared on behalf of The Dartington Trust and Cavanna Homes by LHC, with support from:

LHC Architecture & Urbanism
Layout, design and master planning

D2 Planning Limited
Planning advice and consultancy

Sands Civil & Structural Chartered Engineers
Drainage, Access, highways and public transport engineering

Centre Line Surveys
Land Surveyors

EAD Limited
Ecological Consultants