

- 12.25 The development will need to provide space around Teign Lawn to protect the significance of its setting and include a buffer zone to its garden, which should be planted with trees and enhanced native hedgerows to minimise impacts on the outlook from, and setting of, the building. **The Illustrative Masterplan in Appendix 5 shows a wedge within the development where development should not take place to protect the setting of Teign Lawns. A road sympathetic to the heritage asset within this area may be acceptable.**

#### **V7: East Street, Denbury**

Land is allocated at East Street, Denbury for approximately 25 homes to include:

1. At least 0.25 hectares of green infrastructure to include;
  - a. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Suitable and safe access into the site for pedestrians and vehicles;
3. Contributions towards infrastructure for secondary education provision and home to school transport;
4. Conservation or enhancement the significance of the Conservation Area;
5. A suitable buffer between HMPS Channings Wood and any dwelling; and
6. A layout informed by details of archaeological and geological investigations, evaluation and mitigation.

- 12.26 This site to the north east of Denbury will see a high-quality residential extension delivering a mix of house types. The village has a small number of services and facilities which are within walking distance of the site. It is of a modest size, well located and well screened. The site is within the South Hams SAC Landscape Connectivity Zone.

- 12.27 Play space for the development could be provided on-site, or via financial contributions towards improvements of existing village play facilities at the nearby playing field.

- 12.28 The location of the development adjacent to HMPS Channings Wood may necessitate a suitable buffer between any dwelling and the prison. This would be determined during the planning application stage of any development.

#### **V8: Adjacent to Burnt Meadow, Daddiscombsleigh**

Land is allocated adjacent to Burnt Meadow, Daddiscombsleigh for approximately 10 custom build homes to include:

1. At least 0.32 hectares of green infrastructure including:
  - a. A children's play area accessible to the rest of the village;
  - b. **To ascertain no adverse effects on European Wildlife Site integrity m** Mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including a financial contribution equivalent to 0.18 hectares of SANGS, **to ascertain no adverse effects on European Wildlife Site integrity**; and
  - c. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Contributions towards infrastructure for secondary education provision and home to school transport;

3. Suitable and safe access into and around the site for pedestrians and vehicles **with consideration for reducing the speed limit past the site and within the village to 30mph;**
4. Design and layout solutions to conserve and enhance the landscape setting of the Dartmoor National Park, informed by a Landscape Visual Impact Assessment; **and:**
5. A layout informed by details of archaeological investigation, evaluation and mitigation; **and.**
- 6. Flood risk mitigation and drainage solutions either on-site or off-site, as informed by a flood risk mitigation strategy. Opportunities should be taken to enhance the watercourse corridor to the pond to the east of the site. Ditches and watercourses (together with wetland habitat) within the site should be kept as open water habitat and suitable buffer strips should be maintained alongside them. Development should avoid this area.**
- 12.29 This site to the west of the existing development along Burnt Meadow will see a high-quality residential extension delivering a mix of house types. Although small, the village has some local services, including a primary school. The allocation is of a modest size and in a well located and well screened location and will provide an opportunity for a small level of growth to help support the services here.
- 12.30 The site has a moderate to high landscape sensitivity and is within 1.3km of Dartmoor National Park. A small-scale development would need to respect the vernacular character of the area in terms of scale, pattern and form. The site is within the South Hams SAC Landscape Connectivity Zone.
- 12.31 The provision of a children's play area will be required as part of the development. Due to the limited availability of play areas within the village such a space should be accessible and available for use by the rest of the village.
- 12.32 The watercourse contains several important species which should be protected, and potential flood risk managed in this area.**
- 12.33 The creation of a suitable and safe access into the site for pedestrians is not tied to vehicle access. Pedestrian access could include the provision of frontage features onto the road which creates a gateway feature raising awareness of road users that they are entering the village and that pedestrians may be in the road. This could include a section of footway within the site. A reduction in speed limit should also be considered. An alternative pedestrian access via a link to the existing country lane to the north east of the site could be considered.**
- 12.34 The current speed limit past the site, school and within the village is currently 60mph. This is not considered safe for all road users. A speed reduction would be of significant benefit to existing and future residents. The council is strongly supportive of a reduction to 30mph in the village being introduced as part of the scheme. However, a Traffic Regulation Order is not within the councils remit to enforce as the council is not the Highway Authority. This should be a key consideration for the site.**