

Housing Statements results

People were asked to indicate support for a statement with a sticker and/or add comments on post-it notes

1	New housing development of more than 5 dwellings should aim to centre on a green shared space.	9 stickers
2	Roads within new developments should be of minimum width, and while providing safe pedestrian access, minimise the use of conventional pavements, road markings and street lighting. This did not receive support at this consultation.	1 sticker. Comment – can't comment on too many items. What's wrong with pavements? Need to be safe
3	Property boundaries should aim to include stone walling, hedges, and hedge banks with property frontages set back from immediate roadside edges. There is support from the pictures and other comments for new building to be set back from the road, but not necessarily for stone walling and hedges.	2 stickers
4.	Building materials should with preference include using timber cladding, lime render, stone and cob. See the comment on the right.	4 stickers. Comment: Traditional materials nice on appropriate building <u>BUT</u> there are plenty of other building materials than can be used with good effect
5.	Ground breaking buildings reflecting innovative solutions to the challenges of our times are welcomed. This has general support and it builds on the fact that many of the existing buildings in the parish demonstrate this.	7 stickers. Comment: Not necessarily true. Buildings need to fit in with the rural character

6.	New housing design should aim to achieve innovative design, environmental sustainability and social justice. Social justice needs explaining	5 stickers. Comment: What does this mean?
7.	Development should enable residents to adopt more sustainable lifestyle choices such as public transport, walking, cycling and communal food growing. This is about site selection as well as design	14 stickers
8.	To achieve affordability, high density new housing is acceptable, as long as it fits in with the character of the local area.	14 stickers
9.	New development layouts should encourage community identity and a aim to foster a unique sense of place	6 stickers. 2 Comments: What does this mean? #2 Hunters Moon is a good example! Origins a bad one!
10.	Buildings should be orientated to make maximum benefit from passive solar energy gain	18 stickers

Principles for new building location – please indicate support with a sticker and/or use a post-it for comments

1.	1. Dartington village should maintain a clear separate physical identity from Totnes and surrounding settlements.	13 stickers. 2 comments: I don't agree. #2 Green belt identified & if necessary land bought to ensure separation. Co-operation with Totnes to achieve this.
2.	Housing development should primarily take place in small groups/clusters with larger sites subdivided for development. Layout design and context	6 stickers
3.	New building should be first prioritised on brown field sites, as opposed to green field development	12 stickers
4.	Small areas of new housing development should be dispersed about the Parish and development not entirely focused in and around the area of Dartington village and periphery of Totnes. This did not receive support – see right.	3 stickers 2 comments: I disagree. #2 <u>Disagree</u> . Identifiable village centre & facilities & infrastructure to support this provided it is

		developed as a “Dartington” development.
5.	New housing development should aim to be located in visually discreet locations, and not be focused only alongside main roads i.e. avoiding ribbon development Context	6 stickers
6.	New housing development should be focused in locations that create sustainable communities that are linked to and support exiting facilities. Context	5 stickers
7.	Accessibility of local services i.e. shops, schools, public transport, cycle routes are an important factor in locating of new housing development	13 stickers. Comment: Impact on infrastructure to Rds, schools docs, dentists, hospitals

Design guide statements – please indicate support with a sticker and/or add suggestions/comments on a post-it.

1.	New housing development should respect the features, qualities and patterns that people value most about Dartington, reflecting its local distinctiveness and reinforce a clear and unique sense of place.	7 stickers
2.	While buildings should recognise and connect to their local setting, buildings should not be a pastiche of local character.	6 stickers. Comment: Should read “Need not be a pastiche of local character”
3.	New building should aim to reflect either the form of buildings found in the near locality to a new development site, or use building materials commonly seen in the local environment with opportunity to explore new building forms.	7 stickers
4.	High quality design that responds to specific characteristics and the site, area and wider town settings is important.	5 stickers. Comment: Is there a local style & local materials? We have a wide mix – stone, render, brick and wood
5.	New development should be complementary to the parish in character, form and quality, that it should aspire to the same design and construction quality as found in areas of particular value in the parish (including the historic and new innovative design).	3 stickers
6.	New development should respect the landscape and setting of the parish. Need to expand and say how – design and context	10 stickers
7.	New developments should be linked with footpaths which feel safe and welcoming and support connectivity to other parts of the parish.	11 stickers. Comment: footpaths and cycleways should be connected & provide routes both within the parish & connect to other paths to long distance & parishes & towns