

## Affordable Housing sites in North Brentor

### **\*\*UPDATE\*\***

*Please note this is version 2 of this document, which has been revised in order to reflect new information regarding the deliverability of site 9 (land at Station View)*

This document presents a summary of the process in shortlisting the available potential sites for affordable housing in North Brentor. This document (and the assessment below) draws from the document "Affordable housing call for sites - site technical assessment October 2013) prepared by Dartmoor National Park Authority together with the Community Council of Devon and West Devon Borough Council, in order to inform discussions with Brentor Parish Council.

The following table summarises the conclusions of the assessment, recommending that 4 sites are considered an option for delivering affordable housing, 2 further sites may have potential though with constraints, and 3 sites are not considered to be deliverable.

This short report will inform ongoing discussions and enable the Parish Council together with the Dartmoor National Park Authority, West Devon Borough Council and with the support of the Community Council of Devon, to move forward towards a preferred site in conjunction with a landowner and housing association/developer. This process will involve consultation with the community regarding the potential sites and the process for bringing forward affordable housing in the village.

DNP13/001 Land at Hammer Park	Site is considered to be suitable available and achievable with limited constraints to development of part of the site, however there may be sites which are better related to the village and therefore sequentially preferable.	Site considered to be an option for delivery of affordable housing
DNP13/003 Land at Shell Park	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	
DNP13/004 Land at Station Road	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	
DNP13/009 Land at Station View	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	
DNP13/002 Land at War Memorial	Location of site is consistent with strategic policy, constraints regarding its accessibility (TPO boundary trees, level change) and potential impact on the conservation area and nearby listed buildings makes its suitability questionable.	Site may have potential for delivery of affordable housing, though with notable constraints.
DNP13/005 Land at Lowermead	Location of site is consistent with strategic policy, constraints regarding its accessibility and potential impact on the conservation area and nearby listed buildings makes its suitability questionable.	
DNP13/006 Land at south of Darke Lane	Poor highway access and questionable relationship with the built form of the village. Not currently considered developable.	Site not considered to be deliverable for affordable housing.
DNP13/007 Land at north of Darke Lane	Poor highway access. Not currently considered developable.	
DNP13/008 Land at Delphi's Lowertown Farm	Poor highway access, within conservation area and potential impact upon trees. Not currently considered developable.	

## North Brentor – site assessment matrix

The following tables set out the assessment of potential sites. This uses the framework for assessment set out in the Strategic Housing Land Availability Assessment (SHLAA) methodology (first published in 2008). This approach to site assessment is set out in the SA/SEA Scoping Report (Annex 4)(July 2010) which states that this “methodology, as modified, will be used to assess sites and areas coming forward as part of the DMD preparation process”<sup>1</sup>.

This approach formed the framework for the site appraisals presented to and considered by the SHLAA panel. It was used to appraise all sites considered to be potential options for allocation in the DMD. The assessment draws on the detailed site appraisals and assessing all sites which do or may fall within strategic policy. More detail on the evidence which has informed the conclusions reached in respect of each assessment can be found in the detailed site appraisals (October 2013), together with site constraint plans.

**Table 1. Site assessment criteria**

<p><b>Stage A</b></p> <p><b>Locations considered unsuitable for development</b></p>	<p><b>Conformity with Strategic Policy for Development Distribution / Settlement Hierarchy:</b></p> <ul style="list-style-type: none"> <li>• Location of site and potential scale of development for housing accords with strategic policy for development distribution in terms of: a Submission or Adopted Core Strategy DPD; a “saved” adopted Development Plan policy (which includes the policies of the Devon Structure Plan 2001-2016); national guidance on the sustainable location of development. Yes: - assess the identified potential site further No: – site will be discounted from the SHLAA and assigned a nil housing potential</li> </ul> <p><b>Biodiversity and Geodiversity:</b></p> <ul style="list-style-type: none"> <li>• Does the site fall within, or will development cause harm to a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), or Special Protection Area (SPA)? Yes: – site will be discounted from the SHLAA and assigned a nil housing potential No: assess the identified potential site further</li> </ul> <p><b>Land at risk of flooding:</b></p> <ul style="list-style-type: none"> <li>• Is the site situated within Flood Risk Zone 3b? Yes: – site will be discounted from the SHLAA and assigned a nil housing potential No: assess the identified potential site further</li> </ul>
<p><b>Stage B</b></p> <p><b>Detailed site suitability assessment</b></p>	<p><b>Other Environmental issues:</b></p> <ul style="list-style-type: none"> <li>• Detailed Biodiversity considerations (e.g. local conservation designations, species of flora / fauna, habitat for protected flora and fauna, wildlife corridors)</li> <li>• Impact on the Built Environment (e.g. Listed Building / Conservation Area / Scheduled Ancient Monument / Historic Park and Garden)</li> <li>• Impact on Landscape Character (e.g. AONB / local designation)</li> </ul> <p><b>Resources:</b></p> <ul style="list-style-type: none"> <li>• Minerals Resources (e.g. Mineral Consultation Area)</li> <li>• Air Quality (e.g. air quality or Air Quality Management Area)</li> </ul> <p><b>Sustainability:</b></p>

<sup>1</sup> The SA/SEA Scoping Report was subject of public consultation in 2010

	<ul style="list-style-type: none"> <li>• Access to Public Transport (e.g. physical distance / frequency of service)</li> <li>• Access to Services and Facilities (e.g. distance to schools / post office / health centre etc)</li> <li>• Land Status (greenfield / previously developed land)</li> <li>• Constraints to Delivery (e.g. contaminated land / topography / land stability)</li> <li>• Source Protection Zone (does the site lie within a water Source Protection Zone?)</li> <li>• Open Space and Recreation (will facilities be lost / can any replacement provision be made if required?)</li> <li>• Loss of Employment site (will employment land or potential employment land be lost / can any replacement provision be made if required?)</li> <li>• Infrastructure Capacity (e.g. access to and servicing in terms of utilities and highways)</li> <li>• Highway Access (e.g. is access possible in accordance with County or Manual for Streets Standards?)</li> <li>• Pedestrian and Cycle Links (is access available to the site / could access be provided with investment?)</li> </ul> <p>Compatibility (would development for residential uses be compatible with existing and/or proposed surrounding uses?)</p>
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**Table 2.** Phase 2 site assessment criteria headings

Strategic Planning Policy	Pedestrian and Cycle Links
Constraints to Delivery	Impact on Open Space
Infrastructure Capacity	Water resources
Land Status	Biodiversity & Geodiversity
Compatibility	Flood Risk
Loss of Employment	Impact on Built Environment
Access to Public Transport	Impact on Landscape Character
Access to services/ Facilities	Mineral Resources
Highway Access	Air Quality

**Key**

✓	Proposal supports or promotes the site suitability criteria
X	Proposal has an adverse effect on the site suitability criteria
✓ or X	Site may have existing issues but development may have positive effect on these
?	Not possible to determine the effect of the proposal on the site suitability criteria
=	Proposal is neutral with regard to the site suitability criteria

**Table 3. Site assessment**

Site	Site Suitability Criteria																Commentary  (see individual site appraisals for further detail)	Outcome  This column sets out whether sites are shortlisted for further consideration		
	Strategic Planning Policy	Constraints to Delivery	Infrastructure Capacity	Land Status	Compatibility	Loss of Employment	Access to Public Transport	Access to services/ Facilities	Highway Access	Pedestrian and Cycle Links	Impact on Open Space	Water resources	Biodiversity & Geodiversity	Flood Risk	Impact on Built Environment	Impact on Landscape Character			Mineral Resources	Air Quality
DNP13/001 Land at Hammer Park	?	✓	✓	X	✓	✓	✓	✓ or X	✓	✓ or X	✓ or =	=	=	=	=	X or =	=	=	Greenfield site in agricultural use. Limited constraints. Not as well related to the village as other sites and with a potentially more notable landscape impact compared with other sites.	Site is considered to be suitable available and achievable with limited constraints to development of part of the site, however there are sites which are better related to the village and therefore sequentially preferable.
DNP13/002 Land at War Memorial	✓	?	✓	X	✓	✓	✓ or X	✓ or X	✓ or =	✓ or =	=	=	=	X or =	X or =	=	=	Prominent greenfield site within conservation area with potential impact upon the setting of the conservation area. TPO trees on boundary.	Location of site is consistent with strategic policy, constraints regarding its accessibility (TPO boundary trees, level change) and potential impact on the conservation area and nearby listed buildings makes its suitability questionable.	
DNP13/003 Land at Shell Park	✓	✓	✓	X	✓	✓	✓ or X	✓	✓ or X	✓ or =	=	=	=	=	=	=	=	Greenfield site in agricultural use. Consistent with policy. Limited constraints.	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	
DNP13/004 Land at Station Road	✓	✓	✓	X	✓ or X	✓	✓ or X	✓	✓ or =	✓ or =	=	=	=	=	?	=	=	Greenfield site in agricultural use. Consistent with policy. Northern part of the site better related to settlement and avoid adjacent WTW and area susceptible to surface water flooding.	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	

Site	Site Suitability Criteria																Commentary  (see individual site appraisals for further detail)	Outcome  This column sets out whether sites are shortlisted for further consideration		
	Strategic Planning Policy	Constraints to Delivery	Infrastructure Capacity	Land Status	Compatibility	Loss of Employment	Access to Public Transport	Access to services/ Facilities	Highway Access	Pedestrian and Cycle Links	Impact on Open Space	Water resources	Biodiversity & Geodiversity	Flood Risk	Impact on Built Environment	Impact on Landscape Character			Mineral Resources	Air Quality
DNP13/005 Land at Lowermead	✓	?	✓	X	✓	✓	✓	✓ or X	?	✓ or =	✓ or =	=	=	=	X or =	X or =	=	=	Greenfield site within the centre of the village and in the conservation area. Adjacent to listed buildings.	Location of site is consistent with strategic policy, constraints regarding its accessibility and potential impact on the conservation area and nearby listed buildings makes its suitability questionable.
DNP13/006 Land at south of Darke Lane	?	✓ or X	✓	X	✓	✓	✓ or X	X	✓ or =	✓ or =	=	=	=	X or =	X or =	=	=	Greenfield site with poor highway access. Not as well related to the village as other sites.	Poor highway access and questionable relationship with the built form of the village. Not currently considered developable.	
DNP13/007 Land at north of Darke Lane	✓	✓ or X	✓	X	✓	✓	✓ or X	X	✓ or =	✓ or =	=	=	=	X or =	X or =	=	=	Greenfield site with poor highway access. Not as well related to the village as other sites.	Poor highway access. Not currently considered developable.	
DNP13/008 Land at Delphi's Lowertown Farm	✓	✓ or X	✓	X	✓	✓	✓ or X	X	✓ or =	✓ or =	=	=	=	X or =	X or =	=	=	Greenfield site largely inaccessible. Site within conservation area and potentially difficult to develop without impact upon trees.	Poor highway access, within conservation area and potential impact upon trees. Not currently considered developable.	
DNP13/009 Land at Station View	✓	✓	✓	X	✓	✓	✓ or X	✓	✓ or =	✓ or =	=	=	=	=	?	=	=	Greenfield site in agricultural use. Consistent with policy. Limited physical constraints to development of land at the south western corner.	Site is considered to be suitable available and achievable with limited constraints to development of part of the site.	

# Dartmoor National Park Authority Call for site - land at Brentor



Scale 1:5000

Compiled by djanota on 21 November 2013

