

11.1 The following Non-Technical Summary is an extract from the SLR report dated February 2014. Please see this standalone document for further information on the ecology proposals.

11.2 This preliminary Ecological Impact Assessment (EclA) has been prepared in response to a request from Dartmoor National Park Authority (DNPA) to the joint developers of the site for additional information on the balance of ecological impacts / anticipated mitigation gains resulting from the proposed scheme. It contains a summary of losses and gains which are presented in the form of a residual impacts summary / 'ecological 'balance sheet' at the rear of the report (Table 8 2).

11.3 Land east of Bretteville Close has been allocated by the DNPA and has been through public consultation via Inquiry by Design. It was formally screened by the planning authority in 2014 in respect of the Habitats Regulations; the 'Habitat Regulations Assessment (Appropriate Assessment) Dartmoor National Park Authority Screening Report Version 8 dated Jan 2014' states that development here would not have a significant effect upon any of the Dartmoor, South Dartmoor or the South Hams Special Areas of Conservation (SACs).



Fig. 30
Ecology Proposals

11.4 The site is presently at the master-planning (MP) stage; once this is complete the design will be finalised and detailed planning applications submitted. This is expected in summer 2014.

11.5 This impact assessment broadly follows guidelines set out by the Chartered Institute of Ecology and Environmental Management (IEEM, 2006). The author consulted with the DNPA ecologist prior to refining the mitigation and enhancement strategy which underpins this report.

11.6 The ecological baseline as set out in this report is a summary of the data contained in the 2013 'Preliminary ecological Appraisal' by Sunflower International and associated documents (Beale, 2013). The PEA describes the results of habitat, reptile, bird, badger, bat and dormouse surveys. This EclA report by SLR expands upon the impacts and mitigation opportunities outlined in the PEA and sets them out in a more structured way; consistent with the thrust of CIEEM guidance. A summary of the Sunflower survey results follows:

11.7 The site comprises a parcel of farmland south of Lower Street and east of Bretteville Close, in Chagford, Devon. Bieria Wood lies immediately to the south and existing residential developments lie to the north and west. The main part of the site consists of an approximately 3.3ha parcel of pasture of low botanical value, close-grazed for the most part and intersected by a clean, west-east flowing, narrow watercourse with a gravel base, which is flanked in places by a narrow belt of rather impoverished rush pasture. A field to the north is approximately 0.5ha in extent and is cut periodically for hay. A narrow 'leat', elevated above adjacent land to the north, runs along the extreme south-eastern boundary. The few hedges are restricted mostly to site margins and are often species-poor and gappy; a number sit on earth and stone embankments. The site has an open, rather exposed aspect.

11.8 Protected species surveys found only a single young slow worm and there was no evidence of either dormouse or badgers. The breeding bird assemblage was stated to be of limited interest. At least 12 bat species were found during the 2013 surveys; the overwhelming majority of records being from the widespread and relatively abundant species common pipistrelle. Several nationally scarce bats, in particular greater and lesser horseshoe, Serotine, Nathusius pipistrelle and Leisler's, were also recorded, but at low levels. Four tree bat roosts (for individual bats) were confirmed during the 2013 surveys; three of these lie within the 'red line' boundary.

11.9 The main mitigation / enhancement elements are presented visually in an annotated Master Plan (Drawing ref: 912-SK412) by Grainge Architects; this is included as Appendix I of this report.

11.10 A summary of the key mitigation / enhancement elements are set out below:

- A total of 3.4ha of species-poor grassland habitat within the site would be lost, together with 336m (0.07ha of mainly species-poor hedgerow assuming an average 2m width).
- Apart from bats, no protected species would be significantly affected, other than a very small population of slow worm and some common and widespread birds. Bird nesting habitat would be removed outside the breeding season in line with good practice. The reptile population is so low it is not formally included in the EclA and would be dealt with through 'displacement' / ecological watching brief. Reptile hibernacula / refuges would be installed in retained habitat as enhancement.
- The central plank of mitigation would be to create / maintain strategic dark corridors for wildlife feeding and

movement so as to maintain ecological 'permeability'; in particular for bats. Five such features are incorporated in the master plan; three east-west and two north-south features.

- A lighting plan will be provided at the detailed planning stage to demonstrate that habitat corridors would be maintained as far as possible as dark routes for wildlife to move and forage along.
- The most important wildlife corridor is in the central feature; this follows the main watercourse and would be enhanced by creation of MG5 wildlife meadows, including one under a proposed community orchard (which will itself be of significant biodiversity value) and another around the two new ponds which will serve attenuation and biodiversity functions. A community footpath will follow the stream as it meanders through a mosaic of wet and dry habitats, as far as at the eastern end. These will be designed with SUDs and biodiversity in mind; the result being a valuable and swiftly developing wildlife resource. The central corridor would be managed under a biodiversity/recreation/hydrology management plan which, it is anticipated, would be conditioned following a detailed planning submission.
- Bat roost trees would be retained and dark areas around them would be maintained. Bird boxes would be provided in buildings and bird and bat boxes would be fitted to retained trees.
- New building bat roosts would be provided in eight garage roofs in strategic locations. One would be sufficient large for, and would have entrances designed for, horseshoe and long-eared bats. All these roosts will be situated within or adjacent to dark wildlife corridors to facilitate movement in and out by light-averse bat species.
- Community areas will be planted with wildlife-friendly shrubs and bedding plants wherever possible to further enhance the overall habitat, for example for foraging bats.

11.11 Taking into account the balance of mitigation and enhancement; in particular along the managed central wildlife corridor, this EclA concurs with the thrust of the conclusions in the Sunflower PEA, that overall impacts are likely to be sufficient to offset losses. It is concluded here that that residual effect will be Neutral to Slightly Positive.

12.0 Site Levels

12.1 As described previously the site features areas of undulating relief that are an archeological record of the former tin workings in the area. These areas have been surveyed and recorded, but some areas will need to be remodeled in order to accommodate development. The following two diagrams describe the strategic approach to resolving the site levels.

The archeological mitigation for the loss of these areas will be the requirement for their excavation and recording prior to commencement on site.



Fig.31
Existing Site Levels Plan
Extract from 912/SK410
Proposed General Site levels
NOT TO SCALE



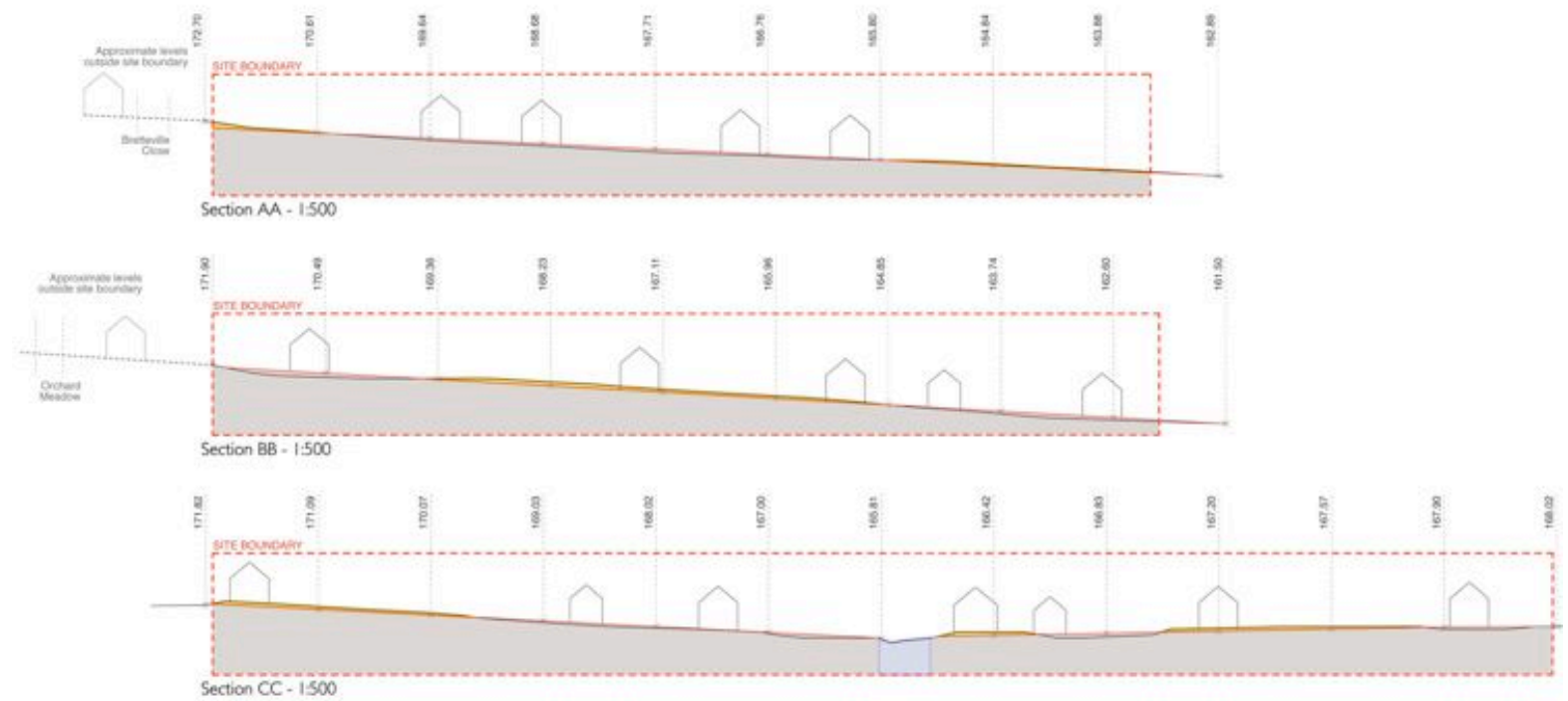


Fig. 32
Proposed Site Sections
 Extract from 912/SK410
 Proposed General Site Levels
 NOT TO SCALE

I 3.0 Sustainability

I 3.1 The vision & the subsequent Masterplan structures Chagford into a holistically considered single 'place' so that there is a seamlessness between the existing part of Chagford & the proposed new development. The Masterplan proposes a rich sustainable balanced community.

I 3.2 The development will seek to attain the highest standards of energy efficiency and air tightness and any applications will be accompanied by an Energy Strategy explaining the detailed proposals, how they seek to comply with Core Strategy policy COR8 and, where not, why not.

I 3.3 Primarily a preference for a 'fabric first' approach to sustainability will be employed, ensuring high quality, resilient buildings.

I 3.4 Sustainable drainage is proposed.

I 3.5 Robust flexible building types that can be adapted are proposed.

14.0 Drainage

The proposed development site is to the north-east of the village and divided by an existing watercourse. The watercourse is a tributary of the River Teign.

In respect of the Environment Agency flood map, the site is in Flood Zone 1 where the risk of flooding is less than a 1 in 1000 year flood event.

A Flood Risk Assessment (FRA) is to be prepared for the site in accordance with paragraphs 93-108 of the National Planning Policy Framework (NPPF) and the accompanying Technical Guidance.

In respect of storm drainage, the site is divided into two separate drainage catchments either side of the existing watercourse. In accordance with the requirements of the NPPF the storm water runoff will be attenuated into two ponds either side of the existing watercourse. Each pond will be attenuated to the existing greenfield runoff rate for a 1 in 100 year event and designed for a 1 in 100 year flood event plus a 30% increase in rainfall intensity due to the impact of climate change.

In respect of foul drainage, an existing 175mm foul sewer runs parallel to the existing watercourse. South West Water have carried out an evaluation of the capacity of the existing sewer treatment works and have confirmed that there is sufficient capacity for the proposed residential development. The proposed development site is to the north-east of the village and divided by an existing watercourse. The watercourse is a tributary of the River Teign.

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15.0 Delivery

15.1 As described at the beginning of this document, the Masterplan is intended to be a framework for the delivery of the detailed development proposals. In order to ensure that this broad framework translates into an appropriate and high quality design that meets the expectations and aspirations of the community and various stakeholders, a great deal of further work will need to be undertaken in the detailed design development.

- The detailed character and appearance of the development will be informed by a thorough contextual analysis, and with reference to the DNPA Design Guide SPD and the Chagford Design Statement, to ensure that it fulfils the expectations for quality design within the Dartmoor National Park.
- Detailed Highways and Drainage designs will need to be prepared in support of a detailed planning application, building on the clear principles outlined in the Masterplan, and this narrative document.
- The type and tenure of housing within the development will be informed by the Housing Needs Assessment, and will be considered in detail as part of the detailed Planning Applications. The DNPA policy requirement for affordable housing is currently 50%, and any proposals that do not deliver this proportion would need to be supported by a detailed viability study.
- It is proposed that there will be further public engagement with the community and stakeholders on the developing proposals to ensure that the design can be informed by constructive feedback.

15.2 If a well-considered and well-informed design development process is undertaken, then the resulting proposals for CHG2 site will be for a high quality, appropriate and sustainable development that will ensure a vibrant future for Chagford.

The headline split can be summarised as 51 responses making “comment” (59% of the total number of responses), 21 “objecting” (24%) and 15 “supporting” (17%)

Comments that featured the most are as follows (with the number of times a comment was mentioned in brackets):

- Sensitive/attractive design/layout (21 mentions; 22% of the total number of responses)
- Car park too small (where a figure was mentioned, it was around 50 to 70 spaces required) (20; 23%)
- Car park should be more prominent or at the site entrance or off Westcott Lane (15; 17%)
- Overdevelopment/too many houses (13; 15%)
- Open space too small/should have a play area/should have a larger kickabout area (7; 8%)
- Coaches should not be accommodated in the car park; should be on Lower Street (7; 8%)
- Increased use of narrow lanes/traffic problems (7%; 8%)
- Link road to Westcott Lane should be more of a link road/missed opportunity (6; 7%)
- The new car park should be free with charging introduced in the Square (4; 5%)
- There should be some bungalows or a care home (4; 5%)
- There should be a crossing at Lower Street for schoolchildren (4; 5%)
- Not enough affordable housing – should be at least 50% if not more (4; 5%)

3 mentions each (3%) for the following:

- Should be more business units/workspace especially inexpensive as people now go to Moretonhampstead
- There should be a through link to Bretteville Close
- Insufficient parking for the new dwellings
- Infrastructure, especially drainage, needs to be considered
- The car park needs a toilet facility
- Loss of the petrol station/garage
- On street parking in the development will cause problems

1 or 2 mentions each for the following:

- Affordable housing should include low cost/discount market housing and not all be for rent
- New building should be done in partnership with improvements to the existing conservation area
- Scheme does nothing for the heart of Chagford or tourism
- The car park should be pay-and-display
- Coaches should be accommodated within the car park
- The Blue Cedar parcel should be linked to or through the CGF/Amery parcel
- Think about dog fouling
- There should only be the one BCH exit onto Bretteville
- Another local primary food store will be needed
- The BCH product is too expensive and will not be affordable to locals
- A pavement is needed along Westcott Lane
- The affordable housing should be pepper-potted
- There is no need for any commercial units
- No 2.5 or 3 storey buildings off Bretteville please
- The car park needs more direct access to town
- Traffic calming is needed on Lower Street as well as better pavements and a 20mph zone
- Allotments are needed
- There should be a new site for Chagford Gospel Church
- No large 4 or 5 bed houses at inflated prices as these would be occupied by commuters contributing almost nothing to Chagford
- Housing should not be for sale on the open market and available to all comers, speculators and investors
- There is no overall strategy for Chagford dealing with traffic, heritage and so forth
- The layout is not in keeping with the town's traditions and is driven by the need to accommodate a grossly excessive number of houses
- There should be a one-way system for traffic in the town
- This approach to development has been inspiring and reflects the Enquiry by Design
- A good entrance to the village has yet to be achieved
- The south east boundary is rather contrived and suburban
- Houses should not front on to Westcott Lane to avoid spoiling its rural character
- There should not be a link to Westcott Lane to prevent rat-running towards Moretonhampstead
- Dwellings should be set back further from Orchard Meadow on privacy grounds
- Pressure on local services especially grocery shops and health care meaning more outward car journeys
- Parking should be maintained outside the site along Lower Street