

Introduction

The Development Brief will form part of the planning guidance that will frame and orientate development on the site. Therefore, it is important to set the context for the Brief and how it relates to wider planning guidance. Planning guidance is formed at a national level by the National Planning Policy Framework (NPPF) and at the local level by the Development Plan, which consists of the following documents:

- Core Strategy 2006 – 2026 (adopted June 2008); and
- Development Management and Delivery DPD (adopted July 2013).

The Development Plan is supported by supplementary planning documents (SPD), which provide more detailed information. In terms of the site, the relevant guidance is:

- Design Guide SPD (adopted November 2011)

There is also an Affordable Housing SPD, but this is at emerging draft stage. Consideration has also been given to the South Brent Village Design Statement.

Although the Development Brief will not be adopted by the National Park Authority, it will be a material consideration (together with the NPPF and SPD) in the determination of future planning applications for the site.

In terms of the decision making process, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Material Considerations

Material considerations include guidance in the NPPF, as well as the Design Guide SPD and the Village Design Statement.

Relevant NPPF paragraphs include:

- Paragraph 17 sets out core principles for the planning system such as that there should be a plan-led system and development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and
- Paragraphs 155, 188 and 190 which highlight the importance of early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses.

The following sections of the Design Guide SPD are considered relevant to the proposals at the above site and are outlined below:

- In order to achieve this vision, high quality, sympathetic and well-informed design is to be encouraged;
- South Brent is located within the Moorland Fringe where the size, scale and variety of buildings increases and the larger settlements comprise more ornate, urban and ordered building styles;
- Sustainability is important and new development should consider the energy of building materials; introduce contemporary design and reflect biodiversity and nature conservation; and
- New developments should minimise the energy consumed in preparing the materials and construction of new buildings, minimise energy consumption and actively encourage sustainable methods of transport such as walking, cycling and public transport through site design.

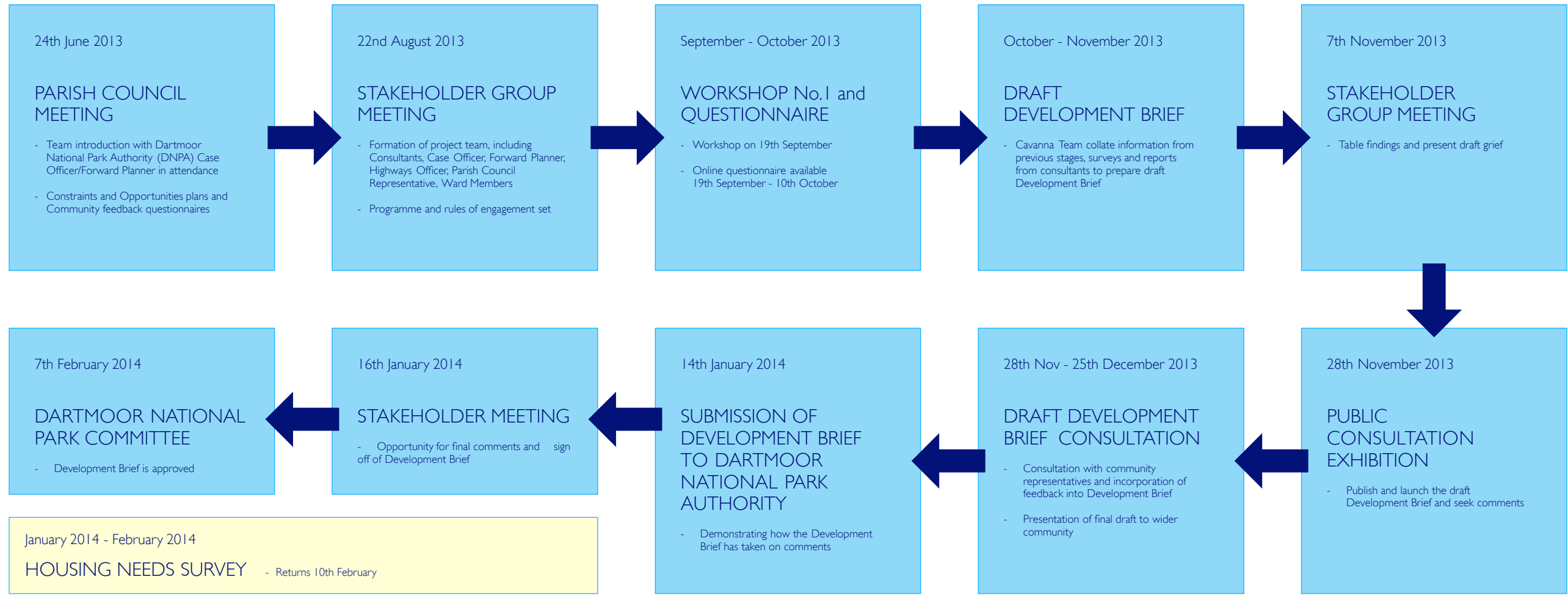
The Village Design Statement addresses development issues that have been considered by local residents. It mainly describes the current aesthetic and design qualities of the village but also makes several recommendations for future development proposals, these are:

- Local sourcing of materials as far as possible in restoring existing buildings and surface treatment of new build;
- Re-use of local building materials to be encouraged;
- Avoid excessive use of UPVC replacement windows, doors and roof lights; and
- Ensure appropriate accessibility to all sites when considering development.

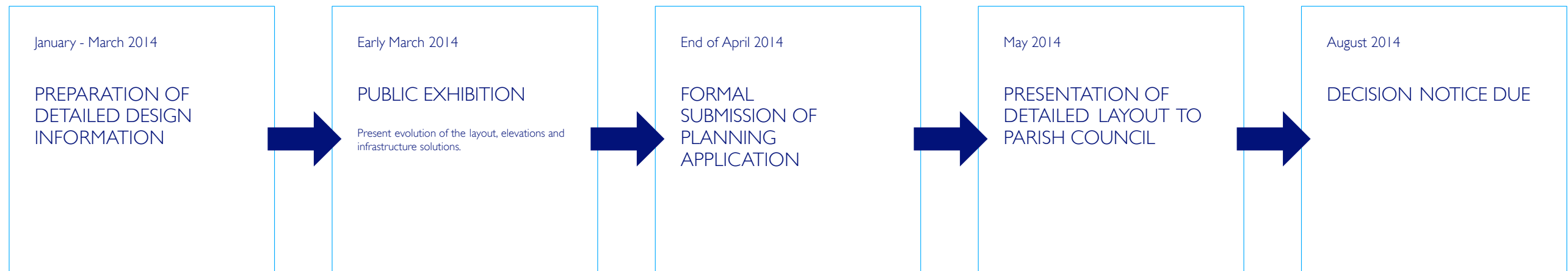


APPENDIX 02 - CONSULTATION PROCESS

DEVELOPMENT BRIEF PROCESS



PLANNING APPLICATION PROCESS



COMPLETED DEVELOPMENT BRIEF (revE): 20th January 2014

APPENDIX 03 : CONSULTATION RESPONSES

Feedback From Local Community Consultation Events, Old School Community Centre, South Brent, 19th September and 28th November 2013

Design

- o A minimum house size.
- o Large window sizes.
- o Lower density than the proposed 'up to 80' dwellings across both sites.
- o Some houses with large garden
- o Introduce terrace houses with smaller apartments/flats
- o Split-access maisonette for multiple occupancy and access for older residents/mobility buggies (consider split-level units to deal with gradients and may favour the elderly).
- o Contemporary design.
- o Self-build opportunities.
- o 1-bed properties (maisonettes) for downsizing.
- o The layout should be based on cul-de-sacs.
- o Mixture of house/flats/single bedroom properties.
- o Lifetime homes, 3/4-bed homes and bungalows.
- o Reflect on good examples of housing design within South Brent.
- o There are currently examples of segregation between one side of a street and others in South Brent - this should be avoided
- o Similar house designs to Fairfield should be introduced.

Landscape

- o High levels of soft landscaping.
- o Tree planting throughout with green spaces.
- o Play areas needed.
- o Community orchard.
- o Hedgerow decline - incorporate into design.
- o Railway line disused - so consider applying railway theme in subtle way to the potential open space east of the site 'Primrose Lane'.
- o Need for allotments.
- o Views from site to local landmarks such as Brent Hill important.
- o Sizeable gardens
- o Plant fruit trees.

Access

- o Safety of children playing in Fairfield should be considered if there is through access.
- o Two separate accesses - to either parcel of land - with pedestrian/cycle links.
- o If there is an impact on Fairfield access, then this development is an issue.
- o Possible pedestrian crossing on Exeter Road
- o Main entrance at north-west of site.
- o Potential access from south of site (to Crowder Park).
- o Pedestrian access from east of site.
- o Courtenay Park pedestrian route.
- o Many near misses on main highway (Exeter Road) - speed not a problem in day but at night, volume of traffic, children crossing to recreation ground but no current pedestrian crossing - one should be proposed.
- o Bus stop on Exeter Road.
- o Lay-by parking could create access problems.
- o Children don't use footway and scoot along the road.
- o Estate works well with single access.
- o Consider moving 30mph speed limit further out of village - actual speeds far greater than speed limit.
- o Need to provide off-road parking.
- o Consider buggy parking for the elderly.
- o Major concerns with existing highway network - public transport poor, poor pedestrian link.
- o Access will unfortunately require tree felling.
- o 'Rat run' potential is the two parcels are linked together by a road

Affordable Housing

- o 'Affordable' must mean through the life cycle of the building, i.e. must include running costs - seek novel ways to finance 'Passive-haus' type energy efficiency such that it can be affordable.
- o Equal distribution of affordable provision throughout development - equality between sites.
- o Self-build is affordable.
- o Bungalows vs. affordable.
- o Social rent.
- o More family homes.
- o Social mix (types of affordable housing) - houses should be for local people.
- o Shortage of affordable housing.
- o Need for housing for young people (1 bed and 2 bed)
- o Sheltered housing.
- o Starter homes - to buy.

Sustainability

- o Desire for 'Passiv-haus' - ideally across development.
- o Energy efficient housing should be built (CSH Code 6).
- o On-site energy generation should be considered.
- o Provision for recycling storage.
- o Make use of orientation for passive solar gain.
- o On-site ground source heat pump should be considered.
- o Wood burners for each unit.
- o Car charging points.
- o Possibly CSH Code 4 should be aimed for, but not at the expense of affordable provision.
- o Use of grey water.
- o Shared tariff power generation.
- o Ability to work in house - office space?
- o Needs to be an exemplar, sustainable design.
- o Future proofing, consideration for climate change.
- o Low impact.
- o Should cater for cyclists.
- o All housing to 2016 Building Regulations, specifically Code 5+.
- o Proximity to centre needs to be considered. It is long way to the shops.

Other Matters

- o New development will increase pressure on local school.
- o Will there be a requirement for a new Doctor's surgery/New School.
- o Will broadband infrastructure out in up front.
- o Surprised that triangle of land to east of site was allocated - no need for houses.
- o Developers should note the nursery opposite.
- o Car parking should be on site; there is a lack of spaces in the village.
- o Not actually surrounded by existing development - it will continue ribbon development towards Marley Head.
- o Some people moved to Dartmoor National Park because of low levels of development.
- o How will infrastructure cope?
- o Site curtailed by popular dog walking route.
- o Not a commuting village.

Feedback from www.newhomesforsouthbrent.co.uk

Website feedback questions:

- 1 *'Given the site's Allocation for housing, do you support the Development Brief process in order to achieve the best possible development for South Brent?'*
- 2 *'What are the key issues facing the village (lack of affordable homes etc)?'*
- 3 *'How can this development address these key issues?'*
- 4 *'Do you have any concerns about proposals for this development?'*
- 5 *'What would be the key features you would want to see in the proposed scheme?'*
- 6 *'What type of housing is most in demand in the village and surroundings i.e. how many bedrooms, type - terrace, semi or detached etc?'*
- FC *Further Comments*

Responses as follows:

- 1 Yes
- 2 Affordable larger homes, 4 bed + , to many small boxy houses built post ww2, nothing for larger working families below 300k
- 3 Larger than usual plots and may be even sell off some plots for self build to keep costs down for those on average wages. We dont need more executive houses
- 4 Affordability for locals and key workers (teachers, nurses etc) without overloading the site with more little boxes
- 5 Green space, decent size gardens for families and not excessive dense terraces. A enviromently friendly approach to low carbon homes
- 6 4 bed semi or detached. Enviromently friendly. There are enough rendered breeze block boxes
- FC I would be interested in a plot or in low carbon housing, spacious creative housing that doesnt have to cost the earth to build, buy or run
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- 2 We have concerns that the current infrastructure will not be able to cope with the influx of 80 families - the roads are narrow (in keeping with a village) the school will be stretched to accept more children, and the Drs. surgery is already struggling to keep up with patients it has.
- 3 I can't see how it can unless it was reduced in size. This many homes will alter the village enormously.
- 4 Very concerned that the access will be through our square - Fair Field - which is not a properly marked road. It's used by numerous children as a play area so would be dangerous for them and probably noisy at least during construction. The road surface at the moment isn't appropriate for heavy duty lorries. Also the road width and sharp bends would not be suitable for two lanes of construction traffic and 40 additional vehicles in the future. Through traffic would change the whole nature of Fair Field to it's detriment.
I would strongly recommend (for what it's worth!) diverting all construction traffic to both proposed sites via an Exeter Road access road North East of Fair Field for the least disruption to Fair Field residents.
- 5 We would very much like the hedge and large oak trees to be retained between the two developments thus providing some screening for current residents and preserving wildlife habitats. Some affordable housing would be very welcome, plus energy efficient housing and also self build. I would like to see grassed areas and some play facilities for children, and what about areas earmarked for vegetable growing (small scale allotments).
- FC I would like to see some small scale business units, say 50-100 m2 as start up premises for craftspeople (not industrial units).
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- 1 Provided reasoned arguments are actually noted, and can influence, then yes.
- 2 Reducing housing costs, is a long-term, and national issue, which can be dealt with by increasing the number of planning consents given nationally. Self-build, particularly through CLTs, will help, as part of the answer. A steady supply of cheap to run housing, would lift the average quality available.
- 3 It can add some 'better than average' homes.
- 4 That Dartmoor National Park are too conservative in their ideas, and will just want more houses, of the same type as Fairfield, for example. I would like to see more diversity, in size, style, and construction methods.
- 5 An attempt to align houses facing North/South, for maximum solar gain. Some housing using rammed earth and straw bale construction.
- 6 I don't really know the answer to this, but some good quality terraced housing, would tend to be comfortable, and cheap to run, a relatively low cost to build.
- FC Thanks for asking! Please examine rammed earth and straw bale house building techniques, because they are likely to become common, within a few years.
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- 1 A more environmental approach is needed, use of grey water, solar panels gardens to grow food and 2 bed roomed homes for social housing. As to accommodate people whose family have grown and need to down scale freeing up larger social houses
- 2 Lack of smaller social housing /shared owner occupy. many people still cant afford affordable housing, though have firm links with South Brent community. Having raised their children need to morally down size to smaller homes.
- 3 Homes for local people, or our village will dissipate and become full of second homes
- 4 Yes. Keep South Brent supporting people who contribute to the community. NOT just a commuters haven.
- 5 A more environmental and sustainable outlook. Adobe, cord wood, wattle daub. Solar roofs, extensive use of grey water. Gardens to grow food. Sunny side aspect to build.
- 6 Family and smaller (2 bed) property's. for social housing to be freed up from grown families. semi/terraced, adobe non plaster board more sustainable and low impact materials. Recycle goods, tyres, plastic etc.
- FC Housing is needed. South Brent is a fore runner of sustainability and community enterprise, lets go that further mile and show the Nation what really can be done to support our communities and planet. Stop the greed of planners and house builders, using shoddy materials and bad planning!
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- 1 I think the number of houses proposed is too much. 80 houses is a lot for any town let alone a small village
- 2 House prices is an issue yes
- 3 Provide affordabke house but also affordable 100% purchases
- 4 Yes! Number of house BUT my main concern is the proposed pedestrian links between the two new sites AND link with existing Crowder Park. EXISTING Fair Field not geared up to cope with people walking through.
- 5 I want number houses reduced and I want the two sites separate with no linkway. The larger field should be a separate estate totally
- 6 None specific is needed
- FC Please think about existing Fair Field site and residents. Any plans to put pavements in? It wont be good for residents here to have loads of people walking down through past their houses
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- 1 No
- 2 Affordable and sustainable built homes, e.g. building code 4 or above
- 3 by building in higher insulation, solar pv etc. I would also suggest that an element of the Affordable homes were managed by the community e.g. a CLT, to keep the homes affordable in perpetuity
- 4 the open market houses will add population to the village without adding anything of value to the village
- 5 Traffic calming bollards on the old bridge at the entrance to the village development zone
- 6 CLT owned properties to serve the needs of single people, elderly and disabled as well as large family homes. not just more 2 and 3 bed poor quality homes
- FC I feel it would be better to have fewer but more eco homes for the affordable market and as mentioned the local CLT would be happy to have a meeting with yourselves and Trand to discuss the options to deliver a mix of homes and therefore alleviate some of the local opposition to any development and working with the CLT would be great PR for you. you can contact me via the email below to discuss the further.
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- FC - The indicative plans show back-to-back development with Higher Green. The plans suggest that the new homes backing onto Higher Green are very close, with the planned new homes having very small gardens. Could privacy be maintained by having a double boundary between Higher Green and the new development? ie a double hedge/bank with a footpath/lane between - something similar to a traditional Devon green lane. Thought could be given to this extending around the site.
- The development in the field next to Higher Green seems to comprise of more dense housing than in the other field - could the housing not be distributed evenly?
- Has thought been given to single story dwellings where they back onto to current housing in order to lessen the impact (privacy, views etc)?
- Could the development have a green in the centre rather than housing - retaining more greenery, providing space for children to play/social events and to lessen impact on the natural environment.
- Has thought been given to sufficient parking spaces, using Higher Green as an example, most houses have 2 vehicles and many have 3 vehicles, two private and one commercial (often a transit type van).
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- 1 Yes, it's a fantastic opportunity for local people in need of housing.
- 2 A huge problem has been the growing amount of families within the village wanting to purchase their own housing but not being able to find housing.
- 3 The development in itself with help greatly.
- 4 No I have no concerns. I've looked through the brief and I only have positive thoughts on the development.
- 5 It would be nice if the housing was all in keeping with the 'theme' of the village.
- 6 All types of housing are in high demand.



Feedback From Sustainable South Brent to Local Community Consultation Events, Old School Community Centre, South Brent, 19th September and 28th November 2013

Response to initial Community Consultation exercise 19th September 2013

We would like to encourage the Parish Council, the Dartmoor National Park and the developers to continue to engage fully with all local stakeholders having regard to:

Housing Need

- Meeting local housing requirements – undertake Housing Needs survey

Design

- Site layout, orientation, design, architecture and materials
- Mixed tenure of housing – to accommodate young families/single persons/older persons/downsizing opportunities for existing parish residents
- Work/live units
- Mixed design of properties
- Community spaces – growing areas, green spaces/play spaces/community orchard
- Future proofing – i.e. all properties have ground floor toilet/wet room facilities
- Access and mobility for older people and mobility restricted?
- The unique characteristics (as in not one size fits all) of South Brent, be its heritage and projected future demographic/ social make up.

Wildlife

- Identifying wildlife on the site (and around it) and protections put in place for species and habitats?
- How will wildlife be enhanced following the steer in the National Planning Policy Framework (NPPF)?
- What trees and hedges will be retained?
- Will trees and hedges be retained?
- What provision will be made for bats and birds to share the housing with new occupiers?

Energy Efficiency

- How will the development minimize energy use
- What renewable technologies are being proposed?
- What Code for Sustainable Building (1 – 5 –Passivhaus) will the development achieve and how? DNP has minimum code 3 for 'social housing' can this be improved upon?
- What are the figures for projected annual energy costs per unit for code 3 – and comparative costs for Code5/Passivhaus?
- Clarifying the anticipated cost per dwelling of moving through the Code for Sustainable Homes -i.e. how much to go from 3 -4 -5 -6?
- How much is any increased cost offset by increased sales value because the house will be cheaper to heat in perpetuity?
- How will the development make use of grey water and environmentally sensitive sewerage treatment?

Affordability

- How the development will meet the requirements of the DNP Local Plan SBRI and DNP Planning Policy COR 2 of an allocation of housing not less than 50% which should be affordable housing?
- What is the definition of affordable?
- How will homes be allocated?
- Will developers be prepared to work with the local community and explain their costing's to ensure the community share the overall benefits appropriately with the developer?

Self-Build

- Will the developers consider collaboration with the local community over a self-build element to the site? This would demonstrate a response to community aspiration and demonstrate developers are at the cutting edge of community liaison.

Impact on Local Services/Community Benefits

- What figures do the developers/planners have on any additional pressure on local services?
- We might anticipate over 150 or more new residents of South Brent. What do the developers propose to address the impacts of the development on the following and how will they calculate the funds needed to improve these existing facilities to cope with the additional demand?

- o Primary School,
- o Health Centre?
- o South Brent Caring and other support groups
- o Community Buildings
- o Sport
- o Play

Would the developers sponsor a 'Welcome to South Brent Guide' for their new residents which promotes sustainability, local services and facilities – would they want to support an update reprint of *South Brent 'The Guide' (SSB)?*

Transport/Highways

- Will there be a pedestrian crossing point (lights) across the (Old A38) to ensure safe access to the village centre and services – school, health centre etc.?
- Will the development incorporate electric recharging points for vehicles?
- Will the development encourage alternative transport uses i.e. bicycles?
- How will pedestrian and cycle access to the Village Centre be enhanced to encourage use of village facilities?

In response to the Development Brief 28 November 2013 we make the following observations:

Village Analysis

- Village Location - The proposed development to encourage the social/ economic infrastructure and sustainability of the community, to reduce need for commuting.

Community consultation Response Summary

- Sustainability - SSB expectation to Minimum code 5 – Passivhaus
Future proofing: energy efficient with real potential to reduce fuel poverty

Landscape Strategy

Landscaping Principles achieved through implementation of good design practice to promote social cohesion and a sustainable environment

Design Principles

- General Principles - Affordable Housing 50% minimum
- Open Market Housing to be owner's only 'sole or main' place of residence

Access and Highways

- To ensure safe access and traffic movement into 'West Field'
- To undertake a detailed highways assessment of access and traffic flow (to include local residents of Fairfield) through Fairfield into West Field to ensure safety of this proposed access point into the development. Fairfield is effectively a cul-de-sac development and 'habit' and 'desire' have created this into a safe pedestrian environment.

Sustainability Principles

- Minimum code 5 – Passivhaus
- Orientation to maximise energy efficiency – south facing
- The construction should support the use of natural/locally sourced materials
- The construction should support the use of local employers/local labour force
- Is the current projection of 40 dwellings on West Field too dense?

