

ALLOCATED SITE BRIEF

7.10(2) Betton Way, Moretonhampstead

March 2020



This Site Brief is a planning advice note which accompanies the Local Plan. It does not set new or additional requirements for the site, nor does it form part of the Local Plan, but has been published alongside the Final Draft Local Plan (Regulation 19) and subject to consultation.

This advice should be read alongside the Local Plan and is aimed at those seeking to deliver development on allocated sites. It summarises information relevant to the sites, setting out key considerations and our expectations of development on the allocated sites. This advice also helps residents and stakeholders understand what development will come forward.

About allocated sites and housing need in Dartmoor National Park

Dartmoor National Park Authority works proactively to support a living, working National Park whilst meeting our primary, statutory responsibility of conserving and enhancing the National Park's Special Qualities. Taking a balanced view of needs within Dartmoor's communities, we have prepared a Local Plan to guide development within the National Park's boundaries. Development sites are allocated within the Local Plan to ensure that affordable housing need is met, to give communities certainty over where development will take place, ensure the most appropriate land is used and that this land is used effectively.

Allocated sites are identified to meet community needs and should only come forward where an up to date housing needs assessment identifies a local need for affordable housing (see Strategic Policy 3.1(2)).

Applicants are encouraged to recognise the benefits of pre-application advice the Authority, and pre-application engagement and consultation with the community (see Policy 7.1(2)).



Site Overview & Context

Proposal 7.10 (2) Land at Betton Way, Moretonhampstead

1. An area of land at Betton Way is allocated for residential development of around 18 homes, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.
2. Development of this site should include an element of local needs custom and self-build housing.

Site area:	0.76 ha.
Site description:	Small enclosed field, occasionally grazed or mown, lying to the west of Betton Way opposite no. 6-14 Betton Way.
Key constraints:	Some mature trees and hedgerows surrounding site. Level site with constrained scope for drainage attenuation.
Delivery:	Around 18 homes, 45% affordable homes. An element of custom/self-build plots.

On-site infrastructure requirements:	<p>Pedestrian Access to Betton Way.</p> <p>On site drainage scheme.</p>
Other key policy requirements:	<p>10% biodiversity net gain (Strategic Policy 2.3 (2))</p> <p>Minimum 10% improvement over Building Regulations Part L 2013 (Strategic Policy 1.7 (2))</p> <p>Provision of electric vehicle charging points (Policy 4.5 (2))</p> <p>All dwellings should meet but not significantly exceed nationally described space standards (Strategic Policy 3.2 (2))</p> <p>All dwellings should meet building regulations requirement M4(2) for accessible and adaptable dwellings (Strategic Policy 3.2 (2))</p> <p>Parking standards for new development (Policy 4.4(2))</p>

Site Opportunities and Constraints

- The location is highly sustainable being 100m from the school, across the road from the community swimming pool, and < 400m from the town centre.
- Flood zone 1; level field.
- No heritage or landscape constraints.
- The site's boundaries include several mature trees and mature hedgerows which support local wildlife. Opportunity to introduce new tree and hedge landscaping which will support biodiversity.
- Strong streetscape along Betton Way which can be reinforced through sensitive development.
- Vehicle access already prepared from arm off roundabout.

Application Survey and Evidence Requirements

DNPA has a Validation Guide published on its website. Requirements specific to this site include the following (other requirements may be identified prior to submission):

- Full drainage details informed by a technical assessment to include percolation tests and design taking into consideration *Sustainable Drainage Systems: Guidance for Devon* advice from Devon County Council.
- Landscape and Environmental Management Plan, including specification of lands to be retained by any management company and any planned resident service charges.
- Ecological Impact Assessment and surveys for suspected and identified species including birds, bats and reptiles.
- Evidence of community consultation and consideration engagement with local residents in.
- Construction Management Plan and Construction Ecological Management Plan.

Design Requirements

General Requirements

- Design must accord with Strategic Policy 1.6(2) Delivering good design. Proposals should be distinctive and respect the Dartmoor vernacular, responding to materials, form and public realm. Standard house types or layouts with little modification will not meet the design requirements set out in policy.
- Boundary treatments and public realm should be focused on community and pedestrians, should be sympathetic with the National Park's traditional vernacular, and where possible support biodiversity.
- Proposals will be expected to meet the National Park's policies in meeting National Minimum Space Standards and should be designed to Building Regulations Requirement M4(2) for accessible and adaptable dwellings in line with Strategic Policy 3.2(2).
- Materials and colour pallets should respect the local vernacular and make use of natural materials where practicable.
- External lighting and glazing must be compatible with Strategic Policy 2.5(2) Protecting tranquillity and dark night skies and specific attention must be paid to lighting impacts on protected bat species.
- In line with Local Plan Policy 1.7(2) Sustainable construction, the engineering specification should achieve a minimum 10% improvement on Building Regulations (Part L).
- Pedestrian permeability should be maximised, including links with existing development, and protecting opportunities for any future links to adjoining land. All access points should be taken fully to the edge of ownership boundaries.

Site Specific

- Access to adjoining fields should be preserved protecting opportunities for any future links to adjoining land; particular consideration of vehicle access from the Betton Way roundabout.
- Careful consideration of outward facing homes along Betton Way to reinforce streetscape.
- An element of custom/self-build should be integrated within a strong design-led layout.

Viability and Delivery

Servicing and infrastructure costs should be straightforward though development costs will not be met by solely by affordable housing returns.

Based on transport and travel evidence, and the details of proposals, some public transport requirements specific to the development may be sought.

Contributions for off-site sport and recreation maybe sought. Some developer contribution for public services including education, or education transportation, may be sought.