

Your Ref:

Our Ref:

RW/Land_SouthBrent

Date:

20th October 2019

Forward Planning
Dartmoor National Park Authority
Parke
Bovey Tracey
Newton Abbot
TQ13 9JQ

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Dear Sir/Madam

Dartmoor National Park Local Plan Review – Consultation

We act on behalf of Mr Jeremy Dennis, who is the owner of land in the vicinity of Palstone Lane, South Brent, TQ10 9PE. We write further to our letter dated 9th December 2016 regarding the Land Availability Assessment, Call for Sites. The purpose of this letter is that whilst we are pleased to see the inclusion of a proportion of our clients land we wish to make representation to support the inclusion of all the land within our client's ownership as part of emerging proposal 7.15.

The extent of Mr Dennis's ownership is shown in the image below edged red. The land comprises undeveloped agricultural pasture on the southern edge of South Brent and immediately adjoins residential development within the settlement to the east.



Image 1: Plan showing the extent of Mr Dennis's ownership

The land immediately to the north was previously allocated within the Dartmoor National Park Core Strategy for residential development, has been granted planning consent and is under construction through Cavanna Homes (0354/14). An application is currently under consideration for the erection of 17 dwellings (12 affordable and 5 open market houses) under planning reference 0147/19 on the northern portion of the allocation.

Site Constraints

We can confirm that there are no ownership issues that might prevent development on the site. We are not aware of any legal covenant preventing residential development of the entire site.

Our desktop searches have concluded that the land does not form part of a SSSI, SAC, SPA etc. The site does not present any physical constraints to development, save for the provision of a suitable access to the land. The land is within Flood Zone 1, is generally of level topography, free draining and does not contain any trees subject to preservation order or such that might prevent development from taking place.

Ecology should not present itself as a major constraint to development. The land has been actively farmed for decades and save for the established hedgerow network and possible presence of species within the general area the land is considered to have limited ecological value/potential.

Draft Local Plan Review

Approximately half of the land promoted on behalf of our client has been allocated within the published Draft Local Plan. The supporting text states that South Brent is a Local Centre in the Local Plan. The Image over the page is an extract from the Draft Local Plan which shows how Mr Dennis's land has been allocated.

Proposal 7.14 refers to the northern portion of the allocation (Land at Palstone Lane (a)). This area of land is allocated for community-led affordable and local needs custom and self-build housing. Development should come forward only in response to an identified local need and must allow for highway access in accordance with Proposal 7.15. The southern portion of the allocation (land at Palstone Lane (b)) allocated an area of land for residential development, 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 need for affordable housing need. Development of this site must provide highway access in conjunction with Proposal 7.14.

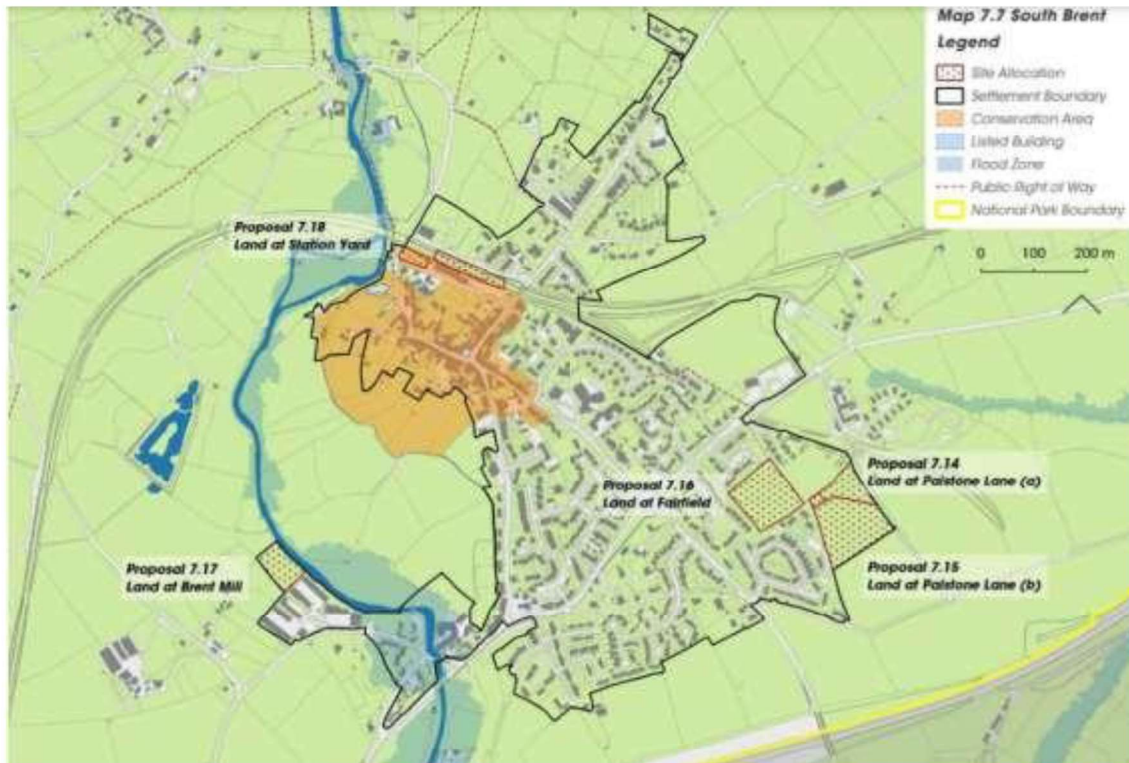


Image 2: Extract from Local Plan Review (2018-2033) First Draft (Regulation 18 consultation)

The total site area within our client ownership is 3.98 hectares. The whole site is considered to be suitable for residential development. When taking into account all of the relevant planning constraints, we consider the land to be capable of delivering approximately 80 open market and affordable dwelling houses. The following plan identifies the additional land for allocation:



Image 3: Additional land for allocation

It is our view that the whole site should be allocated for residential development within the Local Plan. The inclusion of the whole site would allow a development proposal to come forward in the future that makes the best and most efficient use of land and is the most viable in terms of the required infrastructure. The inclusion of the southernmost portion of the field would represent a more attractive pattern of development which effectively rounds-off the settlement. Inclusion from an early stage would avoid the site from potentially becoming sterilised by development that does not account for the future development of this land and future housing need at South Brent.

By allocating additional land now, will provide assurances for the community over the location of future development and allow the Local Planning Authority to resist speculative applications in South Brent.

Given the above considerations, we would respectfully request that due consideration is given to this consultation response and consideration is given to the inclusion of all the land within the proposed allocation.

With kind regards

Yours sincerely

Russell Williams
Associate
Development Land and Planning