

DEVELOPMENT BRIEF for AFFORDABLE HOUSING at LONGSTONE CROSS, ASHBURTON

Allocated Site ASH1

January 2014



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Annexes

- i. DNP site appraisal
- ii. DNP local plan site public consultation
- iii. Public consultation documents
- iv. Excerpt from DNP/TDC greater horse shoe bat screening

1.0 INTRODUCTION

- 1.1 As set out in the DMD45 any allocated site in the Development Management DPD requires a Master Plan/Development Brief; as this is a smaller site, with the single purpose of providing Affordable Housing for the local community a development brief is considered to be appropriate. The purpose of this brief is to set out the land use planning issues likely to arise from the development of the site and to guide development in a comprehensive and co-ordinated manner. The Dartmoor National Park Authority anticipate that any future planning application submitted for the development of the site should have regard to the development brief.

2.0 THE SITE

Site context

- 2.1 An area of land approximately 1.1ha in extent to the north east of Ashburton. Full DNP site appraisal attached (Annex i). The site is bounded by a highway to the east and north and surrounded by agricultural land to the west and south. The modern residential development of Balland Park is located opposite the eastern boundary of the site and the linear development of Roborough Gardens is to the south beyond the adjacent agricultural land. Drawing DB1 show the site within its local context.

- 2.2 Policy DMD ASH1 allocates for affordable housing for local needs and states

An area of land 1.1 ha in extent between Roborough Gardens and Longstone Cross, Ashburton, is allocated for affordable housing to meet identified local needs.

Constraints

- 2.3 Strategic Planning Policy: Ashburton is a designated Local Centre. COR15 permits development within and adjacent to the built up area of these settlements.
- 2.4 Biodiversity: The site does not fall within and if developed will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands or international importance) or Special Protection Area (SPA).
- 2.5 Flood Risk: This site is within flood risk zone 1 (low risk). The river running along the western boundary of the agricultural field to the west is zone 3, although considered to be no risk due to the gradient of the site.
- 2.6 Detailed Biodiversity Considerations: No onsite designation, however a hedgerow encloses the site to the eastern and northern boundary. Ecology is considered further later in development brief.
- 2.7 Impact on the Built Environment: The build environment of the site is characterised by modern development of the 1960's and 1970's, therefore there would be no impact on the built environment.

2.8 Impact on the Landscape Character: The site is visible within the landscape, via distant views however, is read against the existing townscape of Ashburton.

2.9 Mineral Resources and Air Quality: None

Site history

2.10 The site has no notable relevant planning application history.

2.11 The site is in 3 separate land ownerships. See drawing DB3. Devon County own the central parcel of land, which was originally acquired for a potential replacement primary school. However the requirement for the primary school has been removed from the development plan. It is worth noting that in there is a requirement to allow for access through the allocated so that the land to the west can be used for this purpose (Primary School) should it be required in the future.

2.12 To each side of Devon County's land are two parcels of land in private ownership, forming an area suitable for development along the road frontage.

Allocating of the site in the DMD

2.13 ASH1 has been allocated as part of the DMD following the extensive consultation process DNP carried out. Two drafts were put out for consultation (March 2009 & July 2011) with members of the public able to comment on the document. As part of the site-specific consultation, an exhibition was held in the town hall (Annex ii) where many favoured the Longstone Cross site for affordable housing.

3.0 Public consultation

3.1 As part of the process for drafting the development brief two public consultation events have been held in the Ashburton town hall on 05 June 2013, 3.30-7.30pm and 14 November 2013 3.00-7.30pm. The second event marked the start of a four week consultation period during which the presentation material was published on two websites to allow for further comments.

3.2 The events were widely publicised by the town council throughout the town and in local media. Draft proposals for the site were on display (see Annex iii). In attendance were Dan Janota (Forward planning, DNPA), Sue Hitchcock (Rural Housing Enabler, Community Council of Devon), a member of Teignbridge Housing Team, Jo Flint (Senior Development Officer, Hastoe Housing Association), Keith Newton (Walker Newton Architecture). Ed Persse (EJFP Planning Ltd), Mary Ridgeway (Free Lance Housing) Tim Mitchell) Mitchell Architects.

3.3 The event was well attended and feedback on the affordable housing proposals was almost exclusively positive. A full transcript of the 18 comments from this event can be found at Annex iii, although a summary is produced below:

- 6no. comments of general support
- 1no. comment stating site is unsuitable.
- Traffic concerns particularly junction of Roborough Lane and Rew Road.
- 1no. request for 1 bed units
- 1no. request for modern design
- 4no. requests for traditional Dartmoor design
- 4no. local residents with housing need
- 3no. requests for allotments
- 2no. requests for planting to rear of scheme
- Several positive comments on layout
- 2no. requests for sufficient parking onsite

3.4 As a result of the consultations the following elements have been specifically incorporated into the development brief, the requirement for 1 bed units, the future design of the development is covered in section 4 and gives flexibility in the design approach, the rear boundary is specifically addressed in section 8 as have the requests for sufficient parking on-site.

4.0 Design considerations

4.1 Development brief site appraisal and sections drawings are included within this development brief (Drawing DB 4 & 5). These drawings highlight the site restrictions and considerations which are being taken into account in the final development proposals, these include:

Landowners

4.2 There is a requirement to maintain access to the retained areas of land to the west of the proposal site, any future developer should ensure that access for the landowner is provided through the development, which would mean that there would be no gap in the built environment.

DCC Highways

4.3 DCC Highways have commented that a single vehicular access point with visibility splays of 2.4m x 25m each side of the access point should be provided. The reduction in width of the existing road by constructing additional sections of footpath to the west of the existing road adjacent to the existing hedge will assist in the provision of the required visibility splay without the need to remove fully any sections of hedge.

DNP Planning Officers

4.4 Additional pedestrian routes through the site to provide links to the local shop and South Dartmoor Community College.

4.5 DNPA officers are supportive of the principle of the reduction in the road width with the introduction of a pavement.

- 4.6 New boundaries to the south and west to be formed by the construction of Devon banks planted with native hedge species and the occasional standard tree. This will reflect the traditional field boundaries of the locality.
- 4.7 Orientation of the new houses generally to be at 90 degrees to the road, this will enable the views from the existing road westwards towards Dartmoor to be maintained.
- 4.8 Retention of the existing hedge and trees has been achieved by the orientation of the houses and the provision of a single highways access point.

Finishes

- 4.9 When considering materials and the design details developers should consider the following advice which is contained within the Design SPD, *Dartmoor National Park Authority does not support the use of:*
- *False chimneys that have no function.*
 - *Boxed eaves and verges.*
 - *Inappropriate use of exposed quoins at the corners of buildings and around openings.*
 - *Drip beading on render, or bellcasting of render above windows or doors.*
 - *Square section guttering and*
 - *Clipped slates*
- But encourages:*
- *Recessed windows.*
 - *Strong windowsills.*
 - *Clipped eaves and*
 - *Metal rainwater goods.*
- 4.10 It is important that there should be some variation between the styles of the component elements of the scheme if monotony is to be avoided. Due regard should be had for the adjoining development to ensure that the new development integrates with its surroundings.

Vista's across Dartmoor National Park

- 4.11 Full consideration needs to be given to the design to ensure that the scheme fits within its local landscape. DB2 and images A-D show where the development would sit within its local landscape context. The visual impact of the development will need careful consideration and the developer should endeavour to mitigate any visual impact.

5.0 Ecology considerations

- 5.1 A Phase 1 Ecology report has been commissioned and will be carried out shortly. This will determine if there are any protected species/habitat onsite or within the boundary hedgerows. Further assessments will follow should any protected species be found and the mitigation measures proposed by the ecologist will be followed.
- 5.2 The DNP ecologist has been contacted. Who reported that there are no records of protected species within this site, the ecologist also confirmed that the proposed development is not within the Greater Horse Shoe Bat consultation zone, although it should be noted that there are several Greater Horse Shoe bat flyways in the Ashburton area. Annex iv is an excerpt from the DNP & TDC site screening report on Greater Horse Shoe Bats, which confirm the above position.

6.0 Further consultations

- 6.1 Prior to planning application submission, potential developers are advised to consult with the following stakeholders:

DNP Planning Officers

- 6.2 Further consultation with DNP forward planning and development management officers to continue the development of a scheme, which sits well within the site and takes account of its Dartmoor location.

DNP Ecologist

- 6.3 The DNP ecologist should be consulted following the completion of any ecology surveys undertaken. The results of the surveys should be taken into account as they may have an impact on the scheme design.

DNP Landscape and Tree Officer

- 6.4 Given the open nature of the site to the west early consultation with the Landscape and Tree Officer is advisable in order that their comments can be incorporated into the final scheme.

DCC Highways Engineer

- 6.5 Further consultation will be required once the scheme design has been updated to ensure that the highway meets all DCC requirements and is considered suitable for adoption. Highways should also be consulted on the potential for a new pedestrian link onto Rew Road.

Landowners

- 6.6 This brief will be circulated to all three landowners for comment. These comments will be collated and inform the detailed design of the scheme.

Teignbridge Council Drainage Engineer

- 6.7 The DNP Drainage Engineer should be consulted on matters of surface water drainage. A flood risk assessment is not required on the basis that the site lies in Flood Zone 1.

Secured By Design Architectural Liaison Officer

- 6.8 The Architectural Liaison Officer will make comments on the scheme design to ensure the development meets Secured By Design. SBD is the UK's official police initiative, which supports the principles of 'designing out crime'.

Ashburton Affordable Housing Group

- 6.9 Plans will be considered with the AAHG and then a further community 'drop in session' will be carried out to inform the local community of our final drawings for the proposed development. A copy of this document will be supplied to the AAHG for comment.

Teignbridge District Council Housing Team

- 6.10 Teignbridge Housing Officers are understood to be fully supportive of the scheme and should be consulted in designing the scheme to meet the identified housing need of Ashburton.

7.0 Documents

- 7.1 The following document and standards should be taken into account when preparing the design proposals:
- The Development Brief.
 - The Dartmoor National Park Core Strategy.
 - The Development Management Development Plan Document.
 - The Dartmoor National Park Design Guide.
 - Code for Sustainable Homes – Level 3 as a minimum.
 - Lifetime Homes.
 - Building For Life.

8.0 General principles to be considered

Road frontage

- 8.1 It is expected that the existing hedgebank and trees, which form the site boundary to the adjacent roads will be retained as part of the development. Breaches of the hedgebank to create new access will be minimised, with existing breaks in the hedgerow used wherever possible.
- 8.2 If the removal of the hedgebank is required to form any additional pedestrian access points, the removal will only be of the width of the footpath.
- 8.3 Where new access points are formed, the hedges will be terminated in stone walling.
- 8.4 Consideration should be given to the possibility of creating a new pedestrian link onto Rew Road.

New boundary treatments

- 8.5 The new western and southern boundaries will be formed in Devon hedgebanks to reflect the traditional local field boundary treatments.
- 8.6 The Devon banks will be planted with native hedge species together with standard trees in order to filter views of the development but not obstruct views of the high moors from the existing road. These boundaries will require careful consideration particularly when considering the views back to the site and how this planting can help to soften the impact of the development.

Access to retained land to the west

- 8.7 The landowners of the areas of land to the west of the site require vehicular access to their land. This will be achieved through the development and should be appropriately catered for in the layout.

Pedestrian permeability

- 8.8 Additional pedestrian access from the existing road should be incorporated into the scheme; the number of additional pedestrian access points is to be finalised dependant on the final road layout.
- 8.9 These additional access points will enable a pedestrian route to be formed through the development from the existing road to the east to Rew Road to the north.
- 8.10 The final layout of this route will require consultation with the County Highways and the Secured by Design Architectural Liaison Officer.

Layout

- 8.11 The main vehicular access to the development will incorporate pedestrian footpaths and visibility splays to the requirements of the Devon County Council Highways Engineers. Early consultations have indicated that the road width at the entrance should be 4.8m wide with 2m wide footpaths.
- 8.12 Highways have suggested a reduction in the width of the existing road to 4.8m wide, this could be achieved by continuing the footpaths onto the west side of the existing road, the extent of these footpaths will require further consultation with the Highways Engineer. The reduction of the road will be beneficial in assisting to reduce the speed of traffic on this road.
- 8.13 The road layout within the development will reflect the topography of the land to provide access to the whole site and will incorporate varying widths of road and footpaths throughout in consultation with the Highways Engineer.
- 8.14 The new houses adjacent to the existing road to the east, where possible, should be orientated east west rather than a linear development parallel to and fronting the road. This will provide occasional views from the road towards the high moor to the west. Orientation of the houses east west will

enable solar panels to be incorporated into the roof construction.

- 8.15 The houses should be a maximum of 2 storeys in height with pitched roofs. The topography of the site will dictate layout and levels of the houses. This will result in a stepped floor and roof levels.
- 8.16 The housing mix will be informed by housing needs survey and guidance from the Teignbridge District Council Housing Team and should include 1 bed units where possible.
- 8.17 The development should follow a traditional design approach incorporating slate roofs, rendered walls and timber windows. Reference will be made to the Dartmoor National Park Design Guide during the final design process.
- 8.18 Parking for residents will be provided by two parking spaces per house either within the curtilage or small parking courts with access to the rear of each house.
- 8.19 The landscaping of the development should incorporate local materials and features such as Devon banks, local Ashburton stone walls, timber fencing and traditional steel paddock fencing to footpaths.

9.0 Conclusions

- 9.1 Any future development of the site should take into account the issues, which have been highlighted in this development, brief and if for any reason it is not possible this should be justified in the planning application submission pack.
- 9.2 Any potential developer should be aware that a number reports maybe required, which include.
- ∅ Ecology Survey
 - ∅ Tree Report
 - ∅ Visual Assessment
 - ∅ Drainage Assessment
- 9.3 Due regard should be had for the Dartmoor National Parks validation scheme.