

ALLOCATED SITE BRIEF

7.11(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 from the Authority, and pre-application engagement and consultation with the community (see Policy 7.1(2)).

Land at Forder Farm



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Scale 1:1000



Site Overview & Context

Proposal 7.11 (2) Land at Forder Farm, Moretonhampstead

An area of land at Forder Farm is allocated for residential development of around 25 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.

Site area:	0.73 ha
Site description:	Agricultural field north of the primary school with the A382 running along its northern boundary and Betton Way along the western boundary.
Key constraints:	Mature trees along northern/eastern boundary; hedges to south.
Delivery:	Around 25 homes.
On-site infrastructure requirements:	Pedestrian improvements. Habitat impact mitigation. On site drainage scheme.

Other key policy requirements:

- 10% biodiversity net gain (Strategic Policy 2.3 (2))
- Minimum 10% improvement over Building Regulations Part L 2013 (Strategic Policy 1.7 (2))
- Provision of electric vehicle charging points (Policy 4.5 (2))
- All dwellings should meet but not significantly exceed nationally described space standards (Strategic Policy 3.2 (2))
- All dwellings should meet building regulations requirement M4(2) for accessible and adaptable dwellings (Strategic Policy 3.2 (2))
- Parking standards for new development (Policy 4.4(2))s

Site Opportunities and Constraints

- The location is particularly sustainable as it adjacent to a primary school and 350m to the town centre.
- Hedgerows and some mature trees which support biodiversity and provide screening are present along some boundaries.
- Flood Zone 1.
- No heritage or landscape constraints or designations
- Enclosed by development and substantial roads with opportunities for permeability for pedestrians and potentially vehicles.
- Largely level with gentle slope across the site.
- Vehicle access can be provided from two different roads providing opportunity to minimise car-dominance.

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.
- 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 including seasonal surveys for suspected and identified species including birds, bats, and reptiles.
- Evidence of community consultation and engagement with local residents prior to finalising development proposals.
- Construction Management Plan and Construction Ecological Management Plan

Design Requirements

- Design must accord with Strategic Policy 1.6 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).

Site Specific

- Pedestrian permeability through the site from east to west and connecting with Old Barn Drive to the south should be provided.
- Introduce new landscaping to provide biodiversity enhancements.
- Development along Betton Way and Ford Street should enhance streetscape.

Viability and Delivery

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

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

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

Delivery Status

This site was allocated as MTN1 in 2014.

An outline application for up to 30 dwellings (50% affordable) was submitted in August 2018 ([0139/19](#)). The Development Management Committee of 9 Sept 2019 resolved to grant permission subject to a s106 agreement and conditions.