

DARTMOOR NATIONAL PARK AUTHORITY

4 April 2014

**MASTERPLAN FOR PROPOSAL CHG2, LAND AT
BRETTEVILLE CLOSE, CHAGFORD**Report of the Senior Forward PlannerRecommendation: **That Members approve the Masterplan.****1 Introduction**

- 1.1 A number of the development site allocations set out in the adopted Local Plan (the Development Management DPD or 'DMD') specifically require that they go through a process of masterplanning or are led by a development brief. The purpose of this process is to provide a 'blueprint' for a site prior to any applications coming forward, and to engage with the local community early in the process of preparing a scheme in order provide an opportunity to influence emerging plans. A Guidance Note for the process of preparing and approving Development Briefs and Masterplans in the National Park was approved by Members in March 2013.
- 1.2 Officers are currently working with developers and communities on a number of masterplans and development briefs across the National Park. The Masterplan for Proposal CHG2, land at Bretteville Close, Chagford is the most substantial masterplan process to come before Members since the adoption of the DMD. The overview Masterplan and illustrative sketch are attached to this report at Appendix 1. The complete Masterplan is available online at www.dartmoor.gov.uk/chagfordmasterplan.

2 The Site

- 2.1 Proposal CHG2 states:

An area of land 3.7 ha in extent to the east of Bretteville Close, Chagford, is allocated for mixed use including:

- (i) a public car park to include provision for coaches;*
- (ii) housing for the elderly to meet identified local needs;*
- (iii) other housing, to include affordable housing to meet identified local needs;*
- (iv) an area of recreational open space for community use.*

Development of this site should:

- (a) provide recreational open space that protects the area of archaeological interest;*
- (b) positively incorporate existing on-site drainage into recreational open space;*
- (c) allow for the provision of a road linking Lower Street with Westcott Lane.*

Proposals at CHG2 should accord with a comprehensive masterplan for the entire site prepared in association with the local community, relevant stakeholders and the Authority.

- 2.2 The site is at the northern approach to Chagford and comprises agricultural land adjoining the settlement. The site adjoins Lower Street to the north and Westcott Lane to the south, and is divided by a stream; a controlled leat running through and under the town and emerging below Orchard Meadow.
- 2.3 Constraints to the development of the site are relatively limited; the most important issue is arguably the scale and prominence of the site and the careful management of the impact of this development upon the natural and built environment, and the local community. Specific issues include the archaeological merits of the site (evidence of tin streaming), consideration of the site's relatively limited ecological value, and conserving and enhancing the setting of the conservation area and approach to the town.
- 2.4 The site has been subject of discussion within the community for some time. The 2009 Chagford Design Statement, prepared by the community, showed this area for future housing, car and coach parking, older persons housing and community facility, including a road linking to Westcott Lane. It was identified in the DMD with a good level of community support. Since that point two developers, CG Fry and Son and Blue Cedar Homes, respectively with the two landowners, have worked together to bring forward this Masterplan.
- 2.5 As this is a masterplan some more detailed information is still to follow which will support subsequent planning applications. This may include viability appraisal (particularly in relation to the level of affordable housing), investigation of management arrangements for parking, public open space etc, and more detailed on and off site highway design. The applications will need to respond to this detail, together with information such as the Housing Needs Assessment for the Parish.
- 2.6 In addition, the phasing of the development and how various elements such as roads, public car parking, affordable housing elements and public open spaces are delivered, will need to be the subject of further agreement at planning application stage.

3 Preparation of the Masterplan

- 3.1 The identification of this site in the DMD means it has already undergone extensive consultation regarding the principle of development in this location.
- 3.2 The Masterplan itself sets out detail regarding the process it has followed in its preparation. In particular this included an Enquiry by Design exercise (for the first time on Dartmoor) in early 2013, sandwiched between two well attended public meetings. A report of this exercise was prepared and published, and formed a foundation for the preparation of a more detailed scheme. A draft Masterplan was presented to the community and stakeholders in September 2013 with a subsequent period of consultation. The Masterplan sets out the main comments received and how the final plan has responded to them. Responses in particular from DNPA officers and the Parish Council challenged the two developers to better integrate their parts of the site, as well as exploring the size of the car park, the

location of coach parking, the highway access into the site and the need for more ecological consideration. Through an ongoing dialogue with DNPA officers and the Parish Council the developers have responded well to these challenges.

- 3.3 The developers presented a final Masterplan to the Parish Council at a public meeting in January 2014. Following this meeting the Parish Council endorsed the Masterplan.

4 Development guidelines

- 4.1 The Masterplan sets out a vision for development of this site comprising:

- 103 dwellings comprising 91 houses and 12 flats, 15 (6 flats) of which are open market older persons accommodation and the balance a mix of open market and affordable housing
- A new public car park totalling 70 public spaces
- Off-site highway improvements on Lower Street, including the narrowing of the carriageway, pedestrian crossing point to the primary school, and a dual purpose coach bay
- Provision of business units and a public convenience
- Community green space incorporating a 'trim trail' play area and community orchard
- A road linking through the site to Westcott Lane

- 4.2 The Masterplan includes a set of Design Principles, as well as a Landscape Strategy and sections on Access, Highways and Connectivity; Ecology; Sustainability, and Drainage. The key points are as follows:

- **Design Principles** – the scheme aims to strike a balance which respects the character of Chagford whilst also trying to be forward thinking. The initial work on the Enquiry by Design established key principles around layout, drawing on the character of the town with streets relatively enclosed by buildings, frequent courtyards to the rear of properties which filter from a settlement to a more rural feel. The Masterplan does not go into detailed building design but does pick out key design references relating to building scale and predominant materials.
- **Housing** – A Housing Needs Assessment completed in April 2013 identified a need for 39 affordable homes within the next 1 to 5 years. It identified a need principally for rented homes, with a particular need for one bedroom properties. The exact type and tenure of properties will be explored in more detail as planning applications are prepared.
- **Access** – The developers have acquired the existing commercial garage adjacent to the site in order to secure a new highway access from Lower Street, avoiding the use of Bretteville Close (though note Bretteville Close may be used as temporary access to the Blue Cedar scheme in the short term). Alongside this other off-site highway improvements are proposed, particular relating to the public realm in Lower Street. Pedestrian links are shown between existing footpaths and pavements in order to link the new housing and car park with the rest of the town.

- **Parking** – residential properties will include parking in line with the standards set out in the local plan. 70 new public parking spaces are provided in a new car park (which also includes allocated spaces for the business units). Coach parking will be provided in a bay in Lower Street which will act as a school drop off and pick up point, and a set down bay for tourist coaches during the daytime.
- **Landscape** – the scheme aims to form a transition from town to rural with the landscape treatment (such as boundaries) becoming less formal towards the northern edge. Officers will wish to give attention to this boundary in particular, as it marks a new edge to the settlement. Existing landscape features (beyond topography) are limited, but trees and hedgerows within and around the site are retained where possible, and new features will aid in the integration of the development as well as serving an ecological role.
- **Ecology** – hedgebank boundaries in particular form an important part of the ecological mitigation in the Masterplan. A preliminary Ecological Impact Assessment has been undertaken which has informed the final Masterplan vision. Bat roosts within new buildings (garages and linhays) will be included in the scheme, and the management of the open space in such a way as to be of ecological value as well as serving a community role will be important. It will be expected that further detail will support the planning applications in order for officers to assess ecological costs and benefits.
- **Recreational open space** – a linear park around 190 metres in length splits the site in two and forms the principal open space in the scheme. This space will include a trim trail (equipment for more creative/adventurous children’s play) and community orchard space. Other smaller public spaces are also provided within the scheme.

5 Timescale for application and delivery

- 5.1 Following the approval of the Masterplan the developers have each indicated their intention to prepare an application for a scheme on the site, continuing to work together as they do so (albeit likely on separate planning applications). The developers may continue to use the same architect, and potentially CG Fry could act as builder for Blue Cedar Homes adding a further level of consistency through the scheme. It is important to note however that the approved Masterplan will act as a framework to guide development of this site regardless of who carries it out.
- 5.2 The results of the Housing Needs Assessment will be important in informing the type and tenure of housing, and the rate of development and any phasing of the site. The developers expect to undertake public pre-application consultation in spring 2014.
- 5.3 The continued involvement of Chagford Parish Council will be a key aspect of the delivery of this site. The delivery of this scheme may also involve the Chagford Community Trust. This newly formed community land trust has an interest in the delivery and allocation of affordable housing, and is also exploring opportunities to take on and manage other new community assets which will come forward as part of this scheme (for example the car park, business space or public open space). At this stage the details and future management arrangements and responsible bodies are not determined.

5.4 The key aspects of a Section 106 Agreement relating to this scheme are likely to be:

- Affordable Housing (potentially including an allocations plan)
- Off-site highway works including a crossing point, build out and 'gateway' on Lower Street and improvement at Westcott Lane.
- Provision of equipped children's play and management arrangements for public open space
- Ownership and management of the car park, public conveniences and business units.
- Education contribution
- Long term ecological management plan, particularly in relation to key boundaries and to public open space.

6 Conclusion

6.1 The Authority's guidance states that in assessing a masterplan the Authority will consider:

- Stakeholder engagement and influence
- The consistency of the masterplan with the development plan
- How the proposal will help sustain the vibrancy of the community and contribute towards meeting the settlement vision over the plan period
- The deliverability of the scheme.

6.2 On the basis of the above officers would consider that this Masterplan has met the requirements and should be approved.

7 Equality and sustainability impact

7.1 There is no need for specific sustainability appraisal in this case. Sustainability and equality are subjects deeply embedded in the provision of affordable housing; this scheme includes a consideration of the sustainable and inclusive design, as well as having considered engagement (so far, and ongoing) with members of the community with an interest in this site, and the provision of affordable housing in the community.

8 Financial implications

8.1 The approval of this scheme has no financial implications for the Authority. Further pre-application discussion and any submitted application will likely be the subject of a Planning Performance Agreement, this may include the verification of any viability assessment at the applicant's expense.

DAN JANOTA

Attachments: Appendix 1 : Overview Masterplan and illustrative sketch

20140320 DJ Chagford Masterplan



SCHEDULE OF ACCOMODATION			
Houses	91	Parking (2no per house, 1 no per flat)	
Flats	12	Garages	75
Total Dwellings	103	Linhays	17
		Spaces	94
		Visitor spaces	2
		Onstreet visitor spaces	6
Town Car Park		Total Parking	196
Car Parking Spaces	70	Garages	
		Linhays	

CHG2 MASTERPLAN - CHAGFORD - DEVON

Proposed Masterplan Layout - Scale 1:500 @ A1 (1:1000 @ A3)

Drawing No: 912-SK402F



Chagford Masterplan
Architectural Narrative