

# ALLOCATED SITE BRIEF

## 7.3 (2) Longstone Cross, Ashburton

### 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 Longstone Cross



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Scale 1:1250

## Site Overview & Context

### Local Plan Policy:

#### **Proposal 7.3 (2) Land at Longstone Cross, Ashburton**

1. An area of land at Longstone Cross is allocated for residential development to provide around 40 homes with 100% affordable housing. Development of this site should come forward only in response to an identified affordable housing need.
2. Applications should be supported by evidence to inform an Appropriate Assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

<b>Site area:</b>	1.68 ha
<b>Site description:</b>	A gently sloping agricultural field to the north east of Ashburton across from the Balland Park residential neighbourhood. The site is bounded by a highway to the east and north and agricultural land to the west and south.
<b>Key constraints:</b>	Landscape Connectivity Zone for South Hams Greater Horseshoe Bat SAC habitat conservation. Critical Drainage Area and potential impact on River Ashburn. Some visibility via distant views from the north.

<b>Delivery:</b>	Around 40 homes; 100% affordable
<b>On-site infrastructure requirements:</b>	Vehicle access via Roborough Road. Pedestrian improvements and connections to wider cycle/footpath network. Provision of on-site play space or commuted sum for off-site provision. On site drainage scheme. Foul drainage likely to require pumping.
<b>Other key policy requirements:</b>	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))

## Site Opportunities and Constraints

- The site's boundaries include mature hedgerows which support local wildlife; opportunity to introduce new tree and hedge landscaping which will support biodiversity.
- The site is convenient to the College, community and recreational facilities; provision for pedestrian access should be provided.
- Adjoining land is in separate ownership, but linkages for future permeability should be provided.
- Opportunity for orientation to maximise solar gain.
- Site is partly in the Critical Drainage Area; downstream impacts must be assessed and mitigated.

## 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):

- Evidence to inform an Appropriate Assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation. Evidence to include bat surveys. Must consider cumulative impacts from other developments.
- Lighting impact assessment to inform the Appropriate Assessment.
- Flood Risk Assessment and full drainage details informed by a technical assessment, to include percolation tests, taking into consideration *Sustainable Drainage Systems: Guidance for Devon* and 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 habitat survey including surveys for suspected and identified species including birds, mammals (including bats), and reptiles.
- Evidence of community consultation and engagement with local residents prior to finalising development proposals.

- Construction Management Plan / Construction Ecological Management Plan.

## Design 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.
- Introduce visual connection and legibility in relation to neighbouring development.

### Site Specific

- Primary vehicle access via Roborough Lane.
- Landscaping to soften the urban edge and enclose where development adjoins open parts of the field.
- Well designed and located public realm and open space.

## Viability and Delivery

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

Any increased costs or reduced development capacity due to flood mitigation should be considered and noted in viability discussions prior to submission of any application.

Developer contributions for open space, recreation and public services, including education, may be sought.

### Delivery Status

It is noted that this site has been allocated since 2014.

An application for 39 affordable dwellings on part of the site has been submitted for this site ([0312/19](#)). The Development Management resolved to approve, subject to conditions and a S106 agreement.