

# ALLOCATED SITE BRIEF

## 7.4(2) Chuley Road, 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)).*

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Land at Chuley Road



## Site Overview & Context

### Proposal 7.4 (2) Land at Chuley Road, Ashburton

1. An area of land at Chuley Road is identified for redevelopment for mixed use. Within this area, development will be approved where it is informed by and responds to:
  - a. the local need for affordable housing
  - b. the economic vibrancy of the area
  - c. traffic movement, and public and private parking needs
  - d. opportunities to conserve and enhance the sites' railway heritage
  - e. opportunities to improve sustainable transport links
  - f. opportunities to enhance the quality of the built environment and the public realm; **and**
  - g. wildlife and habitat conservation and enhancement opportunities.
2. Applications should be supported by:
  - a. A Flood Risk Assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall; **and**
  - b. 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.

<b>Site area:</b>	<b>3.54 ha</b>
<b>Site description:</b>	A large mixed use regeneration area situated south of the centre of Ashburton and between the town and the A38 (trunk road) and near the confluence of the Balland Stream and River Ashburn. The site is occupied by range of business, light industrial and retail uses.
<b>Key constraints:</b>	Part of the site is in Flood Zone 3 and the Critical Drainage Area. Sustainance Zone and Landscape Connectivity Zone for South Hams Greater Horseshoe Bat SAC habitat conservation. Adjacent to the Ashburton Conservation Area within the setting of a number of historic buildings and railway heritage structures.
<b>Delivery:</b>	Mix of uses including residential, business and community use. Opportunity for improvements to sustainable transport links and enhanced green infrastructure.
<b>On-site infrastructure requirements:</b>	Flood mitigation and drainage scheme. Habitat impact mitigation. Enough Public and private parking for intended uses.
<b>Other key policy requirements:</b>	Minimum 10% improvement over Building Regulations Part L 2013 (Strategic Policy 1.7 (2)) 10% biodiversity net gain (Strategic Policy 2.3 (2)) Conserving and enhancing heritage assets (Strategic Policy 2.6 (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)) Non-residential Business and Tourism Development Strategic Policy 5.1 (2) Parking standards for new development (Policy 4.4(2))

## Site Opportunities and Constraints

- Much of the site is in the flood zone and Critical Drainage Area. Detailed flood risk and drainage assessments for the site as a whole and any individual developments will have to be undertaken.
- The site's boundaries include mature hedgerows and wooded areas which support local wildlife. Opportunity to introduce new tree and hedge landscaping which will support biodiversity.
- The location is sustainable as it is within walking distance of the town centre and close to a number of transport links.
- Proximity to the A38 trunk road results in significant noise impact on the site.

- There are two Public Rights of Way connecting the site and opportunities to improve pedestrian linkages with residential area to the west.
- There is a need to maintain employment generating uses which are compatible with adjacent residential uses.
- The land is in a number of ownerships which complicates access and joint delivery. However, there has been ongoing work on achieving a joined up approach to delivery.
- Opportunities for river side open space and/or biodiversity enhancements.
- There is an opportunity to improve access to and connectivity with the town centre and nearby sports facilities.
- Requirement to include some public car parking spaces

## Application Survey and Evidence Requirements

DNPA has a Validation Guide published on its websites. 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 across the full allocation area and from other developments.
- Lighting impact assessment to inform the habitats assessment.
- A Flood Risk Assessment which includes consideration of climate change, and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall. Must consider cumulative impacts across the full allocation area.
- 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 Council.
- Ecological Impact Assessment and surveys including surveys for suspected and identified species including birds, bats, and reptiles.
- Ground Condition and Contamination survey including plan of remediation where required.
- Heritage Impact assessment.
- Noise Impact assessment and acoustic buffering strategy.
- Evidence of community consultation and engagement with local residents prior to finalising development proposals.
- Landscape and Environmental Management Plan, including specification of lands to be retained by any management company and any planned resident service charges.
- 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.
- In relation to Policy 1.8(2) Protecting local amenity, building heights will require careful consideration. The detailed design of any one portion of the redevelopment area must take into consideration adjoining and nearby existing and proposed development and must make provision for permeability across the site.
- For future resident amenity (indoors and outdoors) any new residential development will have to take into consideration noise impacts from the A38 and provide appropriately designed acoustic screening strategies.
- 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 footpaths and the town centre.

### Site Specific

- Integrate flood alleviation and mitigation within the development; ensure drainage and habitat connections are maintained across the site.
- Connections to the Public Rights of Ways on the site must be maintained or enhanced in line with Strategic Policy 4.9(2) Access Network.
- Layout and architectural detail should demonstrate how the design integrates across the redevelopment area, taking into account adjoining issues.
- Ensure parking provision and sustainable movement links minimise local parking impacts and encourage pedestrian access for short trips.
- Provide additional public car parking spaces

## Viability and Delivery

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

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

Contributions towards flood alleviation, open space and recreation, and education or education transport may be sought.

### Delivery Status

This site has been allocated since 2014 and significant work on master-planning the area has been undertaken.

One application for 23 dwellings within this site area has been approved [0035/18](#). Work has commenced.

An outline application for 29 dwellings [0332/19](#) at the former Outdoor Experience site has been submitted and is being considered through Development Management. This follows an earlier application on the same site ([0439/17](#)) which was refused due to lack of provision of affordable housing and parking.