

# ALLOCATED SITE BRIEF

## 7.5 (2) Barn Park, Buckfastleigh

### 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)).*



## Site Overview & Context

### Local Plan Policy:

#### **Proposal 7.5(2) Land at Barn Park, Buckfastleigh**

1. An area of land at Barn Park is allocated for residential development to provide around 26 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.
2. Applications should be supported by 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.

**Site area:** 0.76 ha

**Site description:** An agricultural greenfield site west of Buckfastleigh, adjoining the built up area of Barn Park. Eastward facing field, sloping moderately down from West to East.

**Key constraints:** Within the Sustenance Zone and Landscape Connectivity Zone for South Hams Greater Horseshoe Bat SAC habitat conservation  
Mature trees and hedgerows on site borders.

	Neighbouring properties to the east and south.
<b>Delivery:</b>	Around 26 homes; 45% affordable.
<b>On-site infrastructure requirements:</b>	Net biodiversity enhancements and mitigation. On-site public open/recreation space. On site drainage scheme.
<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

- Site is within 650m of the Buckfastleigh Caves SSSI and SAC and is in the sustenance zone for the bats.
- South Hams SAC Greater Horseshoe Bat consultation zone.
- No heritage or landscape constraints, but visually prominent from some views from the east.
- Potential for permeable access linking through garages to the south, Wallaford/Barn Park Road and Merrifield Road.
- The site is 550 m from the primary school and within walking distance (700m) of the centre of the Buckfastleigh where there are services and transport links. However, there is a through footpath on Jordan Street.
- Flood zone 1 but with a spring in the north eastern corner which is currently an area of rich biodiversity.
- Mature trees and hedgerows adjacent to site support biodiversity and provide key habitats; these must be retained and reinforced.
- Within the River Dart Drinking Water Safeguard Zone.
- Site is well-suited for an element of custom/self-build.

## 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.
- 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.
- Construction Management Plan / Construction Ecological Management Plan
- Ecological Impact Assessment and surveys including 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.
- Proposals should include specific measures to support sustainable travel options for residents.

## 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.

### Site Specific

- Integrate areas of multifunctional public open space.
- Consider opportunity for on-site play space/open space to help social integration with neighbouring communities.
- Provide additional pedestrian linkages where these can be achieved safely.

- Consider bat-mitigation and enhancement including introduction of new hedgerows for biodiversity and foraging. Loss of bat foraging area will need off-setting
- Need to consider the residential amenity of homes immediately to the east, situated downslope from the site. Visual impact will be lower on residences to the south.

## Viability and Delivery

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

Contributions for off-site sport and recreation may be 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

An application for 28 dwellings (10 affordable) has been submitted 0615/18 and is being considered through Development Management.