

ALLOCATED SITE BRIEF

7.15(2) Palstone Lane (b), South Brent

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 Palstone Lane



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Scale 1:1750

Site Overview & Context

Local Plan Policy:

Proposal 7.15 (2) Land at Palstone Lane (b), South Brent

1. An area of land at Palstone Lane is allocated for residential development of around 34 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. Development of this site must provide highway access in conjunction with Proposal 7.14.
3. 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: 1.27 ha.

Site description: Southern half of an open agricultural field to the east of South Brent located south of "Palstone Meadow" (Cavanna Homes development on SBR1) and to the east of Crowder Park Development.

Key constraints: Open to some views from the east and south.
Adjacent to the bat consultation zone for the South Hams Greater

	Horseshoe Bat SAC at Bulkamore and within the area of landscape connectivity.
Delivery:	Around 34 homes; 45% affordable.
On-site infrastructure requirements:	Vehicle access. Pedestrian improvements and connections to wider cycle/footpath network. 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))

Site Opportunities and Constraints

- The location is within walking distance of the primary school, shops, and recreation facilities although new footpath connections will be required.
- Flood zone 1.
- Surface water ponding along Palstone Lane; on-site attenuation and road improvements should specifically address this.
- No landscape designations though somewhat visible from the east and south.
- The site's western boundary includes mature hedgerows and mature trees. These provide enclosure and priority habitats which supports local wildlife. Boundary to north and part east is open to that portion of the field (allocated as Palstone (a)), and along the south is an open boundary to the rest of the agricultural field.
- Opportunity for orientation to maximise solar gain.
- There is a need to consider design, access and movement in relation to the northern area of the field (Palstone (a)).
- Modern development adjacent; limited impact on local character.

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):

- Flood Risk Assessment and 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.

- Landscape and Environmental Management Plan, including specification of lands to be retained by any management company and any planned resident service charges.
- Arboricultural survey with identification of root protection areas and any trees or hedges to be removed.
- 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.
- 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 Parks 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.
- 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

- The neighbouring homes to the west, at Crowder Meadow, are primarily bungalows; neighbouring visual impact will be from the upper floors of the dwellings on Crowder Park.
- Surrounding development is a mix of contemporary housebuilding; design can reflect this but should use a mix of materials and features reflecting some of the more traditional buildings and rural settlements of the National Park.
- The old Primrose Line railway bridge abutments are a local feature and road improvements should seek to use, retain or reflect this feature.
- Landscaping to soften the urban edge and enclose where development adjoins open parts of the field.

Viability and Delivery

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

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

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