



EJFP Planning
CHARTERED TOWN PLANNERS

Development Brief

**Land at Briar Tor Yelverton, Dartmoor
National Park Development Management
DPD - Allocation (YEL1)**

September 2013



1.0 INTRODUCTION

- 1.1 Land amounting to approximately 0.95 hectares and located to the north of Yelverton, is allocated for residential purposes by policy YEL1 of the Development Management DPD, adopted by the Dartmoor National Park Authority in July 2013.

- 1.2 The purpose of this brief is to set out the land use planning issues likely to arise from the development of the site and to guide development in a comprehensive and co-ordinated manner. The Dartmoor National Park Authority will anticipate that any future planning application submitted for the development of the site to have regard to the development brief.



2.0 PLANNING POLICY

- 2.1 The Development Management DPD is considered to be the most relevant policy document with regards the preparation of the development brief and the development of the site at Briar Tor.
- 2.2 Policy YEL1 of the Development Management DPD is the starting point for the consideration of development proposals for this site.

YEL1 states: -

An area of land 0.95 ha in extent adjoining Briar Tor, Yelverton, is allocated for housing, not less than 50% of which should be affordable housing to meet identified local needs.

Development of this site should include an area of recreational open space for community use.

- 2.3 Policy DMD45 relates to the preparation of development briefs and masterplans and it states.

Settlement boundaries shown on the Local Centre inset maps define the built up area of settlements within which new community related development should be located. Within the settlement boundaries householder and minor development will be permitted where it is compliant with the policies of the development plan including sites allocated for specific uses.

Applications on specific sites allocated in the Development Plan should be supported by a development brief or masterplan for the entire allocated site, prepared in association with the local community, relevant stakeholders and the Authority; this may also apply to other unallocated sites which may come forward. The development brief or masterplan should demonstrate how the proposal will help sustain the vibrancy of the community and contribute towards meeting the settlement vision over the plan period.

- 2.3 In this case it is considered that a development brief would be sufficient rather than a masterplan. The site is less than a hectare in size with a single point of access. The site constraints helpfully give some certainty to the future layout of the development.
- 2.4 In addition to approved local planning guidance, developers putting forward proposals will need to take appropriate account of relevant national guidance, in particular the NPPF.
- 2.5 Accordingly, the proposed development will need to conform to both the advice contained within the NPPF and the Development Plan policies comprising the Dartmoor National Park Core Strategy and the Development Management DPD.



3.0 SITE AND SURROUNDINGS

- 3.1 The site is located within the town of Yelverton and is inside the Yelverton development boundary. Yelverton lies on the western edge of the National Park and marks the midway point between Tavistock and Plymouth. The town is approximately 4.5 miles to the south east of Tavistock and 4 miles northeast Roborough. The Core Strategy states “Yelverton became popular with visitors and as a healthy location for new housing from the 1890s onwards. Its position on the south west edge of the National Park offers easy access from Plymouth and Tavistock and makes it a good touring base...”
- 3.2 Briar Tor is located on the north side of Yelverton and immediately adjacent to the existing Briar Tor sheltered housing scheme and the new affordable housing development. The site is considered to be the logical extension to the recently completed development and the most appropriate location for future development in Yelverton.
- 3.3 The site is located on the edge of the settlement limit with agricultural land to the north. To the east is the newly completed affordable housing scheme, which comprises 16 two storey dwellings with associated car parking. To the south lies a sheltered housing complex, and to the west lies an extensive garden and paddock with the properties of Harrowbeer Lane beyond. The dwellings are predominantly two storeys with single storey dwellings interspersed.
- 3.4 Access to the site is taken from Briar Tor, which currently serves the existing developments of Briar Tor sheltered housing complex and the new affordable housing scheme. The road is approximately 5m wide with a 2m pavement on the west side.
- 3.5 The site does not lie within a conservation area and there are no listed buildings adjacent to the site. The sitelies in the Dartmoor National Park.



4.0 PUBLIC CONSULTATION

- 4.1 As require by the guidance produced by the Dartmoor National Park Authority the brief has been the subject of two separate rounds of public consultation. Each round of public consultation was open for a 4-week period. The details of the two main consultation exercises are contained in the annex to this document.
- 4.2 The events were advertised in the local press, notices were placed in parish notice boards and the following stakeholders were all invited: Dartmoor National Park Authority, Devon County Council Highways, West Devon Housing Enablers, The Environment Agency, South West Water, Natural England, English Heritage, West Devon Homes, The Ward Members and the Parish Council.
- 4.3 The purpose of the initial consultation was to get an understanding of the local issues from the local residents and stakeholders with public consultation events (29th May 2013 and 12th June 2013) being held in the Common Room at Briar Tor. The second round of consultations was undertaken on the draft development brief. As with the initial consultation this involved a public consultation event that was held in the Common Room at Briar Tor, the event took place on 7th August 2012. The three events were open from 14.00 to 20.00.
- 4.4 The first event on the 29th May 2013 was very well attended with 50 members of the public, members of the Buckland Monachorum Parish Council, West Devon Homes and the Police all attending. The second event was less well attended with 20 members of the public, representatives of West Devon Borough Council, Dartmoor National Park Authority, a Ward Member, Buckland Monachorum Parish Council and West Devon Homes all attending.
- 4.5 The 18 comments that came out the consultation events were:
- Fully support affordable housing provision;
 - Concerns about traffic speeds along the access road leading to Briar Tor;
 - Potential impact of the development on the sheltered housing complex, particularly in relation to noise and traffic;
 - The boundary with the sheltered housing complex;
 - Could there be over 55's housing provision;
 - Could there be consideration for small commercial units;
 - Need for more sheltered housing;
 - Concerns regarding the construction phase;
 - Ensuring that affordable housing goes to those with a local connection;
 - Improved signage;
 - Renewable energy provision;
 - Bungalows for downsizing;
 - Need for 1 bed units;
 - Footpath links to Yelverton town centre; and,
 - The provision of the public open space.



- 4.6 In drafting the development brief the following were taken into consideration:
- The National Planning Policy Framework;
 - The Dartmoor National Park Development Plan Documents, including;
 - The Core Strategy;
 - The Development Management DPD; and,
 - The Dartmoor National Park Design Guide;
 - The guidance note of preparing development briefs prepared by the Dartmoor National Park;
 - The comments received from the public consultation along with other consultation replies.
 - Previously commissioned reports relating to ecology and tress.
- 4.7 The draft brief was subject to a separate consultation exercise, which also included a public consultation event that was held on 7th August 2013. The attendance was fairly low. The comments received related concerns about traffic speeds, the need for a construction management plan and general traffic issues. These comments have been addressed in the final draft of the brief.



5.0 DEVELOPMENT GUIDELINES

5.1 Policy YEL1 provides a basis for defining the form of development on this site.

- a. Based on the average gross density of 30 dwellings per hectare, in compliance with the accepted standards relating to efficient use of land and given the site is in a local centre, this 0.95 hectare site could accommodate approximately 28 dwellings. However, this number could change depending on the size of units proposed, clearly a number of 1-bed dwellings will lead to an increase, but without necessarily increasing the number of buildings.
- b. There are a number of other issues that need to be considered, which came out through the public consultation exercise, in planning for this development. These include: -

Access

- c. Vehicular access to the site will be taken from the B3211 via Briar Tor. Briar Tor is wide enough to cater for the additional traffic that the allocated site will generate. The developer should assess the options for restricting parking on Briar Tor particularly near the junction with the B3212. It is understood, from the public consultation, that there is currently a problem with vehicles parking too close to the junction causing problems for vehicles leaving Briar Tor.

Road Layout

- d. There is only one way the site can be reasonably be accessed and this is via Briar Tor that serves the existing development.
- e. Traffic calming needs to be a key feature in the future development of the site, and the access road leading to the site. Any developer will need to assess in potential for traffic calming measures for the access road leading from the B3212 down to the allocated site. This will assist in ensuring that there is minimal conflict between the existing users of the access road, both vehicular and pedestrian, and those wishing to access the allocated site.
- f. The internal road layout should be designed so as to ensure that vehicle speeds are moderated (to 20mph) and that a safer and pleasant environment is created for both existing and future residents.

Parking

- g. Due regard should be had for the parking policies as set out in the Development Management DPD. The site offers the opportunity to provide a creative solution to providing parking, which could incorporate a number of different solutions.

Pedestrian and Cycle Network

- h. In developing the residential layout priority should be given to pedestrian then cycle movements.



- i. Currently a public footpath runs through the existing sheltered housing complex as well as a newly created pavement along the north side of the B3212 to an existing crossing point leading to the village centre. Once the footpath crosses the B3212 the footpath link is considered inadequate. This footpath link should be enhanced and extended westwards to provide a safe link from the site to the Village centre and the many shops. This element will be dependent on the funds available given the high requirement for affordable housing on the site.

Waste Water Treatment Works

- j. It is understood that there is sufficient capacity in the existing system to cater for the development of the site.

Existing Residential Development

- k. A key consideration of the future development of the allocated site is the potential impact on the two existing developments – the sheltered housing complex and the affordable housing. The developer should give careful consideration on how best to minimise the impact of the development of the allocated site on those residents immediately adjacent to the site.

Renewable Energy

- l. The proposed development will be required ensure that renewable energy and energy efficiency measures are included in the development. Due regard should be had for Core Strategy policy COR8.

5.2 The development of the site, given the above issues, need not be phased and could be completed in one phase.

5.3 It is considered essential that a construction management plan is submitted with the application.



6.0 RESIDENTIAL DEVELOPMENT

- 6.1 When approaching the design, layout and character of the proposed dwellings due regard must be given to the advice contained in the Dartmoor National Park Design Guide SPD. This document sets out the vision for future development in the National Park – *the guide seeks to encourage innovative, high quality design, including contemporary solutions where appropriate.* This should be the starting point when considering the future design and layout on the site.
- 6.2 A site of this size will require the provision of a mix of housing types. Given the nature of surrounding residential developments in this part of Yelverton a contemporary housing development would not be out of character. A high standard of layout and design is sought that aims to provide for quality in all aspects of development.
- 6.3 The design of the scheme should emphasise a sense of place utilising the limited features available. For example the line of tree in the central part of the site provides an exciting opportunity to create an important focal point and setting for the intended development. Dwellings in this part of the site should take advantage of the natural boundary.
- 6.4 The Design Guide SPD gives clear guidance on design matters stating that *Dispersed, low density development should be avoided. It does not reflect the historic layout of Dartmoor's towns and villages and is an inefficient use of scarce building land.* The SPD goes on to state that *When considering development within existing settlements, take full account of the relationship with existing surrounding buildings, important views and open spaces.....The shape of the land, layout of other buildings, positions of trees and hedges should all be used to tie the development to the site.* Due regard therefore must be had for the character of Yelverton as whole rather than just the immediate surroundings. This therefore presents an opportunity for a creative and potentially contemporary development to take place on site.
- 6.5 When considering materials and the design details developers should consider the following advice which is contained within the Design SPD,
Dartmoor National Park Authority does not support the use of:
- *False chimneys that have no function.*
 - *Boxed eaves and verges.*
 - *Inappropriate use of exposed quoins at the corners of buildings and around openings.*
 - *Drip beading on render, or bellcasting of render above windows or doors.*
 - *Square section guttering and*
 - *Clipped slates*



But encourages:

- *Recessed windows.*
- *Strong windowsills.*
- *Clipped eaves and*
- *Metal rainwater goods.*

- 6.6 It is important that there should be some variation between the styles of the component elements of the scheme if monotony is to be avoided. Due regard should be had for the adjoining development to ensure that the new development integrates with it's surroundings. It will be expected that all properties will be tenure blind.
- 6.7 The orientation of properties on the northern boundary may wish to utilise open aspects towards the open moorland and fields by creating dual fronted dwellings. This could be beneficial when viewing the properties from the open moor – rather than seeing the backs of houses.
- 6.8 The enclosure of public and private space within the site will need careful consideration; visible close-boarded fencing should be avoided where possible.
- 6.9 The layout should be designed to minimise opportunities for crime with clear distinction between public and private spaces. This can be assisted by careful design for example by incorporating natural visual surveillance of public areas and good lighting.
- 6.10 The site presents a number of opportunities to create an interesting and vibrant layout by making positive use of the undulating topography the existing hedge/tree line. Developers are encouraged to make best use of these natural features.
- 6.11 In line with good practice the development will be expected to incorporate a Sustainable Urban Drainage Systems where appropriate. A drainage strategy will be expected to be submitted with any planning application justifying the proposed drainage system.



7.0 Affordable Housing

- 7.1 The Authority's approach to the provision of Affordable Housing is set out in clearly in the Dartmoor National Park's Core Strategy and this echoed in the Development Management Development Plan Document. In local centres such as Yelverton the requirement is that *the proportion of affordable housing in such developments will be not less than 50%. However, in exceptional circumstances, the proportion of affordable housing required may be varied where this is necessary to enable development of significant environmental or community benefit to proceed.* In this case the site-specific policy YEL1 also requires that 50% of the dwellings are affordable.
- 7.2 The affordable dwelling will be provided on site and where possible the delivery should reflect the requirements as set out in the recent Buckland Monachorum Housing Needs Survey. However, due regard must be had for the information contained in the Devon Home Choice register. The final details of the number, size and tenure mix should be agreed, with both the Local Housing Authority (West Devon Borough Council) and the National Park Authority, at an early stage.
- 7.3 If there is a question regarding the deliverability of the affordable housing in terms of the overall viability of the scheme, this must be raised at an early stage and the submission of a viability assessment with any planning application.
- 7.4 The open market element of the development, whilst fulfilling a vital cross subsidy function in the delivery of the affordable housing, may also be used to fulfil other housing needs in the settlement such as larger family housing or smaller dwellings in order to assist in meeting the demand for those wishing to downsize.



8.0 Recreational Open Space

- 8.1 A further requirement of this site is the provision of recreational open space for community use in accordance with policy YEL1. When considering this matter due regard must be had for the existing residents adjoining the site.
- 8.2 When considering this element of the future development of the site, the potential impact of such a facility could have an adverse impact on the amenity of the occupied of the sheltered housing. If it such a space is to be sited close to the sheltered housing site careful consideration of possible mitigation measures needs to be included in the application pack.
- 8.3 There is an area of land adjacent to the existing affordable housing scheme, which could be utilised for recreational open space. This should be explored, although it is understood that the site is outside the allocated land and there could be third party land ownership issues.
- 8.4 The future maintenance of such a space will need to form part of the application for the site and early discussion with the Parish Council and the National Park is considered essential.
- 8.5 Additionally a commuted sum based on the cost of maintenance over a five-year period will be required if the play space is to be transferred to the Council.



9.0 Landscaping

- 9.1 Overall the site should be the subject of a high level of landscaping. Important hedgerows, such as existing boundary hedges and the one that bisects the western part of the site in an east to west direction should be incorporated into the design.
- 9.2 A key consideration is existing boundary, which runs along the southern boundary that separates the allocated site from the existing sheltered housing. This was a key concern for the existing residents during the earlier consultation process. This boundary needs to be reinforced so as to mitigate any potential impact on the existing residents by the new development. However, where possible (depending on landownership) the proposed site should try and integrate with the existing developments.
- 9.3 A detailed landscaping scheme will need to be included with any application.



10.0 Conclusions

- 10.1 Any future development of the site should take into account the issues, which have been highlighted in this development, brief and if for any reason it is not possible this should be justified in the planning application submission pack.
- 10.2 There are a number of reports, which have been previously commissioned for the site, including an ecology report and an arboricultural survey. These reports should be taken into account when the design of the layout and form of the buildings is being considered. Any potential developer should be aware that additional reports maybe required.
- 10.3 In terms of the two above highlighted reports they did not raise any issues that would adversely impact on the development of this site. The reports are attached in the annex to this development brief.
- 10.4 Due regard should be had for the Dartmoor National Parks validation scheme.
- 10.5 Attached, as an annex, are the following:
- A site constraints plan;
 - A plan showing the wider area particularly in relation to the potential for improved footpath access to the centre of Yelverton.
 - The first consultation presentation;
 - The draft development brief presentation;
 - Ecology Report;
 - Tree Survey.