

ALLOCATED SITE BRIEF

7.7(2) Lamb Park, Chagford

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

Proposal 7.7 (2) Land at Lamb Park, Chagford

1. An area of land at Lamb Park, Chagford, is allocated for residential development of around 36 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 should include an element of affordable and local needs custom and self-build housing.

Site area:	1.29 ha
Site description:	Open greenfield site, gently sloping from NW to SE, at the northern edge of Chagford, adjoining Lamb Park residential development.
Key constraints:	Minor to Moderate potential for Landscape impact to the north.
Delivery:	Around 36 homes (target 16 affordable).
On-site infrastructure requirements:	Pedestrian improvements and connections to wider cycle/footpath network. On site drainage scheme. Sufficient public and private parking for intended uses.

Other key policy requirements:	<p>10% biodiversity net gain (Strategic Policy 2.3 (2))</p> <p>Minimum 10% improvement over Building Regulations Part L 2013 (Strategic Policy 1.7 (2))</p> <p>Provision of electric vehicle charging points (Policy 4.5 (2))</p> <p>All dwellings should meet but not significantly exceed nationally described space standards (Strategic Policy 3.2 (2))</p> <p>All dwellings should meet building regulations requirement M4(2) for accessible and adaptable dwellings (Strategic Policy 3.2 (2))</p> <p>Meet minimum residential parking standards on site (Policy 4.3 (2)) and consider wider residential amenity vehicle storage requirements (e.g. vans)</p>
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Site Opportunities and Constraints

- The site's boundaries (N, E, W) include several mature trees and mature hedgerows which support local wildlife. Opportunity to introduce new tree and hedge landscaping which will support biodiversity.
- Large site with potential for community orchards or gardens.
- Opportunity for orientation for solar gain.
- Gentle slope down to east and north of site creates logical location for biodiversity enhancements and SUDS.
- The location is particularly sustainable as it is very close to the school and within level walking distance of the town centre and transport links.
- Flood Zone 1.
- No heritage or environmental designations.
- Key views from the site particularly to the north and west. From the north (including PROW Footpath No.16), the site is visible but seen in the context of the urban edge of Chagford at Lamb Park; opportunity to soften or improve the urban edge from the north.
- Chagford has seen delivery of new homes in recent years; tenures and housing mix should seek to compliment and fill gaps in what has been delivered.

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):

- Full drainage details informed by a Flood Risk Assessment and 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.

- Ecological Impact Assessment and 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 and Construction Ecological Management Plan.

Design Requirements

General 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.
- 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

- Consider amenity of neighbours to the south.
- Opportunity for community orchard or growing space.
- Consider mix of building heights (opportunity area for bungalows) to preserve distant views and soften urban edge.
- Existing residents of Lamb Park feel on street parking is an issue and any new development should not generate parking outside its boundaries.
- Custom/self-build plots in line with Local Plan Policy 3.6(2) should be integrated within a strong and legible layout.

Viability and Delivery

Servicing and infrastructure costs should be straightforward though development and servicing will require some form of subsidy (market housing or other).

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

Contributions for off-site sport and recreation may be sought.

Some developer contribution for public services including education, or education transportation, may be sought.

Given the sustainable location, travel planning measures will help reduce private vehicle dependence.