

# ALLOCATED SITE BRIEF

## 7.18(2) Elfordtown, Yelverton

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). 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).

## Site Overview & Context

Local Plan Policy:

### Proposal 7.18 (2) Land at Elfordtown, Yelverton

An area of land at Elfordtown is allocated for residential development of around 40 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.

<b>Site area:</b>	1.99 ha
<b>Site description:</b>	A level, enclosed grazed pastoral field land to the south west of the town centre and located between Elford Park and the Recreation Ground.
<b>Key constraints:</b>	Mature trees along Meavy Lane are important for amenity and ecology. Neighbouring residential amenity including the setting of nearby historic farmstead.
<b>Delivery:</b>	Around 40 homes; not less than 45% to meet identified local needs.
<b>On-site infrastructure requirements:</b>	Vehicle access (via drive off Meavy Lane or Elford Park). Pedestrian improvements/access. 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

- Open level field with opportunity for orientation to maximise solar gain.
- Around 2.5km from two different primary schools.
- 300m from town centre with shops, services and transport connections, and adjacent to community facilities at the recreation ground.

- The site is bounded to east and west by established hedgerows and mature trees. Northern & southern hedge boundaries are largely non-native, presenting opportunity to enhance biodiversity.
- Trees which form the eastern boundary with the highway are of value in respect of the character of the lane and village.
- Flood zone 1.
- Visually forms part of the settlement; few neighbouring properties with plenty of scope to preserve amenity.
- Opportunity to provide safe pedestrian access and linkage between the town centre and recreation ground/community hall by creating a public footpath along the eastern edge of the site (using root protection area of veteran trees along Meavy Lane).
- There are two options for vehicle access; rather than remove trees on northern corner of site, access from drive could be considered thus preserving trees and having less direct impact on properties to the north.

## 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):

- 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
- 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.

## 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).

#### Site Specific

- Near to the historic farmstead so layout and architectural detail needs to respect the rural agricultural vernacular and preserve the setting of the farm.
- Landscaping along northern boundary should consider neighbouring amenity.
- Opportunity to maximise solar gain should be considered in layout.
- Provision of public footpath through site (along Meavy Lane) should be designed to integrate with and connect the new development to the wider community.
- Principal vehicle access, either off Elford Park or from Elfordtown Farm Drive, should ensure pedestrian safety and priority, provide an attractive and legible entrance, and minimise the need to remove veteran trees along Meavy Lane.

## Viability and Delivery

Servicing and infrastructure costs should be straightforward though 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 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.

An element of self-build housing would be welcome on this site and could compliment delivery and finances.