

Land off Lamb Park – Representation to Dartmoor National Park Local Plan

1 November 2019

AK.A Ref 1904/LOC/AK/ak

Site Background

This representation to the Dartmoor National Park Local Plan Review is made on behalf of David John Booth and Linda May Booth, owners of Land at Lamb Park, Chagford extending to 4.46 acres (1.29 HA) - edged red on the attached plans – Ref 1904 001 and 004.

The proposal supports the allocation of the land for up to 40 homes of which not less than 45% of the site will be developed as affordable housing to meet identified local need. It is intended that the entire site will come forward as a custom build housing scheme. The affordable part of the scheme will be delivered working in close collaboration with Chagford Community Land Trust, representing Chagford Community.

The site is located in a sustainable location within easy walking distance of Chagford Primary School and the centre of the town. The site is accessed through Lamb Park via an existing adopted highway and land over which the owner has retained vehicular access rights. A vehicular access design assessment has been completed which confirms capacity of the road network and road design.

The site is easily connected to services with an adopted South West Water sewer running through the site.

Ecological surveys have been completed which confirm ecological impact can be satisfactorily mitigated.

Local Plan Policies & how the development of the Lamb Park site will be delivered in accordance with these policies

Custom and Self Build (Policy 3.6 (2))

It is proposed that the entire site will be developed as a custom build housing scheme in accordance with Policy 3.6 (2). This provides a unique opportunity for Dartmoor National Park Authority to play a central role in delivering a custom and self- build housing scheme within a key settlement within the Park and contribute towards meeting requirements set out in the Self-Build and Custom Build regulations. As endorsed in the draft local plan, custom and self-build provide multiple benefits including housing being more affordable to build, encouraging people to stay in their home longer, and leading to a greater variety & quality of house design, including



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the integration of low energy and sustainable design principles. These benefits are recognised and supported.

The protection of Local need custom build housing delivered on the site (to ensure occupation by a local person or local families) through S106 agreement is supported.

Meeting Housing Need (Policy 3.1 (2))

The site will deliver up to 40 units, comprising a mix of both affordable & open market housing responding to community identified housing needs. A preliminary layout is attached to this submission which demonstrates the capacity of the site. The development will comprise a variety of house types & sizes which enable & encourage younger families to live & work in the community. 45% of the units will be delivered as affordable custom build units, occupied by eligible households and the remainder will be delivered as custom build market housing, targeting local purchasers from within Dartmoor National Park.

Affordable custom build housing for sale will provide an opportunity for local working families, who would not otherwise be able to afford to purchase a house, to buy their own home at a genuinely affordable price (targeting less than 60% of the open market value of the property). A needs survey identifying local need of custom build affordable housing will be undertaken which will provide the basis of the development mix, housing type, size and phasing plan. This will ensure that the scale of the development is appropriate to meet an identified local housing need (current or forecast) and makes best use of Dartmoor's limited land supply.

It is envisaged that there will be close collaboration with Chagford Community Land Trust which will play an important role in identifying need, shaping the mix of new housing and the process of allocating homes to occupants.

Size & accessibility of new homes (Policy 3.2(2))

The design of the proposed scheme will ensure that custom build units are modest & commensurate with the needs of local communities. Nationally described technical housing standards will be used to benchmark housing sizes & ensure all new affordable units and open market housing are not excessively large.

The development will be designed to deliver "Lifetime Homes" standards as well as being accessible and adaptable for ageing residents in accordance with proposed policy.

Housing will be built to Passivhaus standard, utilising innovative methods of construction, which will have the affect of reducing running costs. Building with Nature design practice will be deployed providing net- gain environmental benefit in accordance with the Park Authority's good practice guidelines.

Development Approach

It is proposed the development at Lamb Park will come forward in response to demonstrable need for custom build affordable housing and local needs housing. The proposed approach will be through outline planning permission covering the access and layout for a site in combination with a detailed "Design Code" which would provide a clear template of design and environmental standards under which the site would be developed out to the expected standards.



Planning permission will be sufficient to allow the construction of all of the necessary roads and services infrastructure such that “Serviced Plots” (i.e. a plot with legal access to a public highway and a supply of water, foul drainage and electricity ready for connection at the plot boundary) can be sold. Plot buyers would be responsible for obtaining detailed planning permission under reserved matters working within the approved Design Code. It is proposed the Custom Build Affordable Housing will be brought forward through Chagford Community Land Trust.

The Design Code will establish the design parameters of the development. It will encapsulate all of the important design requirements across the site such as plot form, building form, building orientation, density, developable footprint, building lines, building types, street network, views & vistas, energy and environmental standards, soft landscape and building materials.

