



# DEVELOPMENT BRIEF FOR SBRI : LAND ADJOINING FAIRFIELD, SOUTH BRENT

Prepared On Behalf Of Cavanna Homes and TRAND Living

January 2014



COMPLETED DEVELOPMENT BRIEF (revE): 20th January 2014

# CONTENTS

1.0	South Brent Allocation : SBR I	page 02
	An introduction to the Site and the Allocation Policy for SBR I: Land Adjoining Fairfield	
2.0	Links, Community and Local Amenities	03
	A Brief appraisal of the village amenities and its links with the wider context.	
3.0	Village Analysis - Urban Character	04
	Analysis of the physical and spatial characteristics of the village.	
4.0	Village Analysis - Architectural Character	05
	Analysis of the vernacular style and architectural details of the village.	
5.0	Site Analysis, Constraints and Opportunities	06
	Analysis of the constraints and opportunities of the site, and the concerns and expectations of the community relating to the development.	
6.0	Community Consultation Response	07
	A summary of the key concerns and expectations of the community relating to the development.	
7.0	Development Principles	08
	Summary of the Key Development Principles identified as a result of the Development Brief process.	
8.0	Design Strategy	09
	An outline of the design strategies that would allow the proposals to respond to the Development Principles, site, context, community comments and policy.	
9.0	Site Response Masterplan	11
	Diagram summarising the principle responses to site, context and community comments that will inform the initial design development.	
<u>Appendices</u>		
Appendix 01	Planning Policy	
Appendix 02	Consultation Process	
Appendix 03	Consultation Event and Stakeholder Responses	



# 1.0 SOUTH BRENT ALLOCATION : SBRI LAND ADJOINING FAIRFIELD



1. Exeter Road - Site access between trees



2. View into site from Exeter Road



3. View to site from Palstone Lane



4. View from Fairfield into western field



5. Redundant railway embankment creates a ridge to the northern eastern boundary



6. Fairfield - adjacent development

## 1.1 Introduction

Land adjoining Fairfield was allocated in the Dartmoor Development Management and Delivery Development Plan Document (DMD). This document was adopted in July 2013 and forms part of the Development Plan for Dartmoor National Park. The Policy states:

*'Proposal SBRI: An area of land 2.4 ha in extent adjacent to Fairfield, South Brent, is allocated for housing, not less than 50% of which should be affordable housing to meet identified local needs.'*

The site comprises two distinct elements - the land to the rear of Fairfield and a larger triangular piece of land to the east. However, the allocation considers it as one and the purpose of this Development Brief is to provide a comprehensive analysis of the site and to provide a framework for bringing forward development in a coherent, clear and integrated manner.

The Brief has been prepared on behalf of Cavanna Homes and Trand Living. Cavanna have promoted the eastern triangle parcel of land through the DMD, whilst Trand Living has recently taken an interest in the land to the rear of Fairfield. Both parties have option agreements with the respective landowners.

## 1.2 Evolution of the Brief

Local community groups such as South Brent Parish Council, Sustainable South Brent and South Brent Community Action Group have been consulted in the development of the Brief, together with Officers from Dartmoor National Park Authority. A stakeholder group has also been established and consulted with.

The importance of the local community's role is shown in the wide public consultation exercise undertaken between September and November 2013. This allowed interested parties to set out their initial thoughts on how development should proceed and then comment on how the developers had interpreted these thoughts on key issues such as layout, access and public space.

It should be noted that the Brief is not prescriptive and does not provide a specific answer to each of the questions raised during the consultation, merely it is intended to guide development on site. It sets a series of broad parameters that will provide the framework for the forthcoming planning applications and ensure a sustainable, high quality and sensitive development is achieved.

The following sections of the Brief demonstrate how the process has evolved from inception to character analysis to the consideration of key issues to the interpretation of the development principles.

The planning applications will be based on these principles and the work that has been conducted to inform them. It is anticipated that the submission of these applications will follow the approval of this Brief by Dartmoor National Park Authority.

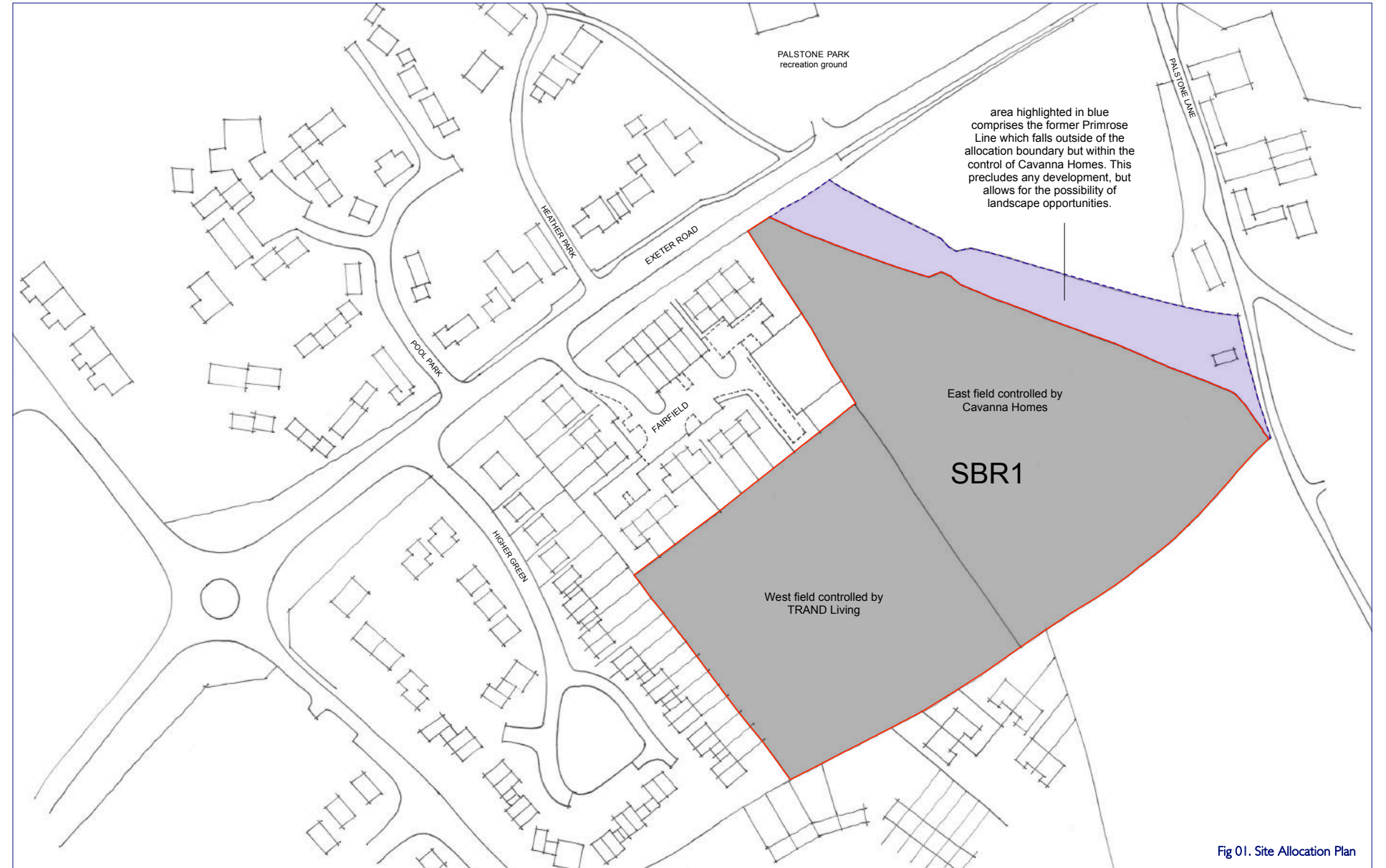


Fig 01. Site Allocation Plan

## 1.3 Planning Policy

The Development Plan is formed by the adopted Dartmoor Core Strategy 2006–2026 (June 2008) and the adopted Development Management and Delivery DPD (DMD) (July 2013). It is not the purpose of this Brief to re-iterate planning guidance, and as a consequence reference is only made to the key Development Plan policies that have informed its preparation. Further reference to the policy documents can be found in Appendix 01.

Policy COR1 is the overarching policy in the Core Strategy. It aims to ensure that development within Dartmoor National Park is undertaken in a sustainable manner in regard to:

- The need to make efficient use of land and infrastructure;
- The promotion of the health, safety, economic and social well being and access to services by the local population; and
- The provision of high quality design and construction.

Policy COR2 directs development to the larger Local Centres in the Park, including South Brent. Policy COR4 sets out the importance of proposals making the best sustainable use of the site, providing a functional and efficient development and capturing the distinctiveness of the Park.

Efficient and sustainable development is also considered in Policy COR8, it states that development should aim to:

- Achieve the highest practicable energy efficiency standards;
- Realise on-site renewable energy generation (unless impracticable);
- Incorporate sustainable drainage systems;
- Have no adverse impact on drainage patterns;
- Minimise waste; and
- Provide opportunities for the beneficial management of habitats.

The issue of housing affordability is addressed in Policy COR15. The rate, number, type and location of houses provided during the Core Strategy period will be dictated by the extent and nature of local need. The policy notes that local needs housing will be targeted at Local Centres and that the proportion of affordable housing will be not less than 50% (unless viability considerations and/or exceptional circumstances prescribe otherwise).

The Core Strategy is supplemented by the DMD where Policies DMD 3 and 21 are relevant. They place emphasis on sustaining the quality of place, reinforcing locally distinctive patterns of development and directing new residential development to Local Centres.

There is also the supporting text to DMD Policy SBRI, which provides additional detail to DNPA's position on the site. It states that DNPA is allowing an element of open market housing on this site in order to enable the affordable homes to come forward and to allow for the quality development desired by the local community. The area should be developed only as the local need for affordable housing arises.

