



Chagford Masterplan Architectural Narrative

Prepared on Behalf of C G Fry and Blue Cedar Homes

SUBMISSION ISSUE
17th March 2014

Contents

1.0	Introduction	02
2.0	Consultation Process	03
3.0	Site Location	07
4.0	Site Constraints and Opportunities	08
5.0	The Vision	10
6.0	Design Principles	11
7.0	Detail and Character	13
8.0	Landscape	14
9.0	Appearance	15
10.0	Access, Highways and Connectivity	16
11.0	Ecology	17
12.0	Site Levels	20
13.0	Sustainability	22
14.0	Drainage	23
15.0	Delivery	24
Appendix A	Consultation Responses	25

1.0 Introduction

1.1 This Masterplan has been prepared on behalf of Blue Cedar Homes and C G Fry, and builds upon the outputs / design considerations previously identified within the Chagford Vision Report, the series of meetings held with both Chagford Parish Council & the DNPA, the community consultation event held in Chagford in September 2013 & the outputs of the various consultants employed by the prospective developers

1.2 It is anticipated that the Masterplan will ultimately be delivered on site by these two developers, with a history of delivering similar, characterful developments that respect the contextual identity of their locations. That said, the Masterplan is intended as a framework for the development regardless of who takes it forward. The following introductory words summarise their approaches to development.

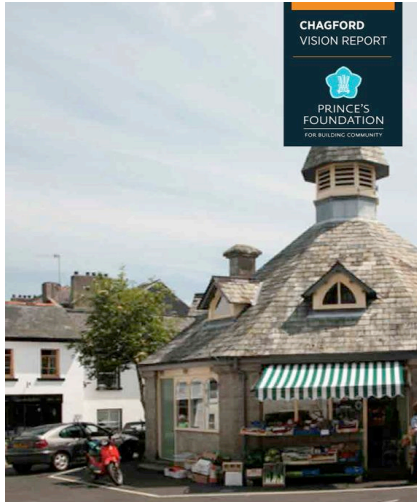
1.3 C G Fry & Son Limited is a family owned contracting and house building company with a history of building individual homes throughout the West Country since 1920 - properties with immense character, built not just for today, but for future generations to enjoy.

From the outset, craftsmanship and quality have been the hallmarks of C G Fry & Son's work, marrying traditional workmanship with modern materials and techniques. The company has always set out to build homes in harmony with existing local architecture and, where possible, featuring local materials. Fry's major part in the building of Prince Charles's Poundbury development at Dorchester created a world showcase for the company's design and excellence of finish. The focus, however, remains firmly on the quality of each new home and the needs of each individual customer.

C G Fry prides itself on building close relationships with local communities to create active places rather than just another housing estate development. This enables each development to respond to its context and the community's needs. While each development is designed to sit comfortably alongside an area's older buildings, modern thinking and new techniques bring 21st century standards of energy-efficiency, comfort and security."

1.4 Blue Cedar Homes are developers of specialist elderly housing, offering high quality, adaptable housing for the over 55s. Blue Cedar Homes schemes are typically modest in size, are of a low density and are focused around a communal garden incorporating highly landscaped grounds. Each Blue Cedar scheme is managed by the Blue Cedar Homes management company, that provides a variety of management services for residents within the schemes.

1.5 The scheme set out in the Masterplan will ultimately be delivered in part by Blue Cedar Homes, with the majority of the site being delivered by C G Fry. Due to the nature of the land ownerships and size of the respective landholdings, the land under control of C G Fry is to deliver a significant proportion of the on site S106 gain (planning obligation under the Town and Country Planning Act 1990), primarily in the form of the public car park and public open space. It is however the intention for the elderly housing development (as provided by Blue Cedar Homes) to pay a proportionate contribution towards the cost of delivering these facilities. The elderly housing will make provision in respect of affordable housing within a S106, by way of a financial contribution. This approach has been agreed upon as part of the consultation process for the master plan.



CHAGFORD DESIGN STATEMENT



Fig. 01
Chagford Vision Report
Prepared by the Prince's Foundation

Fig. 02
Chagford Design Statement

2.1 Background

The specific community engagement process leading to the current Masterplan has its roots in the Chagford Design Statement May 2009. It was this community-driven document that first identified some of the key issues and infrastructure and development needs for the town and identified the site for development comprising, inter alia, open space, a car park, a road linking Lower Street with Westcott Lane and affordable and open market housing.

The Dartmoor National Park Authority (the NPA) then carried through these aspirations into its Core Strategy and Development Management and Delivery Development Plan Document (DMD DPD), both of which were subject to extensive public consultation and stakeholder engagement and subject to independent examinations by Government Inspectors. The latter (the DMD DPD) was adopted in July 2013 and it allocated the site under Policy CHG2 for mixed use including a public car and coach park, housing for the elderly to meet identified local needs, other housing, to include affordable housing to meet identified local needs and an area of recreational open space for community use. Policy CHG2 also requires that proposals for the site should accord with a comprehensive Masterplan for the entire site prepared in association with the local community, relevant stakeholders and the NPA. The development of the Masterplan, and subsequent detailed planning application, should make reference to the NPA 'Design Guide' SPD.

The two developers (Blue Cedar Homes and C G Fry & Son Limited) have been working collaboratively in developing proposals for the site that accord with the aspirations in the 2009 Chagford Design Statement translated, in turn, into Policy CHG2 of the adopted DMD DPD. It has been important for both developers to carry the local community, relevant stakeholders and the NPA with them in moving towards an approved comprehensive Masterplan that can then guide and shape detailed planning applications.

2.2 The Enquiry by Design

In recognition of the importance of the site in both Chagford and the wider National Park and to provide confidence to the community that the developers wanted to work collaboratively, the Prince's Foundation for Building Community was engaged to carry out its "Enquiry by Design" community engagement model in early 2013. In summary, this comprised a "Scoping Workshop" held in the Globe Inn in February 2013 to which key stakeholders were invited to explore key strengths, weaknesses, opportunities and constraints relating to the site and its wider context. The outcomes from this Scoping Workshop were used as a basis for developing design proposals during the Enquiry by Design itself, which took place over four days in April 2013 (including public meetings at the start and end of the process). More information on the process and its outcomes can be found in the Prince's Foundation's Chagford Vision Report which is available on the NPA's website in the section dealing with Masterplans and Development Briefs under Forward Planning (www.dartmoor.gov.uk/chagfordmasterplan).



2.3 The Masterplan Consultation September 2013

Following the Enquiry by Design, the developers continued to informally engage with the NPA, Chagford Parish Council and other key stakeholders to draft a Masterplan for the site. This involved building on the ideas and outcomes of the Enquiry by Design whilst acknowledging the growing evidence base about the site (matters such as ecology, archaeology, trees and hedgerows, traffic and transport and so forth) and acknowledging that a scheme needs to be deliverable. The culmination of the first part of this work was a consultation event to present a Draft Masterplan on Thursday 5th September 2013 between 11.00am and 7.30pm in Endecott House, High Street, Chagford. The major landowner and representatives of both developers and their consultant team were present to describe the evolution of the proposed Draft Masterplan, introduce the Draft Masterplan and answer questions. The event was widely publicised and all interested parties were invited to attend. The choice of times (the event being open for a significant part of the day) and the venue (central and well known to the community) were designed to maximise attendance.

The event was very well attended indeed with the exhibition busy all day. A total of 257 people signed the attendance sheets although it must be concluded that the number of attendees was significantly higher as facilitators weren't always on hand to guide people to sign the sheets. An educated estimate is that closer to 350 people came through the door. Feedback forms and developer e-mail and address contact details were available to attendees and feedback and responses on the proposals were invited by 3rd October 2013.

In total, some 87 individual responses were received which is an excellent response and demonstrates the success of the engagement process and the willingness of the Chagford community to get involved. These responses are summarised in **Appendix A – Consultation Responses** as it is not possible to put every single comment in this overview and nor is it possible to respond to or go through every single comment or remark about the scheme. The NPA will be provided with full copies of all responses received in an unredacted format along with copies of the attendance sheet so that these can be maintained as an impartial record. These responses and comments were analysed to identify the key themes and key issues, which were subsequently taken into account when revising the Draft Masterplan to get it to its current final version. The evolution of the Masterplan in response to these comments is outlined in **Section 2.6 – Masterplan Evolution**.

Fig. 03
Illustrative Masterplan
 Developed during Enquiry by Design process

2.4 Masterplan Development Process

Following the consultation in September 2013, the Design Team went through a rigorous process of reviewing the Draft Masterplan to see where and how the Draft could be amended to suit the weight of responses and those of the NPA (and its specialist advisers) and Chagford Parish Council (as the elected mouthpiece for the town). There have been various informal meetings with NPA Officers to ensure that the Draft Masterplan reflects the technical evidence base and does not fall foul of any significant constraints and the Parish Council has also been involved informally and without prejudice to the final version of the Masterplan to “test” different choices and options arising out of the consultation exercise.

A final Draft Masterplan was presented to a formal meeting of Chagford Parish Council on Monday 27th January 2014 at Endecott House where, after a lively debate and “question and answer” session, the Parish Council resolved to endorse the final Draft Masterplan.

This triggers the final stage of the masterplanning process, which is the submission of the Masterplan to the NPA where a final decision will be made by the Dartmoor National Park Authority on whether the Masterplan should be approved.

The developer team takes the view that the overall consultation and stakeholder engagement process from the Enquiry by Design through to the Masterplan consultation has been thorough and robust and the resultant Masterplan has regard to the considerable backdrop of consultation and the constraints on the site and represents the most appropriate design response in all the circumstances.

2.5 Key Areas for Consideration

The key areas that needed to be considered in order to inform the design response, as previously identified within the Vision Report, included the following:

- Built Form, Land Use, Massing & Density Parameters
- Landscape & Open Space Parameters
- Consideration of Neighbourhood Centres
- Movement Hierarchy & Linkage Parameters
- Urban & Architectural Design Parameters

2.6 Masterplan Evolution

A number of key amendments were undertaken in response to these comments, including the following:

Layout

- *Open space too small/should have a play area/should have a larger kickabout area*
- *The Blue Cedar parcel should be linked to or through the CGF/Amery parcel*
- *There should only be the one BCH exit onto Bretteville*
- *Houses should not front on to Westcott Lane to avoid spoiling its rural character*

The BCH area has been integrated more successfully into the overall plan, by responding more directly to the initial concept of a number of cul-de-sacs off a main spine road and blurring the edges along the boundary, so that they run seamlessly from one development into the other. Ultimately the vehicular access to the BCH scheme will be from the C.G. Fry parcel, with the temporary works access from Bretteville Close becoming a footpath link when construction is complete. Highways access to the frontages of the dwellings overlooking the landscaped area from the south has been replaced by a footpath allowing the open space to be enlarged, and reducing the urban impact on this area. The orientation of the dwellings along Westcott Lane have been reversed, so as to protect the character of this route, and also to create a stronger mews character to this courtyard.

Linkages

- *The car park needs more direct access to town*
- *A pavement is needed along Westcott Lane*
- *There should be a through link to Bretteville Close*

Further linkages and footpaths have been incorporated into the design to address these concerns

Infrastructure

- *Car park too small (where a figure was mentioned, it was around 50 to 70 spaces required)*
- *Coaches should not be accommodated in the car park; should be on Lower Street*
- *There should be a crossing at Lower Street for schoolchildren*
- *Parking should be maintained outside the site along Lower Street*

The engineers have proposed a number of alterations to Lower Street to incorporate a new pavement, on street parking bays, coach parking and drop off, and informal crossing points. The narrowing of the road here will perform natural traffic calming, alleviating other concerns about perceived vehicle speed. The relocation of coach parking has allowed the capacity of the car park to be increased.

Amenity

- *The car park needs a toilet facility*

A public toilet facility has been incorporated into the car park area.



Fig., 04, 05, 06
Views of Existing Site

Fig. 07
Site Location Plan
Scale 1:2500



3.1 Site Location

The CHG2 allocation site is an area of open pasture land to the north east of Chagford town centre of approx 3.7Ha. The Masterplan area comprises this site and additional surrounding areas where local amenities can be enhanced as part of any development, including Lower Street and the adjacent agricultural land to the East. The allocation site is bounded by Lower Street to the north, existing residential development to the west, Biera Wood to the south, and opens out to the surrounding countryside to the East.

The area also includes the sites of the existing fire station and petrol filling station adjacent to Lower Street. The site comprises two parcels of land with purchase options for the two respective developers: an approx. 0.5Ha parcel to the north of the site under the control of BCH, with the remaining 3.2Ha under the control of C G Fry.



4.1 Description

The site is predominantly of open pasture land known as Bellacouch Meadow, on the outskirts of the town, which opens out to the wider Devon countryside to the east.

The north boundary is defined by a stone wall along Lower Street, which reflects the typical Dartmoor character of the town. The retention of this wall, and its incorporation into proposals would help to integrate a new development into the existing fabric of the town. Elsewhere the site is bounded by Devon hedge banks and established vegetation, including a number of mature trees. There are distant views both to and from the east, especially to the higher surrounding ground. The site is also prominent on the approach to the town along Lower Street.

4.2 Landscape

The key to successful developments in rural areas is the appropriate integration of existing landscape assets. As described, the site features a large amount of planting along its boundaries, the principle of which should be maintained in order to minimise the impact of any development. Similarly existing feature trees should be retained and incorporated into the design, where judged to be of value.

An existing stream runs through the middle of the site from west to east. As an existing watercourse, this would need to be retained, and could therefore be incorporated into areas of landscaped, green public open space.

Although the site is essentially quite flat, there are notable areas of undulating local topography. These are visible remains of medieval and later tin streamworks, together with associated water courses, now dry, and are rare evidence for the importance of Chagford as a former Stannary town (where tin was assayed and sold). These are therefore an important reference to the archaeological heritage of the site. These features have been surveyed and recorded, and where possible it would be important to incorporate them into the design, but some areas will need to be re-modeled to accommodate development.

4.3 Ecology

Given the rural context of the site, opportunities to promote diverse local ecology within the scheme should be explored. Survey findings do not suggest any significant constraints exist, and additional opportunities have been identified to enhance ecology & biodiversity, and some mitigation measures will need to be introduced at the detail design stage.

4.4 Environmental Constraints

No significant flood risk has been identified, as the site is not within a flood plain. geo-technical contamination investigations suggest that the site is fit for its residential and open space end use, and no other environmental constraints have been identified.

Fig. 08

Walled boundary along Lower Street

Fig. 09

Existing Stream and Tin Workings

Fig. 10

Existing Natural Landscape Assets



Fig. 11
Distant views of the Site and the Town

Fig 12
Typical Chagford Streetscene

4.5 Rural Context

The town is nestled in area of comparatively low ground, and is therefore an area of conspicuous settlement in the tapestry of agricultural fields, woods and hedgerows of the Devon countryside. As the site is located on the edge of the town and its development represents a substantial growth of the urban environment, its impact on the views into the town need to be carefully considered. The transition from urban to rural must be explored to help to minimise this impact, with particular attention required along the east of the site, which represents the new edge to the development boundary.

Chagford's rich and intricate landscape, including prominent hedgebanks and stone walls offers a number of reference features, whose inclusion would add character and integrity to ensure the appropriateness of a development in the heart of the Dartmoor National Park.

4.6 Urban Context

Chagford has a very strong character, and clear architectural vernacular which help to define its identity as a historic Dartmoor town. These characteristics must be reflected in any proposals to ensure a successful response to the site and its context.

The boundary along Lower Street represents an important opportunity to integrate the development with the existing town, as this is the primary route into the town from the east. The dense, linear built environment with narrow, enclosed streets that defines the character of Chagford appears immediately to the west of this site, but existing development along this route up to this point is loose, with little relationship with the public realm. Therefore this area of the site represents an opportunity for development that introduces the strong character of the town and, as the public edge of the site, reflects the character of the new neighbourhood itself.

4.7 Heritage

Much of the town has been designated a Conservation Area, thus protecting its character and identity. This area extends to the junction of Lower Street and Bretteville Close, adjacent to the Masterplan site, to include the Monte Rosa building on this corner. This has been identified as a '*Historic Building and High Quality*' within the Conservation Area Appraisal, and as such the relationship of any new development on this corner must respect this. A number of key views from within the Conservation Area have been identified in the Appraisal document, including the view east from the churchyard, which includes the Masterplan site. Therefore the quality of the proposals will be important so as not to have a detrimental effect on this vista.

4.8 Services

Existing utilities will be utilised or upgraded where appropriate to allow development

5.0 The Vision

5.1 The Masterplan reflects the local character by not recreating an alien 'pocket' development similar to the other post war developments in Chagford. Based upon careful site analysis, local planning policy context, the 'Chagford Design Statement', the NPA Design Guide SPD, local knowledge & sustainable design principles the Masterplan proposes an inter connecting network of streets (vehicular & pedestrian/cycle) and walkable scaled blocks & public open spaces.

5.2 The main elements of the development are located within 10 minutes walk of the centre of the town with its shops, businesses & facilities, and so contribute to the strengthening of the entire movement network within (and without) Chagford, and encourage less car use, healthier lifestyles and support local shops & businesses in the centre.

5.3 Considerable care has been taken to integrate the two land holdings with one another. Achieving a seamless connection between Blue Cedar homes & C G Fry's homes has been carried out with input from all stakeholders.

5.4 It is important to note that the development will have no adverse impact on the unique character of the Chagford Conservation Area, particularly in respect of the setting of the church, where it forms a small extension of the urban foreground in the views east from the churchyard.



Fig. 13
CHG2 Masterplan

6.0 Design Principles



Figs. 14, 15, 16
Extracts from the Artists Aerial View
illustrating different character areas

Fig 17
Design Principles Diagram

6.1 The fundamental guiding principle for the Masterplan is to respect the character of Chagford within the proposals, but also to be forward thinking in respect of the town's current identity.

6.2 In order to successfully integrate the scheme into the existing urban fabric the primary route through the site reflects the historic core of the town. The buildings are arranged to present long facades to the back edge of the pavement, creating a very strong edge definition to the public realm, as seen throughout the town. This character also defines the edge of the open areas of landscaping through the heart of the site. This spine-like route through the scheme provides access to pockets of looser development. These areas are characterised by a less rigid grain, typically utilised to reflect the transition from urban to rural that the site represents. These areas also represent an opportunity to create areas with a different character, stepping away from the pastiche and defining the modern identity of Chagford, by incorporating a more contemporary rural aesthetic. As the site is arranged as a series of courtyards off the main spine, the treatment of the rears of the properties become an important consideration in the character of these spaces.

6.3 A clear principle of front to front/back to back arrangements have been employed in the design to maintain strong public/private relationships

6.4 Visual impact of the scheme has been mitigated by careful design of built form, in particular - building typologies, street composition, building frontages, building heights & massing, street design between the edge & the countryside.

6.5 The proposed public car park has been designed within the back of a block but over looked by dwellings to ensure a safe environment



6.6 The creation of quality, landscaped public open space is a key element to the success of a scheme of this nature. Care has been taken to integrate the existing watercourse and much of the former tin workings into the heart of the scheme, realising an opportunity to further evolve Chagford's character & identity in this area, by referencing the town's industrial heritage. This feature changes in character as it transitions from town to rural edge it becomes more natural in form, and is incorporated into the wider landscape strategy. The intention is to provide a series of green pockets, to act as resting places and to provide natural focal points. A variety of play spaces have been incorporated into the linear green space.

6.7 Part of the proposal is the provision of a number of Business Units. The overall area of employment space will be explored further as part of the viability investigations as part of the detailed design process prior to the detail planning application. At this stage a number of considerations have been taken into account:

- It is anticipated that the nature of the business use will be compatible with the residential setting.
- They have been located to offer the best connection with the town and in close proximity to the public car park.
- Designated parking will be provided within the car park
- Scale and appearance will be in keeping with the rest of the development proposals

6.8 The existing fire station occupies a prominent area of the site, and many discussions have taken place during the Masterplanning process regarding a possible relocation of this facility. Although this is not currently proposed, the Masterplan layout allows for a future relocation that would allow development on this area of the site that would benefit the approach to the town, and the access to the site, without compromising the deliverability of the layout as it stands.

New Housing Developments should *"reinforce a sense of place in Dartmoor's towns and villages by respecting the existing built heritage"*.

DNPA Design Guide SPD
November 2011

7.1 The developing general design character of the scheme follows the requirements of the Chagford Design Statement i.e. 'Predominately narrow streets & thatched or traditionally slate roofed houses'. The new buildings that reflect this character will have a timeless quality such as well-proportioned elevations & massing, and good sized windows. An appropriate palette of natural materials is proposed and appropriately landscaped frontages & public realms in relation to their context are intended to build upon Chagford's hierarchy of public spaces and pedestrian orientated streets. Detailed design will consider the fine grain that forms the character of the place

7.2 The building edges & frontages have been varied as opposed to being uniform and rooflines and pitches are varied to ensure visual interest in the streetscape. The individual blocks respond to the varying landscape conditions, opening up onto panoramic views at the edge of the site, or changing in character where the ground begins to rise. The proposals are for predominately 2 storeys, with 3 storeys on the NW corner to ensure an appropriate relationship with the Monte Rosa. The majority of new buildings are positioned fronting the public & semi public spaces to promote safety & ownership and windows in gable ends will ensure good surveillance.

7.4 Improving existing areas of public realm to Bretteville Close and Lower Street including provision of a gateway in to Chagford through landscape & highway improvements, including parking, is proposed.

7.5 A variety of parking options including hard standings, garages, linways & on street parking is proposed



7.6 The Masterplan provides for a variety of homes & tenures with a particular focus on accommodation for the elderly, young people & families. The homes for the elderly are located at the north west portion of the site. Building frontages will be lowered for ease of access. A variety of house types have been proposed including flats, family large/small homes including affordable homes, which will be tenure blind and clustered through the scheme.

7.7 Well considered blocks & building typologies are proposed which are flexible to accommodate future changes of use. Buildings for storage are included, many variations in garden size are proposed to provide for residents varying needs. Buildings within the blocks can provide spaces for artisan studios, offices, and granny flats. These will open out into parking court spaces.

7.8 The new development is an asset to & improves the long distance views looking towards the town and the new development also frames views out of the site, to the open countryside to the east.

Fig 18
Artist's View of Primary Street

8.0 Landscape Strategy

8.1 The open space has been designed to address the transitional character from enclosed, urban space to open countryside. The space will include informal children's play with a view to promoting more natural structures and activities to reflect the interests and character of the local area and in response to the comments made during the EbD process.

8.2 Within the development the landscape will take a dense and linear character to reflect the edges created by built form whilst introducing green infrastructure to define the public spaces and provide an appropriate context to the activities proposed. Towards the edge of the development the formality and regularity of the landscape treatment will become less distinct so a more organic and naturalised character is achieved.

8.3 Trim trail equipment can be combined with natural materials to provide a stimulating environment, without creating a sense of suburbia whilst making a positive contribution to stimulating and attractive children's play. The use of plant material for creating enclosure would also be appropriate and reflect the nature of the leat in the more open areas at the edge of the site.

8.4 In addition to play, the open space accommodates orchard planting which would include the planting of locally native species for the benefit of the community in terms of food production. Unpicked fruit will be beneficial to the local wildlife.

8.5 Hedging and mature trees within the open space will filter views of and towards properties within the development, whilst providing the contrast between the urban and rural landscape.



8.6 The management of the areas of public open space will be subject to a S106 agreement and an ongoing management plan. The ongoing maintenance of a development of this nature would normally be achieved through a 15-year management plan, whereby the developer assumes responsibility for the first year, and that responsibility is then passed on to a nominated body with a commuted sum. In this case the options for the nominated recipient are:

- Management company
- Chagford Parish Council
- District Council
- Council nominated body

Both the Chagford Parish council and the Chagford Community Trust have expressed an interest in principle and discussions are currently ongoing. The exact nature and extent of the areas of public open space will be clarified in the detail planning applications.

Fig. 19

Artists View of Landscape Area

9.0 Appearance

9.1 A sympathy to the architectural vernacular of Chagford has informed the Masterplan. More contemporary architecture will be blended into the scheme to inform certain elements of the design depending upon the exact location within the Masterplan.

9.2 The character and appearance of the detailed proposals will be informed by a thorough contextual analysis, and with reference to the DNPA Design Guide SPD and the Chagford Design Statement.



Figs 20-28
Chagford Character References

10.0 Access, Highways and Connectivity

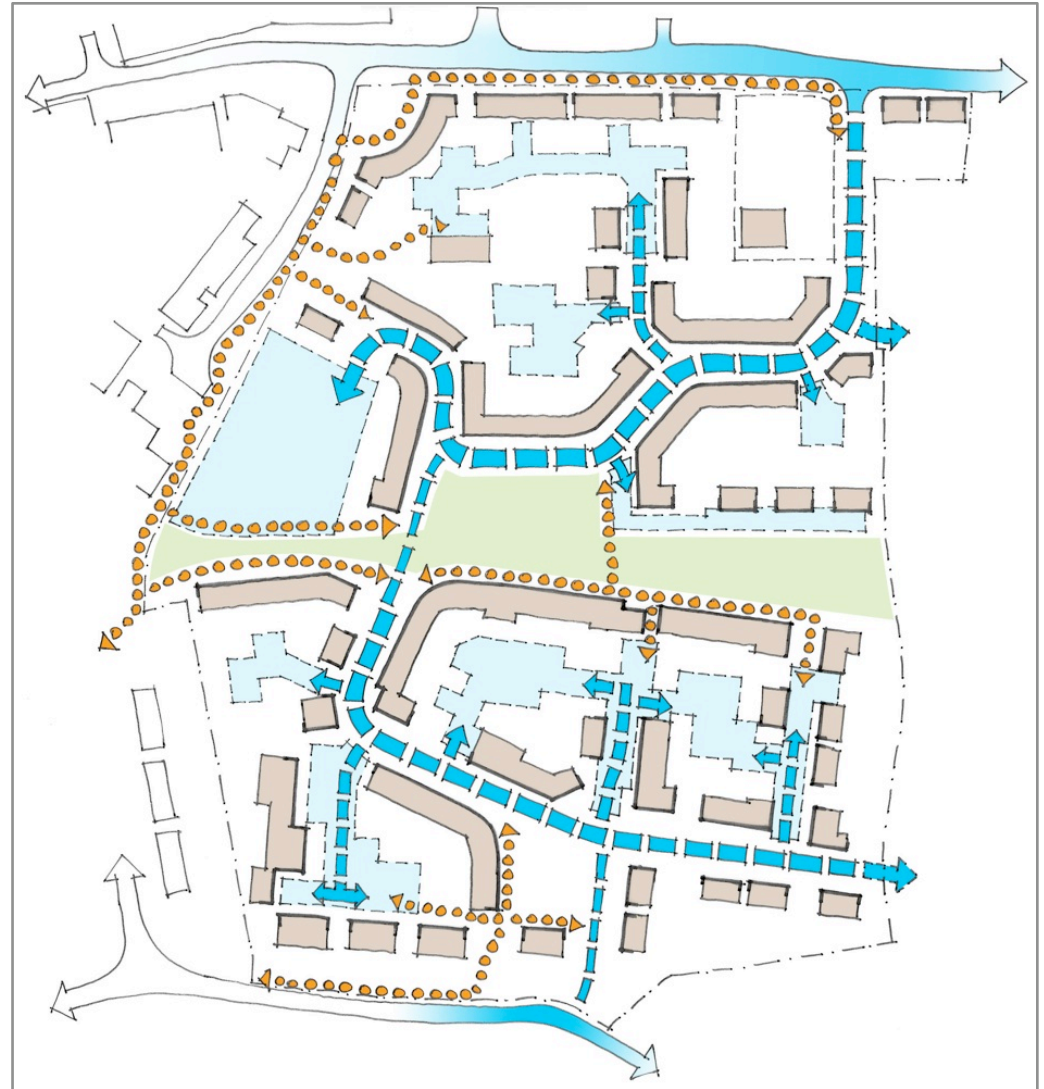
The highway officers at Devon County Council have raised no in principle objections to the proposals at this stage and they will continue to be consulted throughout the application process. Access through the existing garage site has been secured.

10.1 Primary access to the site is proposed via a priority junction with Lower Street and a secondary access at Westcott Lane. The geometry of the route will be such that through traffic will be discouraged but the opportunity would still exist for traffic to access Westcott Lane in accordance with the outcomes of the 'Village Design Statement' and 'Enquiry by Design'. The Lower Street junction will provide a maximum 5.5 metre wide access road with two metre wide footways on the western side leading in to the site. This will be the main point of access for residents and vehicles accessing the proposed car park, and will be designed to 'fit in' with the existing infrastructure in Chagford and the roads within the scheme will reflect this with variable widths in places.

10.2 It is proposed to provide environmental enhancements to Lower Street in order to knit the scheme in to the local street scene. This will include informal pedestrian crossing points between the site and the school, sheltered parking bays, improvements to bus stops and generally enhancing the pedestrian environment in the vicinity of the site for existing and future users.

10.3 There is a strong emphasis in the proposed Masterplan on streets within the scheme, rather than relief roads; all roads and public spaces are to be fronted by dwellings. In order to promote permeability within the site, and the integration of the proposals with the town connectivity has been an important consideration. The layout ensures good pedestrian & cycle routes through the scheme, and pedestrian connections to existing linkages will be available to Lower Street, Bretteville Close, Westcott Lane and the existing footpath between Bretteville Close and Orchard Meadow.

10.4 A 70 space public car park with good linkages to Chagford is proposed. This will also include parking provision for the business units.



10.5 Proposals will include a temporary works access to The Blue Cedar Development from Bretteville Close. This will then be incorporated into the landscape and form a pedestrian linkage.

10.6 Reference should be made the Design Guide SPD (p.90-92) in the preparation of detailed design of the roads, parking, footways and other public spaces to ensure appropriate use of materials and lighting.

Fig. 29
Connectivity Diagram

11.1 The following Non-Technical Summary is an extract from the SLR report dated February 2014. Please see this standalone document for further information on the ecology proposals.

11.2 This preliminary Ecological Impact Assessment (EclA) has been prepared in response to a request from Dartmoor National Park Authority (DNPA) to the joint developers of the site for additional information on the balance of ecological impacts / anticipated mitigation gains resulting from the proposed scheme. It contains a summary of losses and gains which are presented in the form of a residual impacts summary / 'ecological 'balance sheet' at the rear of the report (Table 8 2).

11.3 Land east of Bretteville Close has been allocated by the DNPA and has been through public consultation via Inquiry by Design. It was formally screened by the planning authority in 2014 in respect of the Habitats Regulations; the 'Habitat Regulations Assessment (Appropriate Assessment) Dartmoor National Park Authority Screening Report Version 8 dated Jan 2014' states that development here would not have a significant effect upon any of the Dartmoor, South Dartmoor or the South Hams Special Areas of Conservation (SACs).



Fig. 30
Ecology Proposals

11.4 The site is presently at the master-planning (MP) stage; once this is complete the design will be finalised and detailed planning applications submitted. This is expected in summer 2014.

11.5 This impact assessment broadly follows guidelines set out by the Chartered Institute of Ecology and Environmental Management (IEEM, 2006). The author consulted with the DNPA ecologist prior to refining the mitigation and enhancement strategy which underpins this report.

11.6 The ecological baseline as set out in this report is a summary of the data contained in the 2013 'Preliminary ecological Appraisal' by Sunflower International and associated documents (Beale, 2013). The PEA describes the results of habitat, reptile, bird, badger, bat and dormouse surveys. This EclA report by SLR expands upon the impacts and mitigation opportunities outlined in the PEA and sets them out in a more structured way; consistent with the thrust of CIEEM guidance. A summary of the Sunflower survey results follows:

11.7 The site comprises a parcel of farmland south of Lower Street and east of Bretteville Close, in Chagford, Devon. Biera Wood lies immediately to the south and existing residential developments lie to the north and west. The main part of the site consists of an approximately 3.3ha parcel of pasture of low botanical value, close-grazed for the most part and intersected by a clean, west-east flowing, narrow watercourse with a gravel base, which is flanked in places by a narrow belt of rather impoverished rush pasture. A field to the north is approximately 0.5ha in extent and is cut periodically for hay. A narrow 'leat', elevated above adjacent land to the north, runs along the extreme south-eastern boundary. The few hedges are restricted mostly to site margins and are often species-poor and gappy; a number sit on earth and stone embankments. The site has an open, rather exposed aspect.

11.8 Protected species surveys found only a single young slow worm and there was no evidence of either dormouse or badgers. The breeding bird assemblage was stated to be of limited interest. At least 12 bat species were found during the 2013 surveys; the overwhelming majority of records being from the widespread and relatively abundant species common pipistrelle. Several nationally scarce bats, in particular greater and lesser horseshoe, Serotine, Nathusius pipistrelle and Leisler's, were also recorded, but at low levels. Four tree bat roosts (for individual bats) were confirmed during the 2013 surveys; three of these lie within the 'red line' boundary.

11.9 The main mitigation / enhancement elements are presented visually in an annotated Master Plan (Drawing ref: 912-SK412) by Grainge Architects; this is included as Appendix I of this report.

11.10 A summary of the key mitigation / enhancement elements are set out below:

- A total of 3.4ha of species-poor grassland habitat within the site would be lost, together with 336m (0.07ha of mainly species-poor hedgerow assuming an average 2m width).
- Apart from bats, no protected species would be significantly affected, other than a very small population of slow worm and some common and widespread birds. Bird nesting habitat would be removed outside the breeding season in line with good practice. The reptile population is so low it is not formally included in the EclA and would be dealt with through 'displacement' / ecological watching brief. Reptile hibernacula / refuges would be installed in retained habitat as enhancement.
- The central plank of mitigation would be to create / maintain strategic dark corridors for wildlife feeding and

movement so as to maintain ecological 'permeability'; in particular for bats. Five such features are incorporated in the master plan; three east-west and two north-south features.

- A lighting plan will be provided at the detailed planning stage to demonstrate that habitat corridors would be maintained as far as possible as dark routes for wildlife to move and forage along.
- The most important wildlife corridor is in the central feature; this follows the main watercourse and would be enhanced by creation of MG5 wildlife meadows, including one under a proposed community orchard (which will itself be of significant biodiversity value) and another around the two new ponds which will serve attenuation and biodiversity functions. A community footpath will follow the stream as it meanders through a mosaic of wet and dry habitats, as far as at the eastern end. These will be designed with SUDs and biodiversity in mind; the result being a valuable and swiftly developing wildlife resource. The central corridor would be managed under a biodiversity/recreation/hydrology management plan which, it is anticipated, would be conditioned following a detailed planning submission.
- Bat roost trees would be retained and dark areas around them would be maintained. Bird boxes would be provided in buildings and bird and bat boxes would be fitted to retained trees.
- New building bat roosts would be provided in eight garage roofs in strategic locations. One would be sufficient large for, and would have entrances designed for, horseshoe and long-eared bats. All these roosts will be situated within or adjacent to dark wildlife corridors to facilitate movement in and out by light-averse bat species.
- Community areas will be planted with wildlife-friendly shrubs and bedding plants wherever possible to further enhance the overall habitat, for example for foraging bats.

11.11 Taking into account the balance of mitigation and enhancement; in particular along the managed central wildlife corridor, this EclA concurs with the thrust of the conclusions in the Sunflower PEA, that overall impacts are likely to be sufficient to offset losses. It is concluded here that that residual effect will be Neutral to Slightly Positive.

12.0 Site Levels

12.1 As described previously the site features areas of undulating relief that are an archeological record of the former tin workings in the area. These areas have been surveyed and recorded, but some areas will need to be remodeled in order to accommodate development. The following two diagrams describe the strategic approach to resolving the site levels.

The archeological mitigation for the loss of these areas will be the requirement for their excavation and recording prior to commencement on site.



Fig.31
Existing Site Levels Plan
Extract from 912/SK410
Proposed General Site levels
NOT TO SCALE



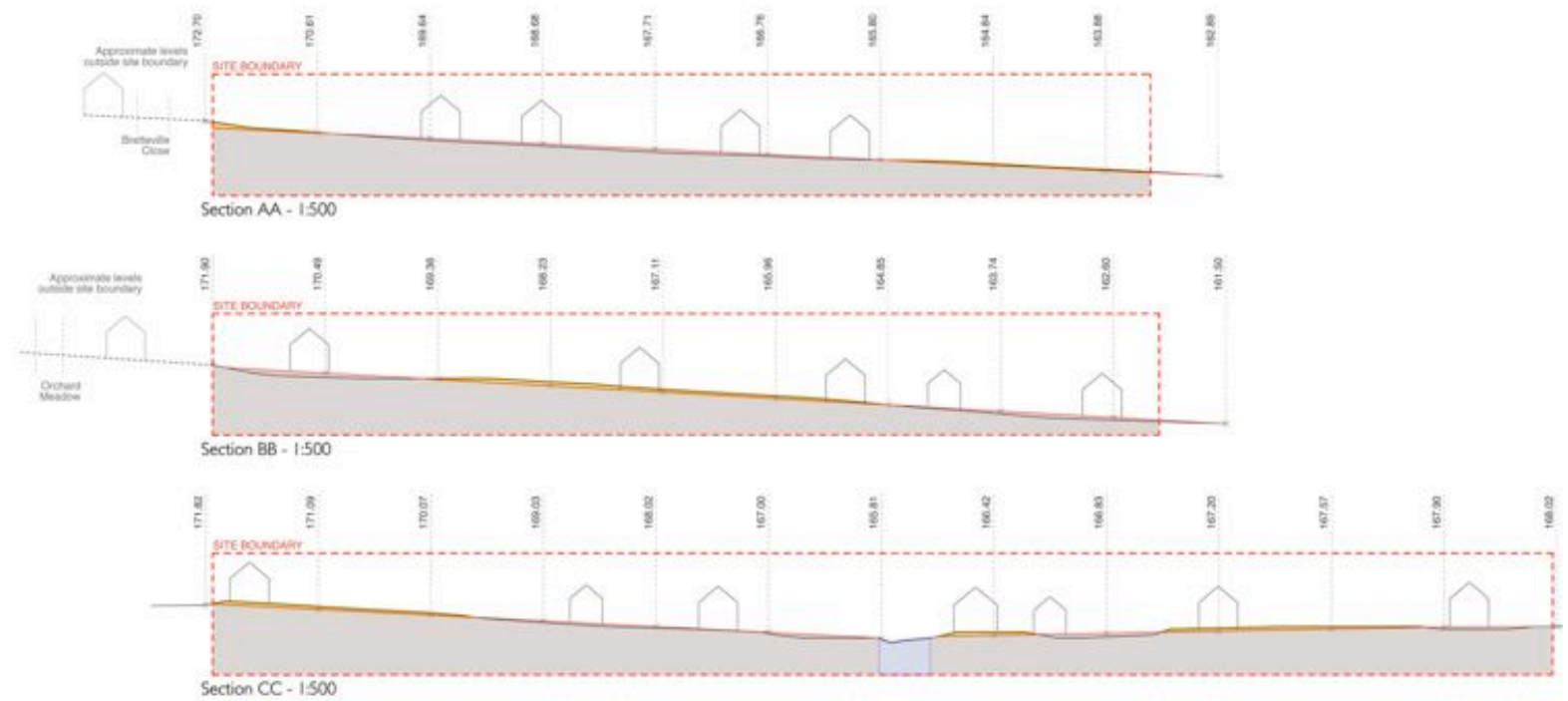


Fig. 32
Proposed Site Sections
 Extract from 912/SK410
 Proposed General Site Levels
 NOT TO SCALE

I 3.0 Sustainability

I 3.1 The vision & the subsequent Masterplan structures Chagford into a holistically considered single 'place' so that there is a seamlessness between the existing part of Chagford & the proposed new development. The Masterplan proposes a rich sustainable balanced community.

I 3.2 The development will seek to attain the highest standards of energy efficiency and air tightness and any applications will be accompanied by an Energy Strategy explaining the detailed proposals, how they seek to comply with Core Strategy policy COR8 and, where not, why not.

I 3.3 Primarily a preference for a 'fabric first' approach to sustainability will be employed, ensuring high quality, resilient buildings.

I 3.4 Sustainable drainage is proposed.

I 3.5 Robust flexible building types that can be adapted are proposed.

14.0 Drainage

The proposed development site is to the north-east of the village and divided by an existing watercourse. The watercourse is a tributary of the River Teign.

In respect of the Environment Agency flood map, the site is in Flood Zone 1 where the risk of flooding is less than a 1 in 1000 year flood event.

A Flood Risk Assessment (FRA) is to be prepared for the site in accordance with paragraphs 93-108 of the National Planning Policy Framework (NPPF) and the accompanying Technical Guidance.

In respect of storm drainage, the site is divided into two separate drainage catchments either side of the existing watercourse. In accordance with the requirements of the NPPF the storm water runoff will be attenuated into two ponds either side of the existing watercourse. Each pond will be attenuated to the existing greenfield runoff rate for a 1 in 100 year event and designed for a 1 in 100 year flood event plus a 30% increase in rainfall intensity due to the impact of climate change.

In respect of foul drainage, an existing 175mm foul sewer runs parallel to the existing watercourse. South West Water have carried out an evaluation of the capacity of the existing sewer treatment works and have confirmed that there is sufficient capacity for the proposed residential development. The proposed development site is to the north-east of the village and divided by an existing watercourse. The watercourse is a tributary of the River Teign.

In respect of the Environment Agency flood map, the site is in Flood Zone 1 where the risk of flooding is less than a 1 in 1000 year flood event.

A Flood Risk Assessment (FRA) is to be prepared for the site in accordance with paragraphs 93-108 of the National Planning Policy Framework (NPPF) and the accompanying Technical Guidance.

In respect of storm drainage, the site is divided into two separate drainage catchments either side of the existing watercourse. In accordance with the requirements of the NPPF the storm water runoff will be attenuated into two ponds either side of the existing watercourse. Each pond will be attenuated to the existing greenfield runoff rate for a 1 in 100 year event and designed for a 1 in 100 year flood event plus a 30% increase in rainfall intensity due to the impact of climate change.

In respect of foul drainage, an existing 175mm foul sewer runs parallel to the existing watercourse. South West Water have carried out an evaluation of the capacity of the existing sewer treatment works and have confirmed that there is sufficient capacity for the proposed residential development.

15.0 Delivery

15.1 As described at the beginning of this document, the Masterplan is intended to be a framework for the delivery of the detailed development proposals. In order to ensure that this broad framework translates into an appropriate and high quality design that meets the expectations and aspirations of the community and various stakeholders, a great deal of further work will need to be undertaken in the detailed design development.

- The detailed character and appearance of the development will be informed by a thorough contextual analysis, and with reference to the DNPA Design Guide SPD and the Chagford Design Statement, to ensure that it fulfils the expectations for quality design within the Dartmoor National Park.
- Detailed Highways and Drainage designs will need to be prepared in support of a detailed planning application, building on the clear principles outlined in the Masterplan, and this narrative document.
- The type and tenure of housing within the development will be informed by the Housing Needs Assessment, and will be considered in detail as part of the detailed Planning Applications. The DNPA policy requirement for affordable housing is currently 50%, and any proposals that do not deliver this proportion would need to be supported by a detailed viability study.
- It is proposed that there will be further public engagement with the community and stakeholders on the developing proposals to ensure that the design can be informed by constructive feedback.

15.2 If a well-considered and well-informed design development process is undertaken, then the resulting proposals for CHG2 site will be for a high quality, appropriate and sustainable development that will ensure a vibrant future for Chagford.

The headline split can be summarised as 51 responses making “comment” (59% of the total number of responses), 21 “objecting” (24%) and 15 “supporting” (17%)

Comments that featured the most are as follows (with the number of times a comment was mentioned in brackets):

- Sensitive/attractive design/layout (21 mentions; 22% of the total number of responses)
- Car park too small (where a figure was mentioned, it was around 50 to 70 spaces required) (20; 23%)
- Car park should be more prominent or at the site entrance or off Westcott Lane (15; 17%)
- Overdevelopment/too many houses (13; 15%)
- Open space too small/should have a play area/should have a larger kickabout area (7; 8%)
- Coaches should not be accommodated in the car park; should be on Lower Street (7; 8%)
- Increased use of narrow lanes/traffic problems (7%; 8%)
- Link road to Westcott Lane should be more of a link road/missed opportunity (6; 7%)
- The new car park should be free with charging introduced in the Square (4; 5%)
- There should be some bungalows or a care home (4; 5%)
- There should be a crossing at Lower Street for schoolchildren (4; 5%)
- Not enough affordable housing – should be at least 50% if not more (4; 5%)

3 mentions each (3%) for the following:

- Should be more business units/workspace especially inexpensive as people now go to Moretonhampstead
- There should be a through link to Bretteville Close
- Insufficient parking for the new dwellings
- Infrastructure, especially drainage, needs to be considered
- The car park needs a toilet facility
- Loss of the petrol station/garage
- On street parking in the development will cause problems

1 or 2 mentions each for the following:

- Affordable housing should include low cost/discount market housing and not all be for rent
- New building should be done in partnership with improvements to the existing conservation area
- Scheme does nothing for the heart of Chagford or tourism
- The car park should be pay-and-display
- Coaches should be accommodated within the car park
- The Blue Cedar parcel should be linked to or through the CGF/Amery parcel
- Think about dog fouling
- There should only be the one BCH exit onto Bretteville
- Another local primary food store will be needed
- The BCH product is too expensive and will not be affordable to locals
- A pavement is needed along Westcott Lane
- The affordable housing should be pepper-potted
- There is no need for any commercial units
- No 2.5 or 3 storey buildings off Bretteville please
- The car park needs more direct access to town
- Traffic calming is needed on Lower Street as well as better pavements and a 20mph zone
- Allotments are needed
- There should be a new site for Chagford Gospel Church
- No large 4 or 5 bed houses at inflated prices as these would be occupied by commuters contributing almost nothing to Chagford
- Housing should not be for sale on the open market and available to all comers, speculators and investors
- There is no overall strategy for Chagford dealing with traffic, heritage and so forth
- The layout is not in keeping with the town's traditions and is driven by the need to accommodate a grossly excessive number of houses
- There should be a one-way system for traffic in the town
- This approach to development has been inspiring and reflects the Enquiry by Design
- A good entrance to the village has yet to be achieved
- The south east boundary is rather contrived and suburban
- Houses should not front on to Westcott Lane to avoid spoiling its rural character
- There should not be a link to Westcott Lane to prevent rat-running towards Moretonhampstead
- Dwellings should be set back further from Orchard Meadow on privacy grounds
- Pressure on local services especially grocery shops and health care meaning more outward car journeys
- Parking should be maintained outside the site along Lower Street