

ALLOCATED SITE BRIEF

7.8(2) Crannafords, 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

Local Plan Policy:

Proposal 7.8 (2) Land at Crannafords, Chagford

An area of land at the Crannafords employment area, Chagford, is allocated for business and employment uses (mixed B class uses). Development of this site must:

- a) deliver appropriate highway access improvements;
- b) enhance the quality of the built environment and public realm of the Crannafords employment area; and
- c) enable the delivery of improved cycle and pedestrian access to Chagford.

Site area: 0.89 ha

Site description: A level, brownfield site located on the main road into Chagford currently providing livestock market and occasional goods yard and access to the recycling centre located south of the industrial estate.

Key constraints: Lack of pedestrian access to town centre.

Delivery: Employment space and ancillary access and parking.

On-site infrastructure Improved Junction with the B3206.
Pedestrian/Cycle access improvements between the site and town.

requirements:	Public and private parking for intended uses as per non-residential maximum parking standards.
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>A number of workplace Electric Vehicle Charging Points as per Policy 4.5(2)</p> <p>Non-residential Business and Tourism Development Strategic Policy 5.1 (2)</p> <p>Parking standards for new development (Policy 4.4(2))</p>

Site Opportunities and Constraints

- There is no pedestrian access from the site to town centre along the B3206.
- No heritage, landscape or environmental designations or constraints.
- Flood Zone 1.
- Requires breakup of hardstanding and assessment for contamination.
- Though out of town, site provides a 'gateway' opportunity with well-designed and high quality rural non-residential development and appropriate landscaping.
- There is a need to maintain public access to local recycling facilities.
- Opportunity to support new and growing local enterprise.

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 technical assessment to include percolation tests, taking into consideration *Sustainable Drainage Systems: Guidance for Devon* and 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 including seasonal 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.
- Workplace travel planning and travel impact assessments for full development plans.

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.
- 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.
- 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 and specific attention must be paid to lighting impacts on protected bat species.
- In line with Local Plan Policy 1.7(2) Sustainable construction, the engineering specification should achieve a minimum 10% improvement on Building Regulations (Part L2 non-residential buildings).

Site Specific Requirements

- If individual business units will be designed/delivered to tenants' specification, there must first be an outline application to agree a comprehensive layout, design code and servicing plan for the full site.
- Preserve access to recycling centre.
- Landscaping and building layouts along the B3206 to minimise negative impact and ensure any views from carriageway are of high quality development and public realm.

Viability and Delivery

Delivery of employment space generally produces marginal returns and Economic Development Officers and other agencies should be engaged for advice and assistance on delivery.

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