

ALLOCATED SITE BRIEF

7.19(2) Binkham Hill, 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(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 7.19 (2) Land at Binkham Hill, Yelverton

1. An area of land at Binkham Hill is allocated for residential development of around 41 homes, of which not less than 45% must be affordable housing to meet identified local needs.
2. Development of this site should:
 - a. include landscaping to the south and east of the site;
 - b. provide a link to the Drake's Trail; and
 - c. include delivery of appropriate highway improvements to access Plymouth Road.

Site area:	1.48 ha
Site description:	Gently sloping agricultural field north east of Yelverton, adjacent to the settlement boundary and bounded by the disused railway to the east.
Key constraints:	Visible via distant views from the north. Several mature trees along Dousland Road which contribute to the streetscape.

	Need to preserve amenity of neighbouring properties to the south.
Delivery:	Around 41 homes; 45% affordable.
On-site infrastructure requirements:	<p>Deliver a junction with Dousland Road as principal vehicle access to the site.</p> <p>On site drainage scheme.</p> <p>Provide improved pedestrian and cycle access and linkages to the wider footway network including access to possible extensions to the Drake's Trail.</p>
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>Provision of electric vehicle charging points (Policy 4.5 (2))</p> <p>All dwellings should meet but not significantly exceed nationally described space standards (Strategic Policy 3.2 (2))</p> <p>All dwellings should meet building regulations requirement M4(2) for accessible and adaptable dwellings (Strategic Policy 3.2 (2))</p> <p>Parking standards for new development (Policy 4.4(2))</p>

Site Opportunities and Constraints

- The western boundary of the site, along Dousland Road, has a number of mature trees which make a strong contribution to the immediate landscape.
- Some opportunity for orientation to maximise solar gain.
- Convenient to town centre shops, services and transport links (550m).
- The current urban edge of Yelverton along the southwest boundary is prominent; opportunity to soften the urban edge through landscaping or design/layout to provide better outlook when viewed from the moors to the north.
- Disused railway line along the site's eastern boundary presents an opportunity for multifunctional green infrastructure.
- Existing footpath along length of Dousland Road is to the south of the road and then running along the north of the road at Binkham Hill drive. A number of alternatives for improvement and reconfiguration.
- Flood Zone 1 and topography helps make on-site surface water drainage easily achievable.

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):

- 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.

- 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

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).
- Pedestrian permeability should be maximised, including links with existing development, and protecting opportunities for any future links to adjoining land. All access points should be taken fully to the edge of ownership boundaries.

Site Specific

- As the site gently slopes down to the north, the opportunity to vary building heights should be considered in order to maximise solar gain opportunities, minimise impact on the skyline/distant views and minimise visual impact on nos. 14-21 Binkham Hill.
- Landscaping to minimise visual impact particularly in the south/south-east of the site; consider lower density to soften the urban edge of Yelverton as currently viewed.
- Landscaping to soften the urban edge and enclose where development adjoins open parts of the field.
- Pedestrian linkage with Binkham Hill should be legible and safe.
- Future pedestrian/vehicle access to the remaining/adjacent field areas should be preserved.

Viability and Delivery

Servicing and infrastructure costs should be straightforward though development costs would not be met solely by affordable housing returns.

Contributions for off-site sport and recreation maybe sought. Some developer contribution for public services including education may be sought from the market units, however these will be standard per-capita rates.

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

Required to deliver a junction with Dousland Road as principal vehicle access to the site, and to provide improved pedestrian and cycle access and linkages to the wider footway network, including access to possible extensions to Drakes Trail.

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