

ALLOCATED SITE BRIEF

7.6 (3) Timbers Road, Buckfastleigh

May 2021



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 and is subject to consultation.

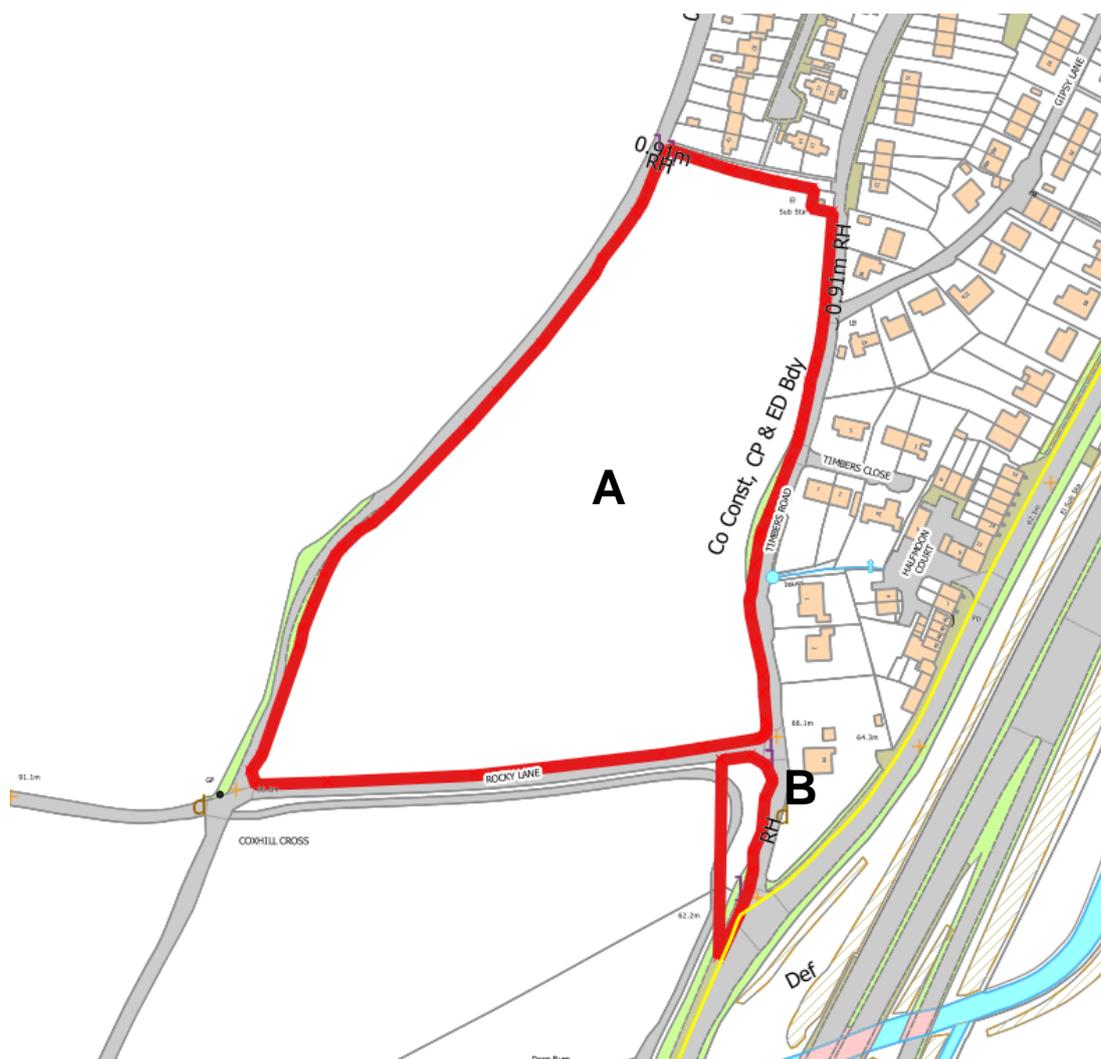
This advice should be read alongside the Local Plan and is aimed at those seeking to deliver development on allocated sites. It summarises information relevant to the sites, setting out key considerations and our expectations of development on the allocated sites. This advice also helps residents and 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 7.6 (3) Land at Timbers Road, Buckfastleigh

1. An area of land at Timbers Road is allocated for development:
 - a. Parcel A is allocated to provide around 70 homes, of which not less than 45% must be affordable housing to meet identified local needs.
 - b. Parcel B is allocated for the delivery of appropriate highway improvement works to access Plymouth Road.

Development should come forward only in response to an identified affordable housing need.

2. Applications should be supported by evidence to inform an appropriate assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

3. Development of this site must:
 - a. include delivery of appropriate highway improvements to achieve vehicle and pedestrian access from Plymouth Road; and
 - b. be supported by a surface water management plan which demonstrates how surface water from the proposed development and adjoining public highways will be disposed of in a manner that does not increase flood risk elsewhere.

Site area:	3.2 ha
Site Description:	An agricultural greenfield to the south west of Buckfastleigh adjacent to and accessed via a farm gate from Rocky Lane. The site slopes gradually towards the low point at its centre. A mature hedgerow bounds the site, including some mature trees.
Key constraints	<p>Ecologically sensitive site in the Sustenance Zone and Landscape Connectivity Zone for South Hams Greater Horseshoe Bat SAC habitat conservation.</p> <p>Current access via Timbers Road is constrained and requires improvement.</p> <p>Topography may have an impact on drainage and servicing and design.</p>
Delivery	Around 70 homes; 45% affordable.
On-site infrastructure requirements	<p>Vehicle and access improvements to achieve access to Plymouth Road via Timbers Road.</p> <p>Habitat impact mitigation.</p> <p>Onsite public open space.</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 site is within the South Hams SAC sustenance zone and Landscape Connectivity Zone.
- Site is bounded by mature hedges and will present a new urban edge to Buckfastleigh.
- No landscape or heritage designations.
- Site slopes down from the northern and southern edges, with a natural drainage channel bisecting the site.
- Around 800m from the town centre.
- A pavement exists adjacent to the north west corner of the site on Fairy Lane; pedestrian access and crossings will need to be made safe.
- Within the River Dart Drinking Water Safeguard Zone.
- Flood Zone 1; however natural drainage running across the site
- Surface water run off events are known to occur along Rocky Lane and opportunities to improve this should be taken

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):

- Evidence to inform an Appropriate Assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation. Evidence to include bat surveys. Must consider cumulative impacts from other developments.
- Ecological Impact Assessment and surveys including seasonal surveys for other suspected and identified species including birds, mammals, and reptiles.
- Drainage report including percolation tests and full drainage details and drainage design taking into consideration *Sustainable Drainage Systems: Guidance for Devon* and advice from Devon County Council, and Surface Water Management Plan.
- Landscape and Environmental Management Plan, including specification of land to be retained by any management company and any planned resident service charges.
- Evidence of community consultation and engagement with local residents prior to finalising development proposals.
- Construction Management Plan/Construction Ecological Management Plan.
- Proposals should identify specific measures to support sustainable travel options for residents.

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 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 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

- Identify an area public open space and equipped play space for community use.
- Maximise links to existing footways on Timbers Road, Fairy Lane and Tweenaways.
- Improvements to Timbers Road or the adjoining land should be made to facilitate vehicle and pedestrian access whilst addressing surface water run off issues on Rocky Lane. Access options should take into account the balanced needs of development viability, safety requirements, permeability, and character/land take.
- Greater Horseshoe Bat mitigation scheme; proposals to be accompanied by bat surveys and identify additional off-site foraging land, as necessary.
- Special attention to on-site attenuation and downstream flood impacts.
- An element of self/custom build would be suited to this site and should be considered.

Viability and Delivery

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

Contributions for off-site sport and recreation may be sought.

Some developer contributions for public services including education, or education transportation, may be sought.

Delivering improvements to Timbers Rd requires works a public adopted highway.

Delivery Status

This site is a new allocation for the 2018 – 2036 Dartmoor Local Plan