

ALLOCATED SITE BRIEF

7.9(2) New Park, Horrabridge

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 7.9 (2) Land at New Park, Horrabridge

1. An area of land at New Park, Horrabridge is allocated for residential development of around 35 homes, of which not less than 45% must be affordable housing to meet identified local needs. . Development should come forward only in response to an identified affordable housing need. Development on this site must make an appropriate on or off-site contribution towards local sports and play provision.
2. Development should be informed by:
 - a. a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall; and
 - b. a mining assessment including in situ ground investigations.

Site area: 1.26 ha.

Site description: An open pastoral field on the east of Horrabridge situated between Walkhampton Road and the River Walkham adjacent to New Park/River Park residential estates. Site gently slopes north to the River Walkham with riparian habitats.

Site Description: Level enclosed field.

Key constraints	Flood zone 2/3 along northern boundary of site. Priority habitat in hedgerows and along Walkham River. 150m south of Horrabridge Conservation Area.
Delivery	Around 35 homes; 45% affordable housing.
On-site infrastructure requirements	Vehicle access via Walkhampton Road. Flood mitigation as required by Flood Risk Assessment. Equipped play area aimed at very young and older independent children, and accessible to wider community (as identified by 2019 Open Space, Sport and Recreation Study). Pedestrian improvements and connections to wider cycle/footpath network.
Other key policy requirements	10% biodiversity net gain (Strategic Policy 2.3 (2)) Minimum 10% improvement over Building Regulations Part L 2013 (Strategic Policy 1.7 (2)) Provision of electric vehicle charging points (Policy 4.5 (2)) All dwellings should meet and not significantly exceed nationally described space standards (Strategic Policy 3.2 (2)) All dwellings should meet building regulations requirement M4(2) for accessible and adaptable dwellings (Strategic Policy 3.2 (2)) Parking standards for new development (Policy 4.4(2))

Site Opportunities and Constraints

- Flood zone and sensitive habitats along the northern border of the site.
- Measures required to protect River Walkham's water quality during construction and occupation. On-site drainage attenuation requires consideration of flood zone.
- The site's boundaries include mature hedgerows and mature trees. These provide enclosure and priority habitat which supports local wildlife.
- The site is 150m south of the Horrabridge Conservation Area, and forms a new edge to the settlement.
- Adjoining land to the north and northwest is in the same ownership and is predominantly in the flood zone. This wider area may present an opportunity for delivery of public open space, community agriculture and/or biodiversity enhancement.
- There is an opportunity to improve access to the riverside and connectivity with the town centre and nearby sports facilities.
- The site is near the Primary School, this should be factored in in assessing travel/transport, and may provide an opportunity for community use of the site with provision of play space.
- Opportunity for orientation to maximise solar gain.

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):

- A site specific Flood Risk Assessment to define the true flood zone extent will be required early in the planning process so that it is clear the extent that new buildings should avoid at the edge of the site.
- 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.
- 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.
- Geological assessment to include mining assessment and in situ ground investigations.

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 reflect those found in the local area 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

- Consider use of mature trees at the field entrance and on the southern border to create a landscaped public greenspace focal point.
- Consider siting of on-site play space to bring together children from new development and neighbouring homes.

Viability and Delivery

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

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 contribution for public services including education, or education transportation, may be sought.

Any increased costs or reduced development capacity due to flood mitigation should be considered and noted in viability discussions prior to submission of any application.

Delivery Status

It is noted that this site has been allocated since 2014 with no progress on delivery, however a scheme has come forward on a nearby site to meet identified local need.