

# ALLOCATED SITE BRIEF

## 7.21(2) Axminster Carpets, Buckfast

### 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.

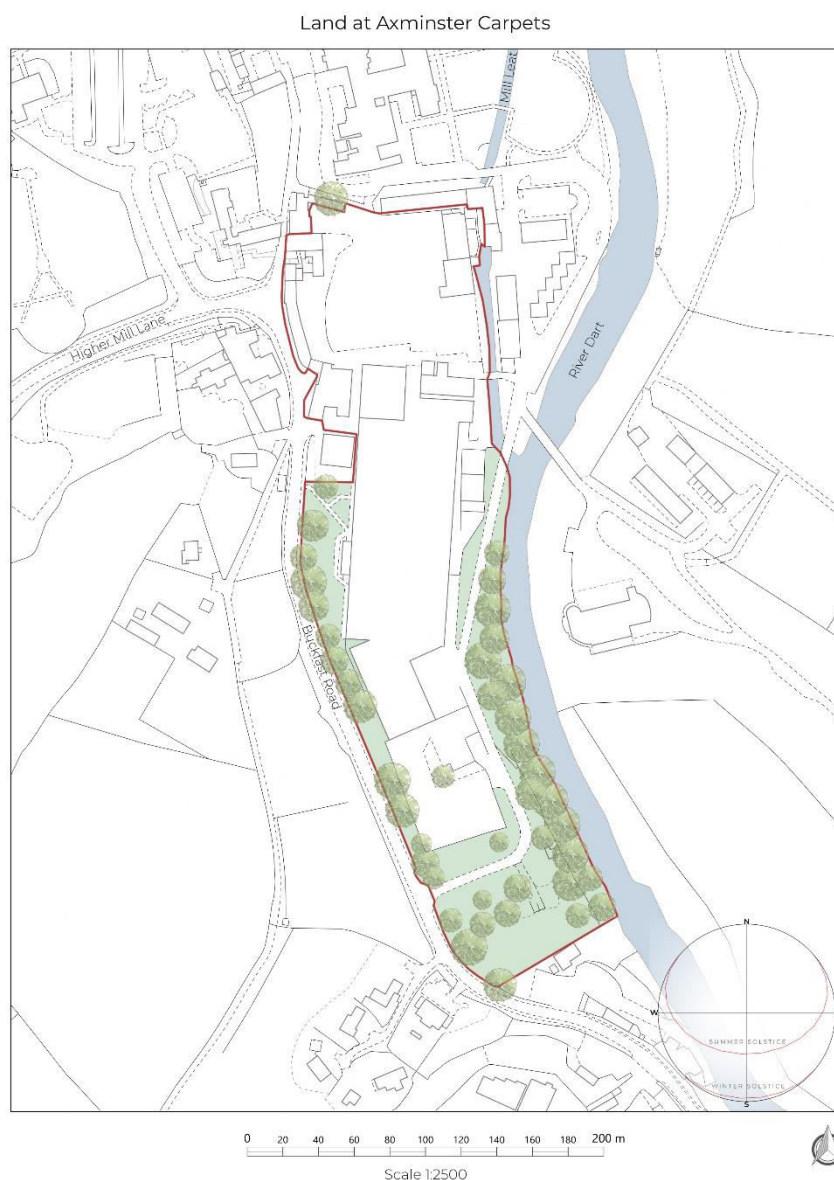
This advice should be read alongside the Local Plan and is aimed at those seeking to deliver development on allocated sites. It summarises information relevant to the sites, setting out key considerations and our expectations of development on the allocated sites. This advice also helps residents and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



Ordnance Survey data © Crown copyright DNPA Licence 2019

## Site Overview & Context

Local Plan Policy:

### **Proposal 7.21 (2) Land at Axminster Carpets, Buckfast**

1. An area of land at the former Axminster Carpets works is identified for mixed use redevelopment to meet identified local needs. Development of this area may include:
  - a. A mix of around 40 homes, including an element of affordable housing and local needs custom and self-build housing
  - b. Commercial uses comprising principally business and industrial uses (B1, B2 and B8), financial and professional services (A2), and assembly and

- leisure uses (D2)
- c. A mix of residential care (C2) and appropriate uses, including an element of affordable housing
2. Development of this site must:
- a. provide a level of employment which offsets the loss of employment space;
  - b. conserve and enhance the setting of heritage assets;
  - c. be informed by 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, taking a sequential approach to land uses;
  - d. identify and deliver opportunities to improve pedestrian and cycle access through the area;
  - e. 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; and
  - f. be informed by an understanding of the hazards relating to the Health and Safety Executive consultation zone and take a sequential approach to land uses.

<b>Site area:</b>	4.29 ha.
<b>Site description:</b>	A large mixed use redevelopment opportunity site in Buckfast primarily comprising vacant industrial premises. The site is bounded by the Buckfast Road to the west, and the river Dart to the east northern boundary of the site adjoins the Buckfast Abbey estate.
<b>Key constraints:</b>	<p>Part of the site is in Flood Zone 2/3 and the full site is within the Critical Drainage Area.</p> <p>Sustenance Zone and Landscape Connectivity Zone for South Hams Greater Horseshoe Bat SAC habitat conservation.</p> <p>Adjacent to the Buckfast Abbey heritage assets including scheduled ancient monument and listed buildings.</p>
<b>Delivery:</b>	<p>Mix of residential, business and service uses.</p> <p>Around 40 homes and a number or residential care units; residential to include element of self-build or community-led housing.</p>
<b>On-site infrastructure requirements:</b>	<p>Pedestrian improvements.</p> <p>Habitat impact mitigation, particularly in relation to Greater Horseshoe Bats.</p> <p>Enough public and private parking for intended uses</p>

---

<b>Other key policy requirements:</b>	<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>Conserving and enhancing heritage assets (Strategic Policy 2.6 (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 southern portion of site is less than 75 metres from the South Hams SAC and within the sustenance zones of both the Buckfastleigh Caves and the Bulkamore Iron Mine.
- Much of the site is in the flood zone. Detailed flood risk and drainage assessments, for the site as a whole and any individual developments, will have to be undertaken.
- There is a need to deliver employment generating uses which are compatible with adjacent/proposed residential uses.
- Adjacent to a number of heritage assets including scheduled monument at Buckfast Abbey and several listed buildings and structures.
- A well-located brownfield redevelopment site with opportunity to improve the local built environment and deliver multiple public benefits.
- Large level site principally in single ownership.
- School, post office and community facilities adjacent to the site.
- Large industrial buildings are incongruous with village and rural built form.
- North/south alignment presents opportunity for layout to maximise solar orientation.
- Good pedestrian links to the Abbey and public transport adjacent to the site.
- Opportunities for riverside open space and biodiversity enhancements.
- The site's boundaries include mature hedgerows and some wooded areas which support local wildlife. Opportunity to introduce new tree and hedge landscaping, which will support biodiversity.
- Site currently unrelated visually or aesthetically to the significant buildings of the Abbey; opportunity to create linkages.

## 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.
- Heritage Impact and Archaeology Assessment.
- Detailed Flood Risk Assessment and flood mitigation schemes along with 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.
- Ecological Impact Assessment and surveys.
- Ground Condition and Contamination survey including plan of remediation where required.
- Evidence of community consultation and engagement with local residents prior to finalising development proposals.
- Construction Management Plan/Construction Ecological Management Plan.

## Design 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

- Provide visual connections to the Abbey and enhance its setting.
- Implement a programme of flood alleviation and drainage works set out in a site-specific Flood Risk Assessment.

- Provide opportunities for public enjoyment of the riverside retaining significant green infrastructure corridor along the river.

## Viability and Delivery

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

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

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

Developer contributions for open space, recreation and public services, including education, may be sought.

It is noted that this site has been allocated since 2014.

### Delivery Status

An application for a mixed use development has been submitted [0300/19](#) and is being considered through Development Management.