

ALLOCATED SITE BRIEF

7.23(2) Land in Mary Tavy

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)).

Land at Mary Tavy



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Scale 1:1000

Site Overview & Context

Local Plan Policy:

Proposal 7.23 (2) Land in Mary Tavy

1. To improve the character and appearance of the centre of Mary Tavy, two sites totalling 0.5ha are allocated for mixed-use development incorporating:
 - a. Around 19 homes, including not less than 45% affordable housing to meet local needs;
 - b. parking provision to serve the village; and
 - c. public amenity space.
2. Traffic calming measures will be sought through planning obligations. Proposals on this site should be supported by a development brief prepared in association with the local community and relevant stakeholders.

Site area: 0.51 ha.

Site description: A mixed use redevelopment site comprising coach storage and garage, with some greenfield amenity land.

Key constraints: Site is in two parts separated by major road.
Demolition and existing use may have impact on viability.

Delivery:	Around 19 homes; 45% affordable.
On-site infrastructure requirements:	Traffic calming and public realm enhancement. Public parking. Public amenity space.
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 but 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

- The site is in the settlement and presents a unique brownfield development opportunity.
- Site is adjacent to the Conservation Area which encompasses the mining heritage of the area; there are no listed buildings in the immediate vicinity; a dwelling sits on the southern boundary which is noted on the Historic Environment Record, along with Wheal Friendship Mine to the north and east.
- The site is 600m from the primary school and less than 150m to the post office and shop, and the recreation ground.
- Flood zone 1.
- Site has frontage along main road (A386) presents opportunity to improve the local streetscape.
- Pedestrian safety improvements required.
- There are some mature trees, hedgerows and grassed area in the west of the site. Some trees in the western boundary are subject to Tree Preservation Orders (TPOs). Habitats and biodiversity should be retained and enhanced.
- Previous surveys have revealed the presence of Japanese Knotweed and the possibility of unrecorded mine shafts.
- Contribution towards traffic calming measures.

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 and design, taking into consideration *Sustainable Drainage Systems: Guidance for Devon* advice from Devon County Council.

- Contaminated land survey and remediation report in consideration of garage use and Japanese Knotweed.
- Screening of geological constraints in consideration of mine workings.
- The impacts upon HER should be fully explained in the Design and Access statement.
- Archaeological Assessment, noting the historic importance of the site and demolition of buildings; a full watching brief could be required.
- 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 seasonal/emergence 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 (including Construction Ecological Management Plan).
- Development brief prepared in association with stakeholders and the local community.

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 and retention of the TPO trees.
- Consideration must be given to protect the amenities of adjoining properties to the north and west.
- 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. All access points should be taken fully to the edge of ownership boundaries.

Site Specific

- The site is highly visible from the A386. Landscaping, layout and architectural details should seek to create a high quality addition to the settlement.
- Safe pedestrian and cycle access must be integrated in the site movement and access strategy.

Viability and Delivery

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

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

Some developer contribution for sport and recreation provision and public services, including education, may be sought.

Contributions towards traffic calming measures will be required.

Delivery Status

This site was allocated as MTV2 in 2014. The first phase of development ([0853/07](#)) was recently completed (delivering 19 homes with 2 affordable). An application (0038/15) for the remainder of the allocation was withdrawn due to a lack of appropriate surveys and no affordable housing.