

August 2020 update

Parishioner feedback

We have received ten responses from parishioners. We are hugely grateful for all who have taken the time and effort to share their thoughts and, in some cases, to offer their professional expertise. We are using these responses to develop a set of Frequently Asked Questions (FAQ) to explain the reasons for our research, our findings, and parishioners' concerns.

The reasons for our research

We are conducting this research as a result of the findings of the 2019 Housing Needs Survey. We are a team of volunteers, working in challenging times, which is making this research take longer than expected. We ask that all providing responses do so in a polite manner. The parish council has no fixed agenda on this subject and wants to move forward in the best interests of our community, now and in the future. We are gathering facts about the viability of an affordable housing project. Nothing has been decided, and there will be a full public consultation before any decisions are made.

The conclusions of the 2017 Land Availability Assessment (LAA)

We have been asked by one parishioner to make it clear that the sites under consideration are the three identified in the 2017 LAA, and that Dartmoor National Park Authority (DNPA) have stated that, "***The purpose of the LAA is to identify a strategic pipeline of deliverable sites, and as such it is designed to quickly exclude options which on the basis of certain constraints, such as flood risk. The LAA would be unlikely to reach a different conclusion, unless there is evidence which alters the extent of the flood plain.***"

The 2017 LAA Site Appraisals (for each of the three sites) are copied in at the end of the downloadable version of this update and will be made available on the new parish council website when it is launched. The 2017 LAA is available to download here:

<https://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence/land-availability-assessment-shlaa>.

Flood risk

The three sites under consideration all have sections in Flood Zone 3, the most serious flood risk designation. There is funding available for affordable housing projects to conduct one Flood Risk Assessment (FRA); however, to conduct such an investigation on all three sites would require external funding, which may be possible through grants but we haven't yet confirmed this possibility.

A Flood Risk Assessment would produce a detailed flood risk map, of greater local accuracy than the Environment Agency's current modelling for Dunsford, which could provide evidence that alters the extent of the flood plain and hence alter the conclusions in the LAA. It is also quite possible that a Flood Risk Assessment would make no difference to the LAA's conclusions.

Informing all of our community about this research

The full parish council decided at our August 2020 meeting that it is essential that all of the village is aware of this research. We are in the process of designing a document to deliver to all households. We look forward to hearing more parishioners' thoughts in due course.

Other actions

We have reviewed all of the Dartmoor National Park Authority (DNPA) Development Management Committee's minutes from January 2019 until July 2020. All discussions of affordable housing and

flood risk were highlighted and considered in detail, with the main points summarised. These will be used to further develop the FAQ document.

We have spoken to Hastoe Housing, who developed the Great Mead affordable housing site in 1996; they are willing to consider any sites that are proposed in the village.

Collating responses

The May 2020 update stated that we would put the responses into a spreadsheet; however, having tried to do so, it produced an unwieldy document that overcomplicated matters. As most responses have been submitted via email, we will collate them into a Word file. Before any details are shared outside of the council, we will ensure that all personal information has been removed.

Providing responses

Due to unexpected family commitments, Councillor Radclyffe has resigned as a councillor. We would be grateful if all correspondence regarding the research is sent to our Chairman, Paul French, and the Clerk, Lynne Ogden. Their emails addresses are: pfrenchdunsfordpc@gmail.com and dunsfordclerk@gmail.com. All responses already sent in have already been shared with Paul and Lynne.



Land Availability Assessment

Sites for consideration by the Panel

July 2017

Dunsford and Christow

Contents Page

DNP08/025 Great Mead, Dunsford Stage B p3
Panel considered the site to be deliverable and developable. A large proportion of the site is within Flood Zone 3 (0.63ha) and Flood Zone 2 (0.39ha) leaving 0.39ha in Flood Zone 1 and therefore developable. Reduce yield to limit development to areas of Flood Zone 1. Yield reduced to 16 units.

DNP08/47 Land to the south west of Dunsford Stage B p7
Panel considered this site as not suitable or achievable due to the majority of the site falling within Flood Zone 3. Access to the small developable section of the site would be through Flood Zone 3.

DNP10/061 Land at Townsend Farm, Dunsford Stage B p11
***Sub-site A:** Very poor access. Not suitable. **Sub-site B:** Part in Flood Zone 3 but part of site to the west could be developed. Developable area is based on part of Site B that lies outside Flood Zone 3 (0.49ha) and outside the orchard (0.41ha). Reduced yield to 12-20. Site size has been reduced in this submission, with the exclusion of Plot A and reduction in the site of Plot B.*

DNP10/062 Land between Wet and Dry Lane Stage B p15
Christow
The Panel considered the site to be deliverable and developable.

DNP 16/001 Field Adjoining Staffords Close, Wet Lane, Christow
Stage B p20

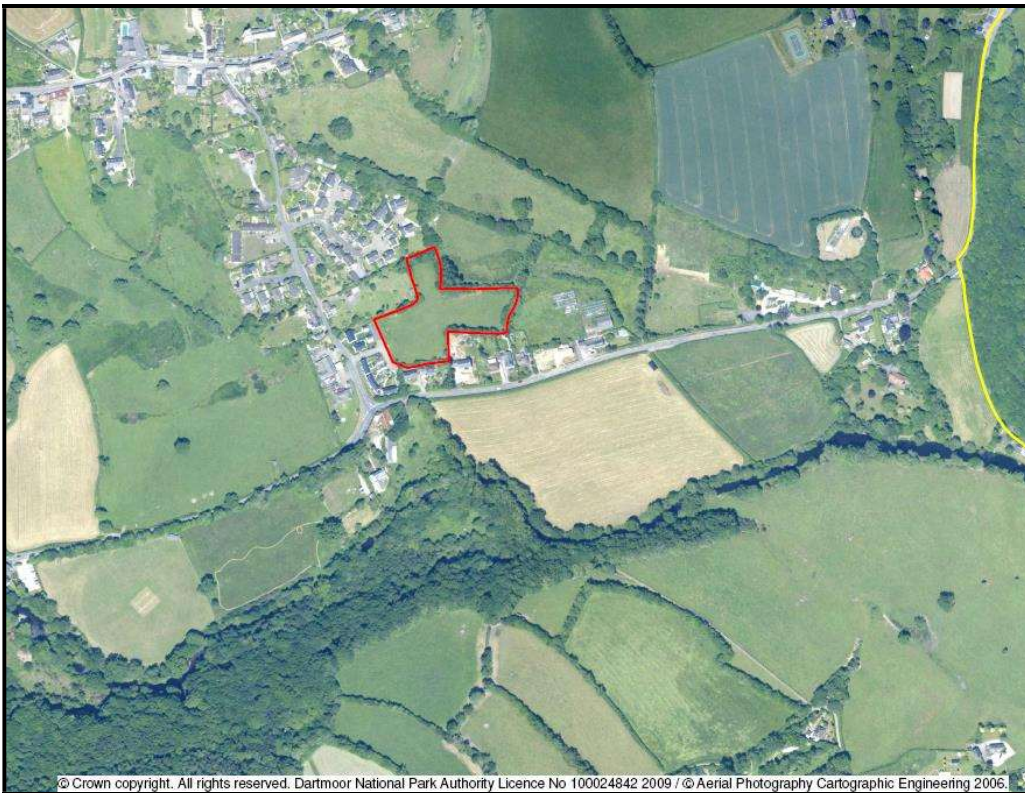
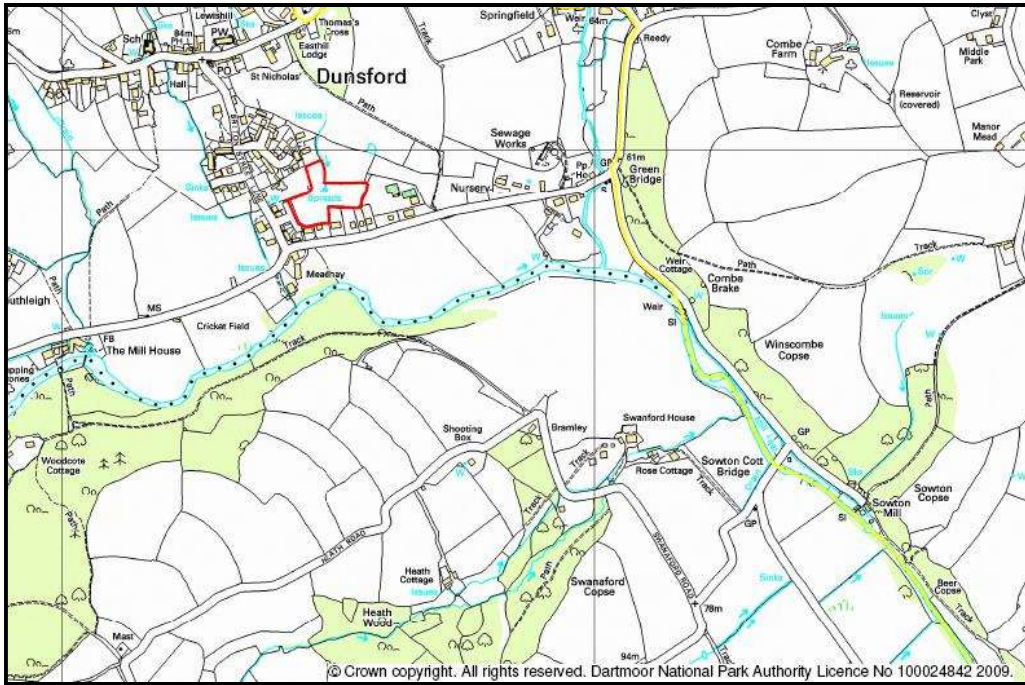
This is a new site for 2017

DNP 16/002 Village Road, Opposite Teign Valley Community Hall, Christow
Stage A p24

This is a new site for 2017

Site Appraisal

Site Reference and Name: DNP08/025, Great Mead, Dunsford





(View of the site from the west boundary looking east ward)

Address: Great Mead, Dunsford (SX814889)

Reference: DNP08/025

Parish: Dunsford

Site Area: Whole site area 0.9ha, net developable area 0.72ha (at 80%)

Min/Max Yield (based on LAA methodology): 14-22

Site Description: The site is located to the south of the centre of Dunsford and is comprised of an agricultural field that slopes gently north to south. It is bound by residential development to the south, west and north, with open countryside to the north east.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford is a designated Rural Settlement. Policy COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

Flood Risk: 20% of the site is within flood zone 3, 50% with flood zone 2. A Flood Risk Assessment was included with the submission which concluded that

the site is predominantly in Flood Zone 1 and that mitigation measures could be employed to reduce risk to onsite development and for third parties downstream.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No designations. There is an opportunity to enhance habitat connectivity and diversity through appropriate biodiversity mitigation and enhancement. The site is within 130m of Habitat Link.

Impact on Built Environment: The immediate built environment of the site is characterised by low density residential development to the south and modern high density developments to the west and north west.

Impact on Landscape Character: The site slopes gently from a north to south direction and is discretely located within the wider landscape.

Mineral Resources: The site is not within a mineral consultation zone.

Air Quality: The site is not within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to Services/Facilities: Site is within walking distance of the centre of the village which is approximately 350m from the site.

Land Status: Greenfield.

Constraints to Delivery: Flood zone 3. As necessary, the relevant sequential and exception tests as set out in the NPPF would need to be undertaken.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Provision exists to link the site to the development of Great Mead to the west.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

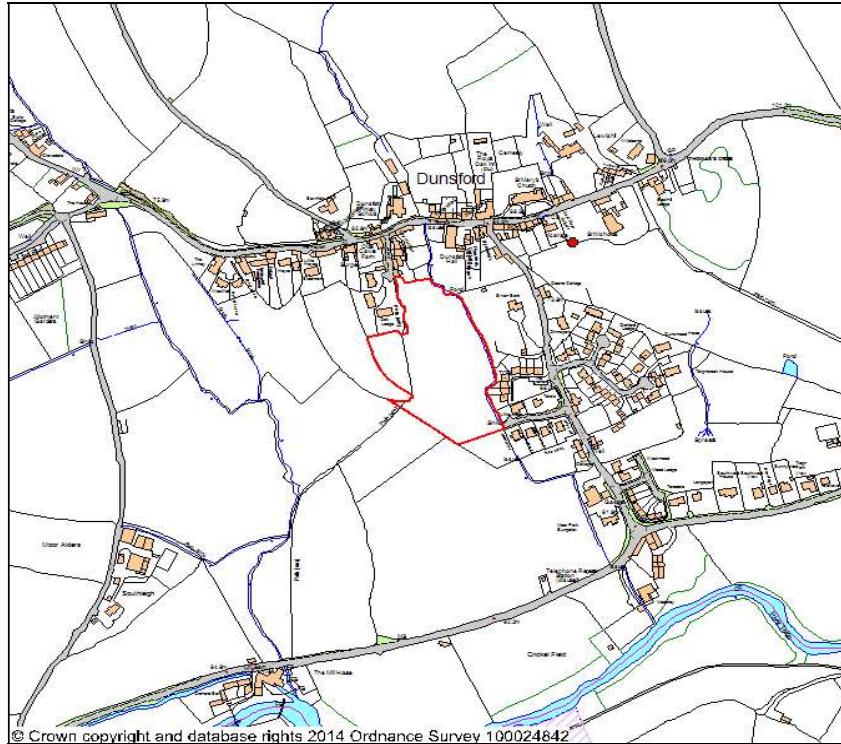
Soonest time available: Between 1st April 2019 and 31st March 2020.

Estimated development time (based on LAA methodology): 2 years.

2014 SHLAA Comments: Panel considered the site to be deliverable and developable. A large proportion of the site is within Flood Zone 3 (0.63ha) and Flood Zone 2 (0.39ha) leaving 0.39ha in Flood Zone 1 and therefore developable. Reduce yield to limit development to areas of Flood Zone 1. Yield reduced to 16 units.

Site Appraisal

Site Reference and Name: DNP08/047, Land to the south west of Dunsford, Dunsford



Address: Land to the south west of Dunsford, Dunsford (SX812890)

Reference: DNP08/047

Parish: Dunsford

Site Area: Whole site area 1.65ha, net developable area 1.32ha (at 80%)

Min/Max Yield (based on LAA methodology): 26-40

Site Description: The site is located to the south of the historic core of Dunsford. It consists of agricultural land that slopes in a southward direction. The site is bound to the north by the Conservation Area, modern 20th century residential development to the east, the B3212 to the south and open countryside to the west. The site is highly visible and contributes to the setting on Dunsford when viewed from the B3212 to the south. A Public Right of Way runs through the western section of the site linking The Court to the site.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford is a designated Rural Settlement. Policy COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

Biodiversity and Geodiversity: The site does not fall within/ development will not cause harm to Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar Site (wetlands of international importance) or Special Protection Area (SPA), subject to an ecological appraisal.

Flood Risk: The majority of the site is within flood zone 3, 84%. The western edge of the site (0.27hectares) is outside the flood zone.

Site Suitability Appraisal: Stage B

Other Environmental Issues:

Detailed Biodiversity Considerations: No onsite designations. The site is enclosed by hedgebanks and there is a concentration of on site trees in the northern part of the site.

Impact on Built Environment: The residential development immediately to the east of the site is modern in style and design. The site is adjacent to the Conservation Area and 3 historic farmstead buffer zones cross the site boundary. The extent and quality of development must be considered carefully in order to not cause harm to the significance of the Conservation Area and listed buildings and their settings (Designated Heritage Asset and Setting).

Impact on Landscape Character: The site comprises a large open area of valley floor and is exposed and can appear elevated in the landscape,

particularly when viewed from the B3212 to the south of the site. Development to the north and east is likely to relate better to the built form of the settlement, subject to highway access. Development elsewhere in the site has the potential to appear isolated from the village. A high quality development would be required in order to protect landscape quality and the setting of the Dunsford Conservation Area.

Mineral Resources: The site is not within a mineral consultation zone.

Air Quality: The site is not within or close to an Air Quality Monitoring Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to Services/Facilities: Site is within walking distance of the centre of the village. The applicant states that the area could facilitate a car park at the northern end of the plot to serve the Village Hall with foot access via the public footpath through The Court.

Land Status: Greenfield.

Constraints to Delivery: Flood zone 3. As necessary, the relevant sequential and exception tests as set out in the NPPF would need to be undertaken. South West Water has access rights from The Court along the edge of the field for a possible plot for a waterworks development.

Source Protection Zone: None.

Open Space and Recreation: No loss of public space.

Loss of employment: No loss of employment land.

Infrastructure Capacity: Onsite infrastructure required.

Highway Access: Provision exists to link the site to the road of the cul de sac to the east. If development was located in the area outside of the floodplain, in the north western corner, access could be difficult.

Pedestrian and Cycle Links: No issues.

Compatibility: No issues.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

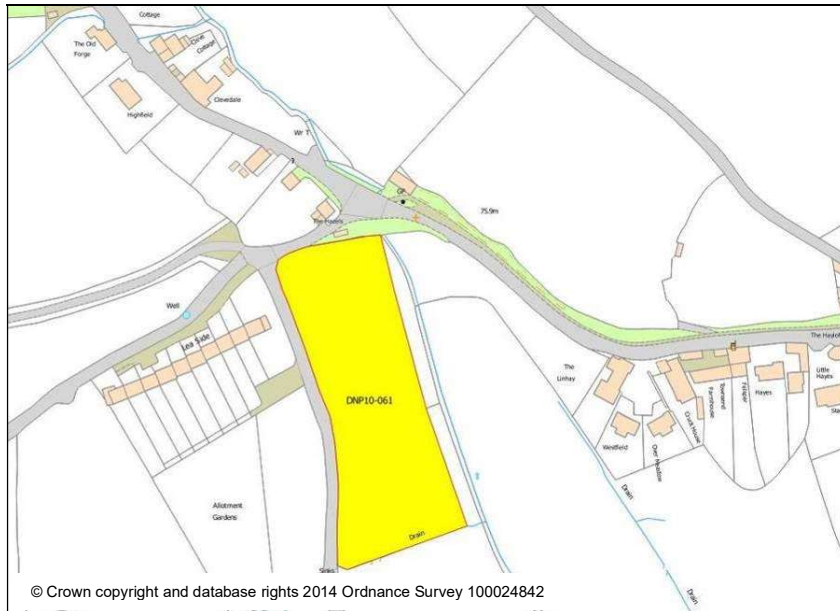
Soonest time available: before 31st March 2018.

Estimated development time (based on LAA methodology): 2-3 years

2014 SHLAA Comments: Panel considered this site as not suitable or achievable due to the majority of the site falling within Flood Zone 3. Access to the small developable section of the site would be through Flood Zone 3.

Site Appraisal

Site Reference and Name: DNP10/061 Land at Townsend Farm, Dunsford.





(View looking south into the site)

Address: Land at Townsend Farm, Dunsford, (SX808891)

Reference: DNP10/061

Parish Name: Dunsford

Site Area: 0.72 ha, net developable area 0.58ha (at 80%)

Min/Max Yield (based on LAA methodology): 12-17

Site Description: The site is an area of agricultural land including a barn bounded by the Lee Lane to the west, and the road into Dunsford Village to the north and east. It adjoins agricultural land to the south. The southern section of the site, 0.28hectares, is an orchard. The site is quite flat; however, very small areas, totally approximately 0.02ha, of the eastern boundary are within flood zone 3. Development is likely to be less acceptable in terms of landscape impact and whether the site might be considered to fall outside of the settlement.

Site Suitability Appraisal: Stage A

Strategic Planning Policy: Dunsford is a Rural Settlement. Core Strategy policy COR15 permits residential development within or adjacent to the built up area of these settlements to serve identified needs arising from within a settlement and its Parish.

Biodiversity and Geodiversity: The site does not fall within an area of special designation for biodiversity or geodiversity (SSSI, SAC, Ramsar Site, SPA or County Wildlife Site).

Flood Risk: Approx. 0.02ha of the site lies in flood risk zone 3.

Site Suitability Appraisal: Stage B

Other environmental issues:

Detailed biodiversity considerations: No onsite designations. However the site is outside the centre of the village and therefore artificial lighting may have an impact on Greater Horseshoe Bats. The site is within 200m of the Greater Horseshoe Bat Special Area of Conservation (SAC) buffer zone.

Impact on the built environment: The site could be developed for housing without impacting upon the character of the adjacent built environment. However development could cause potential wider harm to the significance of the Conservation Area, listed buildings and settings (Designated Heritage Asset and Setting) and the important connection with the rural context. The site is also an important separation from the hamlet around Butts. There is a medieval house approximately 10.5m from the boundary and Townsend Farm is approximately 27m from the southern corner the site. The site has the potential for the survival of streamworks in the area which would need clarification by an archaeological site visits.

Impact on landscape character: The site is also exposed within the landscape, surrounded mainly by stock fencing and low hedges. This area does not appear as linked with the built form of Dunsford and, although development of this site would form a link between the main area of the village and some of the more sporadic development to the west; it would impact upon landscape character. Development would also result in the loss of 0.28hectares of a traditional orchard. Although the applicant states that alternative orchard area could be provided.

Mineral resources: The site is not within a Mineral Consultation Area (MCA).

Air Quality: The site does not lie within or close to an Air Quality Management Area (AQMA).

Access to Public Transport: Dunsford is served by one bus service, which destinations include Exeter and Moretonhampstead.

Access to services and facilities: The site is within a short walking distance of the centre of the village.

Land status: Greenfield

Constraints to Delivery: Orchard will limit development area to 0.44ha.

Source Protection Zone: None

Open Space and Recreation: None,

Infrastructure Capacity: There are no known current constraints on infrastructure capacity.

Highway Access: The site can be accessed from the road to the north, east or west. Access from the east is likely to be preferable.

Pedestrian and Cycle Links: The site is a short walk from the centre of the village, a path runs along much of the road into the village.

Compatibility: Use of this land for housing would not raise any issues regarding compatibility with adjacent land uses.

Site Availability:

Is the site immediately available for development: Yes.

Is the site currently being marketed: No.

Soonest time available: Between 1st April 2019 and 31st March 2020.

Estimated development time (based on LAA methodology): 1-2 years.

2014 SHLAA Comments: Sub-site A: Very poor access. Not suitable. **Sub-site B:** Part in Flood Zone 3 but part of site to the west could be developed. Developable area is based on part of Site B that lies outside Flood Zone 3 (0.49ha) and outside the orchard (0.41ha). Reduced yield to 12-20. Site size has been reduced in this submission, with the exclusion of Plot A and reduction in the site of Plot B.