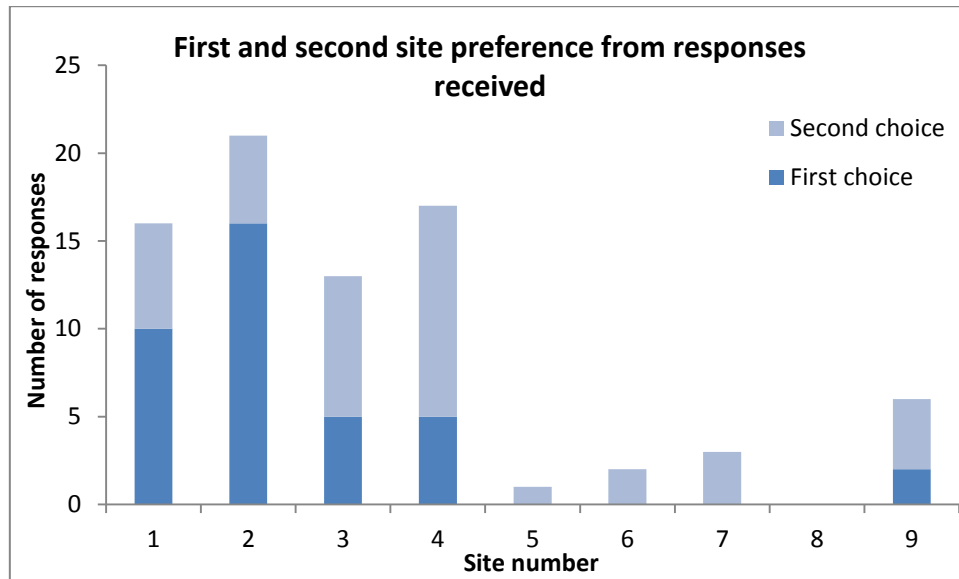


Interim feedback summary on potential housing sites at North Brentor

This document acts as an interim summary of feedback received regarding sites put forward for affordable housing development in North Brentor. Since receiving the feedback site 9, land at Station View, has been reassessed as deliverable therefore we are happy to receive further comments on this site. All comments regarding sites in this document are those from respondents and are not the views of Dartmoor National Park Authority.



From the feedback submitted the site preferred by respondents was 2, land at the War Memorial. The comments were:

- The most common reason for development was the current abandoned feel of the site;
- The site benefits from good accessibility with residents having immediate access to the village core and the development acting to balance the village;
- A number of development opportunities to benefit the community such as parking and widening of the road were suggested;
- If the site was dug down the visual impact would be reduced;
- However, another view was that the site is visually prominent and therefore should be rejected because of the impact on the landscape and built environment and there is the potential for drainage of surface water to cause a problem; and
- A number of comments included the potentially archaeological importance of the site due to 'Old Walls'.

Site 4, land at Station Road, was the next favoured by respondents with the highest number of people choosing it as their second choice. The comments were:

- This site is considered to have good access, be within the community and not impact existing properties or the conservation area;
- It is less visible and close to the facilities;
- This site could be used to help resolve parking issues for the village hall;
- However feedback suggests that the site could be too close to the water treatment works and the conservation area and could dramatically impact the landscape character and built environment; and
- The site tends to flood, which could get worse following development.

The next favoured by respondents was site 1, land at Hammer Park. The comments received were:

- This site is preferable due to little impact on views, good accessibility and acting as in-fill so the properties wouldn't look out of place;
- It would not spoil the village centre and will impact few existing residents;
- However development could negatively impact views, the landscape and require hedgerow and tree removal; and
- The site is thought to be too far from the village centre and on a dangerous single track road.

The comments on Site 3, land at Shell Park, were:

- It a less intrusive site acting as in-fill to connect the village and avoid spread without impacting views;
- It has good access and proximity to facilities;
- However, overcrowding, being too far from the village, parking, the small road and impact on biodiversity were all highlighted as potential negatives of the development; and
- The site is visible from view points and is part of an iconic landscape which would be damaged through development.

Sites 5, land at Lowemead, 6, land at south of Darke Lane, and 7, land at north Darke Lane, were not a first choice of any response but did feature as a second choice a number of times. Respondents commented that the sites have wider roads and therefore reasonable access. However the sites were also said to have poor access and location.

The least favourable location is site 8, land at Delphi's Lowerton Farm, which was not chosen as a first or second choice.

A number of feedback comments questioned the red status of site 9, land at Station View, following our assessment. This status has since been reviewed and the site is now considered suitable, available and achievable, therefore we are happy to receive further comments on this site. Although the site was red at the time of consultation a number of respondents opted for it. Respondents stated that the benefits of this site were:

- It is within the village, has good road and facility access but is also well screened and with good views; and
- It has less impact on existing residents and the conservation area and has the potential to provide parking opportunities for the village hall.

A number of general comments were received questioning the need for the homes, the age of the survey and that the number of homes was not clear. A couple of comments asked for no development at all and one mentioned setting up a Community Land Trust to manage the development.

In conclusion, currently from the feedback we have received, site 2 is the most preferred by respondents and site 4 the second. Both of these sites were considered suitable, available and achievable from our assessments.

Dartmoor National Park Authority

Call for site - land at Brentor



Scale 1:5000

Compiled by djanota on 21 November 2013

