

## Final feedback summary on potential housing sites at North Brentor

This document acts as a final summary of feedback received regarding sites put forward for affordable housing development in North Brentor. Since receiving initial feedback site 9, land at Station View, had been reassessed as deliverable. Therefore we were happy to receive further comments. We have received a total of 77 responses (42 for the original submission and 35 following site 9's review). All comments regarding sites in this document are those from respondents and are not the views of Dartmoor National Park Authority or West Devon Borough Council.

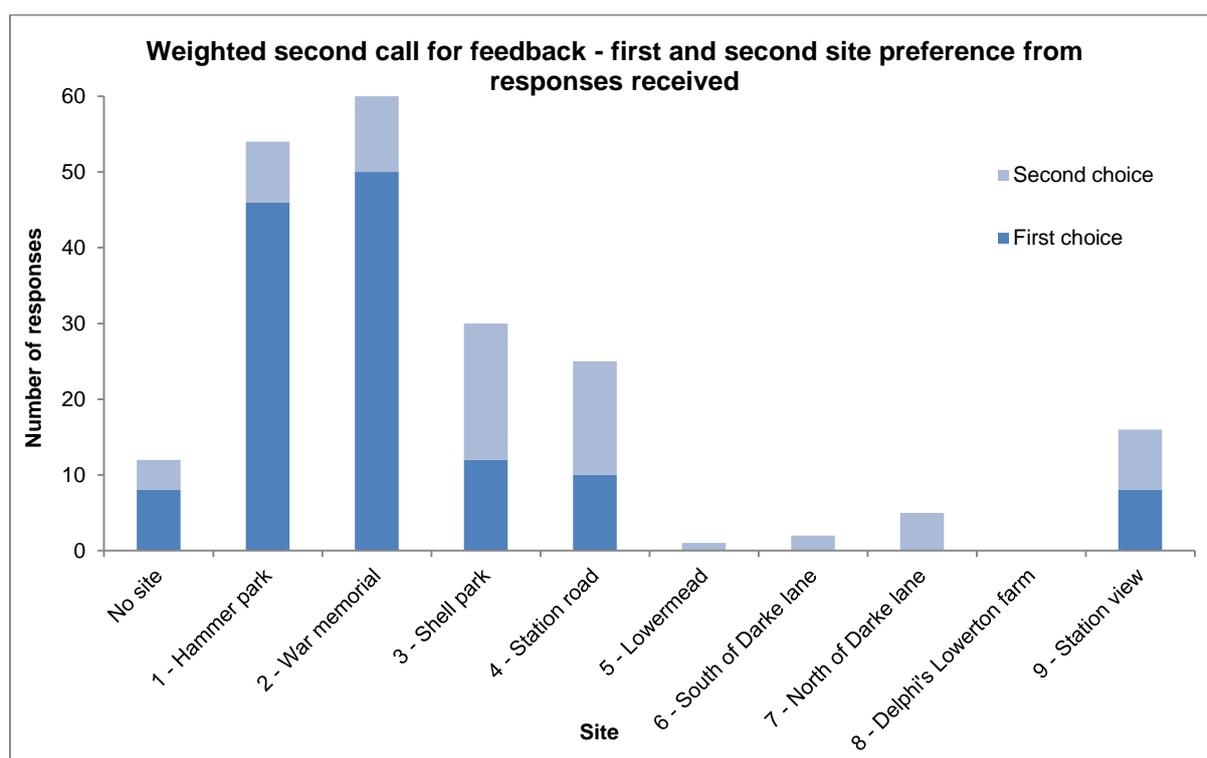


Figure 1: The results have been weighted with each first choice site accounting for 2 points and second choice 1 points. "No site" indicates when the respondent does not want to see any affordable housing developed in Brentor.

From the above weighted graph site 2, Land at War Memorial, is the most preferable closely followed by site 1, Land at Hammer Park (with a difference of 2). Comparably Site 9, Land at Station View, which was reassessed, did not receive a large number of votes.

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 and could have a positive impact on the Conservation Area;
- One respondent suggested that development here would only be suitable if the scheme is of considerable imagination and sensitivity due to it being within a Conservation Area
- 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;
- The development is a dominant place in the village with potentially important watercourses and there is the potential for drainage of surface water to cause a problem;
- Development here could increase the volume of traffic in the centre of the village; and
- A number of comments included the potentially archaeological importance of the site due to 'Old Walls'.

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;
- There would also be minimal loss of hedgerows and trees;
- 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.

Site 3, land at Shell Park, was the next favoured, the comments were:

- It is a less intrusive site acting as in-fill to connect the village and avoid spread without impacting views;
- The site is less destructive of green fields and the Conservation Area and would require minimal loss of hedgerows and trees;
- It has good access and proximity to facilities and relates well to existing buildings;
- 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.

The comments on Site 4, land at Station Road, 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;
- The site is thought to be insensitive to the gateway of Brentor;
- The site could increase the volume of traffic in the centre of the village and is close to watercourses therefore flooding of the site could get worse following development; and
- There may be a need to remove trees and hedgerows.

Sites 5, land at Lowermead, 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.

In the initial feedback a number of comments questioned the red status of site 9, land at Station View, following the Authority's assessment. This status was reviewed and changed and feedback was accepted again as the site is now considered suitable, available and achievable. Respondents stated that the benefits of this site were:

- It is a large site, within the village, has good road and facility access but is also well screened and with good views;
- It has less impact on existing residents and the Conservation Area and has the potential to provide parking and play park opportunities for the village hall;
- However there are concerns over the impact on the peace, tranquillity and character of the village including spoiling the gateway to the village and the aesthetic value of the village hall; and
- The site is thought to be too close to historic buildings, very visible and require the removal of trees and hedgerows to be developed.

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. There were also questions regarding the Authority's assessment of the sites. Some comments asked for no development at all and one mentioned setting up a Community Land Trust to manage the development.

In conclusion, from the feedback we have received, site 2 is the most preferred by respondents and site 1 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

