



Consideration of potential affordable housing sites in North Brentor

Response to landowner questionnaire on delivery of sites

Background

A call for sites in North Brentor brought forward 9 potential parcels of land for consideration for affordable housing. Following a piece of technical work by Dartmoor National Park Authority (DNPA) and West Devon Borough Council (WDBC) to appraise the sites, the community was invited to comment upon the sites. Considering the site assessment and community response Brentor Parish Council then identified 5 sites which had potential to be suitable for delivering affordable housing and 4 sites which in its opinion did not.

Following this it was agreed DNPA and WDBC supported by the Rural Housing Enabler would explore in more detail whether these sites could be delivered. Together these exercises have therefore explored:

- The merits of the sites, in respect of the suitability for affordable housing
- The potential that an affordable housing scheme could come forward on these sites

Landowners of the 5 shortlisted sites were sent a questionnaire, inviting them to provide information which enables us to consider whether the site could be delivered within a reasonable period of time, in order to meet the identified need for affordable housing.

Important notes

In all cases please note this is information provided by the landowner – the presentation of this information does not in any way infer DNPA or WDBC considers these to be statements of fact, or agreed positions or that any of the sites should automatically be granted planning permission.

The information below relates to the potential *delivery* of the sites, and not the potential *suitability* of the sites, which was considered as part of the earlier site appraisal process.

The SHLAA (Strategic Housing Land Availability) process will continue separately from the current consideration of sites in North Brentor. SHLAA is a process which DNPA is carrying out in order to ensure it has sufficient land across the National Park to meet local needs, and as part of the preliminary work on review of the local plan. More information on SHLAA can be found at www.dartmoor.gov.uk/planning/pl-forwardplanning/pl-localdevframework/forward_planning_ldf_evidence/shlaa

A planning application has recently been submitted for site DNP13/001 (land at Hammer Park). At the point of publishing this report this application is not yet valid (e.g. there are specific requirements relating to the drawings or supporting information which have not been met). As such there currently is no application reference number, and this information is not publicly available. After the application is valid it will be published on the DNPA weekly list of planning applications received, and a site notice will be displayed advertising where the plans can be viewed, and how you may comment on these plans. A notice will also be placed in the local newspaper.

Responses

We have sought to include as much information as possible within this report, whilst remaining in line with data protection and being respectful to the landowners in the spirit this information was provided.

	DNP13/001 - Land at Hammer Park	DNP13/002 - Land at War Memorial	DNP13/003 - Land at Shell Park	DNP13/004 - Land at Station Road	DNP13/009 - Land at Station View
Please provide details of ownership, whether sole or joint ownership, and any lease arrangements	Provided	Provided	Provided	Provided	Provided
Are there any restrictive covenants on the land, or is it accessed via any land outside of your control?	None noted	None noted	None noted	None noted	None noted
What is the existing use of the land?	Grazing	Vacant	Grazing	Grazing	Grazing
Are there any buildings currently on the land?	None noted	None noted	Shed	None noted	Stables and store
Are there any constraints that affect this land? (please tick all that apply): - water pipes - gas pipes -sewerage pipes - electricity supplies - public rights of way - ecology issues - archaeological issues - other Please provide details.	Sewer noted	Ecology; Tree Preservation Order; & leat noted	Sewerage & electricity noted	None noted	None noted
Are there any other features that would affect the costs/ease of development on this land? Please detail.	Considered good access, good sewer connectivity	None noted	Not answered	Not answered	Potential benefits relating to village hall noted
The land you have submitted is known as an exception site, these sites are not normally considered for development. We would be looking to provide no more than 10 properties. Would the financial return meet your expectations?	Outline planning application submitted for up to 12 affordable houses	Financial appraisal indicates cross subsidy would be required	Unsure	Unsure	Yes
Have you a plan for delivering this site? If so please consider · feasibility studies or financial appraisals · drawings · registered provider involvement · timeline	Professional development team in place. Plans completed. Outline planning application submitted.	Expectation that site is deliverable in whole or part. Would like to see a mix of market/affordable, potentially self build. Timescale flexible to meet community needs. Indicative plan provided.	Not answered	Not answered	Site immediately available. Currently no plans given only recently aware of opportunity.

Note the above information has been provided by the landowners.

Site also submitted in SHLAA call for sites?	Yes	Yes	No	No	Yes
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Next Steps

The results of this exercise will be explored at the next Parish Council meeting. Any update regarding the planning application submitted, and the implications of this, will also be provided.