

Introduction

C G Fry has an "Option Agreement" with the landowner and is shortly to submit a planning application for the site known as Bellacouch Meadow and shown on the map and satellite image below. The application will be for residential development as well as a new car park, employment units, toilets and fire station.



Background

This consultation event is the next stage in a long-standing engagement process that is set out below. This event presents the detailed planning application (including detailed site layout, street scenes and house types) for your comments and feedback.

This “C G Fry” application follows the “Blue Cedar Homes” application for the parcel of land on the corner of Lower Street and Bretteville Close.

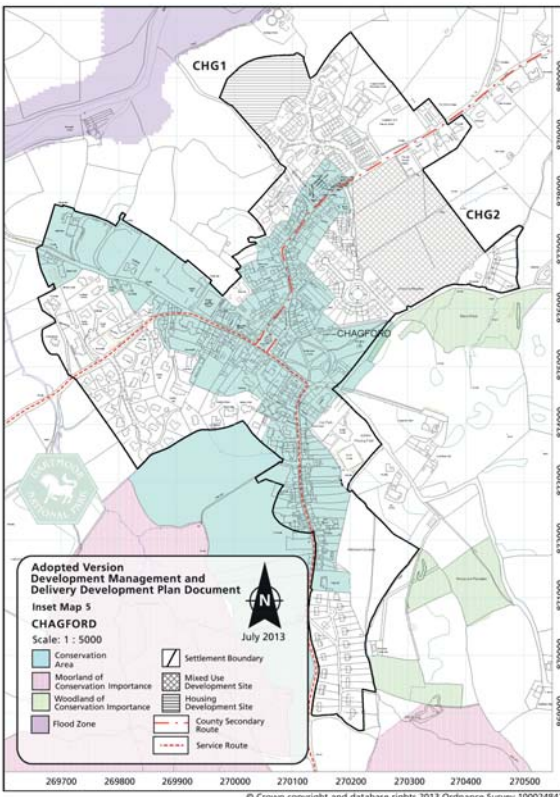
Brief overview of the process so far:



Planning Policy

Above all, it is important to note that the site is part of the land allocated by the National Park Authority under “Proposal CHG2” in its adopted “Development Management and Delivery Development Plan Document”.

Extracts from the NPA’s Plan showing CHG2 and policy requirements are below.



Proposal CHG2

An area of land 3.7 ha in extent to the east of Bretteville Close, Chagford, is allocated for mixed use including:

- (i) a public car park to include provision for coaches;
- (ii) housing for the elderly to meet identified local needs;
- (iii) other housing, to include affordable housing to meet identified local needs;
- (iv) an area of recreational open space for community use.

Development of this site should:

- (a) provide recreational open space that protects the area of archaeological interest;
- (b) positively incorporate existing on-site drainage into recreational open space;
- (c) allow for the provision of a road linking Lower Street with Westcott Lane.

The Approved Masterplan

The Masterplan for the site builds on the "CHG2" policy allocation and was the subject of a consultation event in Endecott House on 5th September 2013. Following the consideration of all comments and feedback, the Masterplan was approved by Dartmoor National Park Authority on 4th April 2014. The approved Masterplan has significantly informed the detailed planning application that is being presented today.

This is the approved Masterplan:

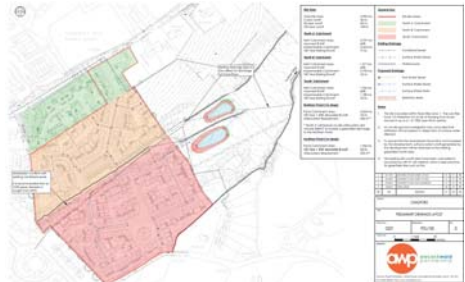


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Some key issues – an overview

Drainage

We know that infiltration rates are poor so we will manage surface water run off and direct it to fully designed “attenuation ponds”. The application will be accompanied by a full Flood Risk Assessment.



Ecology

We know that the site is of relatively low ecological value as it is heavily grazed. However, we know bats do commute across the site. The detailed application will make provision for dark corridors and other measures for biodiversity.



Transport

The application will be accompanied by a Transport Assessment and Travel Plan and some minor improvements are proposed along Lower Street to make the entrance to the village more attractive. Large copies of this plan are available in the hall today.



Archaeology

We know that the whole site was used for tin streaming although the historic interest is relatively low. We will fully evaluate the land and provide reports to the NPA. We will also do a survey of Biera Wood once planning permission is granted.

The Proposed Site Layout

This is our proposed detailed site layout for the scheme. Larger scale copies are available in the hall for you to look at.



Key features:

- 93 dwellings
- 33 of these (35%) will be “affordable” dwellings
- 70 space public car park and toilets
- Employment units
- A new (relocated) fire station
- Central open space corridor

Architecture and Design

The scheme design has been the subject of much debate throughout the consultation process. The current scheme tries to create different “character areas” as one moves through the development.

For example, the intention is that the main street through the development is more “traditional” taking its design directly from existing village vernacular.

Once off the main street, the design becomes a little looser and more modern and contemporary. This reflects the transition from “town to country” and the more contemporary, modern feel helps avoid the development looking too much like a “copycat” of old Chagford. We would be interested to know if you agree with this approach.

The next few panels show some of the proposed street scenes and architectural detailing.

Some Proposed Street Scenes



Design Details

The proposal at Bellacouch Meadow represent an opportunity for a development with a strong identity, that reflects both the unique heritage of Chagford and the future aspirations of the local community and the Dartmoor National Park.

The intention within the proposals is to create a number of distinct character areas in order to allow the development to respond to both the site's rural and urban contexts. Principally these are expressed in the form of a traditional street from which access to clusters of more contemporary development is achieved, each with a different character.

Traditional Street



The traditional street is the principle route into the development, and has been conceived as an extension of the Chagford townscape, directly referencing the historic vernacular architecture of the town. This ensures that the identity of the new development is rooted firmly within its urban context.

This area features long frontages, with the buildings forming the edge of the public realm. The dwellings are modest, typically finished in render or stone and incorporate a number of architectural features seen throughout the historic town centre.

Contemporary Rural Aesthetic



The intention of some of these areas is to create pockets that reflect the more rural context, addressing the transitional nature of the site from town to countryside. These will feature almost barnlike dwellings, referencing the agricultural heritage of the wider Dartmoor context.

Being distinct from the traditional street these clusters also offer an opportunity for areas with a more contemporary feel, reflecting the more forward looking aspect of the development.

Intermediate Contemporary Areas



Further character areas have been created that incorporate elements of both the traditional and the contemporary rural aesthetic. These feature dwellings that respect the simplicity, scale and proportions of the more pastiche areas, while including some of the materials of the more complex homes. These offer a contemporary character that provides a coherence to the development as a whole.



CHARACTER AREA PLAN

TRADITIONAL STREET

The intention along the traditional street is to reflect the distinctive character of the existing historic townscape within Chagford. Appropriate material, patterns and frontages are complemented with architectural features that exemplify the Chagford vernacular.



The Chagford vernacular is typified by the following features, that will be reflected in the proposed dwelling designs:

- Long frontages to create strong streetwale ...strong edges to the public realm
- Clipped eaves and overhanging eaves, creating variety in the roofline
- Traditional stone chimneys
- materials are typically limited to stone and render with slate roofs
- a variety of window styles, reflecting changing preferences over the years.

These images illustrate some of the proposed architectural details to be incorporated into the house designs, that have successfully been used on previous CG Fry schemes to ensure character within their developments.



Both stone and painted stone sills to ensure variety.



Granite lintels can be used to add character to the very simple facade.



Traditionally Dartmoor townscapes feature very low porches and canopies. However, consultation has highlighted that there is a strong preference for some external protection so canopies will be incorporated to all dwellings.



Rounded corners to the render on window and door reveals.



Throughout the town render properties feature black painted render joints.



Where the building line forms the edge of the public realm, careful consideration is needed as to how the curbside of the property is defined.



Careful thought will be given to other features within the development such as street names and house numbers.

CHARACTER AREAS

The intention within the character area is to step away from the pastiche quality of the traditional street and offer a high quality contemporary built environment that respects the rural context and reflects the aspirations of modern life in the Dartmoor National Park.



Typically detached barn like structures. Use of stone and weatherboarding with an emphasis on vertical rhythm.



Greater proportion of glazing - particularly to the rear.



Simple, elegant modern box dormers and the use of weather boarding.



Use of pitched roofing where appropriate.



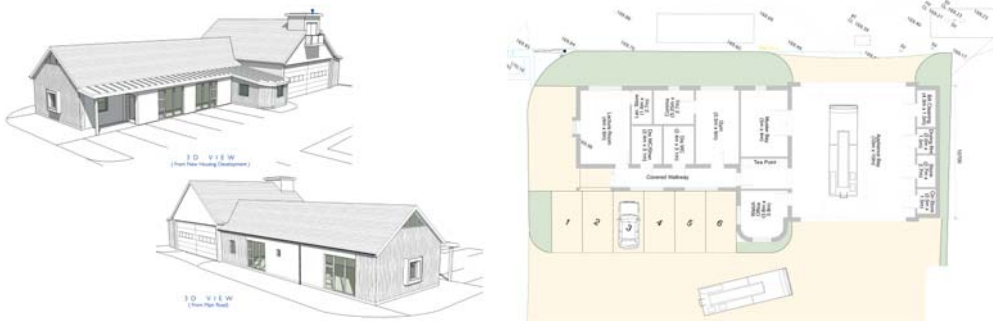
Employment Units

As required by the approved Masterplan, the scheme includes a two-storey block of small, flexible business units adjacent to the proposed car park. This building also includes public toilets on the ground floor.



Fire Station

At the present time, the scheme is likely to provide for the relocation of the fire station into a new fit-for-purpose building on Lower Street.



Other Issues

C G Fry continues to work with Chagford Parish Council and the Chagford Community Trust regarding the affordable housing, car park, employment units, toilets and central open space to establish long-term responsibility for ownership and maintenance of these elements.

The whole development is subject to viability modelling to fix the precise level of affordable housing and other financial contributions normally required by planning policy (such as education contributions).

The aim is to work with Chagford Community Trust to take responsibility for the affordable housing which would enable more local control over nominations and occupancy.

The aim is to partner with the Parish Council to take control over car park, toilets and open space. Long-term responsibility for the employment units is yet to be fixed as much will depend on the outcome of the viability modelling process.

The planning application will provide more detail on all these elements all of which remain subject to viability modelling.

What Happens Next?

We would like your comments and feedback on our detailed design scheme.

Copies of the following are all available separately in the hall today or via our website (see below):

- The site layout plans, street scenes and housing types
- The employment units, toilets and fire station
- Lower Street improvements
- The draft Design and Access Statement

You can give us your feedback in a number of ways:

- Fill out a form today and leave it with us;
- Take a form and post it back to us;
- Email us; or
- Submit comments via our website

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Deadline for comments: MONDAY 1ST DECEMBER 2014