Land north of Callington Road, Tavistock

Development Framework Document

Prepared by LRM Planning Limited on behalf of Barratt David Wilson Homes an Mr and Mrs H. Blowey

February 2018
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>4</td>
</tr>
<tr>
<td>The site and its context</td>
<td>7</td>
</tr>
<tr>
<td>The Proposals</td>
<td>16</td>
</tr>
<tr>
<td>Technical Considerations</td>
<td>18</td>
</tr>
<tr>
<td>Conclusion</td>
<td>24</td>
</tr>
</tbody>
</table>
This Development Framework Document (DFD) has been prepared on behalf of Barratt David Wilson Homes (hereafter BDW) and Mr and Mrs Blowey who control land to the north of Callington Road, Tavistock.

The DFD sets out a summary of the technical information prepared in support of the planning application for c.150 to 200 residential units (subject to tenure and mix of dwelling).

This document confirms that there are no technical constraints to development of the site.
Fig 4. Cooperative Food Store
This section sets out information in respect of the site and its context. It describes the site and its key characteristics as well as the wider context of the site and elements that will help shape design considerations.

**Site Description**

The site is located to the west of Tavistock, along the A390 (Callington Road) which forms the main route into Tavistock from the west and also forms the southern boundary of the site. To the north the site is bound by Crease lane, with agricultural land to the west and an existing residential estate to the east (Abbotsfield and Orchard Close).

In the wider context, the main residential area of Tavistock lies to the east with the town centre around 1300 metres beyond. To the south of Callington Road lies the main south western mixed use allocation (Policy SP23a of the Core Strategy which includes employment, a new rail halt and up to 750 dwellings) which is intended to be developed over coming years. To the west / north is further agricultural land.
Site Appraisal

A detailed analysis of the site has been undertaken including in respect of landscape and transport with further technical work to follow. Further detail is set out in section 4 of this DFD, however, figure 21 shows a constraints plan which has been informed by these technical studies. It concludes that there are large areas that are suitable for development but suggests a number of key considerations to be incorporated into the master planning process, these include:

- the level of landscape screening of the site and potential for landscape enhancements including creation of a new gateway feature to the town;
- the existing boundaries of the site with urban influences which can include enhanced boundary features; and
- boundary hedgerows that form an opportunity for enhancement.

Local Context

An analysis of the wider context has been undertaken, this has considered the local built context and form of development. In the immediate environs this comprises lower density, modern housing estates with a transition towards the town centre where there are more historic features and higher density forms of development.

Of note, there are numerous landmark features throughout Tavistock including the local Churches, Francis Drake Statue.
Walking Catchment (metres)

- 400
- 800
- 1200
- 1600
- 2000

Amenities

- Convenience Store
- Sports Centre
- Medical Centre
- Hospital
- Education
- Library
- Post Office
- Sports And Leisure Centre
- Supermarket

Fig 7: Walking distance to facilities
**Sustainability**

In terms of sustainability, the site is eminently sustainable and performs very well against the emerging Plan.

In terms of bus stops, they are located within 250 metres of the site (against the Council’s target of 400m) which provide direct and regular routes into the town centre as well as allowing for onward travel to Plymouth which is around a 50 minute bus journey.

There are a number of facilities within walking distance (c.800m) including convenience retail store and public house. The primary school is just over 800m away. The Council’s target is 800m.

Natural open space is within 100m (against the Council’s target of 300m), the sports centre and NEAP are within 800 metres (against the Council’s target of 1000m).

The Town Centre includes a range of retail providers, services and other facilities including a surgery and library. In addition there are numerous employment opportunities within 2000m to 3000m walking distance.

Overall, Tavistock has a wide range of facilities and is considered a sustainable settlement. In addition, there are further facilities proposed within even close walking distance to the south of the site including a new school, employment and a railway stop.

Fig 8: Bus stop near the site
Section 2 | The site and its context

Fig 9: Local Shop

Fig 10: Duke of York Public House

Fig 11: Supermarket in the town

Fig 12: Meadowlands Park
Section 2 | The site and its context

Fig 13: Terrace along the canal

Fig 14: High density town houses around the town centre

Fig 15: More modern high density housing at Monksmead

Fig 16: Modern housing estate at Abbotsfield Crescent
Key Considerations

Based on an analysis of the site's location and the emerging policy context, there are a number of key considerations that feed into the proposals and are shown on Figure 21 (opportunities and constraints plan), which include:

- Providing much needed new homes including a proportion of affordable homes and a variety of house types to support the creation of an inclusive community;
- Good proximity to nearby schools, shops, healthcare and leisure facilities, in line with figure 3.2 of the emerging Plan;
- Close proximity to existing pedestrian and cycle links;
- Provision of potential onsite open space that is easily accessible by existing and future residents;
- Creation of new green areas on site with enhancement of existing buffers and the urban/ rural edge;
- Creation of a new gateway entrance feature to the town;
- Implementation of the key design principles of the emerging Local Plan;
- Integration with adjoining development parcels.
The Proposals

Based on the technical work undertaken and the opportunities and constraints plan, an Illustrative Masterplan (Figure 23 adjacent), which has been shaped by various technical assessments of the site and sets out one way in which the residential development can be accommodated in an acceptable manner.

The proposed development will comprise the following uses:

- The construction of up to 200 dwellings (subject to tenure and mix of housing);
- A primary access (roundabout) from Callington Road with pedestrian and cycle links;
- The potential for a gateway entrance feature to the town;
- On site open space and green infrastructure (the exact scope and type would be subject to detailed considerations and need);
- A buffer to enhance the urban edge of Tavistock and potential habitat benefit area (if required); and
- Associated infrastructure.
Fig 23: Master Plan

KEY

- Site boundary
- Low density development
- Medium density development
- High density development
- Building frontage
- Primary street
- Secondary street
- Tertiary street
- Hedgerow
- Proposed and exiting planting
- Tree Protection Order
- Pedestrian links
- Public Open Space
- Highpoint landscaped ridge
- Ditch
- Approved Bovis Homes Scheme: 730 units, primary school and train station
This section sets out a summary of the main findings and how they have been incorporated into proposals where required.

**Transportation & Highways**

A Preliminary Transport Appraisal has been undertaken by Calibro Consultants.

The appraisal concludes that the site would meet the objectives of national sustainable transport policies, and that there are no significant or abnormal barriers in terms of highways that would preclude the site from coming forward for delivery during the Plan period.

The appraisal has considered the site's geographical location in the context of the available transport networks and in particular its proximity to key local amenities. It concludes that the site is located where it would afford residents of a future development of the site with an opportunity to access a range of jobs, shops and services by a variety of non-car travel modes, including walking, cycling and bus.

Fig 24: proposed access on Callington Road
In this respect, a future development of the site would support the social, economic and environmental dimensions of sustainability, as defined within the NPPF.

The appraisal of potential access options has indicated the ability to create vehicular access onto the A390-Callington Road by way of a new roundabout junction. This would not only service a future development of the site but would also provide a much-needed gateway to the southern part of Tavistock, helping to emphasise a sense of arrival whilst also supporting a reduction in vehicle speeds.

The report therefore concludes that the site is both deliverable within the plan period and would be supportive of current planning policy. Its allocation for residential development would therefore be entirely justified.

Landscape

An initial landscape appraisal has been undertaken by Liz Lake Associates. They note that there are a number of key opportunities with regards to Landscape and enhancing the existing situation.

Visual Qualities

Beyond the immediate boundaries, the site is considered to have a moderate low visual prominence in the wider context, primarily due to the limited number of public viewpoints surrounding the Site and the undulating landscape, but also due to a combination of its south westerly aspect and elevation, as well as the effects of tall foreground screening vegetation along the surrounding roads and footpaths.

The Site is abutted by existing residential development along a prominent ridgeline on the western edge of Tavistock. The residential edge provides a lower quality edge of settlement and detracts from the otherwise attractive rural character of the landscape. The lack of vegetative screening along the eastern boundary results in an incongruous settlement edge that lacks integration with the wider landscape.

Views from the north are generally rural in character and views of the Site are well screened by a combination of landscape features and topography, as demonstrated on figures 25 to 28. Only figure 26 demonstrates a rare example of glimpsed views of the Site experienced from the north west on Crease Lane.

Views from the south are generally well screened. From the south west views are slightly more exposed due to the south westerly aspect of the Site, however screening features on the southern Site boundary and areas further to the south of the Site provide relatively a high level of visual containment generally.

From the west, views of the Site are more exposed, however there are a limited number of publically available vantage points. The Site is not visible from the Gulworthy 1 & 2 public footpath leading to Saw Mill, other than from a small gap in vegetation at the eastern extent of the footpath.

Further west, from the edge of the Tamar Valley AONB, longer distance views of the Site are available from the A390 as it weaves its way down the slopes towards Lumburn, however these views are fairly limited in extent and the Site is visible within the context of the existing surrounding residential development on the edges of Tavistock.

From the east, public viewpoints are limited due to the screening effect of the residential development on the eastern Site boundary. Close proximity private views are available of the Site from upper floor windows of these dwellings and
Photo Location 1: View towards south west from northern boundary

Photo Location 2: View toward south east from Creak Farm (Creak Lane)

Photo Location 3: View towards south east from PROW leading to Downhouse Farm

Fig 25: View towards south west from northern boundary

Fig 26: View toward south east from Crease Lane

Fig 27: View towards south east from PROW leading to Downhouse Farm
Photo Location 4: View towards the south from PROW at Downhouse Farm

Photo Location 5: View towards the north west from Callington Road

Photo Location 6: View towards the north east from Callington Road

Fig 28: View towards the south from PROW at Downhouse Farm

Fig 29: View towards the north west from Callington Road

Fig 30: View towards the north east from Callington Road
it is these views that are likely to experience the greatest visual effects in relation to potential development of the Site.

Scope for Mitigation

A sensitive and well considered design approach would enable a softer and more appropriate edge of settlement to be created. There is potential to provide new built frontages that face the countryside to the west with sufficient space for a meaningful vegetated buffer and generous areas of public open space linking to footpaths within the wider countryside. At the south western corner of the Site there is potential to create a well considered and more attractive gateway to Tavistock from the west, when travelling along Callington Road.

A new strategy for green infrastructure within the Site could provide a layering of softening through the development, breaking up the mass of development and allowing the countryside links and footpaths to penetrate the heart of the new residential landscape. The enhanced green infrastructure has the potential to provide a net ecological enhancement to the site by creating new habitat and ecological corridors though the Site.

Capacity within the landscape to absorb change

Given the exposed nature, character and visual quality of the existing settlement edge as well as the relative visual containment of the Site from surrounding public viewpoints and protected landscapes, it is considered that the Site has a Moderate to High Capacity to accommodate change; this is for residential development of up to two storeys in height, subject to a sympathetic design approach as described above.

There are limited constraints or issues in landscape and visual terms that would prevent the Site being considered for development. There is potential to provide landscape and visual enhancements to the area by creating a new improved western residential edge to Tavistock.

Recommendations

Liz Lake Associates make a number of key recommendations in respect of the site, which have fed into proposals. These are:

- Existing hedgebanks should be retained and protected where possible or otherwise reinstated, particularly on Site boundaries;
- A generous buffer of open space should be set aside to the south of the Site adjacent to Callington Road to enable the area to be developed as an attractive open space and gateway to Tavistock;
- Views from existing residential properties should be softened by new native hedgerows, to be managed by a central management company to ensure the integrity of the feature is retained over time;
- Alignments of existing hedgebanks within the Site should be used as a guide to develop the strategy for new Green Infrastructure for the Site;
- Green routes or footpaths should extend through the Site and connect with surrounding routes and footpaths where possible;
- Belts of native deciduous trees of local origin and character should be incorporated on the green infrastructure strategy for the site to provide a soft layering effect;
- New development should provide new frontages onto the countryside and to new areas of Public Open Space;
- Set aside the north western field for an area of public open space, by retaining and enhancing the existing field boundaries;
- Buildings, structures and hard-standing should avoid tree protection areas of existing trees and hedgerows, either on or adjacent the Site.
- Planting and trees to be introduced as a result of any new development should be in keeping with the character of the local rural landscape.
Conclusions

Liz Lake conclude in summary that:

- The Site is not located within or directly adjacent to any protected landscapes;
- The Site is cultivated agricultural land located on the western edge of Tavistock and whilst it displays some typical characteristics of the rural landscape, it is strongly influenced by the neighbouring residential built edge;
- The existing residential edge provides a low quality edge of settlement and detracts from the otherwise attractive rural character of the landscape;
- Whilst the Site is visible from the outer edge of the Tamar Valley AONB, visibility is limited to a few isolated locations on fast moving roads;
- The Site is not visible from any other of the designated landscapes in the vicinity;
- The Site is generally not visible from surrounding Public Rights of Way;
- Beyond the immediate Site edges, the Site is considered to have a moderate low visual prominence in the wider context;
- Views of the Site from the north are generally well screened;
- Views of the Site from the south are generally well screened;
- Public views of the Site from the east are well screened by existing dwellings on the eastern Site boundary;
- Private views from the upper floors of dwellings on the eastern boundary are likely to experience the most significant visual effects of potential development on the Site;
- Views of the Site from the west and south west are more exposed, however there would be a limited number of visual receptors likely to experience the visual effects of potential development;
- Given the exposed nature, character and visual quality of the existing settlement edge as well as the relative visual containment of the Site from surrounding public viewpoints and protected landscapes, it is considered that the Site has a Moderate to High Capacity to accommodate change as described;
- There are limited constraints or issues in landscape and visual terms that would prevent the Site being considered for development; and
- There is potential to provide landscape and visual enhancements to the area by creating a new improved western residential edge to Tavistock.
Conclusion

This Development Framework Document has been prepared on behalf of Barratt David Wilson Homes and Mr and Mrs H. Blowey in relation to land north of Callington Road, Tavistock.

It confirms the suitability of the site for residential development in the context of the significant expansion to the south of the town surrounding the site. Work has been undertaken demonstrating that:

1. The site is sustainable;
2. Access is achievable and can enhance the entrance to Tavistock;
3. This document summarises the technical information prepared to date and it is expected that the full suite of information will be submitted to the Council; and
4. There is landscape capacity to accommodate development in a manner that will improve the western edge of the urban area.

Further technical work is being carried out that is expected to feed into detailed proposals.

Based on this, the site could contribute up to 200 dwellings to the immediate 5 year supply.