



## DAVID WILSON PARTNERSHIP

Connecting people and spaces

Site Selection

Widcombe Village Hall

No: 1338

Date: February 2018

| ISSUE / REVISION  | DATE     | ISSUED | CHECKED BY |
|-------------------|----------|--------|------------|
| Draft for comment | 13-02-18 | PL     |            |
| Minor amendments  | 27-02-18 | PL     |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |
|                   |          |        |            |



DAVID WILSON PARTNERSHIP

Connecting people and spaces

Title: Site Selection

Project: Widecombe Village Hall

No: 1338

Date: February 2018



DAVID WILSON PARTNERSHIP

Connecting people and spaces

## 1. Introduction

Widcombe Village Hall Steering Group (WVHSG) has commissioned David Wilson Partnership Ltd (DWP) to advise on site options for a proposed new village hall. This report considers candidate sites and makes recommendations for a favoured site.

Consideration was originally given to 3 candidate sites: Hayes Field, to the north west of the village centre; the Fair Field, opposite the school south of the village and the site of the annual fair; The Parish Field, to the east of the main village car park.

## 2. Proposals

Proposals for the hall are still in development, but for the purposes of this study, it has been assumed that the hall will comprise:

- A single storey building, approximately 500 – 700sqm area. 6m – 7m height.
- Vehicle access with parking for 20 – 50 cars
- Small, secure outdoor space

## 3. Planning Response

On this basis, pre application advice was sought from Dartmoor National Park Authority (DNPA). In their response, DNPA acknowledges the deficiencies of existing provision in the parish (both at the Church House and at Leusdon Hall).

DNPA considered the three sites; the summary of their advice was as follows:

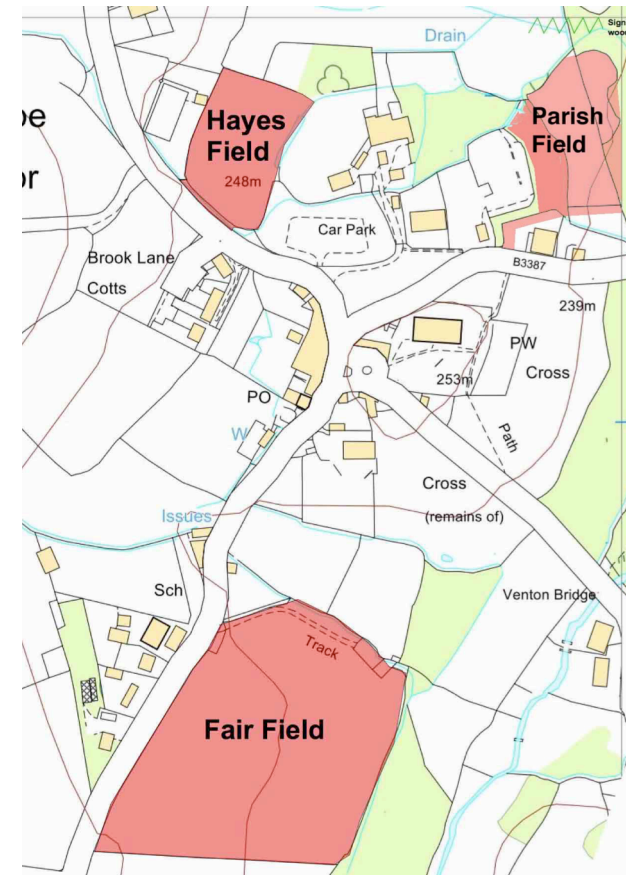
### Parish Field

- Strong potential for development to adversely impact the character of the protected landscape.
- Further consideration of the site discouraged.

### Hayes Field

- Well related to the village centre

Fig 1 Location



- Potential archaeological and historic interest, particularly stream to road frontage
- Potential ecological interest, but possible to mitigate
- Site access recommended through recreation area, not over stream

Fair Field

- Lack of safe pedestrian access to site from village centre. More car parking may be required
- Congestion issues at school drop off times
- Potential to replace existing utilities block within new development
- Adverse impacts on protected landscape from development in southern, higher part of site
- Potential highway safety benefit from shared use of car park by school

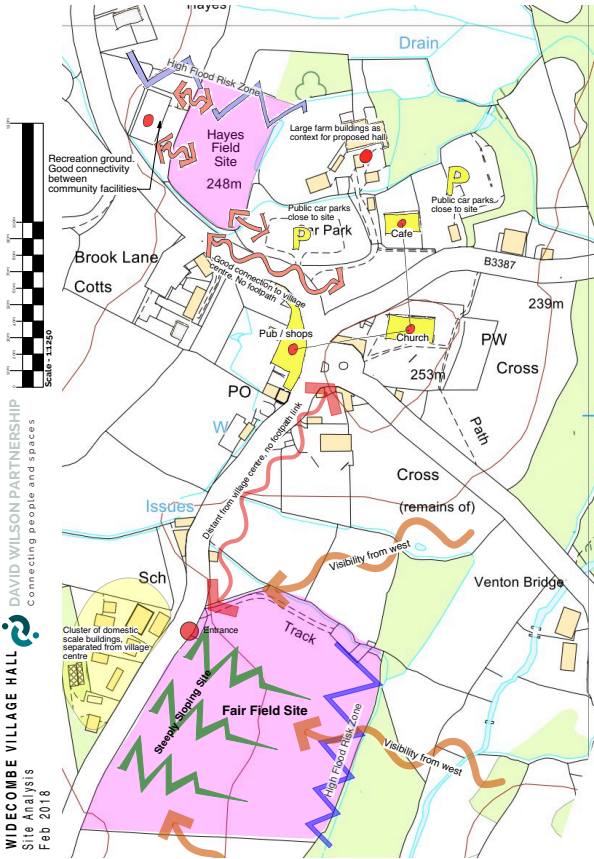
The Parish Field was already considered the most problematic in terms of construction (it is steeply sloping, is at risk of flooding and difficult to access). Following the DNPA advice, it was discounted from further consideration. DNPA were also clear that development on the southern of the 2 fair fields would be unacceptable, so further consideration has concentrated on the northern field.

Site Characteristics

Figure 2 summarises the characteristics and constraints of the two candidate sites.

4. Access and Highways

| Fair Field  | Hayes Field  |
|---|--|
| The site is distant from the village centre and from existing car parks. No pavement or street lighting on route from village centre. | Close to village centre and to other car parks for overspill parking (large events)  |
| Potential for shared use by school at busy pick up / drop off times.  | Short stretch of pedestrian access on unlit road with no street lights. Possibilities for alternative access via private car park. |
| Poor visibility from site entrance, visibility splay from northern entrance blocked by neighbouring property's wall                   | Potential conflict over access point. Better visibility for access over stream rather than through recreation ground.              |



|   |  |
|---|--|
| Sloping site. Earthmoving required to enable full disabled access |  |
|---|--|

## 5. Drainage

| Fair Field   | Hayes Field   |
|--|---|
| No surface water drainage issues on upper part of site. Lower areas within flood risk zone 3 | Surface water flooding predicted in northern end of field. Flood Risk Assessment recommended as part of planning application. |

## 6. Character and Appearance

| Fair Field   | Hayes Field   |
|--|---|
| Large building would be out of character with domestic scale buildings in this part of the village.  | Context for large buildings in local landscape – church, large barns.     |
| Upper parts of site highly visible from open moorland to east and north, including from Widecombe Hill. Poor visual connection to the centre of the village. | Site well screened in views from open moorland by surrounding vegetation. |
|  | Good visual connection with centre of village.                            |

## 7. Connectivity

| Fair Field  | Hayes Field   |
|---|---|
| Good connectivity with school – potential for shared use of facilities. Separate from other village facilities – out on a limb. | Good connectivity with church, shops, café, parking etc. in village centre. Connection to school not so good.                                     |
| Physical connection to village poor. No footpath on narrow road with poor visibility in places.                                 | Site relates well to existing recreation ground in village centre. Opportunities for new hall to provide added value for recreation ground users. |
| No connection to village car parks. Site not accessible by coaches.   | Physical connection to car parks in village good.   |

## 8. Other Factors

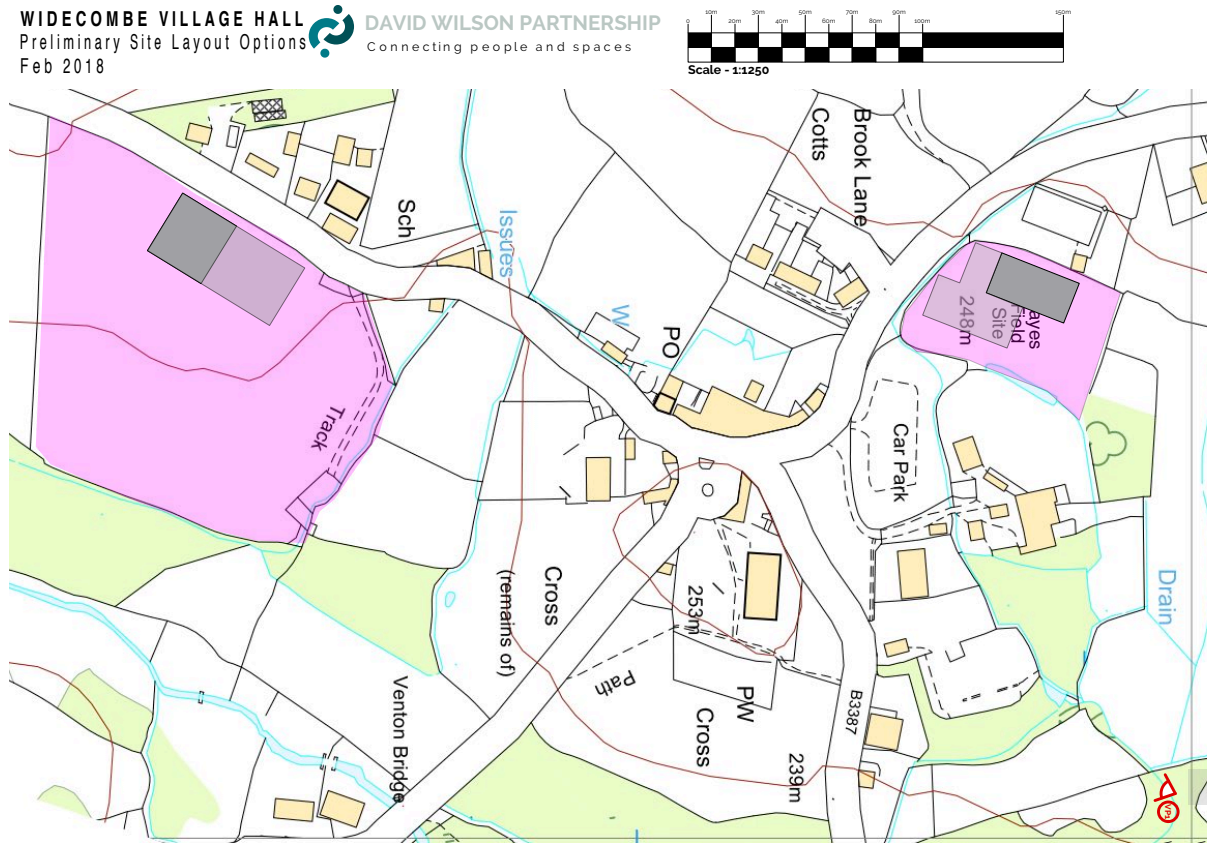
| Fair Field  | Hayes Field  |
|---|--|
| Site owned by the fair committee. Size of building and car park would reduce area of field available for fair use. Equivocal response from fair committee to enquiries about release of site. | Site privately owned but willingness to release for village hall. Further negotiation required on costs, form of tenure, conditions of release.                                |
| Further negotiation required with fair committee on site restrictions, location, freehold/leasehold tenure, restrictive covenants, costs.   | Owner has signalled conditions to release, to include hall siting on western edge of field (coincides with DNPA preference) and access over stream (at odds with DNPA advice). |
|   | Connectivity to village car parks means that permanent car park can be smaller than would otherwise be the case.   |

### Exceptional Costs

Most development costs would be roughly equivalent over either site (eg site acquisition costs, construction and services costs). Potential exceptional costs are listed below:

| Fair Field  | Hayes Field  |
|---|--|
| <p>Exceptional costs would include:</p> <ul style="list-style-type: none"> <li>• Traffic Impact and Landscape / visual assessments for planning application</li> <li>• Creation of level building platform and sight lines at entrances</li> <li>• Large car park, so that hall is self sufficient for parking.</li> <li>• Mitigation to reduce adverse impacts on landscape character</li> <li>• Fencing to protect site from grazing stock in rest of Fair Field).</li> </ul> | <p>Exceptional costs would include:</p> <ul style="list-style-type: none"> <li>• Flood risk and heritage assessments for planning application</li> <li>• Flood mitigation works</li> <li>• Culvert or bridge over stream.</li> </ul> |

## 9. Conclusion



Approximate land use requirements for both sites:

650 sq.m building (dark grey box)

50 car parking spaces (light grey shading)

Development costs, drainage and other technical issues are equally balanced across both sites. However, the Hayes site is considered to have better connectivity to most facilities in the village and to offer more opportunities to give added value to village activities than the Fair Field site. In planning terms, development of the Hayes Field site is considered to be more likely to meet the primary purposes of the National Park:

“To Conserve and enhance the natural beauty, wildlife and cultural heritage

To Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public”

For these reasons, the Hayes Field is recommended as the best option for development.