



# **Land Availability Assessment (LAA)**

## **REPORT**

**September 2017**



## Executive Summary

The Land Availability Assessment (LAA) is a key part of a local planning authority's evidence base on housing and employment. It looks at potential housing and employment sites, considers whether they are deliverable and developable, and when they could be developed. The assessment, which is undertaken using an independent Panel, helps in the process of delivering sufficient land to meet the housing and employment needed by local communities. This is the fourth Dartmoor National Park LAA Report. The first report was published in November 2009 and reviews were completed in 2010 and 2014. This report is based on a call for sites carried out October 2016-January 2017.

The Dartmoor National Park LAA report looks at the potential housing and employment contribution of sites within the National Park, from both within and outside the planning process, over one to five, six to 10 and 11 to 15 year time periods. It includes a trajectory of potential housing supply over that 15-year period. Monitoring takes place through the *Authority's Monitoring Report*, which compares the delivery of housing and the five-year supply of deliverable sites to the indicative annual levels of housing development set out in strategic planning policies.

A LAA does not judge whether sites should be allocated for housing or employment and whether planning permission is likely to be granted. Any housing or employment allocations will be made within the local plan and following wide-ranging consultation. Determinations of planning applications submitted on LAA sites are made in the light of all the policies and material considerations that apply at the time.

The results of the 2017 Dartmoor National Park LAA show that the indicative housing provision figure for Dartmoor National Park of 50 dwellings per year, as set out in the adopted Core Strategy, for the current 5 year period can be met through sites already in the planning process and those expected to come forward within that period. Of the 87 sites submitted, 55 were considered deliverable and developable for housing over the 15 year period. Less sites failed at Stage A in 2017 (10) compared to 2014 (15).

The results of the employment assessment showed that there is a potential provision of 11.56 ha of potential employment space. No gypsy and traveller sites were submitted.

There is significant over supply of sites, within and outside the planning process, to cover the indicative housing needs requirements within Dartmoor National Park in the first five years of the planning period. The adjusted provision figure is 1355 set against an indicative needs figure (*DNP Core Strategy*) for the five year period of 250 dwellings. There is a small under provision in years 6-10 of 123 dwellings, and more notable under provisions in years 11-15 of 36 dwellings. However the significant available over provision in years 1-5 illustrates more than enough land to meet the total indicative plan figure over the plan period.

The results show a wide variation in the supply of potential sites across the National Park's larger settlements, the Local Centres. Sites have come forward in all the Local Centres and provide a significant supply in Moretonhampstead, Buckfastleigh, South Brent and Ashburton in particular.

In terms of the general distribution of potential sites across the National Park, while the Core Strategy looks to at least 60% of all projected new housing development being in the Local Centres, the LAA shows a strong preponderance of potential land within those settlements. 67% of all potential housing is located within Local Centres and 33% within the Rural Settlements.

Key issues for monitoring and review are:

- Need to examine the over provision in years 1-5 and how this impacts the under provision in years 6-10 and 11-15 through a reassessment;
- The need to consider the merits of a similar proactive approach in the local plan, through allocation of strategic housing sites to meet the needs of larger communities over the plan period, in order to respond to the recognised mismatch in provision in years 1-15;
- The need to re-examine those sites, particularly in the Local Centres where supply is lower, that were not considered developable or deliverable to assess whether there is scope to overcome or mitigate development constraints (e.g. flooding, contamination);
- Where there are neighbouring sites in different ownerships, to examine the opportunities for managed development of such areas;
- The need to investigate and update the area of suitable employment land available;
- Consideration of the issue of windfall contribution (which includes exceptions sites) to housing delivery within the National Park, and the extent to which that contribution can or should be quantified and phased; and
- The need for particular effort to identify sites (including those already considered) which could provide for gypsy and traveller accommodation.

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# 1 Introduction

1.1 The National Planning Policy Framework (NPPF) suggests that Local Planning Authorities should have a clear understanding of housing needs in their area. To do this they should prepare a Strategic Housing and Economic Land Availability Assessment ('SHELAA' or 'LAA') to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. This evidence base should be used to assess the existing and future supply of land available for economic development, sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, LAAs and should include a reappraisal of the suitability of previously allocated land<sup>1</sup>. A more detailed process of viability appraisal would be undertaken of housing policies, considering the viability of strategic sites as part of local plan preparation as necessary.

1.2 The LAA is therefore a key component in the process of housing delivery. It looks in detail at the scope for providing housing and employment of specific brownfield and greenfield sites. Judgments are made on the timescales within which sites are likely to be developed. A LAA is undertaken in partnership with key stakeholders in the housing and employment field, and they are regularly monitored and updated.

1.3 The National Planning Practice Guidance (NPPG)<sup>2</sup> states that an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.4 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use<sup>2</sup>.

1.5 The assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. From the assessment, plan makers will then be able to plan proactively by choosing sites to go forward into their local plans to meet objectively assessed needs<sup>2</sup>.

1.6 Dartmoor National Park lies in two Strategic Housing Market Areas (HMAs); the Plymouth Area HMA, and the Exeter Area HMA. Joint working

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<sup>1</sup> Department of Communities and Local Government (DCLG) (March 2012) *National Planning Policy Framework*.

<sup>2</sup> Department Communities and Local Government (DCLG) National Planning Practice Guidance: *Housing and economic land availability assessment*

across the whole of an HMA to assess levels and types of housing is seen as essential. *Strategic Housing Market Needs Assessments* (SHMNAs) provide critical evidence of the Objectively Assessed Need for the overall HMA, providing evidence to inform local plan preparation and the Duty to Cooperate. This includes the nature and scale of need of different housing types.

1.7 In the National Park there is a focus upon affordable housing needs, likely to be sustained in future housing policy in the local plan. Importantly the Objectively Assessed Need for the HMA is not itself a housing target for the area, but a first stage in a process in assessing how and indeed whether the need can be met. Whilst the local plan should plan for the identified need, other material factors as set out in the NPPF (such as the great weight applied to National Park status), may make it inappropriate to plan for the fully identified need, particularly for market housing.

1.8 SHMNA Reports are therefore just one stage in the process, together with the LAA, which will inform the review of the local plan in Dartmoor National Park. The SHMNA Report for Plymouth HMA was published in 2013, and a Plymouth Area Housing Topic Paper was published in 2017. The Exeter SHMNA was published in 2015 and is currently being reviewed. These reports contain local area reports covering their respective parts of the National Park; however additional work is being completed in order to consolidate the findings of the respective reports and is expected to be published in 2017/18.

#### Approach and methodology

1.9 The LPA partners in the Exeter HMA have worked together to develop a LAA methodology and draw up a constitution and terms of reference for a LAA Panel. That methodology is firmly based on the advice set out in the NPPF and NPPG referred to earlier (see paragraph 1.3).

1.10 The methodology and Panel terms of reference (as revised) were published in April 2017. The methodology applies to sites throughout the National Park. The methodology (including the Panel Constitution and Terms of Reference) is on the National Park Authority's website at:

<http://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence/land-availability-assessment-shlaa>

## 2 The purpose and content of the assessment

### Purpose and minimum requirements of a LAA

2.1 The LAA identifies suitable sites with potential for housing, employment or gypsy and traveller use; assesses the potential and estimates when sites are likely to be developed. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate<sup>3</sup>. The report is a technical study that will be used as part of the evidence base in the process of plan making.

2.2 The LAA has been carried out in line with the requirements and guidance of the NPPF and NPPG and in line with recommended methodology (figure 1). The full methodology can be found on the Authority's website at: <http://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence/land-availability-assessment-shlaa>

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<sup>3</sup> Department of Communities and Local Government (DCLG) *National Planning Policy Guidance*: Section 1.



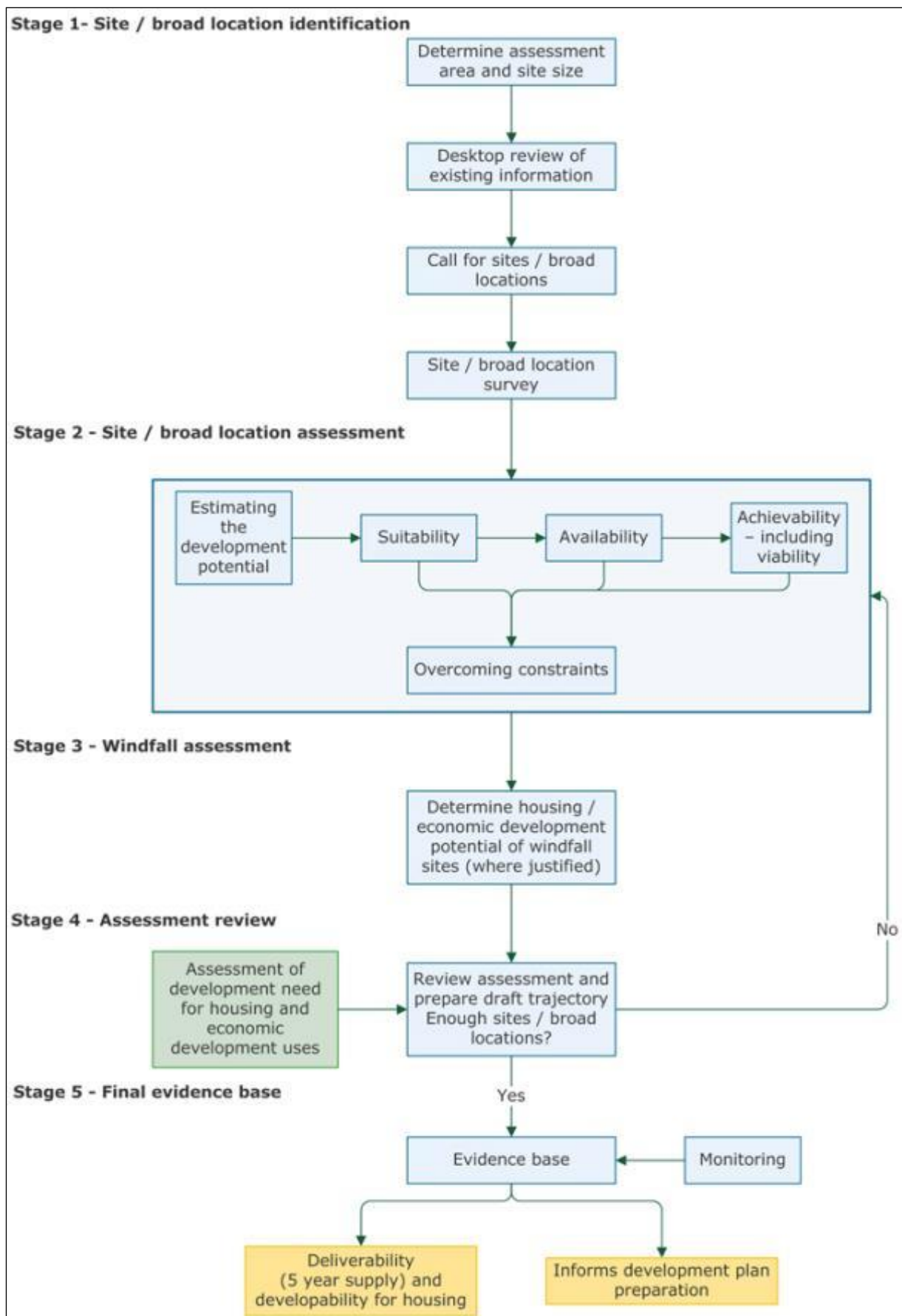


Figure 1: Land Availability Assessment Methodology (NPPG)

2.3 Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing<sup>4</sup>, see Methodology section below, Section 6, for more details.

#### Monitoring and review

2.4 The LAA will be updated on an annual basis, with the updating programmed so that it can inform the *Authority's Monitoring Report*, which is published annually. However, a full resurvey (or 'call for sites') should not be needed every year. Sites that are brought to the attention of the Authority over the course of the year may be assessed, along with a further appraisal of sites formerly dismissed to see if the constraints have changed. Information from the LAA together with allocated sites, sites approved or already in the planning system, therefore provides an up to date foundation for the consideration of 5 year land supply as may be required in the National Park context.

#### Status of LAA report and identified sites

2.5 With regard to the sites identified within a LAA report, it is important to recognise that:

- The identification of potential housing sites does not indicate that they will be automatically allocated for housing in development plan documents, or that they have implied consent should planning permission be sought. However, inclusion in the LAA report as a developable / deliverable site may be a material consideration in the determination of a planning application;
- The LAA report does not prejudge the relative merits of sites or rank them in order of preference;
- Inclusion in the LAA report does not preclude sites from being developed for other uses, nor does it mean that sites not identified may not be brought forward for residential or employment development;
- The LAA report does not represent development plan policy. It does not bind the National Park Authority or any other agency sitting on the Panel in their decision making responsibilities.

### **3 Involvement of Stakeholders in the LAA**

#### Joint Methodology for the Exeter Housing Market Area

3.1 The local authorities in the Exeter Housing Market Area established a Steering Group in 2008, comprising officers from each authority. The Steering Group was responsible for the preparation of the joint LAA Methodology which was revised in 2013, and again in April 2017, in order to reflect national changes in planning policy and guidance.

3.2 Where a Housing Market Area covers more than a single authority's area, the relevant authorities are advised to work in partnership to prepare joint assessments or use a consistent methodology. As explained earlier (paragraph 1.8) a joint methodology has been prepared and used by partners in the Exeter HMA.

### The LAA Panel

3.3 In order to produce robust and reliable assessments, the Government advises that the assessments be prepared in collaboration with stakeholders in the housing sector. During the process of developing the LAA Methodology the steering group established a Panel of development stakeholders. The members of the Panel act on a voluntary basis. The Panel is a joint body for the authorities in the Exeter Housing Market Area. However, separate community representatives (Authority Members or Councilors) are appointed by each authority. Although the membership of the Panel has changed since it was first constituted, there has been continuity in terms of the spread of stakeholder involvement. The role and responsibilities of the Panel are explained in detail in the *Methodology* and the accompanying *Panel Constitution and Terms of Reference*.

### LAA Panel membership

3.4 The Panel includes a wide range of large, medium sized and small house building companies, architects, estate agents, and planning consultants. The Panel also includes statutory agencies, such as the Environment Agency, Highways England, and Natural England. Local community interests are represented, in the case of Dartmoor National Park, by three National Park Authority members. The Panel that conducted the assessment of sites in Dartmoor National Park is set out in Annex 1. Panel members are required to make declarations of interest where any personal, financial or prejudicial interests apply.

3.5 Given their combined development industry experience, Panel members have played a key role in the preparation of this LAA by assessing whether specific sites are deliverable and developable for residential development. In accordance with the Practice Guidance, the Panel's advice has been informed by factors including:

- The current housing market conditions and predictions for future market performance;
- Site preparation costs, bearing in mind physical constraints identified in the assessment of suitability and during any site visits that members of the Panel may have made; and
- Development costs related to existing and emerging policy including affordable housing provision, infrastructure requirements and future building regulation changes.

3.6 A Panel meeting was held on 11 July 2017 to consider the Dartmoor National Park submitted LAA sites.

## 4 The planning background

### National planning policy

4.1 Nationally designated areas such as National Parks have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty<sup>4</sup>. The conservation of the natural beauty of the landscape and countryside, including wildlife and cultural heritage qualities, must therefore be given great weight in planning policies and development management decisions. At the same time, it is important that planning policies also support suitably located and designed development needed to facilitate the economic and social well-being of National Park communities, including the provision of adequate housing to meet identified local needs.

### Local planning policy

4.2 The principal policy document covering spatial development in Dartmoor National Park is the *Core Strategy Development Plan Document (DPD)*, which was adopted in April 2008. Among a range of other policies, policy COR2 defines a settlement hierarchy, indicating levels and types of development appropriate for each tier. The *Development Management DPD*, adopted in 2013, provides further development management policies and identifies specific areas for development in the National Park. Together these documents form the Local Plan for the National Park.

4.3 The larger towns and villages in the National Park, called Local Centres, provide for the development needs of the centres themselves and their rural hinterlands. Policy COR2 states that at least 60% of the projected new housing provision over the planning period should be in the Local Centres. A number of other settlements are defined as Rural Settlements, where small scale development to serve needs arising from the settlement itself and its surrounding parish may be accommodated.

4.4 The aim for each type of settlement will be to provide appropriate levels and types of housing to meet local needs. Policy COR15 is the strategic housing policy and it places a strong priority on the provision of affordable housing to meet identified local needs. Open market housing is only permitted in a limited range of circumstances in the Local Centres, where the development will contribute to the provision of affordable housing or lead to significant environmental or community benefits. The proportion of affordable housing in open market development will be not less than 50%, although this may be varied where significant environmental or community benefits can be achieved.

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<sup>4</sup> Department of Communities and Local Government (DCLG) (March 2012). *National Planning Policy Framework (NPPF.)* Paragraph 115

4.5 In areas outside Local Centres and Rural Settlements, residential development is restricted to that needed by the agriculture and forestry sectors or other essential rural businesses. Dwellings may be provided through the conversion of existing buildings to meet identified local needs for affordable housing.

4.6 DNPA is preparing a new local plan including strategic and development management policies and minerals and waste. Work is currently underway to review the existing strategy and policy approach, and undertake evidence base studies to inform the new local plan ([www.dartmoor.gov.uk/localplan](http://www.dartmoor.gov.uk/localplan)).

#### Dartmoor National Park's strategic housing requirement

4.7 The adopted Core Strategy DPD sets out indicative housing provision figures for Dartmoor National Park. The annual average net dwelling provision is 50 units per year, meaning that the total provision envisaged over the 20 year period is 1,000 dwellings. The dwellings figure relates to local needs provision. The figure should not be regarded as a target but rather as an indication of the level of development that could be expected to meet the housing needs of Dartmoor communities and which is in line with the need to conserve the landscape, natural beauty and special qualities of the National Park. Further discussion on SHMNA and Objectively Assessed Needs is set out in section 1.6-1.8.

## **5 Condition of the housing market**

5.1 Government guidance notes that the effect of market conditions on economic viability should be taken into account in assessing the deliverability and developability of potential housing sites to produce a realistic and reliable assessment.

5.2 The Panel has taken the current housing market factors into account in coming to their decisions on the developability and deliverability of housing, which is reflected in their conclusions. The Panel has also provided some general advice on how the current market conditions should be reflected in the delivery of housing in the sub-region. This advice relates to the adjustment of build out rates on sites where development has and has not started, and is further moderated by the size of the development - less than 15 dwellings and 15 dwellings or more (See Methodology).

5.3 Market conditions will change over time as confidence and optimism in the economy generally and the housing market in particular ebb and flow. It will be particularly important therefore that the housing market statement is updated along with each review of the LAA.

## 6 The scope of the assessment

### Settlements assessed for the LAA

6.1 The area of study for the LAA is the whole area of the National Park with the focus on Dartmoor's towns and villages.

6.2 The list of settlements is set out in the *Core Strategy DPD* (See sections 4.4 - 4.8.).

**Table 1 - Dartmoor National Park's Local Centres**

Ashburton	Moretonhampstead
Buckfastleigh	Princetown
Chagford	South Brent
Horrabridge	Yelverton

**Table 2: Dartmoor National Park's Rural Settlements**

Belstone	Manaton
Bittaford	Mary Tavy
Bridford	Meavy
Buckfast	North Bovey
Cheriton Bishop (Cheriton Cross)	North Brentor
Christow	Peter Tavy
Cornwood	Postbridge
Dean / Dean Prior	Scoriton
Dousland	Shaugh Prior
Drewsteignton	Sourton
Dunsford	South Tawton
Hennock	South Zeal
Holne	Sticklepath
Ilington	Throwleigh
Liverton	Walkhampton
Lustleigh	Whiddon Down
Lydford	Widcombe-in-the-Moor

### Stage 1: Planning the assessment

6.3 Although not a formal requirement, Dartmoor National Park's LAA review did include a public 'Call for Sites' as part of the Local Plan Issues consultation. This was published on the Authority's web site and promoted with a press release, and information sent to agents, town and parish councils in the National Park and those registered on the Authority's consultation database. As the review

covered many existing sites, much of the technical assessment had already been undertaken and only required updating. Full assessments, including site visits, were undertaken on all new sites.

#### Stage 2: Determining which sources of sites should be included in the assessment

6.4 The NPPG provides information on the sources of sites with potential for housing. The sources comprise sites already in the planning process and those that are outside. A list of potential sources is set out in paragraphs 012, 037 and 038 of the *NPPG*. The principal method for identifying such sites is the public consultation exercise undertaken by the local planning authority. This 'Call for Sites' will be targeted at landowners, agents, developers and town and parish councils to identify sites that are not currently known within the planning process. Potential infrastructure requirements and a consideration of viability and deliverability of the submission site must be clearly identified through the call for sites process. Other known sites will be included, such as existing allocations, current/lapsed planning permissions, draft allocations etc.

#### Stage 3: Desktop review of existing information

6.5 A press release was issued in October 2016 inviting submission of sites. All those who had submitted sites in 2008, and/or 2010, and/or 2014 were asked whether they wished their sites to be included in the 2017 review.

6.6 Sites were assessed as set out in the Methodology. For existing LAA sites this included consideration of policy changes and any other material changes (e.g. updated flood risk information, new archaeological evidence). The information was collated for consideration by LAA Panel members.

#### Site size threshold

6.7 A significant proportion of new housing in Dartmoor National Park is developed on small sites. This housing may be infill development within an existing curtilage, conversions to residential uses, replacement or redevelopment schemes, or the sub-division of existing dwellings. To include all such sites in the LAA survey would be overly burdensome. To manage the process effectively, a minimum site size threshold for residential development of five dwellings or 0.15 ha and for economic development 0.25ha or 500m<sup>2</sup> of floor space has been applied throughout the planning area. Sites falling below this threshold are not assessed.

#### Stage 4: Determining which sites and areas will be surveyed

6.8 All sites were given a preliminary scoping (Stage A Assessment - see Table 3, below) to determine whether they should be taken forward for consideration in detail (Stage B Assessment – see Table 4, below). The scoping

entailed applying the site threshold criterion and an analysis to determine whether the site conformed to strategic settlement policy, biodiversity and geodiversity protection criteria and flood risk criteria (see Table 3, below).

6.9 Table 3 sets out the principal criteria for assessing whether a site should be included in the LAA. Where sites have been excluded, the reasons are set out in the reporting tables.

**Table 3: Stage A assessment criteria**

<b>Locations considered to be unsuitable for housing and economic development</b>	<b>Justification</b>
<p>Site and potential scale of development does not accord with strategically appropriate locations through:</p> <ul style="list-style-type: none"> <li>• The Development Plan (e.g. saved policies, published, submitted or adopted Local Plan), or</li> <li>• National guidance on the sustainable location of development</li> </ul>	<p>Development in locations unrelated to settlements defined through existing/emerging development plan policies may not contribute towards the creation of sustainable, mixed communities.</p>
<p>Where the majority of the site<sup>5</sup> impacts upon the following sites of biodiversity or geodiversity importance:</p> <ul style="list-style-type: none"> <li>• Designated Site of Special Scientific Interest (SSSI)</li> <li>• Designated or possible Special Area of Conservation (SAC)</li> <li>• Designated, listed or proposed Ramsar site (wetlands of international importance)</li> <li>• Designated or potential Special Protection Area (SPA)</li> <li>• Sites identified or required as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs and listed or proposed Ramsar sites.</li> </ul>	<p>National policy advises against development that would have an adverse impact on national and internationally important nature and geology conservation interests.</p>
<p>Flood zone 3</p>	<p>Comprises land within the functional floodplain.</p>

### Stage 5: Carrying out the survey

<sup>5</sup> Very large sites may include a portion of sites with Stage A constraints, and such cases the developable area or yield should be modified.



6.10 All those sites that passed the Stage A scoping assessment were examined in detail - a Stage B Assessment - and individual site appraisal forms were completed for each site. Completing the appraisal involved undertaking a variety of technical investigations including site visits. A great deal of information on heritage characteristics, biodiversity, land use, flood risk etc. is accessible on the Authority’s geographic information system (GIS). Site characteristics recorded included site size, site boundaries, current uses, surrounding land uses and characteristics of the surrounding area, physical constraints (e.g. slope, access, flood risk, natural, archaeological and historic features), development progress (where applicable), and potential for mixed use development.

Stage 6: Estimating the housing potential of the site

6.11 To estimate the housing potential of sites, the Methodology applies ‘gross to net developable area ratios’ and ‘density standards across the housing sub-region. The standards are set out below:

**Table 4: Gross to net developable area**

Site size	Gross to net ratio standards
Up to 0.4 ha	100%
0.4 - 2 ha	80%
Over 2 ha	60%

The ratios take into account the proportion of the total site area needed to provide roads, pavements and other services and facilities.

6.12 Density standards are applied to the net developable area of each site. For sites in Dartmoor National Park, those set out in the LAA Methodology for ‘suburban / rural settlement’ types of development are used. The figures are 20 to 30 dwellings per hectare, which are set out in the tables as minimum and maximum yields for each site. This density was higher in the 2014 review but was reduced in the April 2017 methodology update. A mid-point yield is also shown in the tabulations and is the figure used in the housing trajectory.

6.13 In order to apply appropriate annual levels of housing delivery to the LAA housing trajectory, annual ‘build out’ rates must be applied to sites where development would take place over a number of years. The LAA Methodology sets out an agreed approach to build out rates for the Exeter HMA area. The rates may be moderated by market condition factors (as described in Appendix 2 of the Methodology) or other known circumstances that may affect housing completion rates. The rates applied are:

- Up to 12 dwellings - assumed to be completed in year 1;
- A maximum of 25 dwellings per year for a single developer during years 1-5; and
- A maximum of 50 dwellings per year for a single developer during years 6+.

6.14 The level of housing completions in Dartmoor National Park will be small compared with other LPAs, reflecting the area's importance, and the indicative housing figures contained in the Core Strategy DPD. However, the housing trajectory will be drawn up based on the Panel's conclusions on the submitted sites in a 'policy neutral' and 'needs neutral' manner.

#### Stage 7: Assessing when and whether sites are likely to be developed

6.15 The NPPG states that in order to be considered deliverable, sites should, at the point of adoption of the relevant DPD:

- **Available** - at that time
- **Suitable** - in a location where development would contribute to a sustainable mixed community
- **Achievable** - where there is a reasonable prospect that housing will be delivered on the site within five years and that development is viable.

6.16 Assessing the suitability, availability and achievability of sites will provide the information that is needed to judge the deliverability and developability of those sites, within plan making contexts. The NPPG sets out the following criteria for those two important factors:

- **Deliverable** – sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- **Developable** – sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

6.17 Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. Where there is no specific information relating to the viability of a site, its achievability is a high level judgment of the LAA Panel.

6.18 Looking beyond the five year deliverable sites, there will be sites considered to be potentially developable in the 15 year planning period. The NPPG states that to be considered developable<sup>6</sup>, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

#### Stage 7a – Assessing suitability for housing

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<sup>6</sup> Department of Communities and Local Government (DCLG) *National Planning Policy Guidance*: Section 1.

6.19 The NPPG states a site is suitable for housing if it offers a suitable location for development with consideration to the types of development that may meet the needs of the community. It goes on to say that sites allocated in existing plans and those with an extant planning permission will generally be suitable, subject to any changes in circumstances. For other sites it lists a range of factors to be considered in assessing a site’s suitability:

- Policy restrictions;
- Physical problems or limitations;
- Potential impacts;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighboring areas.

6.20 The LAA Methodology expands those factors, applying a two stage approach to assessing the suitability of a site. Stage A consists in assessing sites against a range of strategic considerations (See Table 4, above.). If a site fails at stage A, it is deemed to be in an unsuitable location for housing development and does not proceed to the more detailed stage B assessment.

6.21 A Stage B assessment consists of checking sites against a wider range of development factors and is set out in Table 5.

**Table 5: Stage B Assessment Criteria**

Potential for impact on:	Other considerations:
<ul style="list-style-type: none"> <li>• Biodiversity, the historic, cultural and built environment</li> <li>• Marine Conservation Zones</li> <li>• Landscape including upon Dartmoor National Park, AONBs and their settings</li> <li>• Mineral resources</li> <li>• Air quality</li> <li>• Water Source Protection Zones<sup>7</sup></li> <li>• Open space and recreation facilities</li> <li>• Employment land supply</li> </ul>	<ul style="list-style-type: none"> <li>• Access to public transport, services and facilities</li> <li>• Highway access, pedestrian and cycle links</li> <li>• Land status</li> <li>• Constraints to delivery, including flood risk</li> <li>• Infrastructure capacity</li> <li>• Compatibility with existing and/or proposed surrounding uses, including Waste Consultation Zones.</li> </ul>

Sites that were considered to be suitable were then assessed against ‘achievability’ criteria by the Panel. The professional expertise and experience of Panel members has also added considerably to the thoroughness and rigour of the assessments.

<sup>7</sup> Zones identified and mapped by the Environment Agency around groundwater sources such as wells, boreholes and springs in order to safeguard the supply of public drinking water.

### Stage 7b - Assessing availability

6.22 The LAA Methodology contains a site submission questionnaire. Part of the information that is sought includes asking landowners to indicate if the proposed site is available and when it may come forward. There may be legal or ownership problems, such as lease, tenancy or licence obligations, multiple ownerships, ransom strips that will affect availability, and it is important that those matters are known about when sites are considered.

6.23 Where a site has not been confirmed as available it has been excluded on the grounds that it does not meet with the requirements set out in the NPPG.

### Stage 7c - Assessing achievability

6.24 'Achievability' is defined as whether there is a reasonable prospect that the site will be developed within specified time periods. This will be affected by market conditions, the costs associated with the development and the phasing of development schemes. The Panel took the view that a site is considered 'available' if it is allocated in the adopted Local Plan, arose through the 'Call for Sites' exercise and has an explicit statement of availability, or if it has extant planning permission.

6.25 To help the Panel form its views on achievability, information has been provided on physical and community infrastructure requirements and other factors that need to be taken into account when considering sites. Achievability may also be affected by other problems identified in the questionnaire - such as multiple ownerships, etc. referred to above (paragraph 6.23).

### Stage 7d - Overcoming constraints

6.26 Where constraints to development on otherwise suitable sites have been identified, consideration has been given to how these might be overcome, such as mitigation measures, extending development time-scales or adjusting site envelopes to enable access problems or other spatial constraints to be overcome.

### Stage 8: Review of the assessment

6.27 NPPG notes that once the initial survey of sites and the assessment of their deliverability / developability have been made, the housing potential of all the sites should be shown as an indicative housing trajectory. At this stage, judgements may be made on whether sufficient sites to provide for at least the first ten years of housing development needed in the plan period have come forward, how quickly development is likely to proceed, and whether any more detailed analysis (by area or time of development) of the housing potential is

needed. Changes in housing market or development viability factors will need to be considered.

#### Stage 9: Identifying and assessing the housing potential in broad locations (where necessary)

6.28 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. It is a way of indicating to local communities about where future development will be pointed, and indicates to developers where development will be encouraged.

6.29 As this LAA report does not indicate any shortfalls in the one to five year or the six to 11 year planning periods, there is no need to go to the stage of examining broad locations for development. As part of the preparation of the Development Management DPD, additional sites were identified to meet housing needs, where sites were not previously identified as available through the LAA. Where appropriate, sites have been allocated to meet identified needs, and these sites were included in the 2014 and 2017 review. As a consequence the LAA now provides a better spatial coverage of sites. As allocated sites come forward identification of additional sites may become necessary to support future local plan review.

#### Stage 10: Determining the housing potential of windfalls

6.30 Paragraph 48 of the NPPF states that LPAs may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard for the LAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

6.31 This assessment has shown that inclusion of an element of windfall development is not necessary to meet the indicative housing needs figure for the first five year planning period. However, windfall development does play a significant role in the delivery of local needs housing in Dartmoor National Park. In view of the particular nature and function of windfall development, there is a sound argument that this form of development should be factored in to the housing trajectory over the 15 year period. This issue will be considered in more detail in the Authority's Monitoring Report as necessary.

## **7 Findings of the LAA**

7.1 The distribution of the LAA sites submitted as a result of the 'Call for Sites' is set out in Table 6 and shown Figure 2, below. The detailed findings are based on the Panel's conclusions on these sites and supplemented by information held

by the National Park Authority where sites are already in the planning system. A detailed assessment for each potential site, including a map showing the location and boundary of the site, is included in the LAA Area Reports.

**Table 6: The distribution of submitted LAA sites**

Teignbridge District
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**Ashburton – Local Centre**

- DNP08/014 Outdoor Experience Ltd, Chuley Road, Ashburton, Devon
- DNP08/052 Longstone Cross, Ashburton
- DNP14/092 Land at Peartree, Ashburton
- DNP14/112 Kenwyn, Western Road, Ashburton
- DNP16/050 Chuley Road Industrial Estate, Ashburton
- DNP16/015 Tower Hill Farm, Ashburton

**Buckfastleigh – Local Centre**

- DNP08/009 Land at Oaklands Rd, Buckfastleigh
- DNP08/046 Land adjoining Wallaford Rd, Buckfastleigh
- DNP10/057 Land at Holne Rd, Buckfastleigh
- DNP14/093 Land at Roundcross, Buckfastleigh
- DNP16/066 Land off Oaklands Park, Oaklands Road, Buckfastleigh
- DNP16/038 Land to the rear of Tweenaways and Timbers Road, Buckfastleigh

**Moretonhampstead – Local Centre**

- DNP08/017 A Land on the north & south, Station Rd, Moretonhampstead
- DNP08/017 B Land on the north & south, Station Rd, Moretonhampstead
- DNP08/017 C Land on the north & south, Station Rd, Moretonhampstead
- DNP08/018 Field known as Courtenay Park, situated between Pound St & Station Rd, Moretonhampstead
- DNP08/019 Forder Farm, Moretonhampstead
- DNP14/095 Chagford Cross and Bradford Meadow, Betton Way, Moretonhampstead
- DNP10/063 Land between Court Street and North Bovey road, Moretonhampstead
- DNP14/102 Land off Brinning Lane and Station Road, Moretonhampstead
- DNP14/103 Land at Cherry Tree, Moretonhampstead
- DNP14/111 Moretonhampstead Highway Depot, Kings Bridge, Station Road, Moretonhampstead
- DNP14/121 Queens Road, Moretonhampstead
- DNP16/055 Steward Community Woodland, Moretonhampstead

**Buckfast – Rural Settlement**

- DNP16/003 Land known as Church Park, West of Furlong Close and St Bernards Close, Buckfast
- DNP14/075 Land at Buckfast, Grange Road
- DNP14/076 Former Axminster Carpets Spinning Mill Site, Buckfast Mill, Buckfast, Buckfastleigh

**North Bovey – Rural Settlement**

DNP08/023 North Bovey Glebe

**Hennock – Rural Settlement**

DNP08/021 Hennock Glebe, Hennock

**Bridford – Rural Settlement**

DNP14/084 North Land adjacent to Oxenparkgate, Bridford, North of Pound Lane

DNP14/084 South Land adjacent to Oxenparkgate, Bridford, South of Pound Lane

**Christow – Rural Settlement**

DNP10/062 Land between Wet and Dry Lane, Christow

DNP16/001 Field adjoining Staffords Close, Wet Lane, Christow

DNP16/002 Village road, Christow – opposite Teign Valley Community Hall

**Dunsford – Rural Settlement**

DNP08/025 Land off Briton Street Lane, Dunsford

DNP08/047 Land to the south west of Dunsford

DNP10/061 Land at Townsend Farm, Dunsford

**Ilington – Rural Settlement**

DNP08/022 Ilington Glebe, Ilington

**Widcombe-in-the-Moor – Rural Settlement**

DNP10/055 Land adjacent to Brook Lane Cottages, Brook Lane, Widcombe-in-the-Moor

South Hams District

**South Brent – Local Centre**

DNP08/040 Land adjoining Fairfield, South Brent

DNP08/042 Land to the rear of Avondale House, South Brent

DNP14/077 Land at Brent Mill Farm, South Brent

DNP14/078 Land at Corn Park and Crowder Park, South Brent

DNP14/079 Roseland, Corn Park, South Brent

DNP16/051 Land off Palstone Lane, South Brent

DNP16/074 Exeter Road, South Brent

DNP16/078 Land adjacent to Palstone Lane, South Brent

**Shaugh Prior – Rural Settlement**

DNP08/034 Land at Upper Shaugh Farm, Shaugh Prior

**Dean Prior – Rural Settlement**

DNP14/098 Whites Farm (Former Garden Centre), Dean Prior

**Higher Dean – Rural Settlement**

DNP08/045 Land R/O village hall, Lower Dean (southern field)

DNP16/067 Land at Dean Prior (Higher Dean, Buckfastleigh)

**Cornwood – Rural Settlement**

DNP16/069 Land east of Fore Street, Cornwood

- DNP16/070 Land to the west of Fore Street, Cornwood
- DNP16/071 Land at Delamore Farm, Cornwood
- DNP16/072 Land south of Abbots Park, Cornwood

West Devon Borough
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**Chagford – Local Centre**

- DNP14/108 Chagford Cattle Market, Crannafords Bridge, Chagford
- DNP16/077 Land to the north west of Lamb Park, Chagford

**Horrabridge – Local Centre**

- DNP14/090 HOR2 - Land identified as OS7670, Horrabridge
- DNP14/110 Land adjacent to Youldon Way, Horrabridge
- DNP16/028 Whitchurch Road, Horrabridge

**Princetown – Local Centre**

- DNP10/058 Land at Moorland View, Princetown (DNPA)
- DNP10/065 Land at Moorland View, Princetown (WDBC)
- DNP16/079 A Stoneycliffe Place, Princetown
- DNP16/079 B Bellever Close, Princetown
- DNP16/079 C Land between Stoneycliffe Place and Bellever Close, Princetown
- DNP16/079 D Land between Barrack Road and Tavistock Road
- DNP16/079 E Land to the south of Royal Court, Princetown

**Yelverton – Local Centre**

- DNP08/033 Land at Gratton Lane, Yelverton
- DNP14/073 Land at Elfordtown, Meavy Lane, Yelverton
- DNP14/107 Land at Gratton Cross, Yelverton
- DNP16/064 Land off Binkham Hill, Dousland Road, Yelverton

**North Brentor – Rural Settlement**

- DNP08/005 Hammer Park, Brentor, Tavistock. Known as Hoom Park at HM Land Registry (DN358977)
- DNP08/050 Land at North Brentor, Tavistock

**Mary Tavy – Rural Settlement**

- DNP14/068 The Burrows/or Glebe, Mary Tavy
- DNP14/117 Land to the east of Brentor Road, Mary Tavy
- DNP16/056 Land adjacent to Sunnycote, Mary Tavy
- DNP16/021 The Stannary and Crofter, Mary Tavy
- DNP08/039 Land at Oakfield, Mary Tavy

**Walkhampton – Rural Settlement**

- DNP08/032 Land opposite Knowle Terrace, Walkhampton

**Whiddon Down – Rural Settlement**

- DNP08/036 Whiddon Down, Okehampton

**Drewsteignton – Rural Settlement**



DNP08/035 Drewsteignton Glebe (SX736907)

**Lydford – Rural Settlement**

DNP16/029 Land behind Crossfields, Lydford

**Sortbridge – Open Countryside**

DNP14/113 Ox Park, Sortbridge

**Moorshop – Open Countryside**

DNP14/116 Longford Quarry, Moorshop

# Dartmoor National Park Authority

## Distribution of 2017 LAA Sites



Scale 1:240,000

### Legend

- 2017 LAA Sites
- Local Centres
- Rural Settlements
- Towns and cities outside DNPA

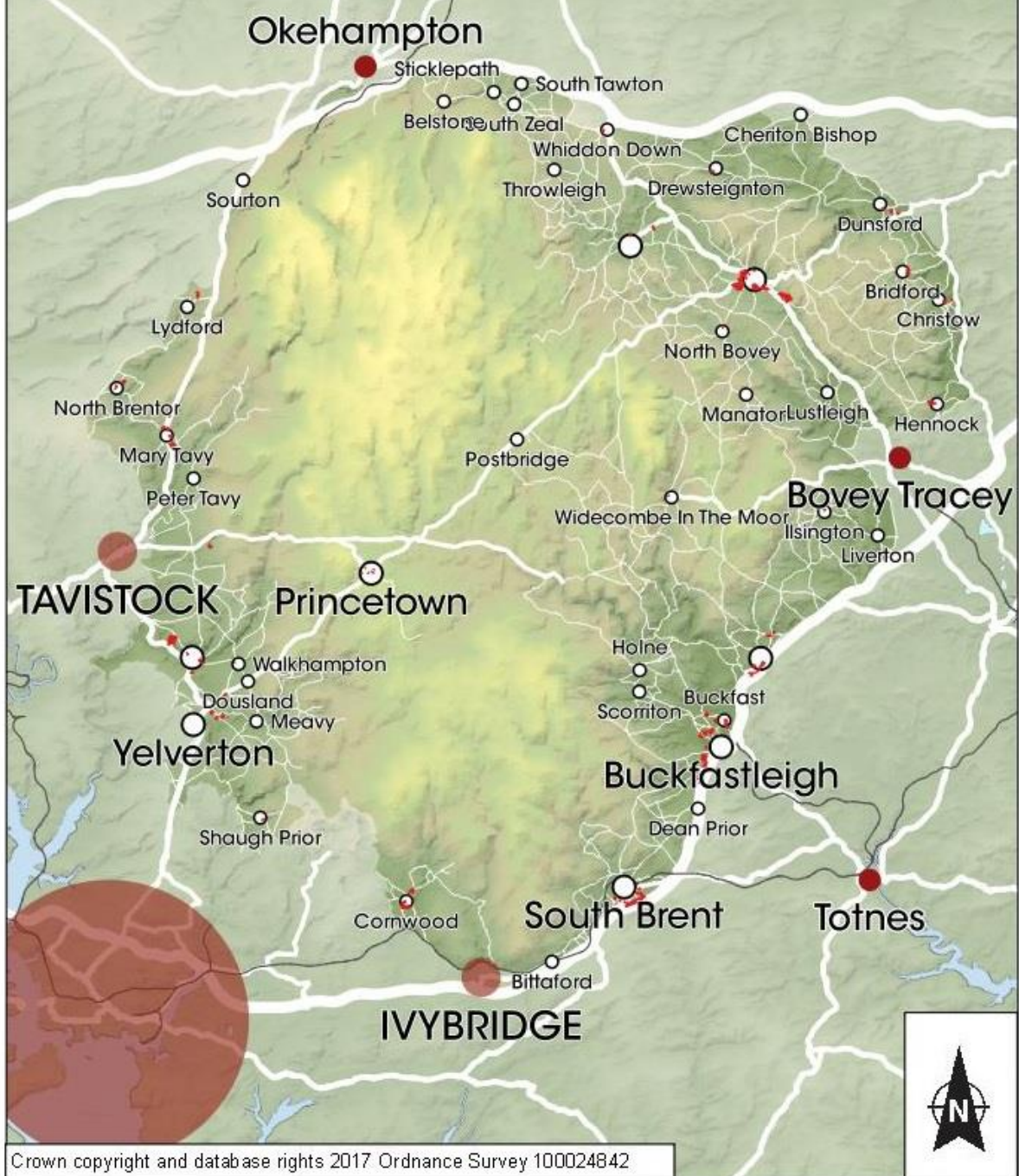


Figure 2: Distribution of submitted LAA sites

7.2 The overall results, for the submitted LAA sites, are shown below:

**Table 7: Overall assessment of submitted sites**

	<b>Category</b>	<b>No. of sites</b>
Officer assessment	Below site size threshold (0.15ha or 5 units) (not assessed)	3
	Failed at Stage A (strategic criteria)	10
Panel assessment	Failed at Stage B (development criteria)	19
	Sites considered deliverable and developable (in whole or in part)	55

7.3 The distribution of potential housing provision across the National Park is shown in Table 8, below:

**Table 8: Deliverable / developable sites by settlement and designation in the period 2015 - 2030 (dwellings)**

<b>Settlement designation</b>	
<b>Local Centres</b>	<b>Dwellings</b>
Ashburton	77
Buckfastleigh	134
Moretonhampstead	242
South Brent	177
Chagford	26
Horrabridge	50
Princetown	17
Yelverton	139
<b>Sub-total</b>	<b>862</b>
<b>Rural Settlements</b>	<b>Dwellings</b>
Bridford	36
Buckfast	86
Christow	10
Cornwood	129
Dunsford	24
Higher Dean	15
Ilington	5
Mary Tavy	40
North Brentor	30
Shaugh Prior	8
Whiddon Down	32
Walkhampton	4
Widcombe-in-the-Moor	9
<b>Sub-total</b>	<b>428</b>
<b>Total</b>	<b>1290</b>

7.4 While there appears to be adequate potential provision for Ashburton, Buckfastleigh, Moretonhampstead, Horrabridge, South Brent and Yelverton provision at Princetown and Chagford is low. However this is partly due to a

large scheme in Chagford currently awaiting a section 106 agreement. The proportion of dwellings within Local Centres as a proportion of all potential provision is 67%. This conforms with the criterion set out in the Core Strategy, which looks to 'at least 60% of the projected new housing guideline provision' being located in the National Park's Local Centres.

7.5 There appears to be adequate scope for potential housing provision within the National Park's smaller settlements (see table 9, below), although sites within the Rural Settlements in West Devon district are low in number. Only a very small part of Mid Devon district falls within the National Park boundary and only a part of one settlement – Cheriton Cross. There is no urgency to look for sites at that location. Delivery of housing in Rural Settlements should always be in line with the evidence of housing need demonstrated in parish based surveys.

**Table 9: Potential housing provision within by district - dwellings**

<b>District</b>	<b>Dwellings (Local Centres)</b>	<b>Dwellings (Rural Settlements)</b>
South Hams	174	152
Teignbridge	456	170
West Devon	232	106
Mid Devon	0	0
<b>Total</b>	<b>862</b>	<b>428</b>

7.6 In the DCLG (2012) Planning Policy for Traveller Sites<sup>8</sup> report there is a requirement for Local Planning Authorities to identify sites for gypsy and traveller pitches in line with identified need. In the LAA submission form there was a specific question on the suitability of sites for gypsy and traveller use. No sites were submitted for gypsy and traveller use.

7.7 The tables below set out the principal findings of the assessment. A housing trajectory for the period 2018 to 2033 is shown. Points to note are as follows:

- At the current time, there is significant over supply of sites, within and outside the planning process, to cover the indicative housing needs requirements within Dartmoor National Park in the first five years of the planning period. The adjusted provision figure is 1355 dwellings set against an indicative needs figure (DNP Core Strategy) for the five year period of 250 dwellings;
- There is an under provision in years 6-10 and more notable under provisions in years 11-15. However the significant available over provision in years 1-5 illustrates more than enough land to meet the total indicative plan figure over the plan period. This is a mismatch which will need to be examined, with a reassessment at review;
- DNPA has a proactive approach to development in the local plan, through the allocation of strategic housing sites to meet the needs of larger communities over the plan period. This is likely to continue in the next

<sup>8</sup> Department of Communities and Local Government (DCLG) (March 2012) *Planning Policy for Traveller Sites*.

local plan review and will help respond to the recognised mismatch in provision in years 1-15;

- There are a number of constraints on the development of particular sites highlighted by the assessment. Some of the constrained sites would have the potential to contribute to the strategic housing supply if such constraints could be lifted or mitigated. This is an issue that will need to be further investigated. Equally there are 'policy on' scenarios which would lead to a significant reduction in projected provision in years 1-5;
- There are separate sites which have been judged as being deliverable and developable that should be considered in an integrated manner. Some of these have already been considered in the *Development Management and Delivery DPD* and through a joint development brief or master planning approach. A similar approach for new sites may be adopted during the local plan review; and
- A total of 11.56 ha of employment land was accepted as suitable by the panel.

**Table 10: Actual and potential residential development from sites in the planning process - dwellings**

Sources of supply*	Timescales for development			Total
	Years 1 - 5	Years 6 - 10	Years 11 - 15	
Unimplemented / outstanding planning permissions for housing (5 units and over)	170	0	0	170
Unimplemented / outstanding planning permissions for housing (under 5 units)	42	0	0	42
Planning permissions for housing under construction	46	0	0	46
Sites awaiting S106 Agreement	0	0	0	0
Local Plan housing allocations and site development briefs included in the Call for sites	173**	0**	0**	173**
Local Plan housing allocations and site development briefs not included in the Call for Sites	80	0	0	80
<b>Total housing potential</b>	<b>338</b>	<b>0</b>	<b>0</b>	<b>338</b>

\*\* Of the total 313 units on allocated sites without planning permission seven of these sites, equating to 173 units, were submitted as part of the Call for Sites. To avoid double counting these figures will be excluded from further analysis.

**Table 11: Potential residential development from sites not currently in the planning process - dwellings**

Sources of supply*	Timescales for development			Total
	Years 1 - 5	Years 6 - 10	Years 11 - 15	
Vacant and derelict land and buildings	77*	0	0	0

Surplus public sector land	0	0	0	0
Land in non-residential use that may be suitable for redevelopment for housing	1119	132	39	1290
Additional housing opportunities in established residential areas	0	0	0	0
Large scale redevelopment and redesign of existing residential areas	0	0	0	0
Sites in rural settlements and rural exceptions sites	0	0	0	0
<b>Total housing potential</b>	<b>1119</b>	<b>132</b>	<b>39</b>	<b>1290</b>

\*These sites were either submitted as part of the Call for Sites or have planning permission. To avoid double counting these figures will be excluded from further analysis.

**Table 12: Summary of total potential by period of development - dwellings**

Sources of supply	Timescales for development			Total
	Years 1 - 5	Years 6 - 10	Years 11 - 15	
Actual and potential residential development from sites in the planning process	338	0	0	338
Potential residential development from sites not currently in the planning process	1119	132	39	1290
<b>Total housing potential</b>	<b>1457</b>	<b>132</b>	<b>39</b>	<b>1628</b>
<b>Total adjusted housing potential*</b>	<b>1355</b>	<b>123</b>	<b>36</b>	<b>1514</b>

\* Figures have been deflated overall by 7%, which is the average 'lapse rate' for planning permissions in Dartmoor NP in the period 2014/15-2016/17.

**Table 13: Summary of Employment Potential**

Source	Supply
Current allocations	6.05ha
Brownfield sites with potential for redevelopment and redesign	-
Brownfield sites with potential for redevelopment and design for mixed use (proportion suggested for employment use)	0.84ha
Greenfield sites within or adjoining market towns or rural settlements	3.06 ha
Greenfield sites within or adjoining market towns or rural settlements for use as either employment or housing	1.61ha
<b>Total employment potential (ha)</b>	<b>11.56ha</b>

NB: The supply recorded in the above tables may add up to a level of development which is greater than can realistically and reasonably be accommodated due to infrastructure constraints

**Table 14: LAA Housing trajectory 2018-2033 (dwellings)**

	<b>Years 1-5</b>	<b>Years 6-10</b>	<b>Years 11-15</b>
Core Strategy indicative needs figure	250	250	250
Sites within the planning process	338	0	0
Sites outside the planning process	1119	132	39
Unadjusted total	1457	132	39
Total dwellings (Figures have been deflated by the overall planning permissions lapse rate of 7 %.)	1355	123	36

**Table 15: Dartmoor National Park LAA Review 2017**

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs 1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome	
<b>TEIGNBRIDGE</b>																	
Ashburton / Ashburton	DNP08/014	Outdoor Experience Ltd, Chuley Road, Ashburton, Devon	0.59	7	11	9	✓	✓	✓	9	0	0	9	First submitted: 2008 Allocated: ASH2	Part of mixed use allocated land, ASH2,. Reduce yield by 25% to account for noise mitigation.		
Ashburton / Ashburton	DNP08/052	Longstone Cross, Ashburton	1.51	24	36	30	✓	✓	✓	30	0	0	30	First submitted: 2008 Allocated: eastern part ASH1			
Ashburton / Ashburton	DNP14/092	Land at Peartree, Ashburton	0.98	0	0	0	X	✓	X					First submitted: 2014	Access would not meet the minimum standards. Also some confusion over land ownership of the access route. Not considered suitable, available or achievable.		
Ashburton / Ashburton	DNP14/112	Kenwyn, Western Road, Ashburton	1.27	15	20	18	✓	✓	✓	18	0	0	18	First submitted: 2014	Pockets of site would be developable, avoiding difficult topography and mature trees. Potential feasibility/viability difficulties for conversion of the existing (original) building.	Yield to be reduced to 15-20 including the conversion of the house into flats subject to feasibility. An alternative scheme may seek the removal of the original building.	
Ashburton / Ashburton	DNP16/050	Chuley Road Industrial Estate, Ashburton	3.54	0	0	0	X	X	X					First submitted: 2017	Submission included land outside of the owners control, applicant could not confirm site availability		
Ashburton / Ashburton	DNP16/015	Tower Hill Farm, Ashburton	1.01	16	24	20	✓	✓	✓	20	0	0	20	First submitted: 2017	Junction would need improvement and northern section of the site is very steep and may constrain development.		
Buckfastleigh / Buckfastleigh	DNP08/009	Land at Oaklands Rd, Buckfastleigh	2.85	31	47	39	✓	✓	✓	39	0	0	39	First submitted: 2008	Long strip of land in this submission removed as it is undevelopable therefore reduce site area to 2.62.		



Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Buckfastleigh / Buckfastleigh	DNP08/046	Land adjoining Wallaford Rd, Buckfastleigh	0.79	13	19	16	✓	✓	✓	16	0	0	16	First submitted: 2008 Allocated: BCK1		
Buckfastleigh / Buckfastleigh	DNP10/057	Land at Holne Rd, Buckfastleigh	1.00	16	24	20	✓	✓	✓	20	0	0	20	First submitted: 2010 Allocated: BCK2 (excluding southern section)	Because of requirement for access road and undevelopable (slope / stream) areas, reduce developable area to 1 ha from 1.73ha.	Reduce yield to account for reduced developable area.
Buckfastleigh / Buckfastleigh	DNP14/093	Land at Roundcross, Buckfastleigh	1.96	31	47	39	✓	✓	✓	0	0	39	39	First submitted: 2014	Adjacent to allocated site. Currently isolated. However once adjacent allocated site developed it would be achievable.	Achievable but for development in years 10+ following completion of the adjacent site.
Buckfastleigh / Buckfastleigh	DNP16/066	Land off Oaklands Park, Oaklands Road, Buckfastleigh	1.64	-	-	20	✓	✓	✓	20	0	0	20	First submitted: 2017	Access constrained by Silver Street	Reduce yield to a max of 20 units
Buckfastleigh / Buckfastleigh	DNP16/038	Land to the rear of Tweenaways and Timbers Road, Buckfastleigh	8.94	0	0	0	X	✓	X					First submitted: 2017	Unsuitable for development due to access constraints, rural nature of the sites and distance from the settlement.	
Buckfast/Buckfastleigh	DNP16/003	Land known as Church Park, West of Furlong Close and St Bernards Close, Buckfast	1.80	29	43	36	✓	✓	✓	36	0	0	36	First submitted: 2017		
Buckfast/Buckfastleigh	DNP14/075	Land at Buckfast, Grange Road	2.66	-	-	10	✓	✓	✓	10	0	0	10	First submitted: 2014	Landscape issues and distance from settlement.	Frontage development, maximum yield of 10.
Buckfast/Buckfastleigh	DNP14/076	Former Axminster Carpets Spinning Mill Site, Buckfast Mill, Buckfast, Buckfastleigh	4.19	32	48	40	✓	✓	✓	40	0	0	40	First submitted: 2014	High cost site due to previous industrial use.	Panel agreed 20% employment and 80% residential floorspace should be achievable. Net developable area excluding Flood Zone 3 is 1.94ha. 20% of this would be 0.39ha and the remaining 80%; 1.55ha would be suitable for

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
																residential use at a mid-point yield of 40 units.
Moretonhampstead / Moretonhampstead	DNP08/017 A	Land on the north & south, Station Rd, Moretonhampstead	2.24	15	23	19	✓	✓	✓	19	0	0	19	First submitted: 2008 Allocated: MTN2	Achievable once area of Flood Zone removed.	Site area and yield reduced to account for area in the flood zone. 0.94ha left outside Flood Zone 3 and 2.
Moretonhampstead / Moretonhampstead	DNP08/017 B	Land on the north & south, Station Rd, Moretonhampstead	0.63	0	0	0	X	✓	X					First submitted: 2008	Access to and from link road between A382 and B3212 will not be possible – access could come from Bowring Park in theory, but landlocked by third party land.	
Moretonhampstead / Moretonhampstead	DNP08/017 C	Land on the north & south, Station Rd, Moretonhampstead	0.26	0	0	0	X	✓	X					First submitted: 2008	Site would not be achievable due to its limited size and design possibilities. The development would need to be a terrace frontage development (due to the shape of the site) facing the highway. This would fall below the LAA threshold.	
Moretonhampstead / Moretonhampstead	DNP08/018	Field known as Courtenay Park, situated between Pound St & Station Rd, Moretonhampstead	2.1	25	37	31	✓	✓	✓	31	0	0	31	First submitted: 2008	Potential Surface Water Flooding' area runs along Station Rd boundary.	Development at midpoint level should be feasible within overall site envelope.
Moretonhampstead / Moretonhampstead	DNP08/019	Forder Farm, Moretonhampstead	9.9	-	-	100	✓	✓	✓	100	0	0	100	First submitted: 2008	Site is large. Site size reduced by one third. Sites to be developed over a 5 year period.	Yield reduced to approximately 100 over the whole site. Development limited to the 4 northern fields within Plot B and Plot A. Southern sections of Plot B to be removed.

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Moretonhampstead / Moretonhampstead	DNP14/095	Chagford Cross and Bradford Meadow, Betton Way, Moretonhampstead	1.3	21	30	25	✓	✓	✓	25	0	0	25	First submitted: 2014 Allocated: MTN1 – Northern section	Plots A and B achievable. Plot B is wet and should be subject to ecological reviews.	Plot A limit yield to 15, Plot B limit yield to 10-15.
Moretonhampstead / Moretonhampstead	DNP10/063	Land between Court Street and North Bovey road, Moretonhampstead	6.06	0	0	0	X	✓	X					First submitted: 2010	Panel considered this site was not suitable or achievable due to poor access along North Bovey Road and lack of pedestrian link to Court Street.	
Moretonhampstead / Moretonhampstead	DNP14/102	Land off Brinning Lane and Station Road, Moretonhampstead	4.26	48	72	60	✓	✓	✓	60	0	0	60	First submitted: 2014	Area of Flood Zone 3.	Yield reduced to 60.
Moretonhampstead / Moretonhampstead	DNP14/103	Land at Cherry Tree, Moretonhampstead	5.39	0	0	0	X	✓	X					First submitted: 2014	Site is a significant distance from the settlement and there are no footways into the settlement. Panel considered the site unsuitable and unachievable.	
Moretonhampstead / Moretonhampstead	DNP14/111	Moretonhampstead Highway Depot, Kings Bridge, Station Road, Moretonhampstead	0.15	0	0	0	X	✓	X					First submitted: 2014	80% of the site is within Flood Zone 3 leaving only 0.03ha developable which is below the LAA threshold. Therefore the site fails at Stage A.	
Moretonhampstead / Moretonhampstead	DNP14/121	Queens Road, Moretonhampstead	0.82	6	8	7	✓	✓	✓	7	0	0	7	First submitted: 2014	Topography and access limitations.	Site yield reduced to frontage development of 6-8 units.
Moretonhampstead / Moretonhampstead	DNP16/055	Steward Community Woodland, Moretonhampstead	12.48	0	0	0	X	✓	X					First submitted: 2017	The site is currently the subject of enforcement action due to dwellings on the land constituting development that is contrary to the housing policies and settlement strategy in the development plan and that the buildings	

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
															and structures adversely affect the landscape character and appearance of this part of the National Park. It is therefore deemed not suitable for strategic housing or employment development and will not be tested through stage B.	
North Bovey/North Bovey	DNP08/023	North Bovey Glebe, North Bovey	0.7	0	0	0	X	✓	X					First submitted: 2008	Panel considered this site unsuitable and unachievable. This is due to highways and access constraints. Access to the site would be through land to the north which is outside of the applicant's ownership.	
Hennock/Hennock	DNP08/021	Hennock Glebe, Hennock	3.88	0	0	0	X	✓	X					First submitted: 2008	Panel considered this site unsuitable and unachievable due to the topography of the western section of the site and its poor relationship with the village. Redevelopment of the play park area would raise issues of loss of community facilities and grant conditions.	
Bridford/Bridford	DNP14/084 North	Land adjacent to Oxenparkgate, Bridford, North of Pound Lane	0.55	9	13	11	✓	✓	✓	11	0	0	11	First submitted: 2014	Extra strip of land to the east, which consists of mature hedgerow and trees. This area was excluded due to the development having limited value. Site area reduced from 1.18ha to 0.55ha.	
Bridford/Bridford	DNP14/084 South	Land adjacent to Oxenparkgate, Bridford, South of Pound Lane	1.39	22	28	25	✓	✓	✓	25	0	0	25	First submitted: 2017	Acceptable at mid-point yield	
Christow / Christow	DNP10/062	Land between Wet and Dry Lane, Christow	0.5	8	12	10	✓	✓	✓	10	0	0	10	First submitted: 2010		

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Christow / Christow	DNP16/001	Field adjoining Staffords Close, Wet Lane, Christow	1.75	0	0	0	X	✓	X					First submitted: 2017	Site is landlocked – no access to highway maintained at public expense.	
Christow / Christow	DNP16/002	Village road, Christow – opposite Teign Valley Community Hall	0.9	0	0	0	X	✓	X					First submitted: 2017	Only 0.024ha of the site is outside Flood Zone 3 therefore the site fails at Stage A	
Dunsford / Dunsford	DNP08/025	Land off Briton Street Lane, Dunsford	0.90	8	12	10	✓	✓	✓	10	0	0	10	First submitted: 2008	A large proportion of the site is within Flood Zone 3 (0.63ha) and Flood Zone 2 (0.39ha) leaving 0.39ha in Flood Zone 1 and therefore developable. Reduce yield to limit development to areas of Flood Zone 1.	Reduce yield to limit development to areas of Flood Zone 1.
Dunsford / Dunsford	DNP08/047	Land to the south west of Dunsford	1.65	0	0	0	X	✓	X					First submitted: 2008	The majority of the site is within Flood Zone 3. Therefore Panel considered this site as not suitable or achievable. Access to the small developable section of the site would be through Flood Zone 3.	
Dunsford / Dunsford	DNP10/061	Land at Townsend Farm, Dunsford	0.72	11	17	14	✓	✓	✓	14	0	0	14	First submitted: 2010	Site size has been reduced in this submission.	
Ilington / Ilington	DNP08/022	Ilington Glebe, Ilington	0.57	-	-	5	✓	✓	✓	5	0	0	5	First submitted: 2008	Highway access due to the single nature track of approach road and inadequacy of the junction with main road.	Reduce yield due to highway constraint to maximum 5 units.
Widecombe / Widecombe	DNP10/055	Land adjacent to Brook Lane Cottages, Brook Lane, Widecombe in the Moor	0.43	7	10	9	✓	✓	✓	9	0	0	9	First submitted: 2010		

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
<b>SOUTH HAMS</b>																
South Brent / South Brent	DNP08/040	Land adjoining Fairfield, South Brent	1.03	16	25	21	✓	✓	✓	21	0	0	21	First submitted: 2008 Allocated: SBR1		
South Brent / South Brent	DNP08/042	Land to the rear of Avondale House, South Brent	0.46	0	0	0	X	✓	X					First submitted: 2008	Panel considered this site unsuitable and unachievable as the majority of the site (61%) lies within Flood Zone 3.	
South Brent / South Brent	DNP14/077	Land at Brent Mill Farm, South Brent	1.48	0	0	0	✓	✓	✓	0	0	0	0	First submitted: 2014	Mature trees on site. Not ideal due to lack of footpaths into the town.	Use as an employment site. Development to be spread over a 10 year period.
South Brent / South Brent	DNP14/078	Land at Corn Park and Crowder Park, South Brent	10.25	92	157	125	✓	✓	✓	62	63	0	125	First submitted: 2014	Noise mitigation required due to proximity to A38.	Reduce yield to the northern section at half the yield. Yield: 92-157. Development on Plot 2 limited to 12.
South Brent / South Brent	DNP14/079	Roseland, Corn Park, South Brent	1.99	-	12	-	✓	✓	✓	12	0	0	12	First submitted: 2014	Access road unable to support plot 2 in DNP14/078 together with this site. Only one site would be able to be developed.	Development limited to 12.
South Brent / South Brent	DNP16/051	Land off Palstone Lane, South Brent	4.02	0	0	0	X	✓	X					First submitted: 2017	Palstone Lane is inappropriate for use as access to the site. Any access should be routed through the Cavanna site currently under development if site considered suitable, or there should be significant improvements to Palstone Lane	
South Brent / South Brent	DNP16/074	Exeter Road, South Brent	0.26	0	0	0	X	✓	X					First submitted: 2017	Site is entirely within Flood Zone 3 and therefore fails Stage A	

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
South Brent / South Brent	DNP16/078	Land adjacent to Palstone Lane, South Brent	0.94	15	23	19	✓	✓	✓	19	0	0	19	First submitted: 2017	Suitable for development although there are concerns regarding landscape and settlement boundary	
Shaugh Prior / Shaugh Prior	DNP08/034	Land at Upper Shaugh Farm, Shaugh Prior, South Brent	0.88	-	-	8	✓	✓	✓	8	0	0	8	First submitted: 2008	Highway access constraints	Yield restricted to limited frontage development of 8 units.
Dean Prior / Dean Prior	DNP14/098	Whites Farm (Former Garden Centre), Dean Prior	1.03	0	0	0	X	✓	X					First submitted: 2014	Part of the site is within Flood Zone 3 and there is an area of orchard that should be protected. The site would not be appropriate for employment use due to location and access. Development due to access and nature of the site limited to 3-4 units. Therefore falling below the LAA threshold.	
Higher Dean / Dean Prior	DNP08/045	Land R/O village hall, Lower Dean (southern field)	0.29	6	9	7	✓	✓	✓	7	0	0	7	First submitted: 2008	Location and access constraints.	Suitable for development at reduced yield.
Higher Dean / Dean Prior	DNP16/067	Land at Dean Prior (Higher Dean, Buckfastleigh)	0.39	-	-	8	✓	✓	✓	8	0	0	8	First submitted: 2017	Noise mitigation would be required due to the proximity to the A38.	Yield reduced to maximum of 8 units to account for noise mitigation.
Cornwood / Cornwood	DNP16/069	Land east of Fore Street, Cornwood	1.09	18	26	22	✓	✓	✓	18	0	0	18	First submitted: 2017	These sites are likely to have constraints due to archaeology and listed buildings therefore yields should be reduced to minimum level only. The archaeological interest is likely to require extra surveys.	Yield restricted to minimum level only.
Cornwood / Cornwood	DNP16/070	Land to the west of Fore Street, Cornwood	2.63	32	47	39	✓	✓	✓	32	0	0	32	First submitted: 2017	These sites are likely to have constraints due to archaeology and listed buildings therefore yields	Yield restricted to minimum level only.

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
															should be reduced to minimum level only. The archaeological interest is likely to require extra surveys.	
Cornwood / Cornwood	DNP16/071	Land at Delamore Farm, Cornwood	3.65	44	66	55	✓	✓	✓	44	0	0	44	First submitted: 2017	These sites are likely to have constraints due to archaeology and listed buildings therefore yields should be reduced to minimum level only. The archaeological interest is likely to require extra surveys.	Yield restricted to minimum level only.
Cornwood / Cornwood	DNP16/072	Land south of Abbots Park, Cornwood	2.91	35	52	44	✓	✓	✓	35	0	0	35	First submitted: 2017	These sites are likely to have constraints due to archaeology and listed buildings therefore yields should be reduced to minimum level only. The archaeological interest is likely to require extra surveys.	Yield restricted to minimum level only.
<b>WEST DEVON</b>																
Chagford / Chagford	DNP14/108	Chagford Cattle Market, Crannafords Bridge, Chagford	1.58	0	0	0	✓	✓	✓	0	0	0	0	First submitted: 2014	Unacceptable for residential use due to the lack of footway links into the settlement.	Deliverable and developable for employment use.
Chagford / Chagford	DNP16/077	Land to the north west of Lamb Park, Chagford	1.29	21	31	26	✓	✓	✓	26	0	0	26	First submitted: 2017 Allocated: CHG1	Access to the site is via residential roads only thus the capacity of the site served by the current road arrangement is likely limited, though currently would not be constrained.	
Horrabridge / Horrabridge	DNP14/090	HOR2 - Land identified as OS7670, Horrabridge	2.79	30	44	37	✓	✓	✓	37	0	0	37	First submitted: 2014 Allocated: HOR2	Suitable for development excluding Flood Zone area	
Horrabridge / Horrabridge	DNP14/110	Land adjacent to Youldon Way, Horrabridge	0.84	10	15	13	✓	✓	✓	13	0	0	13	First submitted: 2014	Site is wet under foot with challenging topography in places.	Restricted yield to 10-15.



Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Horrabridge / Horrabridge	DNP16/028	Whitchurch Road, Horrabridge	0.75	0	0	0	X	✓	X					First submitted: 2017	Site is within Flood zone 3 - very small section excluded which is below threshold	
Princetown / Dartmoor Forest	DNP10/058	Land at Moorland View, Princetown (DNPA)	0.15	3	5	4	✓	✓	✓	4	0	0	4	First submitted: 2014	Site to be taken in conjunction with DNP10/065. In public ownership, could be brought in the short term.	
Princetown / Dartmoor Forest	DNP10/065	Land at Moorland View, Princetown (WDBC)	0.1	2	3	3	✓	✓	✓	3	0	0	3	First submitted: 2010	Site to be taken in conjunction with DNP10/058. In public ownership, could be brought in the short term.	
Princetown / Dartmoor Forest	DNP16/079 A	Stoneycliffe Place, Princetown	0.37	0	0	0	X	X	X					First submitted: 2017	Site falls below LAA threshold as the majority of the area has been previously developed and the applicant suggested one unit could be added.	
Princetown / Dartmoor Forest	DNP16/079 B	Bellever Close, Princetown	0.17	3	5	4	✓	✓	✓	4	0	0	4	First submitted: 2017	Redevelopment of garages	
Princetown / Dartmoor Forest	DNP16/079 C	Land between Stoneycliffe Place and Bellever Close, Princetown	0.07	0	0	0	X	✓	X					First submitted: 2017	Site falls below LAA threshold	
Princetown / Dartmoor Forest	DNP16/079 D	Land between Barrack Road and Tavistock Road	0.23	5	7	6	✓	✓	✓	6	0	0	6	First submitted: 2017	The former Prison Officer's Club is located on site and is a Non-Designated Heritage Asset which should be retained	
Princetown / Dartmoor Forest	DNP16/079 E	Land to the south of Royal Court, Princetown	0.23	0	0	0	X	X	X					First submitted: 2017	Site is landlocked as the applicant does not own access road	
Yelverton / Buckland Monachorum	DNP08/033	Land at Gratton Lane, Yelverton	1.82	29	44	36	✓	✓	✓	36	0	0	36	First submitted: 2008	The site would appear achievable now in principle from plans that have been provided showing additional land in control of potential	

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
															applicant.	
Yelverton / Buckland Monachorum	DNP14/073	Land at Elfordtown, Meavy Lane, Yelverton	2	-	-	30	✓	✓	✓	0	30	0	30	First submitted: 2014	Need to account for trees currently making up the site frontage.	Restricted yield to 30 units.
Yelverton / Buckland Monachorum	DNP14/107	Land at Gratton Cross, Yelverton	1.14	18	27	23	✓	✓	✓	23	0	0	23	First submitted: 2014	The site would appear achievable now in principle from plans that have been provided showing additional land in control of potential applicant.	
Yelverton / Buckland Monachorum	DNP16/064	Land off Binkham Hill, Dousland Road, Yelverton	3.32	40	60	50	✓	✓	✓	25	25	0	50	First submitted: 2017	Whole site is acceptable through LAA but phasing would be required.	The first half of development should be in years 1-5 and the second in years 6-10.
Brentor / North Brentor	DNP08/005	Hammer Park, Brentor, Tavistock. Known as Hoom Park at HM Land Registry (DN358977)	2.28	5	6	6	✓	✓	✓	6	0	0	6	First submitted: 2008	Highway access given the nature of the lane serving the site.	Reduce yield to 5-6 to allow for frontage development.
Brentor / North Brentor	DNP08/050	Land at North Brentor, Tavistock	1.21	19	29	24	✓	✓	✓	24	0	0	24	First submitted: 2008	Tree Preservation Orders on site boundaries, its location within the Conservation Area and position adjacent to a historical farmstead means development would have to be dealt with sensitively.	Achievable at stated yield
Mary Tavy / Mary Tavy	DNP14/068	The Burrows/or Glebe, Mary Tavy	2.39	0	0	0	X	✓	X					First submitted: 2014	Site is landlocked. Site is likely to have contamination issues due to its mining history and suffers from Japanese Knotweed. Therefore raising the cost of development.	

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Mary Tavy / Mary Tavy	DNP14/117	Land to the east of Brentor Road, Mary Tavy	1.3	21	26	26	✓	✓	✓	26	0	0	26	First submitted: 2014	Site size and location	Restricted to mid-point yield as the maximum, 26 units.
Mary Tavy / Mary Tavy	DNP16/056	Land adjacent to Sunnycote, Mary Tavy	0.49	0	0	0	X	✓	X					First submitted: 2017	Due to the access and need for a pedestrian footway this site would only be able to support a yield of 3-4 units therefore falling below the LAA threshold.	
Mary Tavy / Mary Tavy	DNP16/021	The Stannary and Crofter, Mary Tavy	1.52	12	15	14	✓	✓	✓	0	14	0	14	First submitted: 2017	The properties should be retained. Yield reduced so development would not significantly impact the existing properties	Reduce yield 12-15
Mary Tavy / Mary Tavy	DNP08/039	Land at Oakfield, Mary Tavy	4.07	0	0	0	X	✓	X					First submitted: 2008	Unsuitable due to access and remote location	
Walkhampton / Plasterdown	DNP08/032	Land opposite Knowle Terrace, Walkhampton	0.15	3	5	4	✓	✓	✓	4	0	0	4	First submitted: 2008		
Whiddon Down / Drewsteignton	DNP08/036	Whiddon Down, Okehampton	1.61	26	39	32	✓	✓	✓	32	0	0	32	First submitted: 2008	Suitable for employment and/or residential use.	
Drewsteignton / Drewsteignton	DNP08/035	Drewsteignton Glebe, Drewsteignton	1.39	0	0	0	X	✓	X					First submitted: 2008	Site is landlocked and therefore does not have sufficient access. Undeliverable and unachievable.	
Lydford / Lydford	DNP16/029	Land behind Crossfields, Lydford	2.36	0	0	0	X	✓	X					First submitted: 2017	The frontage of the site to the highway is limited and it is not clear how any vehicular access could be provided with adequate visibility splays over land within the control of the site. For those reasons this site is considered unacceptable for highway safety reasons.	

Settlement / Parish	LAA Site Ref.	Address	Site Area (ha)	Min Yield	Max Yield	Yield mid-point	Suitable	Available	Achievable	Yield Yrs1-5	Yield Yrs 6-10	Yield Yrs 11-15	Running total	Notes	Constraints to development noted by panel	Potential for constraints to be overcome
Sortbridge / Horrabridge	DNP14/113	Ox Park, Sortbridge	11.58	0	0	0	X	✓	X					First submitted: 2014	The site is within open countryside with no links to a settlement and therefore fails at Stage A.	
Moorshop / Whitchurch	DNP14/116	Longford Quarry, Moorshop	2.11	0	0	0	X	✓	X					First submitted: 2014	The site is within open countryside with no links to a settlement and therefore fails at Stage A.	
Totals										1119	132	39	1290			

**Table 16: Dartmoor National Park Land Availability Assessment - Sites with extant planning permission five dwellings and over**

Plann. App. No.	Title of Planning Application	Address	District Parish	Area of Site (ha)	Min Yield	Max yield	Yield Mid Point	Deliverable	Developable	Time Period	Suitable	Available	Achievable	Notes	Constraints to development/ reason for exclusion	Can constraints be overcome?
0853/07	Residential development of 19 dwellings and associated works	Blackdown Garage, Mary Tavy	Mary Tavy	0.64	19	19	19	✓	✓	1-5						
0675/14	Erection of twenty-eight houses and four flats with associated estate roads, car parking and open spaces	Briar Tor, Yelverton	Buckland Monachorum	1.0	32	32	32	✓	✓	1-5						
0117/15	Sub-division of existing retail space to form two retail units, subdivision of existing flat and conversion of attic to form two flats, alterations to existing cottage, conversion of barns to two dwellings together with demolition of barn and modern single storey structures	Webber & Sons, 46-48 The Square, Chagford	Chagford	0.069	5	5	5	✓	✓	1-5						
0253/15	Demolition of existing workshop and garages and erection of five cottages with garaging and parking	24 Station Road, Horrabridge	Horrabridge	0.105	5	5	5	✓	✓	1-5						
0455/16	Construction of 10 affordable dwellings (3x three bed, 5x two bed and 2x one bed flats), associated access road and thoroughfare to adjacent allotments	Field adjacent to Walkhampton Road/Walkham Meadows, Walkham Meadows	Horrabridge	0.284	10	10	10	✓	✓	1-5						
0581/16	Development of six affordable houses with associated access road, parking, drainage and landscaping	land to the north of Cannomede Cottages, South Tawton	South Tawton	0.396	6	6	6	✓	✓	1-5						

## **8 Consultation on the LAA findings**

8.1 This report is not subject to consultation. It is a technical report to comply with national planning requirement that every Local Planning Authority in England should identify sites with housing potential, assess that potential, and consider when development is likely to take place.

8.2 The findings of this report are based on the conclusions of the LAA Panel and an assessment of existing information in the National Park Authority's planning database. The report does not formulate any planning objectives nor does it bind the National Park Authority with regard to any planning applications or other planning determinations.

8.3 This report will be part of the Local Plan evidence base and will be used to inform the review of the Local Plan (Core Strategy and Development Management DPD), and provide evidence of a 5 year land supply in the Annual Monitoring Report. Those LAA sites considered available, deliverable and developable may be assessed for their scope to provide the land needed for residential development in the next plan period. These sites will be subject to the Sustainability Appraisal (SA) using the Sites SA Framework. The detailed assessments, alongside a range of other studies, evidence base documents and public consultation, will inform the Authority's decision regarding which site options are progressed or rejected into the emerging Local Plan as proposed allocations for development. This report may therefore be subject to scrutiny when the subsequent Local Plan is independently examined by a planning inspector.

## Annex 1: Dartmoor National Park LAA Panel Membership – July 2017

Category	Organisation
National volume house builder	Barratt Homes
National volume house builder	Persimmon Homes SW
Regional house builder	Cavanna Homes*
Regional house builder	Blue Cedar Homes*
Regional house builder	Burrington Estates
Small scale house builder	Stevens Homes*
Small scale house builder	JMB Building Services Ltd
Small scale house builder	Greendale*
Elderly Persons Accommodation developer	McCarthy and Stone
Land agent	Harcourt Kerr
Regional economic developer	Summerfield Developments SW
Development professional	White Young Green
Land agent	Maze
Land agent	Vickery Holman
Land agent	Jones Lang Lasalle
Land agent	Altitude Investments
Land agent	Jones Lang Lasalle
Registered social landlord	Guinness Hill Partnership
Registered social landlord	Devon & Cornwall Housing Group
Development professional	Pinnacle
Student housing developer	Yelverton Properties
Statutory agency	Homes & Communities Agency
Statutory agency	Natural England
Statutory agency	Environment Agency
Statutory agency	Highways England
Local authority	Devon County Council
Local authority	Devon County Council - Economy
Local authority	Exeter and East Devon Growth Point
Statutory agency	DCC Development Management (South)*
Development professional	Locke Son & Newcombe*
Land agent	Rendells
Community representative	Dartmoor National Park Authority members (3)*
DNPA Officers	Assistant Forward Planner* Forward Planning Manager*

\* Attended the Dartmoor National Park LAA Panel Meeting on 11 July 2017 chaired by officers of DNPA