



Report of Parish/Town Council sites consultation
October 2017 – January 2018



This Report sets out a summary of the consultation Dartmoor National Park Authority held between October 2017 and January 2018.

The purpose of the consultation was to share with the Town and Parish Council of the larger settlements, the outcome of the [Land Availability Assessment](#) and discuss with those Councils, in a public forum, any initial views they might have on the potential site options. DNPA held these meetings principally with Town and Parish Councils, and invited those councils to consider how they might like to involve their own communities, and to encourage them to promote attendance at the meetings locally. The result was that DNPA took a flexible approach to the meeting based on different circumstances, this varied from a large meeting with more formal presentation requested, to more informal attendance of scheduled Parish Council meetings and open discussion with Councillors and those in attendance.

The following provides an overview of those meetings. It is not intended as a complete record of all comments raised, but seeks to summarise the key points of discussion and issues raised.

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Location	Moretonhampstead Parish Hall
Date/Time	17 October 19:30-21:30
Officers	Dan Janota, Kevin Bishop and Chloe Thomas
Attendance	Approx 150
<ul style="list-style-type: none"> • Public attendees expressed at the scale of development proposed in Moretonhampstead. Officers explained it was not a proposal, but a theoretical capacity from which the community had the opportunity to provide its views on potential preferred sites to be allocated in the Local Plan • A handout was prepared by DNPA which summarises the key points of the DNPA presentation. • Questions were invited which were answered in writing by DNPA and published online. Questions were raised in particular, around: <ul style="list-style-type: none"> ○ Assumptions around figures in the Land Availability Assessment ○ The process of the Land Availability Assessment ○ The rate of development in Moretonhampstead, and in relation to other parts of the National Park ○ The existing sites ○ Brownfield v greenfield development priorities ○ The weight applied to a petition relating to land at Courtenay Park, and the study commissioned by the Parish Council ○ Local Housing Needs Assessment, and the level of housing need in Moretonhampstead ○ The allocation of properties, the definition of local and of affordable ○ Compulsory purchase ○ Employment opportunities ○ Second home ownership ○ Traffic, transport and other infrastructure needs 	

Location	Buckfastleigh Town Hall
Date/Time	1 November 19:00-21:00
Officers	Dan Janota and Alex Gandy
Attendance	Approx 30 (4 Town Councillors)

- Attendees expressed concerned about parking issues and lack of available on-street parking, particularly at Jordan Street, where poor parking was blocking the road.
- Attendees expressed concern at existing high level of affordable housing stock in Buckfastleigh and the focus of existing and proposed future policy being on further affordable housing delivery, suggesting that market housing could help address the balance as part of mixed development.
- Discussion around Devonian site and the **community's disappointment that this site had not come forward. TC asked** whether there were opportunities for encouraging redevelopment of the site. Officers informed the PC there was limited scope to require development to come forward and planning policy would support the continued use of the site for employment purposes in principle **if that is the landowner's intention**. PC requested DNPA discuss the possibility of using a portion of the Devonian site for a community car park.
- Discussion around school capacity and that, whilst the school does have additional capacity, there are fears that it **doesn't have sufficient funding to be able** to deliver the quality of teaching and facilities desired. DNPA described the Infrastructure Delivery Plan, its purpose and the communication with service providers and communities to identify issues.
- Flooding issues were discussed with a quick exploration of possible mitigation strategies, including through the redevelopment of the Devonian site. There was a discussion around long term mitigation strategies, including through the **Authority's current project work through upstream attenuation and peatland restoration**
- The TC and public attendees were not overly supportive of the existing site allocations. There was no consensus on a preferred site option of those offered, and the TC requested that DNPA review the LAA result for the site on Duckspond Rd (DNP16-038) looking again at feasibility/viability and highway access.
- Feasibility work has been completed by Sustrans on a cycle path route connecting Ashburton and Buckfastleigh, and continuing on to Plymouth via series of on and off-road paths. Any further progress on the project would be subject to funding. The TC was encouraged to seek planning advice from DNPA at the earliest opportunity.

Location	The Old School Centre, South Brent
Date/Time	13 November 19:30-21:00
Officers	Dan Janota and Chloe Thomas
Attendance	Approx 35 (7 Parish Councillors)
<ul style="list-style-type: none"> • Social and affordable housing was discussed • Sustainability was raised as important, particularly with the loss of Code for Sustainable Homes • The problem of site allocations increasing land value was raised, was there potential that preference is given to a Community Land Trust rather than a developer? • It was questioned whether there are enough services and infrastructure (such as parking, school spaces and doctors) to support more houses - DNPA described the Infrastructure Delivery Plan, which plays a key role in understanding and assessing this issue, and that all Parish Councils have been asked to identify issues through the Settlement Profiles. • Parking was raised as a problem in South Brent, particularly at the western edge of Station Park • The sites to the south of the village (close to the A38) are likely to increase the parking issue as residents would drive into the village rather than walk and it was felt they were unlikely to use the local shops. The attractiveness of wanting to live adjacent to the A38 was also questioned. The current allocated site and the land adjoining Palstone Lane were favoured at this stage. • It was recommended by a Parish Councillor that the population figure for South Brent should be changed from 2165 to 2822 • Attendees were concerned at allocating enough land for the next 10 years as it was felt it would be likely to come forward in one single development, rather than meeting need over time. • The idea of co-housing was raised and discussed • Housing Needs Surveys were discussed and it was agreed that now is not the time for a refresh (due to the current development). It was suggested that in a future survey the aspirations of families should be considered. For example if a couple does not currently have children but plan to have them soon to account for future requirements 	

Location	Ashburton Town Hall
Date/Time	14 November 19:45-21:00
Officers	Chloe Thomas and Chris Hart
Attendance	Approx 40 (11 Town Councillors)

- Views were expressed around the need for affordable housing and poor past delivery
- Views that the development at Longstone Cross should be affordable housing only
- A need for social rented homes was raised, rather than affordable as 80% of open market was not considered affordable
- It was suggested that car parking should be the first priority in the centre of the town
- Access for ASH2 and the bridge use for access to the Tuckers site discussed
- An update of the situation with regards to the railway at Chuley Road was requested, it was confirmed that no further proposals from the group had been received and the route has not currently been safeguarded
- The potential for Community Infrastructure Levy was suggested
- Site specific concerns for current applications were raised e.g. access to the former Outdoor Experience site and related traffic for this and any further Chuley Road development
- Concerns were raised regarding Dolbeare Meadow and if DNPA can force anything on this site. Could a temporary car park be put here? A conversation with the site owner was requested to try and turn the development from employment use to social housing use, however it was confirmed that as the planning permission is for employment the site owner is able to proceed with this use
- In the Chuley Road area it was stated that it is Balland Culvert that is the flooding problem, not the stream, more housing in this area will make the problem worse
- Some help to steer the community regarding what they could wish for was requested, some parameters for them to work within
- Kenwyn was discussed with Blue Cedar confirming they had an interest in the site and would come to the Town Council with their proposals before submitting a planning application
- The ASH2 Employment Land boundary on the settlement profile was questioned as there is a house in this area

Location	Clearbrook Village Hall (Yelverton)
Date/Time	21 November 19:30
Officers	Dan Janota
Attendance	Approx 50 (Approx 7 Parish Councillors)

- Queries around the infrastructure capacity in Yelverton, in particular highway capacity but also medical facilities, car parking (around the forecourt), and the fact there is not a school in Yelverton. DNPA described the Infrastructure Delivery Plan, the role in plays and the opportunity for agencies/organisation and communities to feed into that.
- Question around why previously discounted sites through the Land Availability Assessment are now included. DNPA described that amendment had been made to the submissions this time which overcame the technical issues around highway access.
- DNPA described the role and purpose of Land Availability Assessment, and in particular how it is a consideration of **whether sites 'could' be developed in technical terms, and that it is for the Local Plan to identify whether they 'should'**.
- Concerns expressed around highway safety and traffic levels on Meavy Lane and Gratton Lane.
- Clarification that the **Leg O' Mutton** area is not currently identified for development as the finance needed to facilitate a **'bypass' road for Yelverton would not likely come from public funding, nor is it likely that the** scale of development necessary to fund it directly be acceptable, though it could still be explored in the longer term.
- Views expressed that there is a need to meet the needs of older downsizers **in Yelverton (and link with DNPA's statement** around the ageing population in the National Park).
- Query around deliverability of sites, and an explanation from DNPA that sites would be further scrutinised, and that the Neighbourhood Plan will also need to be satisfied of the availability and deliverability of any sites it identifies.
- DNPA described the basic concept of affordable housing, and how housing numbers are estimated, but the DNPA does not have a government set housing target to meet.
- Query around the scrutiny of LAA submissions (and the declaration of legal agreements on the land). DNPA described that it was for LAA submission to submit the correct information, but that any site potentially being taken forward would be further scrutinised.
- There was a discussion around whether a site additional to that identified in the draft Neighbourhood Plan is needed.
- DNPA described how the Neighbourhood plan would be considered in planning decisions, and its structure/linkage with the Plymouth and South West Devon Joint Local Plan, and the Dartmoor Local Plan.
- The Chair of the Neighbourhood Plan Group described their own timescales and how housing numbers work in respect of the two overarching Local Plan.

Location	Princetown Community Centre
Date/Time	23 November 19:30 -
Officers	Chloe Thomas and Alex Gandy
Attendance	Approx 28 (Approx 6 Parish Councillors)
<ul style="list-style-type: none"> • Discussion around how housing need is calculated in the National Park, social housing and other affordable housing delivery models. DNPA described the process and the role of Housing Needs Assessments. • Attendees emphasised the need to facilitate opportunities for local builders to develop small sites which can in turn support the local economy. • Importance of using local materials and vernacular design to improve design on all types of housing, including affordable was raised. DNPA agreed but noted the balance needed to bring affordable homes forward. • Attendees queried the size of new homes and expressed concern about the size of bedrooms • Concerns expressed around parking charges and its impact on parking in residential areas. • Specific questions regarding the Bellever garage site were raised e.g. construction traffic access, parking for any new homes, the garages are currently being used • Public attendees suggested DNPA should approach landowners on surrounding land and that greenfield sites should be prioritised over brownfield sites because development of brownfield sites can disrupt existing residents • HMP Dartmoor was discussed and DNPA described its potential approach (as in the Historic Environment Topic Paper). • The affordability of affordable housing, and of land and self-build housing was questioned. • It was suggested that many of those identified as in housing need were located in small villages around Dartmoor Forest and would resist taking up properties in Princetown. It was that there may be potential for very small scale and tightly restricted development in areas currently classed as open countryside, such as Hexworthy. DNPA described the issues around mortgageability and the national policy context on development in the open countryside. • The need for key worker housing was raised and the benefit this could have support key employees who wouldn't usually be able to afford to live locally, such as carers • The option of being able to purchase a flat, rather than just homes, would make development more affordable to local people • It was suggested that at any one time there are approximately 10 houses for sale in Princetown at a low price point and there was uncertainty that new housing could be significantly less than that price point. 	

Location	Endecott House, Chagford
Date/Time	27 November 19:30-21:30
Officers	Dan Janota and Alex Gandy
Attendance	Approx 30 (8 Parish Councillors)

- **Discussion around the existing elderly people’s housing development by Blue Cedar and a** Councillor asked what lessons could be learnt from the poor take up experienced. Another Councillor stated development had come about from a long-term identified need and it was regrettable that take up had not been as quick as expected. DNPA emphasised the same and highlighted the development had also made a contribution to affordable
- It was noted that lessons need to be learned before a similar development model is supported in Chagford or elsewhere in the National Park, in particular around property sale prices.
- There was discussion around the principle of providing public benefits from development, such as affordable housing and infrastructure. DNPA described the Open Space, Sport and Recreation Study and Infrastructure Delivery Plan which **needs in the National Park’s settlements** and identify where development could help support improvements.
- There was discussion around housing need, how it was calculated and the current mechanisms available for delivering affordable housing. DNPA stated that it was expected that the current development at Bretteville Close would likely meet **much of Chagford’s present housing need and that any** significant further development would need to be based on evidenced housing need, via a Housing Needs Assessment or other means.
- There was general acceptance that the current allocated site at Lamb Park could be reallocated. There was discussion around what development type should be delivered there to meet local needs at the appropriate time, in particular self-build was raised.
- The employment site at Crannafords was discussed and there was overall support for the potential benefit of providing some further employment development there.
- The current policy approach to barn conversions was discussed and a Councillor expressed that the current restrictions were preventing opportunities for affordable rural dwellings which could support rural workers. The commenter felt it was unfair the current policy favoured holiday lets. DNPA confirmed they are reviewing the policy, but needed to be mindful **that any opportunities created favoured the community and didn’t have any undesirable effects, such as increased** second home ownership.

Location	Horrabridge Village Hall
Date/Time	28 November 19:30-21:00
Officers	Dan Janota and Alex Gandy
Attendance	Approx 30 (4 Parish Councillors)
<ul style="list-style-type: none"> Attendees had concerns that Horrabridge suffers from highways issues around parking and traffic flow in the town. To the extent they felt Horrabridge had limited capacity to accommodate development. Attendees were interested to hear what the driver behind the need to deliver new housing in the National Park was. DNPA summarised how housing need is calculated, the criteria used to determine eligibility and emphasised the focus on affordable housing delivery. Flooding issues were raised on both of the potential development sites – particularly DNP14-110 where there was anecdotal reports of considerable surface water flooding and complicated below ground mine shafts which complicated. Query as to why one site (DNP16/028) was not included as a site option. DNPA explained it was largely within the flood zone and therefore would not be considered when alternative sites exist outside the flood zone. Attendees were not overly supportive of the site options, including the current allocated site, and requested the opportunity to approach other landowners. A further site has been suggested via Horrabridge Parish Council and will be considered by DNPA. The current policy approach to barn conversions was discussed HMP Dartmoor was discussed and DNPA set out the proposed approach described in the Historic Environment Topic Paper. 	

Location	Meavy Village Hall
Date/Time	8 January 18:00-19:00
Officers	Dan Janota and Kevin Bishop
Attendance	Approx 25 (2 Parish Councillors)

- Attendees seemed reassured at the potential new approach to settlement identification which will take into account not **just the services and facilities of a settlement, but it's sensitivity and character**. This includes the consideration of a new middle tier of settlements (splitting the current list of Rural Settlements) where there may be a little more opportunity for small scale development.
- No strong views were expressed around the suitability of the site options in the Parish at Yelverton.
- Though it was queried as to why sites previously excluded from the Land Availability Assessment were now included. DNPA explained that in both cases an alternative or altered highway access was now proposed which had meant highway access could now be achieved. This was not to say that the access was necessarily acceptable in planning terms, but that it could be achieved in technical terms.
- Question as to how DNPA would be considering the need to deliver self-build plots to meet the need on the Register. DNPA suggested that this would be likely through a combination of policy tools including opportunities on infill, conversions, and the potential to consider allocation.
- No strong views were expressed on the role of parish boundaries, which were flagged by officers as to a consideration in current planning policy as to how and where housing need may be met.
- Question as to how the recreational impacts of new development are considered. Officers explained that DNPA is currently studying the recreational impact within the National Park, of large scale development outside the National Park. **There was support for DNPA's wish to better understand this issue. It was noted the varying perceptions of tourism and tourist impact within farm business in particular.**
- Concerns were expressed that Meavy/Burrator residents did not have the opportunity to input or influence the **Neighbourhood Plan process at Buckland Monachorum and there was no Neighbourhood Plan' Duty to Co-operate**. DNPA suggested this was an issue for the Parish Council to consider through discussion with the adjoining Parish Council.