Settlements, site development and community plans

7.1.1 This chapter describes any policies or proposals which apply in specific settlements in the National Park. Strategic Policy 1.4 sets out the settlement strategy for the Local Plan, including that there may be sites identified or ‘allocated’ for development, and settlement boundaries. The inset maps that follow also show other key policy factors within the larger settlements (such as conservation areas, and flood zone). There are also two ‘special policy areas’ where development is restricted in order to protect their special character.

Settlement Boundaries

7.1.2 Settlement boundaries are shown for Local Centres and Rural Settlements. Spatial policies in the Local Plan describe development as being appropriate either ‘within’, ‘adjoining’ or ‘well related’ to a settlement, or describing what type of development is appropriate outside classified settlements. Settlement Boundaries therefore enable these policies to be more easily understood, and support the overall strategy of the Local Plan by preventing the encroachment of development into the open countryside.

7.1.3 The inclusion of an area within a settlement boundary does not mean development would automatically be acceptable, it just shows where different parts of a policy may apply. Any proposal within a settlement boundary is subject to all of the relevant Local Plan policies and other material considerations.

7.1.4 Settlement boundaries are based on these key principles:

● They are drawn tightly around the built form of the settlement, including any land with planning permission or any land allocated in this Local Plan.

● They normally include the following land uses: residential, settlement services and facilities (including shops, schools, community buildings, health services), employment uses, permanent hard surfaced car parks, identified recreation or community open space (including sports fields, allotments or cemeteries).

● They normally exclude the following land uses; agriculture, forestry, equestrian, minerals extraction or landfill sites. Areas of water or other open space, and public utilities, which are not well contained within the settlement form, are excluded.
7.1 Settlements, site development and community plans

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- They are drawn tightly around the built form of the settlement, including any land with planning permission or any land allocated in this Local Plan.

- They normally include the following land uses: residential, settlement services and facilities (including shops, schools, community buildings, health services), employment uses, permanent hard surfaced car parks, identified recreation or community open space (including sports fields, allotments or cemeteries).

- They normally exclude the following land uses: agriculture, forestry, equestrian, minerals extraction or landfill sites. Areas of water or other open space, and public utilities, which are not well contained within the settlement form, are excluded.
The boundary relates to defined physical features such as field boundaries, roads or water courses. It would normally follow the boundaries of the curtilage or properties except where buildings or structures are located in large grounds or open areas on the edge of settlements where the plot or area of extended garden may be excluded.

Site Allocations

7.1.5 Site allocations are a tool to support development coming forward in the best possible way. Though they can be one of the most contentious elements of preparing the Local Plan, they have significant value, through:

- providing a proactive approach to the consideration of sites, rather than reacting to a planning application on a site which has not previously been considered;
- enabling communities and planners to consider the relative merits of different site options;
- giving a community certainty of which sites should be coming forward next within their town or village;
- giving developers and landowners a clear indication of which are the suitable sites for development;
- demonstrating a positively prepared Local Plan by identifying enough appropriate land to meet identified need; and
- providing a defence to potential challenges relating to appropriate land supply, or the promotion of a development site which is not supported.

7.1.6 We recognise concerns which are sometimes raised that the allocation of land amounts to the ‘concreting over of the National Park’, and an ‘urbanisation of Dartmoor’. It is perhaps therefore worth placing this in context, noting that the land allocated accounts for 0.024% of the total National Park area, and 39% of allocated land is brownfield land. As a whole, 0.3% (293Ha) of Dartmoor is currently identified as ‘urban’ in the Landscape Character Assessment.

7.1.7 The strategy of identifying land for development in the Local Plan ensures that:

- the most appropriate land is used to meet local needs;
- it is used effectively, to meet local needs and priorities; and
- by taking a proactive approach we can then defend robustly against inappropriate sites and urban sprawl.

7.1.8 Strategic Policy 3.1 states clearly that allocated sites should only come forward when they are needed. If there is not a current identified need for affordable housing, development should not come forward. This is to ensure that best use is made of Dartmoor’s limited land resource.

7.1.9 Allocations may include specific requirements, such as a level of affordable housing, or infrastructure, which should be provided as part of development on the site. These should be read alongside the relevant policies within this Local Plan and the specific requirements or flexibilities which may be allowed for (for example, the requirements for viability assessment where any lesser contributions are proposed).
Policy 7.1(1) Settlement Boundaries and Development Sites

1. Settlement boundaries shown on the inset maps define the area of the settlements within which development will be permitted where it is consistent with policies in this Local Plan.

2. Applicants are encouraged to recognise the benefits of pre-application advice from the Authority, and pre-application engagement and consultation with the community.

3. Given the degree of certainty provided by the allocation of a site in the Local Plan, the Authority would expect proposals on allocated sites to be the subject of detailed planning applications in the first instance.

7.2 Community Planning

7.2.1 There is increasing opportunity for local communities to influence the way in which development happens locally. The Localism and Neighbourhood Planning Acts enable neighbourhood plans to be prepared, in which they can develop a shared vision for their neighbourhood and shape the development and growth of their local area. Importantly, Neighbourhood plans may identify where they want development, but are not a tool resist or prevent new development. They must be consistent with the strategic policies in the Local Plan, and once formally made will become part of the development plan, and be taken into account alongside the Local Plan when deciding planning applications.

7.2.2 There still remains a place for other community plans too. In many cases communities are not seeking to write new planning policy, but simply want to express their ideas and priorities, and influence decisions. Community plans, such as parish plans, appraisals or village design statements can be an effective way to do this, and, whilst they carry less weight in decision making, are substantially quicker and easier to produce than a formal Neighbourhood Plan.

Policy 7.2 (1) Community Planning

Where a Parish Plan, Appraisal or Village Design Statement has been properly prepared and endorsed by the Town or Parish Council, the relevant recommendations and action plans will be regarded as material considerations in deciding planning applications.
7.3 Settlements

7.3.1 The follow sections include an inset map for each Local Centre, and Rural Settlement. These show sites allocated for development, special policy areas, settlement boundaries and other key planning considerations.

7.4 Local Centres

Ashburton

7.4.1 Ashburton is a Local Centre in the Local Plan. Detailed and up to date information about the settlement is available in its Settlement Profile47. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.

Proposal 7.3 (1) Land at Longstone Cross, Ashburton

1. An area of land at Longstone Cross is allocated for residential development of 100% affordable housing. Development of this site should come forward only in response to an identified affordable housing need.

2. Applications should be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

Proposal 7.4 (1) Land at Chuley Road, Ashburton

1. An area of land at Chuley Road is identified for redevelopment for mixed use. Within this area, development will be approved where it is informed by and responds to:
   a) the local need for affordable housing
   b) the economic vibrancy of the area
   c) traffic movement, and public and private parking needs
   d) opportunities to conserve and enhance the sites’ railway heritage
   e) opportunities to improve sustainable transport links
   f) opportunities to enhance the quality of the built environment and the public realm; and
   g) wildlife and habitat conservation and enhancement opportunities.

2. Applications should be supported by:
   a) a Flood Risk Assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall; and
   b) evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

7.3 Settlements

7.3.1 The following sections include an inset map for each Local Centre, and Rural Settlement. These show sites allocated for development, special policy areas, settlement boundaries and other key planning considerations.

7.4 Local Centres

Ashburton

7.4.1 Ashburton is a Local Centre in the Local Plan. Detailed and up-to-date information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.


Proposal 7.4 (1) Land at Chuley Road, Ashburton

1. An area of land at Chuley Road is identified for redevelopment for mixed use. Within this area, development will be approved where it is informed by and responds to:

a) the local need for affordable housing
b) the economic vibrancy of the area
c) traffic movement, and public and private parking needs
d) opportunities to conserve and enhance the sites' railway heritage
e) opportunities to improve sustainable transport links
f) opportunities to enhance the quality of the built environment and the public realm;

and
g) wildlife and habitat conservation and enhancement opportunities.

2. Applications should be supported by:

a) a Flood Risk Assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall;

and

b) evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.
Buckfastleigh

7.4.2 Buckfastleigh is a Local Centre in the Local Plan. Detailed and up to date information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.

Proposal 7.5(1) Land at Barn Park, Buckfastleigh

1. An area of land at Barn Park is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Applications should be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.

Proposal 7.6 (1) Land at Holne Road, Buckfastleigh

1. An area of land at Barn Park is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Development of this site must make an appropriate on or off-site contribution towards local play space.

3. Applications should be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.
Buckfastleigh is a Local Centre in the Local Plan. Detailed and up to date information about the settlement is available in its Settlement Profile48. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.

48  [Link to Buckfastleigh-REVISED.pdf]

Proposal 7.6 (1) Land at Holne Road

1. An area of land at Barn Park is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Development of this site must make an appropriate on or off-site contribution towards local play space.

3. Applications should be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.
Chagford

7.4.3 Chagford is a Local Centre in the Local Plan. More detailed and up to date information is available in the Settlement Profile. In order to meet identified local housing and employment needs, the following sites are identified.

Proposal 7.7 (1) Land at Lamb Park, Chagford

1. An area of land at Lamb Park, Chagford, is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Development of this site should include an element of affordable and local needs custom and self-build housing.

Proposal 7.8 (1) Land at Crannafords, Chagford

An area of land at the Crannafords employment area, Chagford, is allocated for business and employment uses (mixed B class uses). Development of this site must:

a) deliver appropriate highway access improvements;

b) enhance the quality of the built environment and public realm of the Crannafords employment area; and

c) enable the delivery of improved cycle and pedestrian access to Chagford.
Chagford is a Local Centre in the Local Plan. More detailed and up to date information is available in the Settlement Profile 49. In order to meet identified local housing and employment needs, the following sites are identified.

Proposal 7.8 (1) Land at Crannafords, Chagford

An area of land at the Crannafords employment area, Chagford, is allocated for business and employment uses (mixed B class uses). Development of this site must:

a) deliver appropriate highway access improvements;

b) enhance the quality of the built environment and public realm of the Crannafords employment area;

and

c) enable the delivery of improved cycle and pedestrian access to Chagford.
Horrabridge

7.4.4 Horrabridge is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, the following site is identified.

Proposal 7.9 (1) Land at New Park, Horrabridge

1. An area of land at New Park, Horrabridge is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need. Development on this site must make an appropriate on or off-site contribution towards local sports and play provision.

2. Development should be informed by:

   a) a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall; and

   b) a mining assessment including in situ ground investigations.
Horrabridge is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, the following site is identified.

**Proposal 7.9 (1) Land at New Park, Horrabridge**

1. An area of land at New Park, Horrabridge is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need. Development on this site must make an appropriate on or off-site contribution towards local sports and play provision.

2. Development should be informed by:
   a) a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall;
   b) a mining assessment including in situ ground investigations.
Moretonhampstead

7.4.5 Moretonhampstead is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.

Proposal 7.10 (1) Land at Betton Way, Moretonhampstead

1. An area of land at Betton Way is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Development of this site should include an element of local needs custom and self-build housing.

Proposal 7.11 (1) Land at Forder Farm, Moretonhampstead

An area of land at Forder Farm is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

Proposal 7.12 (1) Land at Thompson’s, Moretonhampstead

1. An area of land at the Thompson’s Haulage depot at Station Road is allocated for residential development.

2. Development of this site should:
   a) be of an appropriate density in order to respect the rural edge location and historic character of the site;
   b) conserve and enhance the site’s railway heritage, sensitively incorporating the goods shed and platform;
   c) include landscaping to the south and east of the site;
   d) provide a link to the Wray Valley Trail; and
   e) be supported by a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere and where possible reduces flood risk overall.
Moretonhampstead is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, and enable redevelopment opportunities, the following sites are identified.

1. An area of land at the Thompson’s Haulage depot at Station Road is allocated for residential development.

Development of this site should:

a) be of an appropriate density in order to respect the rural edge location and historic character of the site;

b) conserve and enhance the site’s railway heritage, sensitively incorporating the goods shed and platform;

c) include landscaping to the south and east of the site;

d) provide a link to the Wray Valley Trail;

and
e) be supported by a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere and where possible reduces flood risk overall.
Princetown

7.4.6 Princetown is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile\(^5\). In order to ensure future redevelopment opportunities are comprehensively considered, the following site is identified.

Policy 7.13 (1) Land at Dartmoor Prison, Princetown

1. Any proposals for the redevelopment of Dartmoor Prison must be comprehensive, informed by and delivered in accordance with a Masterplan for the entire site.

2. A Masterplan for the site should:

   a) be prepared in association with the local community, relevant stakeholders and the Authority and be informed by comprehensive consultation and engagement;

   b) be informed by an Historic Area Assessment enabling a detailed understanding of the heritage of the site and its wider context;

   c) be based upon a thorough understanding of economic impact, housing need, environmental and infrastructure matters; and

   d) demonstrate that it represents the most reasonable and effective strategy for the conservation of the Prison complex, taking into account all relevant planning considerations.

Princetown is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile.

In order to ensure future redevelopment opportunities are comprehensively considered, the following site is identified.

Policy 7.13 (1) Land at Dartmoor Prison, Princetown

1. Any proposals for the redevelopment of Dartmoor Prison must be comprehensive, informed by and delivered in accordance with a Masterplan for the entire site.

2. A Masterplan for the site should:
   a) be prepared in association with the local community, relevant stakeholders and the Authority and be informed by comprehensive consultation and engagement;
   b) be informed by an Historic Area Assessment enabling a detailed understanding of the heritage of the site and its wider context;
   c) be based upon a thorough understanding of economic impact, housing need, environmental and infrastructure matters; and
   d) demonstrate that it represents the most reasonable and effective strategy for the conservation of the Prison complex, taking into account all relevant planning considerations.
South Brent

7.4.7 South Brent is a Local Centre in the Local Plan. Detail information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, business development opportunities and potential transport improvements, the following sites are identified.

Proposal 7.14 (1) Land at Palstone Lane(a), South Brent

1. An area of land at Palstone Lane is allocated for community-led affordable and local needs custom and self-build housing. Development should come forward only in response to an identified local need.

2. Development of this site must allow for highway access in conjunction with Proposal 7.15.

Proposal 7.15 (1) Land at Palstone Lane(b), South Brent

1. An area of land at Palstone Lane is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

2. Development of this site must provide highway access in conjunction with Proposal 7.14.

Proposal 7.16 (1) Land at Fairfield

An area of land at Fairfield is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

Proposal 7.17 (1) Land at Brent Mill, South Brent

An area of land at the Brent Mill employment area is allocated for business and employment uses (mixed B class uses).

Proposal 7.18 (1) Land at Station Yard

An area of land at Station Yard is identified to safeguard the opportunity for a new railway station at South Brent and associated car park.
South Brent is a Local Centre in the Local Plan. Detail information about the settlement is available in its Settlement Profile.

In order to meet identified local housing need, business development opportunities and potential transport improvements, the following sites are identified.


- Proposal 7.18 (1) Land at Station Yard
  An area of land at Station Yard is identified to safeguard the opportunity for a new railway station at South Brent and associated car park.
Yelverton

7.4.8 Yelverton is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. In order to meet identified local housing need, the following sites are identified.

Proposal 7.19 (1) Land at Elfordtown, Yelverton

An area of land at Elfordtown is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

Proposal 7.20 (1) Land at Binkham Hill, Yelverton

1. An area of land at Binkham Hill is allocated for residential development, of which not less than 45% must be affordable housing to meet identified local needs.

2. Development of this site should:
   a) include landscaping to the south and east of the site;
   b) provide a link to the Drake’s Trail; and
   c) include delivery of appropriate highway improvements to access Plymouth Road.

Policy 7.21 (1) Yelverton Special Policy Area

Special constraints will apply to development proposals within the original core of Yelverton. Subdivision and development of typically large plots in this location will not be permitted.
Yelverton is a Local Centre in the Local Plan. Detailed information about the settlement is available in its Settlement Profile.

In order to meet identified local housing need, the following sites are identified.

Policy 7.21 (1) Yelverton Special Policy Area

Special constraints will apply to development proposals within the original core of Yelverton. Subdivision and development of typically large plots in this location will not be permitted.
7.5 Rural Settlements

Buckfast

7.5.1 Buckfast is a Rural Settlement in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. The following sites are identified.

Proposal 7.22 (1) Land at Axminster Carpets, Buckfast

1. An area of land at the former Axminster Carpets works is identified for mixed use redevelopment. Development of this area may include:
   a) Housing, including an element of affordable housing and local needs custom and self build housing
   b) Commercial uses comprising principally business and industrial uses (B1, B2 and B8), financial and professional services (A2), and assembly and leisure uses (D2)

2. Development of this site must:
   a) provide a level of commercial development which offsets the loss of employment space;
   b) conserve and enhance the setting of heritage assets;
   c) be informed by a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall, taking a sequential approach to land uses;
   d) identify and deliver opportunities to improve pedestrian and cycle access through the area;
   e) be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation; and
   f) be informed by an understanding of the hazards relating to the Health and Safety Executive consultation zone and take a sequential approach to land uses.

Buckfast is a Rural Settlement in the Local Plan. Detailed information about the settlement is available in its Settlement Profile.

The following sites are identified.

Proposal 7.22 (1) Land at Axminster Carpets, Buckfast

1. An area of land at the former Axminster Carpets works is identified for mixed use redevelopment. Development of this area may include:
   a) Housing, including an element of affordable housing and local needs custom and self build housing
   b) Commercial uses comprising principally business and industrial uses (B1, B2 and B8), financial and professional services (A2), and assembly and leisure uses (D2)

2. Development of this site must:
   a) provide a level of commercial development which offsets the loss of employment space;
   b) conserve and enhance the setting of heritage assets;
   c) be informed by a flood risk assessment which includes consideration of climate change and demonstrates that any development will be safe, not increase flood risk elsewhere, and where possible reduces flood risk overall, taking a sequential approach to land uses;
   d) identify and deliver opportunities to improve pedestrian and cycle access through the area;
   e) be supported by evidence to inform an appropriate assessment (Habitat Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation;
   f) be informed by an understanding of the hazards relating to the Health and Safety Executive consultation zone and take a sequential approach to land uses.
South Zeal

7.5.2 South Zeal is a Rural Settlement in the Local Plan. Detailed information about the settlement is available in its Settlement Profile\[56\]. The following area is identified.

Policy 7.23 (1) South Zeal Conservation Area

1. Within the South Zeal Conservation Area, development will not be permitted where this would destroy or adversely affect the following features of the built environment:
   a) the plot boundaries, and
   b) the lanes and alleyways which serve the rear plots.
2. Development on these plots will not be permitted.

Other Rural Settlements

7.5.3 Maps showing the settlement boundaries for all Rural Settlements are shown in the following pages. Detailed information for all settlements is available in the settlement profiles available online:

http://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence
South Zeal is a Rural Settlement in the Local Plan. Detailed information about the settlement is available in its Settlement Profile. The following area is identified.

Other Rural Settlements
Maps showing the settlement boundaries for all Rural Settlements are shown in the following pages. Detailed information for all settlements is available in the settlement profiles available online:

http://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence
Map 7.14 Christow

Legend

- Settlement Boundary
- Listed Building
- Flood Zone
- Public Right of Way
- National Park Boundary
Map 7.24 Mary Tavy
Legend

- Settlement Boundary
- Conservation Area
- Listed Building
- Flood Zone
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<tbody>
<tr>
<td><strong>Core Strategy 2008</strong></td>
<td></td>
</tr>
<tr>
<td>COR1 Sustainable Development</td>
<td>Replaced by Strategic Policy 1.2(1) Sustainable development in Dartmoor National Park</td>
</tr>
<tr>
<td>COR2 Spatial Strategy</td>
<td>Replaced by Strategic Policy 1.4(1) Spatial Strategy</td>
</tr>
<tr>
<td>COR3 National Park landscape and special environmental qualities</td>
<td>Replaced by detailed Strategic Policies 2.1, 2.2, 2.4, 2.5 and 2.6.</td>
</tr>
<tr>
<td>COR4 Design</td>
<td>Replaced by Strategic Policy 1.6 (1) Delivering good design</td>
</tr>
<tr>
<td>COR5 The historic built environment</td>
<td>Replaced by Strategic Policy 2.6 (1) Conserving and enhancing heritage assets</td>
</tr>
<tr>
<td>COR6 Archaeology</td>
<td></td>
</tr>
<tr>
<td>COR7 Biodiversity and geological conservation</td>
<td>Replaced by Strategic Policy 2.2 (1) Conserving and enhancing Dartmoor’s biodiversity and geodiversity</td>
</tr>
<tr>
<td>COR8 Climate change</td>
<td>Replaced by Policy 1.7 (1) Sustainable construction, Policy 2.3 (1) Biodiversity Enhancement, Policy 6.4(1) Waste prevention, and Policy 1.10 (1) Flood risk</td>
</tr>
<tr>
<td>COR9 Flooding</td>
<td>Replaced by Policy 1.10(1) Flood risk</td>
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<tr>
<td>COR10 Renewable energy</td>
<td>Replaced by Policy 6.6 (1) Renewable energy development</td>
</tr>
<tr>
<td>COR11 Tranquility</td>
<td>Replaced by Strategic Policy 2.5 (1) Protecting tranquility and dark night skies</td>
</tr>
<tr>
<td>COR12 Infrastructure, community facilities and public services</td>
<td>Replaced by Strategic Policy 4.1 (1) Supporting community services and facilities</td>
</tr>
<tr>
<td><strong>Policies superceded</strong></td>
<td><strong>Status</strong></td>
</tr>
<tr>
<td>COR13 Accessibility and design</td>
<td>Replaced by Strategic Policy 3.2 (1) Size and accessibility of new housing</td>
</tr>
<tr>
<td>COR14 Infrastructure for new development</td>
<td>Replaced by Strategic Policy 2.1 (1) Sustainable development in Dartmoor National Park</td>
</tr>
<tr>
<td>COR15 Location and type of housing provision</td>
<td>Replaced by Strategic Policy 1.4 (1) Spatial Strategy</td>
</tr>
<tr>
<td>COR16 Social inclusion</td>
<td>Replaced by Strategic Policy 2.1 (1) Sustainable development in Dartmoor National Park</td>
</tr>
<tr>
<td>COR17 Health and well-being</td>
<td>Replaced by Strategic Policy 4.1 (1) Supporting community services and facilities</td>
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<tr>
<td>COR18 Sustainable economic growth including tourism</td>
<td>Replaced by Strategic Policy 5.1 (1) Business and Tourism Development</td>
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<tr>
<td>COR19 Tourism</td>
<td>Replaced by Strategic Policy 5.1 (1) Business and Tourism Development</td>
</tr>
<tr>
<td>COR20 Agricultural diversification</td>
<td>Replaced by Policy 5.8 (1) Farm diversification</td>
</tr>
<tr>
<td>COR21 Alternatives to private transport</td>
<td>Replaced by Strategic Policy 1.2(1) Sustainable development in Dartmoor National Park, Policy 1.8(1) Protecting local amenity in Dartmoor National Park and Strategic Policy 4.8 (1) The Access Network</td>
</tr>
<tr>
<td>COR22 Minerals development</td>
<td>Replaced by Strategic Policy 6.1 (1) New or Extended Minerals Operations</td>
</tr>
<tr>
<td>COR24 Water resources</td>
<td>Replaced by Strategic Policy 1.2(1) Sustainable development in Dartmoor National Park</td>
</tr>
<tr>
<td>Policies superceded</td>
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<tr>
<td><strong>Development Management and Delivery DPD 2013</strong></td>
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<tr>
<td>DMD1a Presumption in favour of sustainable development</td>
<td>Replaced by Strategic Policy 1.3 (1) Presumption in favour of sustainable development</td>
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<tr>
<td>DMD1b Delivering National Park purposes and protecting Dartmoor’s special qualities</td>
<td>Replaced by Strategic Policy 1.1(1) Delivering National Park purposes and protecting Dartmoor’s Special Qualities</td>
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<tr>
<td>DMD2 Major Development</td>
<td>Replaced by Strategic Policy 1.5 (1) Major Development in Dartmoor National Park</td>
</tr>
<tr>
<td>DMD3 Sustaining the quality of places in Dartmoor National Park</td>
<td>Replaced by Strategic Policy 1.2(1) Sustainable development in Dartmoor National Park and Strategic Policy 1.6 (1) Delivering good design</td>
</tr>
<tr>
<td>DMD4 Protecting local amenity</td>
<td>Replaced by Policy 1.8(1) Protecting local amenity in Dartmoor National Park</td>
</tr>
<tr>
<td>DMD5 National Park landscape</td>
<td>Replaced by Strategic Policy 2.1(1) Protecting the character of Dartmoor’s landscape</td>
</tr>
<tr>
<td>DMD6 Dartmoor’s moorland and woodland</td>
<td>Replaced by Strategic Policy 2.4(1) Conserving and enhancing Dartmoor’s moorland, heathland and woodland</td>
</tr>
<tr>
<td>DMD7 Dartmoor’s built environment</td>
<td>Replaced by Strategic Policy 1.6 (1) Delivering good design</td>
</tr>
<tr>
<td>DMD8 Change to historic buildings and other heritage assets</td>
<td>Replaced by Strategic Policy 2.6 (1) Conserving and enhancing heritage assets</td>
</tr>
<tr>
<td>DMD9 The re-use and adaptation of historic buildings in the countryside</td>
<td>Replaced by Strategic Policy 2.7 (1) Conservation of historic non-residential buildings in the open countryside</td>
</tr>
<tr>
<td>DMD10 Enabling development</td>
<td>Replaced by Policy 2.8(1) Enabling Development</td>
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<tr>
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<td><strong>Status</strong></td>
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<tr>
<td>DMD11 Demolition of a listed building or local heritage asset</td>
<td>Replaced by Strategic Policy 2.6 (1) Conserving and enhancing heritage assets</td>
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<tr>
<td>DMD12 Conservation areas</td>
<td>Replaced by Strategic Policy 2.6 (1) Conserving and enhancing heritage assets</td>
</tr>
<tr>
<td>DMD13 Archaeology</td>
<td>Replaced by Strategic Policy 2.6 (1) Conserving and enhancing heritage assets</td>
</tr>
<tr>
<td>DMD14 Natural environment, biodiversity and geodiversity</td>
<td>Replaced by Strategic Policy 2.2 (1) Conserving and enhancing Dartmoor’s biodiversity and geodiversity</td>
</tr>
<tr>
<td>DMD15 Renewable energy</td>
<td>Replaced by Policy 6.6 (1) Renewable energy development</td>
</tr>
<tr>
<td>DMD16 Hazardous installations and potentially polluting activity</td>
<td>Replaced by Policy 1.9 (1) Higher risk development and sites</td>
</tr>
<tr>
<td>DMD17 Development on contaminated land</td>
<td>Replaced by Policy 1.9 (1) Higher risk development and sites</td>
</tr>
<tr>
<td>DMD18 Development on unstable land</td>
<td>Replaced by Policy 1.9 (1) Higher risk development and sites</td>
</tr>
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<td>DMD20 Telecommunications development</td>
<td>Replaced by Policy 4.7 (1) Telecommunications Development</td>
</tr>
<tr>
<td>DMD21 Residential development in Local Centres</td>
<td>Replaced by Strategic Policy 3.3 (1) Housing in Local Centres</td>
</tr>
<tr>
<td>DMD22 Residential development in Rural Settlements</td>
<td>Replaced by Strategic Policy 3.4(1) Housing in Rural Settlements and Strategic Policy 3.5 (1) Housing in Villages and Hamlets</td>
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<td>Policies superceded</td>
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<tr>
<td>DMD23 Residential development outside Local Centres and Rural Settlements</td>
<td>Replaced by Strategic Policy 1.4 (1) Spatial Strategy and Policy 3.9 (1) Rural Workers’ Housing</td>
</tr>
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</tr>
<tr>
<td>DMD25 Ancillary residential development</td>
<td>Replaced by Policy 3.7(1) Residential alterations, extensions and outbuildings</td>
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<td>DMD26 Agricultural and holiday use occupancy conditions</td>
<td>Replaced by Policy 3.9 (1) Rural Workers’ Housing and Policy 5.4 (1) Tourist accommodation</td>
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<tr>
<td>DMD27 Replacement dwellings</td>
<td>Replaced by Policy 3.8 (1) Replacement Homes</td>
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<tr>
<td>DMD28 Residential caravans</td>
<td>Replaced by Policy 3.9 (1) Rural Workers’ Housing</td>
</tr>
<tr>
<td>DMD29 The accommodation needs of gypsies and travellers</td>
<td>Replaced by Policy 3.11 (1) Gypsy and Traveller Accommodation</td>
</tr>
<tr>
<td>DMD30 Low impact residential development in the open countryside</td>
<td>Replaced by Policy 3.12 Low Impact Residential Development</td>
</tr>
<tr>
<td>DMD31 Provision of new recreational and leisure facilities</td>
<td>Replaced by Strategic Policy 4.2(1) Supporting public open space and sports facilities</td>
</tr>
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<td>DMD32 Protection of recreational and amenity open space</td>
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</tr>
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<td>Replaced by Policy 5.9 (1) Equestrian development</td>
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### Policies superceded

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<thead>
<tr>
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<tr>
<td>BCK1 Housing land at Barn Park</td>
<td>Replaced by Proposal 7.5(1) Land at Barn Park, Buckfastleigh</td>
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<tr>
<td>BCK2 Housing land at Holne Road</td>
<td>Replaced by Proposal 7.6 (1) Land at Holne Road, Buckfastleigh</td>
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<tr>
<td>BCK3 Redevelopment at Devonia Products Mill site</td>
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<tr>
<td>CHG1 Housing land north of Lamb Park</td>
<td>Replaced by Proposal 7.7 (1) Land at Lamb Park, Chagford</td>
</tr>
<tr>
<td>CHG2 Mixed use development east of Brettville Close</td>
<td>Implemented</td>
</tr>
<tr>
<td>HOR1 Housing land at Walkham Meadows</td>
<td>Implemented</td>
</tr>
<tr>
<td>HOR2 Housing land at New Park</td>
<td>Replaced by Proposal 7.9 (1) Land at New Park, Horrabridge</td>
</tr>
<tr>
<td>MTN1 Housing land at Forder Farm</td>
<td>Replaced by Proposal 7.11 (1) Land at Forder Farm, Moretonhampstead</td>
</tr>
<tr>
<td>MTN2 Housing at Thompson’s haulage depot</td>
<td>Replaced by Proposal 7.12 (1) Land at Thompson’s, Moretonhampstead</td>
</tr>
<tr>
<td>SBR1 Housing land adjacent to Fairfield</td>
<td>Replaced by Proposal 7.16 (1) Land at Fairfield</td>
</tr>
<tr>
<td>SBR2 New station facilities</td>
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</tr>
<tr>
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<td>Implemented</td>
</tr>
<tr>
<td>YEL2 Special protection area – centre of village</td>
<td>Replaced by Policy 7.21 (1) Yelverton Special Policy Area</td>
</tr>
<tr>
<td>MTV1 Primary school site off Warren Road</td>
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### Policies superceded

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<tr>
<td>MTV2 Mixed use development site centre of Mary Tavy</td>
<td>Part-implemented</td>
</tr>
<tr>
<td>SZL1 Conserving the quality of the built environment</td>
<td>Replaced by Policy 7.23 (1) South Zeal Special Policy Area</td>
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### Minerals Local Plan 2004

<table>
<thead>
<tr>
<th>Policies superceded</th>
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<tr>
<td>M1 Mineral working in the National Park</td>
<td>Replaced by Strategic Policy 6.1 (1) New or Extended Minerals Operations</td>
</tr>
<tr>
<td>M2 Mitigating permitted operations</td>
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</tr>
<tr>
<td>M3 Small-scale quarrying</td>
<td>Replaced by Strategic Policy 6.1 (1) New or Extended Minerals Operations</td>
</tr>
<tr>
<td>M4 Assessment of applications for mineral workings</td>
<td>Replaced by Strategic Policy 6.2 (1) Minimising the Impact of Minerals Operations</td>
</tr>
<tr>
<td>M5 Recycling and re-use of mineral waste</td>
<td>Deleted</td>
</tr>
<tr>
<td>M6 Minerals Consultation Areas</td>
<td>Replaced by Strategic Policy 6.3 (1) Minerals Safeguarding</td>
</tr>
<tr>
<td>M7 Exploratory Drilling</td>
<td>Deleted</td>
</tr>
</tbody>
</table>

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Appendix C: Glossary

A

Affordable Housing: See section 3.4.

Agricultural Receipts: Gross amounts received (before related costs and taxes are deducted) for ordinary agricultural business activity. VAT, receipts from selling of capital items (e.g. tractors) and personal receipts should not be included. All receipts will be regarded as from non-agricultural activities unless specifically identified as obtained from the agricultural activities listed below.

Agricultural receipts include:

- All payments from the Single Payment Scheme (SPS), BPS (including the greening payment and any young farmer payments) or the Rural Development Programmes (whether or not the receipts are related to farming) including any national co-financing, and any other payments from the European Agricultural Guarantee Fund (EAGF).

- Receipts from SPS, BPS or the Rural Development Programmes and any other payments from the EAGF that are received by another organisation first (such as a co-operative, producer association, or commoners’ association) and passed on to the farmer.

- Receipts from a claimant’s agricultural activities on their holding only (that is, all the land they farm in the UK) – not from working on someone else’s holding. This includes producing, rearing or growing agricultural products, including harvesting, milking, breeding animals, and keeping animals for farming. ‘Agricultural products’ are listed in Annex I to the Treaties of the European Union, with the exception of fishery products. Cotton is also an agricultural product.

- Receipts from processing agricultural products from their holding, if the product remains in the ownership of the farmer and remains an agricultural product (for example, butchered meat or flour that is sold in the farm shop).

- National aid granted for agricultural activities. For example, receipts to compensate for destruction of animals testing positive for tuberculosis.

- Receipts to compensate for loss of production (for example, for flooding) from the Rural Development Programme.

Non-agricultural receipts include:

- Income from operating on-farm diversification activities. For example, receipts from bed and breakfast or rents from holiday lets (even if the diversification itself was funded by rural development payments).

- Grants for forestry (other than rural development payments).

- Receipts from a product such as bread that is not in the list of agricultural products in the Treaties of the European Union described above (even if it was processed from a product in the list).

- Receipts from agricultural products produced off the holding and then processed or sold on the holding.

- Receipts from providing shooting, hunting or fishing.

- Receipts to compensate for loss of production from a private insurer.

- Receipts from contracting and contract farming.

- Receipts from renting out land.

Allocated Sites: Land identified in the Local Plan for development.

Amenity: Positive elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.
Ancient Woodland: An area that has been wooded continuously since at least 1600 AD.

Article 4 Direction: Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.

Assessment of significance: A report required to be submitted in support of an application which has the potential to affect a heritage asset. It reports the sum of the cultural and natural heritage values of a place (i.e. its significance) and assesses how the proposals will affect them, positively or negatively.


Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Brownfield land: ‘see previously-developed land’.

Change of Use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one ‘use class’ to another.

Character: A term relating to Conservation Areas, Listed Buildings and the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Classified Settlement: A town, village or hamlet in the National Park which has been identified as a sustainable place for a certain amount of development. Types of classified settlement include Local Centres, Rural Settlements and Villages and Hamlets.

Contributions in lieu of provision of affordable housing on-site (commuted sums): A financial contribution provided by the developer of a site towards the provision of affordable housing off-site, instead of providing affordable housing on-site.

Details of when financial contributions will be permitted and how they should be calculated is available in paragraph 3.4.7

Conditions (planning conditions): Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.

Conservation Area: Local planning authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

Cumulative Impact: A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

Curtilage: The area normally within the boundaries of a property surrounding the main building and used in close connection with it.

Custom and self-build housing: See section 3.6.

Development: Development is defined under Section 55 of the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other
land.” Most forms of development require planning permission (see also “permitted development”).

**Duty to Cooperate**: The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.

The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination.

**Dwelling**: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household.

**F**

**Farm**: An area of land and its buildings used for growing crops and rearing animals.

**Farmstead**: The house which belongs, or used to belong, to a farm and the buildings around it.

**Flood Risk Assessment**: An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**G**

**General Permitted Development Order (GPDO)**: A set of regulations made by the Government which grants planning permission for specified limited or minor forms of development.

**Greenfield Land**: Land (or a defined site), usually farmland, that has not previously been developed.

**H**

**Habitable Floorspace**: The areas of a house which are usually lived in (e.g., living rooms, kitchens, bathrooms, corridors etc.). Habitable floorspace is measured using Gross internal floor area (GIFA), but should exclude areas not typically lived in.

For clarity, habitable floorspace includes:

- Areas occupied by internal walls and partitions, columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls with clear height above, measured at base level only
- Voids over stairwells and lift shafts on upper floors
- Internal open sided balconies, walkways, and the like
- Structural, raked or stepped floors are treated as a level floor measured horizontally
- Corridors of a permanent essential nature
- Areas in the roof space and mezzanine areas converted for use with permanent access and a maximum ceiling height of at least 1.8m
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners’ rooms and the like
- Conservatories

And excludes:

- Perimeter wall thickness and external projections
- External open-sided balconies, covered ways and fire escapes
- Areas in the roof space not intended for use
- Garages, workshops, greenhouses, garden stores, fuel stores and the like
- Loading bays, lift rooms, plant rooms, fuel stores, tank rooms
- Canopies, open ground floors and the like

**Habitat**: The natural home or environment of an animal, plant, or other organism.
Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets, such as listed buildings and scheduled monuments, and undesignated assets identified by the local planning authority.

Highway: A publicly maintained road, together with footways and verges.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Needs Assessment: An assessment of the number of homes needed in an area, normally carried out for or on behalf of the housing or planning authority. Assessing housing need is the first step in the process of deciding how many homes need to be planned for.

Housing Register: A list of all the people who want to rent social housing. The Housing Register for an area is maintained by the relevant Housing Authority.

Infill Development: The development of a relatively small gap between existing buildings.

Infrastructure: Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, open space, play space, education and health facilities.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

Local Centre: The largest and most sustainable type of classified settlement in the National Park. These settlements have settlement boundaries and comprise:

- Ashburton, Buckfastleigh, Chagford, Horrabridge, Moretonhampstead, Princetown, South Brent, and Yelverton.

Local Person: See section 3.3.

M

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Material Planning Considerations: A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

- Material considerations can include (but are not limited to):
  - Overlooking/loss of privacy
  - Loss of light or overshadowing
  - Parking
  - Highway safety
  - Traffic
  - Noise
Effect on listed building and conservation area
Layout and density of building
Design, appearance and materials
Government policy
Disabled persons’ access
Proposals in the Development Plan
Previous planning decisions (including appeal decisions)
Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

Major Development: There are two definitions of major development relevant to planning policy in National Parks, all policies referring to major development make it clear which definition should be used for the purposes of applying that policy.

Definition 1: As defined in the Town and Country Planning Act (Development Management Procedure) Order 2015, major development means development involving any one of the following:
- the winning and working of minerals for the use of land for mineral-working deposits;
- waste development;
- the provision of dwellinghouses where
- the number of dwellinghouses to be provided is 10 or more; or
- the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph c.i.;
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- development carried out on a site having an area of 1 hectare or more;

Definition 2: Defined by footnote 55 of the 2018 NPPF to protect the environment of nationally designated areas. Determining whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

N
Net Gain: A measurable target for development projects where impacts on biodiversity are outweighed by a clear mitigation hierarchy approach to first avoid and then minimise impacts, including through restoration and/or compensation.

O
Older People: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

P
Permitted development (or permitted development rights): Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Previously-developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage
should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Priority Habitats and Species for Dartmoor: Species and Habitats:
- of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006; or
- identified as priority species within Living Dartmoor and the Dartmoor Biodiversity Action Plan.

Public benefit: A common policy test which requires that a development be beneficial, in a way that is identifiable and capable of being proved by evidence (i.e. not based on personal views), to the general public or a sufficient section of the public which is proportionate to the project.

Public recreation: Leisure activities which are available for the general public to do at any time, on land permanently open for public access and which are not ticketed or subject to any fees.

Redundant building: A building no longer needed or useful for its intended purpose, taking into consideration its current and potential use. For example, although a building may not be of use to one owner it may still be capable of serving a need for its intended use in the wider area.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.

Rural Settlement: The National Park’s larger villages which are identified as classified settlements and have relatively good access to services. These settlements are defined by settlement boundaries and comprise:

Bittaford, Bridford, Buckfast, Cheriton Cross / Bishop, Christow, Cornwood, Dousland, Dunsford, Hennock, Ilsington, Liverton, Mary Tavy, South Zeal, Sticklepath, Walkhampton, and Whiddon Down.

Rural worker: Workers of land-based enterprises located in the countryside. Traditionally comprising agriculture and forestry workers, but more recently including equestrian, horticultural and other rural land-based enterprises. Importantly, simply working the countryside is not sufficient to qualify as a rural worker.

Section 106 legal agreement: A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Setting (of a heritage asset): The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement Boundary: A drawn boundary which represents the extent of a town or village. They are used in policy to identify land within, adjacent and outside a settlement.
**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

**Special Qualities (of the National Park):** The qualities, properties and characteristics, innate or acquired, that together summarise what is special about the National Park and worthy of protection.

**Technical Housing Standards:** Space standards for new residential accommodation. They are set nationally and serve as a benchmark for assessing proposals in the planning system. The standards can be found online:


**Town Centre Uses:** See ‘Main Town Centre Uses’

**Vernacular:** An area’s traditional style of architecture concerned with practical and functional designs appropriate for their climate. Heavily influenced by availability of local building materials and local building skills and techniques. Often resulting in characteristic and distinctive styles which are highly valued and difficult to replicate using modern techniques.

**Viability:** The extent to which a place, business or project is capable of commercial success.

**Village and Hamlet:** The National Park’s smallest and most sensitive settlement which are identified as classified settlement and have small scale housing and employment needs which need to be supported. These settlements have no settlement boundaries and comprise:

- Belstone
- Dean Prior
- Drewsteignton
- Holne
- Lustleigh
- Lydford
- Manaton
- Meavy
- North Bovey
- North Brentor
- Peter Tavy
- Postbridge
- Scorriton
- Shaugh Prior
- Sourton
- South Tawton
- Throwleigh
- Widecombe-in-the-Moor

**Appendix D: Land Use Class Order:**

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. These use classes are referred to in the policies of this plan and are provided here for reference purposes. The Order is periodically amended.

**Class A**

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.

**A5 Hot food takeaways** - For the sale of hot food for consumption off the premises

**Class B**

**B1 Business** - Offices (other than those that fall within A2), research and
development of products and processes, light industry appropriate in a residential area.

**B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8 Storage or distribution** - This class includes open air storage.

**Class C**

**C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - This class is formed of 3 parts:

**C3(a)** covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

**C3(b)** up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

**C3(c)** allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 houses in multiple occupation definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

**Class D**

**D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used).

**Sui Generis**

Certain uses do not fall within any use class and are considered ‘sui generis’. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.
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