



Dartmoor National Park Authority

Development Management and Delivery Development Plan Document

July 2013



Preface

The strategic framework for spatial planning in Dartmoor National Park in the period up to 2026 is set by the *Core Strategy Development Plan Document*, which was adopted in April 2008. The *Development Management and Delivery Development Plan Document* (DMD) sets out more detailed policies and proposals including site allocations to assist in the implementation of the Core Strategy. It has the same time horizon as the Core Strategy.

Following on from the planning background, set out in Part 1, the DMD comprises two main parts: a set of general policies covering a wide range of different types of development in Part 2, followed by detailed planning proposals and other guidance for individual settlements in Part 3.

The Core Strategy and the DMD together provide the planning scenario* for development in Dartmoor National Park. The two documents comprise Dartmoor's Local Plan; a plan that aims to place the achievement of sustainable development at the forefront of all land use change in the National Park.

The DMD was adopted by Dartmoor National Park Authority on 5 July 2013.

**Stephen Belli, Director of Planning,
Dartmoor National Park Authority,
Parke, Bovey Tracey, NEWTON ABBOT, Devon, TQ13 9JQ**

Tel: 01626 832093 Fax: 01626 834684

Email: forwardplanning@dartmoor.gov.uk

Website: www.dartmoor.gov.uk

July 2013

* There are, in addition, a small number of saved *Minerals Local Plan 1995 – 2011* policies that also apply. These can be viewed on the Authority's website.

Access to information

If you would like this document in large print, other formats or another language, please contact us. We will do our best to help.

ADOPTED VERSION

Development Management and Delivery Development Plan Document

July 2013



Contents

Part 1	Background	
1.1	Introduction.....	7
1.2	Planning contexts.....	8
1.3	Strategic policies for Dartmoor National Park.....	10
Part 2	Development management policies	
2.1	Introduction.....	13
	Presumption in favour of sustainable development	
	Policy DMD1a	13
	General development management policies	
2.2	Delivering National Park purposes and protecting Dartmoor’s special qualities Policy DMD1b	14
2.3	Major development Policy DMD2	15
2.4	Military related development	16
2.5	Sustaining the quality of places in Dartmoor National Park Policy DMD3	17
2.6	Protecting local amenity Policy DMD4	20
	Environment and heritage policies	
2.7	National Park landscape Policy DMD5	21
2.8	Dartmoor’s moorland and woodland Policy DMD6	24
2.9	Dartmoor’s built environment Policy DMD7	26
2.10	The historic environment	28
	Changes to historic buildings and other heritage assets	
	Policy DMD8	29
	The re-use and adaptation of historic buildings in the countryside Policy DMD9	31
	Enabling development Policy DMD10	33
	Demolition of a listed building or local heritage asset Policy DMD11	34
	Conservation areas Policy DMD12	34
2.11	Archaeology Policy DMD13	36
2.12	Biodiversity and geological conservation Policy DMD14	38
2.13	Renewable energy Policy DMD15	43
2.14	Hazardous installations and potentially polluting activity Policy DMD16	45
2.15	Development on contaminated land Policy DMD17	46
2.16	Development on unstable land Policy DMD18	47
	Social well-being policies	
2.17	Local services and facilities Policy DMD19	48
2.18	Telecommunications development Policy DMD20	50
2.19	Housing.....	51
	Residential development in Local Centres Policy DMD21	55
	Residential development in Rural Settlements Policy DMD22	56
	Residential development outside Local Centres and Rural Settlements Policy DMD23	56
	Extensions and alterations to dwellings Policy DMD24	57
	Ancillary residential development Policy DMD25	57
	Agricultural occupancy conditions Policy DMD26	58
	Replacement dwellings in the countryside Policy DMD27	58
	Residential caravans Policy DMD28	59
	The accommodation needs of gypsies and travellers Policy DMD29	59

	Low impact residential development in the open countryside Policy DMD30	60
	Health and well-being policies	
2.20	Public open space and sports facilities	61
	Provision of new recreational and leisure facilities Policy DMD31	64
	Protection of recreational and amenity open space Policy DMD32	65
	Horse related development Policy DMD33	65
	Economy and transport policies	
2.21	Sustainable economic growth.....	67
	Agriculture and forestry Policy DMD34	68
	Farm diversification Policy DMD35	68
	Signs and advertisements Policy DMD36	69
	Advance signs Policy DMD37	70
	Transport policies	
2.22	Dartmoor Traffic Management Strategy.....	71
	Access onto the highway Policy DMD38	73
	Provision of car parks Policy DMD39	73
	Parking provision for new development	
	Residential Policy DMD40	76
	Non-residential Policy DMD41	77
	Public rights of way Policy DMD42	77
	Tourism policies	
2.23	New visitor attractions and development of existing enterprises Policy DMD43	78
2.23	Tourist accommodation Policy DMD44	79
Part 3	Settlement policies and proposals	
3.1	Settlement boundaries and site development Policy DMD45	83
	Parish plans and development management Policy DMD46	85
3.2	Ashburton	86
	Housing land at Longstone Cross Proposal ASH1	
	Redevelopment area at Chuley Road Proposal ASH2	
3.3	Buckfastleigh	92
	Housing land at Barn Park Proposal BCK1	
	Housing land at Holne Road Proposal BCK2	
	Redevelopment at Devonian Products Mill site Proposal BCK3	
3.4	Chagford	98
	Housing land north of Lamb Park Proposal CHG1	
	Mixed use development east of Bretteville Close Proposal CHG2	
3.5	Horrabridge	102
	Housing land at Walkham Meadows Proposal HOR1	
	Housing land at New Park Proposal HOR2	
3.6	Moretonhampstead	106
	Housing land at Forder Farm Proposal MTN1	
	Housing at Thompson's haulage depot Proposal MTN2	
3.7	Princetown	110
3.8	South Brent	114
	Housing land adjacent Fairfield Proposal SBR1	
	New station facilities Proposal SBR2	
	Public car park at Station Yard Proposal SBR3	

3.9	Yelverton	118
	Housing land adjacent to Briar Tor Proposal YEL1	
	Special protection area – centre of village Policy YEL2	
3.10	Belstone	122
3.11	Bittaford	124
3.12	Bridford	126
3.13	Buckfast	128
3.14	Cheriton Bishop/Cheriton Cross	130
3.15	Christow	132
3.16	Cornwood	134
3.17	Crockernwell	136
3.18	Dean/Dean Prior	138
3.19	Dousland	140
3.20	Drewsteignton	142
3.21	Dunsford	144
3.22	Hennock	146
3.23	Holne	148
3.24	Illesington	150
3.25	Liverton	152
3.26	Lustleigh	154
3.27	Lydford	156
3.28	Manaton	158
3.29	Mary Tavy	160
	Primary school site off Warren Road Proposal MTV1	
	Mixed use development site centre of Mary Tavy Proposal MTV2	
3.30	Meavy	162
3.31	Murchington	164
3.32	North Bovey	166
3.33	North Brentor	168
3.34	Peter Tavy	170
3.35	Postbridge	172
3.36	Scoriton	174
3.37	Shaugh Prior	176
3.38	Sourton	178
3.39	South Tawton	180
3.40	South Zeal	182
	Conserving the quality of the built environment Policy SZL1	
3.41	Sticklepath	184
3.42	Throwleigh	186
3.43	Walkhampton	188
3.44	Whiddon Down	190
3.45	Widecombe-in-the-Moor	192
ANNEX 1	Gypsy and traveller transit sites: Criteria based three phase filter assessment	195
ANNEX2	List of policies superseded by the adoption of the Plan	198
ANNEX 3	Monitoring framework for the development plan	201



East Street, Ashburton © DNPA

Part 1 Background

1.1 Introduction

Dartmoor National Park Local Development Framework

1.1.1

A Local Development Framework (LDF) is a set of planning documents containing the objectives and policies for development in a local planning area. It is the Local Plan for Dartmoor. Dartmoor National Park Authority (DNPA) is the local planning authority for the whole of the designated area of the National Park. The Authority makes decisions on planning applications, listed building consents, conservation area consents, etc. It is also responsible for preparing the LDF.

1.1.2

The *Development Management and Delivery Development Plan Document* (DMD) has become part of the LDF for Dartmoor National Park. The DMD provides the more detailed policies that are needed to supplement the strategic policies in the *Core Strategy Development Plan Document* (CS).

1.1.3

The Core Strategy was adopted in April 2008. It sets out the overall vision and long term planning strategy to promote sustainable development in Dartmoor National Park in the period up to 2026.

1.1.4

The Local Development Scheme sets out the planning documents that form the LDF.

These are:

- ◆ *Core Strategy* (adopted)
- ◆ *Development Management and Delivery Development Plan Document* (adopted)
- ◆ *Minerals and Waste Development Plan Document* (yet to be started).

1.1.5

The *Localism Act 2011* provides an opportunity for local communities to prepare neighbourhood plans or neighbourhood development orders. Neighbourhood plans must be in conformity with the strategic elements of the local plan and must undergo an independent

examination, but once approved as sound by an inspector, and after having won the support of a majority in the community, they are adopted by the local planning authority just like other planning documents.

1.1.6

Although not formally included in the LDS, there are other documents that can help in implementing the local plan. Of particular relevance are supplementary planning documents (SPDs), which provide additional guidance on the implementation of LDF policies. In November 2011, the National Park Authority published a design guide SPD to help all who undertake new development to conserve and enhance the built environment of the National Park. Other SPDs will be produced in due course. The Authority is preparing an Affordable Housing SPD in 2013 to add further detail to the housing strategy.

Structure of this document

1.1.7

Part 2 of this document sets out the general development management policies for Dartmoor. Part 3 describes the development framework for Dartmoor's designated settlements, and indicates any areas or sites where specific policies or proposals apply.

Infrastructure, monitoring and review

1.1.8

Within the National Park there may be the need for infrastructure to support local communities, or to enable specific development to come forward. The Authority prepares and maintains an Infrastructure Delivery Plan which identifies specific needs including how and when infrastructure may need to be provided. The Authority monitors closely the implementation of the Local Plan to ensure policies are operating as intended. The Monitoring framework is set out in Annex 3. Progress against this framework is reported in the Authority's Monitoring Report, prepared annually, which sets out how policies are performing, and links with any necessary updates to the Infrastructure Delivery Plan. This process is a key component of a 'Plan, Monitor, Manage' approach whereby the Authority may identify issues with policies, new matters not currently addressed, or the failure of a proposal to come forward as intended. This is an important contingency, prompting the review of policies or plans where necessary.

1.2 Planning contexts

International contexts

1.2.1

Dartmoor National Park is classified as a 'Category V Protected Area' in the International Union for Conservation of Nature (IUCN) World Commission on Protected Areas classification system. The definition of a Category V area is:

An area of land... where the interaction of people and nature over time has produced an area of distinct character with significant aesthetic, ecological and/or cultural value, and often with high biological diversity. Safeguarding the integrity of this traditional interaction is vital to the protection, maintenance and evolution of such an area.¹

1.2.2

Important international guidance that must be taken into account in planning matters includes the EC Habitats Directive² which gives protection to a range of important habitats and species, and the European Directive on Strategic Environmental Assessment (SEA),³ which ensures that social and environmental factors are given proper weight in plan-making decisions.

National contexts

1.2.3

The statutory purposes of National Park designation⁴ are:

to conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and

to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.

The special qualities of Dartmoor are set out on pages 16 & 17 of the *Dartmoor National Park Management Plan 2007 – 2012*.

1.2.4

There is also a statutory duty⁵ which states that National Park Authorities have a duty:

To seek to foster the economic and social well-being of local communities by working

closely with the agencies and local authorities responsible for these matters.

1.2.5

The *Environment Act 1995* states that the duty to fulfil National Park purposes lies with a wide range of bodies and not just the National Park authorities. Section 62 of the Act places a duty on all 'relevant authorities' (i.e. government departments, local authorities, utility providers, parish councils) to have regard to the National Park purposes when coming to decisions or carrying out their activities. This duty safeguards National Park interests and also encourages pursuit of the purposes by a wide range of bodies and organisations.⁶

1.2.6

In March 2010, the Department for the Environment, Food and Rural Affairs (Defra) published the *National Parks Circular*⁷. It sets out a joint 2030 vision for the English National Parks, underpinning the concept of such National Parks in the IUCN's definition. It notes that those Authorities that are active. '*...within or bordering a Park should cooperate on the development of the Park Management Plans and the achievement of their objectives.*'

¹ IUCN World Commission on Protected Areas, Europarc Federation, with the assistance of the World Conservation Monitoring Centre (1994) *Guidelines for Protected Area Management Categories*.

² European Council Directive 92/43/EEC, which has been transposed into national legislation through the *Conservation of Habitats and Species Regulations 2010* (Habitat Regulations 2010).

³ SEA-an environmental assessment of certain plans and programmes, including those relating to spatial planning, required under European Directive 2001/42/EC.

⁴ Set out in the *National Parks and Access to the Countryside Act 1949*, as amended by the *Environment Act 1995*.

⁵ Set out in the *Environment Act 1995*, as amended by the *Natural Environment and Rural Communities Act 2006*.

⁶ Defra (2005) *Duties on relevant authorities to have regard to the purposes of National Parks, Areas of Outstanding Natural Beauty (AONBs) and the Norfolk and Suffolk Broads*.

⁷ Defra (March 2010) *English National Parks and the Broads – UK Government Vision and Circular*.

1.2.7

The Circular also affirms the 'Sandford Principle' (paragraph 18). The principle states that whenever relevant authorities exercise or perform their functions relating to or affecting land in a National Park, they should attach greater weight to the purpose of 'conserving and enhancing' if it appears that there is a conflict between the two National Park purposes.

1.2.8

The Government published the consolidated *National Planning Policy Framework* (NPPF) in March 2012. The NPPF covers all forms of development and sets out national economic, environmental and social priorities. Planning policy relating to National Parks is set out in the chapter on 'Conserving and enhancing the natural environment' (paragraph 115). It says that local planning authorities should give great weight to protecting landscape, scenic beauty, wildlife and cultural heritage in the English National Parks. It also sets out the national policy on major development in the designated areas (paragraph 116).

Local contexts

1.2.9

The *Localism Act 2011* has changed the structure and operation of spatial planning in England, putting greater emphasis on local decision-making. Instead of: national policy – regional policy – local plan, the structure is now: national policy – local plan – neighbourhood plan. The principal local planning document for Dartmoor is the Core Strategy. This puts forward the vision for Dartmoor National Park to 2026, which provides the local context to supplement the joint 2030 vision for the English National Parks contained in the 2010 National Parks Circular. Any neighbourhood plans produced in Dartmoor will need to be in conformity with the strategic elements of the development plan.

Other relevant local guidance

1.2.10

A planning authority must make its decisions in accordance with the development plan⁸ unless there are any overriding material considerations (e.g. national planning guidance, the planning history of a site). For DNPA, this means decisions in accordance with the Core Strategy and the DMD. But there is a wide range of other factors that can bear on decision making. Habitat and species action plans in the *Dartmoor Biodiversity Action Plan*, evidence of flood risk, relevant actions or priorities in parish plans, goals in the *Dartmoor National Park Management Plan*, and consideration of landscape quality as defined in *A Landscape Character Assessment for Dartmoor National Park* are some of the sources of additional information that may need to be considered in coming to decisions on development proposals.

Applying local policies and other relevant factors

1.2.11

A range of policies can apply to a development proposal, not just the specific policy applying to the particular development type, e.g. housing or tourism development. All relevant policies apply, and this includes appropriate policies from the Core Strategy. The policies should be taken as a whole, as the Local Plan for Dartmoor National Park. The effects of cumulative development in the locality, or progressive development of a site through successive application, are also important factors, and are material considerations that can be taken into account in making planning determinations.

⁸ Part 3, section 38 (6) of the *Planning and Compulsory Act 2004* says that if the development plan applies to any determination then the determination 'must be made in accordance with the development plan unless material considerations indicate otherwise'.

1.3 Strategic policies for Dartmoor National Park

Core Strategy policies

1.3.1

There are 24 policies in the *Core Strategy Development Plan Document* and they are grouped to reflect the main sustainable development themes:

- ◆ Sustainable development and settlement strategy
- ◆ Environment and heritage
- ◆ Social well-being
- ◆ Economy and transport
- ◆ Prudent use of resources.

1.3.2

The settlement strategy for the National Park is set out in policy COR2. Three kinds of place are defined and levels and types of appropriate development are set out.

The three places are:

- (i) Local Centres
- (ii) Rural Settlements
- (iii) Elsewhere in Dartmoor National Park (i.e. the smaller villages, hamlets, groups of buildings, individual buildings, farmland and open countryside).

1.3.3

Local Centres are the larger towns and villages in Dartmoor, providing for the development needs of the settlements themselves and their rural hinterlands.

The designated Local Centres are:

- ◆ Ashburton
- ◆ Buckfastleigh
- ◆ Chagford
- ◆ Horrabridge
- ◆ Moretonhampstead
- ◆ Princetown
- ◆ South Brent
- ◆ Yelverton.

The strategy looks to the majority (at least 60%) of all new housing development in the National Park in the period to 2026 being located in these Local Centres.

1.3.4

Rural Settlements have a smaller range of services and facilities than Local Centres, but still provide for many of the needs that are vital to villages and the parish area. The strategy envisages small scale development being appropriate at these places to serve needs arising from within the settlement itself and its surrounding parish. The emphasis is on sustaining the vigour of local enterprises and maintaining services and facilities while providing for limited amounts of affordable housing to meet local needs.

The designated Rural Settlements are:

South Hams District

- ◆ Bittaford
- ◆ Cornwood
- ◆ Dean/Dean Prior
- ◆ Holne
- ◆ Scoriton
- ◆ Shaugh Prior

Teignbridge District

- ◆ Bridford
- ◆ Buckfast
- ◆ Christow
- ◆ Dunsford
- ◆ Hennock
- ◆ Ilsington
- ◆ Liverton
- ◆ Lustleigh
- ◆ Manaton
- ◆ North Bovey
- ◆ Widecombe-in-the-Moor

West Devon Borough

- ◆ Belstone
- ◆ Dousland
- ◆ Drewsteignton
- ◆ Lydford
- ◆ Mary Tavy
- ◆ Meavy
- ◆ North Brentor
- ◆ Peter Tavy
- ◆ Postbridge
- ◆ Sourton
- ◆ South Tawton
- ◆ South Zeal
- ◆ Sticklepath
- ◆ Throwleigh
- ◆ Walkhampton
- ◆ Whiddon Down

Mid Devon District

- ◆ Cheriton Bishop (Cheriton Cross).

1.3.5

Elsewhere in Dartmoor National Park

the focus will be to provide for development needed for agricultural, forestry and other rural enterprises that are required to be based in the countryside, essential utilities or services provision, and development which will help to pursue National Park purposes.