



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Authority Monitoring Report 2017/18 (AMR)

December 2018



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Headlines

Local Plan Review

The Local Plan Review process began in 2016, and since then we have undertaken considerable evidence gathering, the results of which can be viewed on our [website](#). We have also undertaken several informal rounds public consultation, including an issues consultation in autumn 2016, a parishes consultation in summer 2017 and a sites consultation in autumn 2017. All of this research and consultation has fed into the draft new Local Plan, which will be published for consultation in winter 2018/19.

Housing Applications and Completions

In 2017/18 we approved applications for 121 net homes within Dartmoor National Park.

In 2017/18 we completed (built) a total of 55 net homes, of which 17 (31%) were affordable. This fits well with our guideline provision of 50 houses per year outlined in Policy COR2 of the Core Strategy.

Notable Developments

2017/18 has seen the commencement of a number of important housing and employment schemes. In terms of employment, a whisky distillery and visitor centre (1,450m²) has been approved at Princetown. Building work is underway at Bretteville Close in Chagford, which will deliver 93 houses (of which 28 affordable) and employment units, as well as affordable housing schemes at South Tawton (6 affordable houses), Horrabridge (10 affordable houses), and Yelverton (32 houses of which 11 affordable). We also received an RTPI South West award for Excellence in Planning Delivery for the Passivhaus development in Christow.

Key issues

Median house prices on Dartmoor continue to climb, and in 2017 stood at £272,000, 14% higher than the median house price for Devon and 18% higher than the national median house price. Meanwhile median work-based earnings on Dartmoor have remained stagnant at around £22,000 per annum for the past four years.

This has led to an increasing housing affordability ratio on Dartmoor which reached 12.34 in 2017, higher than that of Greater London. This reinforces the need to prioritise affordable housing in the emerging Local Plan.

1. Introduction

1.1 The role of the AMR

1.1.1 The Localism Act (2011)¹ requires local planning authorities to publish monitoring information at least yearly, known as the Authority Monitoring Report (AMR). The requirements of the AMR are set out in the Local Planning Regulations (2012)². This AMR principally covers the period 1 April 2017 to 31 March 2018, though where available and appropriate, more up to date information may be included.

1.2 The Duty to Co-operate

1.2.1 The Localism Act also brought into effect a 'duty to cooperate' as a method of ensuring engagement and cooperation in the absence of a regional planning tier. The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters.

1.2.2 Planning Officers at Dartmoor National Park Authority continue to engage with other Local Authorities and agencies on the duty to cooperate around strategic issues for the area including:

- Close involvement with
 - The Plymouth and South West Devon Joint Local Plan
 - The Greater Exeter Strategic Plan (Teignbridge District Council, Mid Devon District Council, East Devon District Council and Exeter City Council);
- Continued liaison with statutory bodies, for example with the Environment Agency and Historic England;
- Work with Devon County Council on economic development and infrastructure planning, and Minerals evidence base; and
- Engagement with the Local Enterprise Partnership (LEP)
- Completing a [Duty to Cooperate Scoping Report](#) which sets out who we expect to engage with throughout the development of the new Local Plan, on what matters, how and when we expect to do this. A Statement of Common Ground for the draft Local Plan will be prepared in line with the latest government policy on Duty to Cooperate.

1.3 The Current Planning Framework

1.3.1 The current Local Plan consists of a suite of documents (figure 1) including:

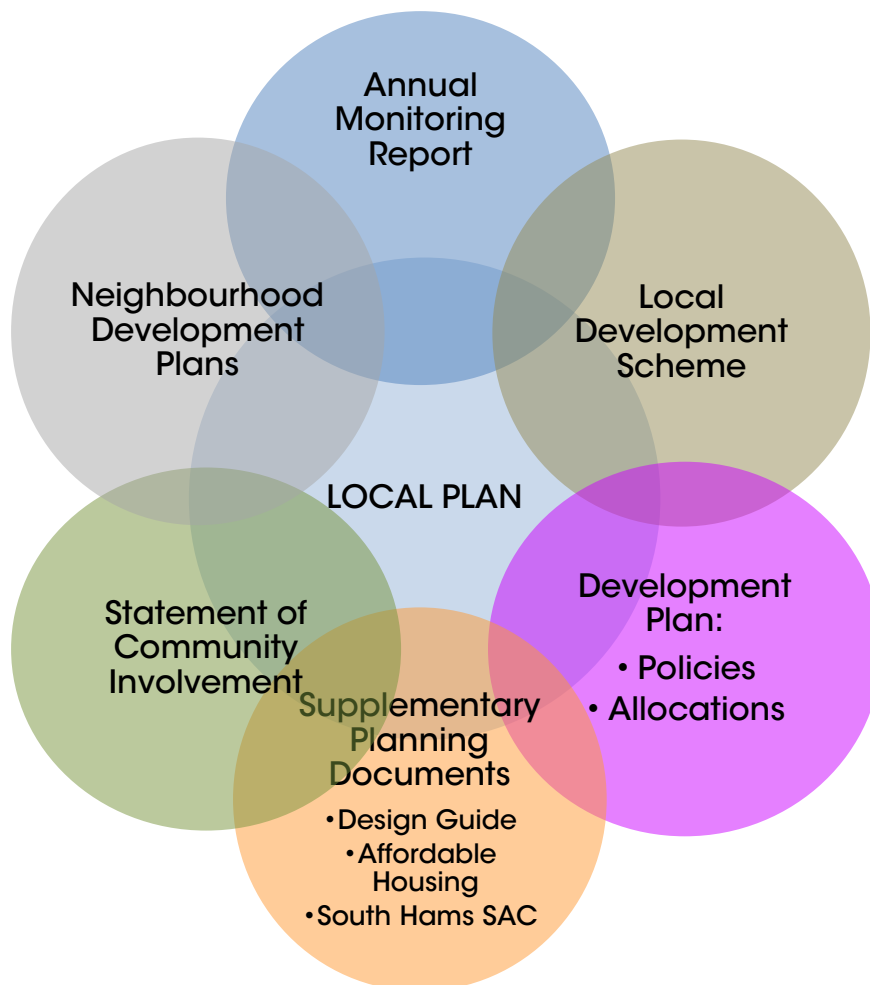
- The [Local Development Scheme](#) (LDS; 2018) sets out the timetable for the preparation of the new Local Plan document and is currently being updated.
- The [Core Strategy](#) (2008) is the principal local plan document and frames the robust policies later set out in the Development Management and Delivery Development Plan Document (2013).
- The [Development Management and Delivery Development Plan Document](#) (DMD; 2013) provides more detailed development management policies and site allocations.

¹ [The Localism Act 2011](#)

² [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

- As a Minerals Planning Authority, Dartmoor National Park Authority must produce a [Minerals Plan](#) (2004) for the National Park. This includes policies for extraction of minerals resources of local and national importance and defines Minerals Safeguarding Areas.
- The [Design Guidance Supplementary Planning Document](#) (2011) provides detailed guidance to carry forward the more general design and sustainable development policies of the adopted Core Strategy and DMD.
- The [Affordable Housing Supplementary Planning Document](#) (2014) supports the housing policies in the local plan and provides guidance for applicants, agents and architects who are submitting planning applications for housing in the National Park.
- The Authority is also working with partners on a jointly prepared South Hams Special Area of Conservation (Greater Horseshoe Bats) Supplementary Planning Document:
 - Prepared jointly by DNPA, Natural England, Devon County Council, Teignbridge District Council, South Hams District Council and Torbay Council.
 - Consultation closed in June 2018 with aim to adopt by Autumn/Winter 2018.
 - Once adopted, this will provide specific formal guidance on development in or affecting the South Hams Special Area of Conservation (SAC) for Greater Horseshoe Bats.

Figure 1: Dartmoor National Park Local Plan structure



1.4 The Local Plan Review

1.4.1 The Authority recognises the statutory need to maintain an up to date development plan. The Authority's Core Strategy was adopted in 2008, and the DMD in 2013, and whilst both are still considered consistent with Government Policies it is recognised that the economic and statutory context has moved forward.

1.4.2 The Local Plan review began in 2016, and the timetable for preparation of the new local Plan is outlined in the Local Development Scheme (2018), summarised in table 1. This section reviews the progress the Authority has made since April 2017 against the targets and milestones set out in the Local Development Scheme.

Table 1: Summary of Local Development Scheme for the new Local Plan document

Public participation (scope and content)	Publication	Submission	Adoption
2016/17	2019/20	2019/20	2020/21

1.4.3 The new local plan will replace three current plans (the Core Strategy, the DMD and the Minerals and Waste Plan) with a single consolidated Local Plan for the National Park, containing the following seven chapters. The following sections of this report will set out the headline figures and information regarding our progress in each of these areas.

- Vision and Strategy
- Environment
- Housing
- Communities, Services and Infrastructure
- Economy
- Minerals, Waste and Energy
- Towns, Villages and Development Sites

1.4.4 The new Local Plan must be based on robust evidence and a good understanding of Dartmoor National Park and its issues. To this end, a range of evidence-based studies have been undertaken reports and Topic Papers have subsequently been published on our website. These, along with stakeholder engagement and community consultation, will help us to shape the new Local Plan document.

- [Topic Papers](#):
 - 1 - Natural Environment (2017)
 - 2 - Historic Environment (2017)
 - 3 - Design and the Built Environment (2017)
 - 4 - Vision and Spatial Strategy (2018)
 - 5 - Minerals and Waste Development (2017)
 - 6 - Housing (2018)
 - 7 - Transport (2018)
 - 8 - Economy (2018)
 - 9 - Development Sites (2018)
- The [Infrastructure Delivery Plan](#) (2018)
- The [Sustainability Appraisal](#) (2017)
- The [Strategic Flood Risk Assessment](#) (2018)
- Updated [Settlement Profiles](#) for Dartmoor's 8 Local Centres and 34 Rural Settlements.

1.4.5 Effective engagement and consultation with local communities, businesses and other interested parties is an essential part of Local Plan preparation. Several rounds of informal public consultation have already taken place, as detailed below, as well as the current stage of 'first draft consultation (Regulation 18):

- [Issues Consultation](#) (2016/17)

- [Parish/Town Council Sites Consultation](#) (2017/18)
- First draft Consultation ('Regulation 18') (3 December 2018 - 4 February 2019)

2. Vision, Spatial Strategy and Planning Applications

2.1 Introduction

2.1.1 What does this topic cover?

- ✓ National Park purposes & special qualities
- ✓ The vision for Dartmoor National Park
- ✓ Sustainable development in Dartmoor National Park
- ✓ Higher risk development and sites
- ✓ Spatial strategy
- ✓ Major development
- ✓ Amenity
- ✓ Design
- ✓ Flood risk

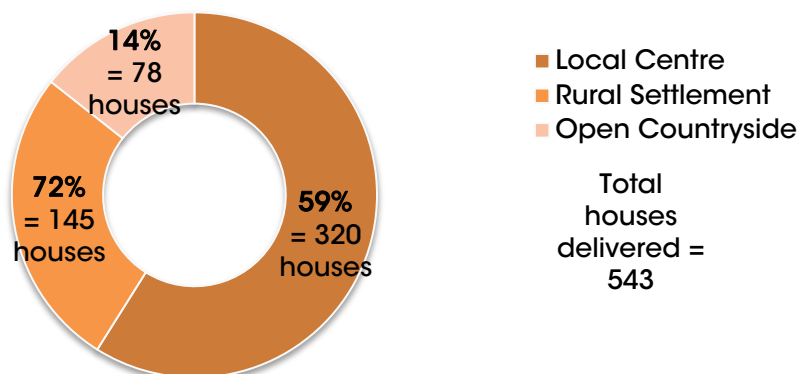
2.1.2 Current Local Plan policies

COR1	Sustainable Development Principles
COR2	Settlement Strategies
COR4	Design and sustainable development principles
COR9	Protection from and prevention of flooding
COR13	Providing for high standards of accessibility and design
DMD1a	Presumption in favour of sustainable development
DMD1b	Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2	Major Development
DMD3	Sustaining the quality of places in Dartmoor National Park
DMD4	Protecting local amenity
DMD16	Hazardous installations and potentially polluting activity
DMD17	Development on contaminated land
DMD18	Development on unstable land

2.2 Housing – Strategic Overview

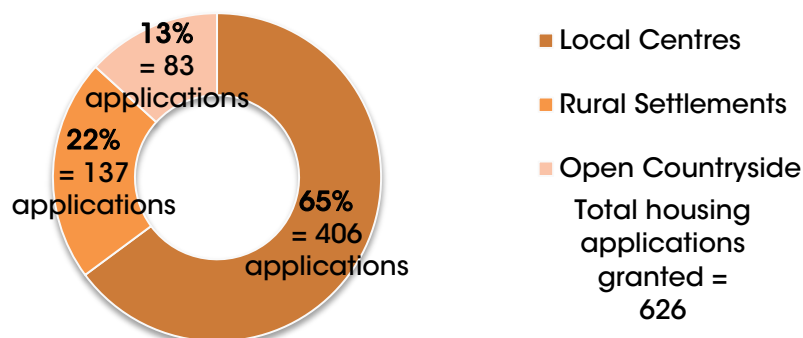
2.2.1 Throughout the lifetime of the current Core Strategy (2008 – present), a total of 543 houses have been delivered within Dartmoor National Park, which gives an average delivery rate of 54 net homes per year since April 2008. This fits well with our guideline provision of 50 houses per year outlined in Policy COR2 of the Core Strategy. Figure 2 shows that the majority (59%) of these net homes have been built in Local Centres, with 27% being built in Rural Settlements and 14% in open countryside.

Figure 2: Net housing delivery by location (April 2008-March 2018)



2.2.2 Throughout the lifetime of the current Core Strategy (2008 – present), a total of 626 applications for additional residential housing units have been granted. As shown in figure 3, 65% of housing applications occurred in Local Centres, 22% in Rural Settlements and 13% in the open countryside.

Figure 3: Housing applications granted by location (April 2008-March 2018)



2.2.3 The Development Management DPD (2013) allocates 24ha of development and has to date seen the approval of 262 dwellings on allocated sites against a theoretical capacity of 466. This equates to 56% of the theoretical capacity having planning permission approved within the first five years of the DMD (plan period to 2026). Full details regarding the status of each allocated site can be found in table 17.

2.3 Employment – Strategic Overview

2.3.1 Throughout the lifetime of the current Core Strategy (2008 – present), local Centres have seen 12,900m² of new employment floor space approved, while Rural Settlements have seen 9,211m² approved.

2.3.2 Table 2 shows that new employment floor space has been permitted every year for the last 5 years. New provision is generally small (under 200 m²) and overall provision is largely determined by occasional large-scale permissions such as the Tucker's site in Ashburton for 4,884m² in 2014/15.

Table 2: New employment floor space permitted within DNP 2013-2018

Year	Net Permissions (Sq. m)
2013/2014	470+
2014/2015	6,229+
2015/2016	2,769+
2016/2017	494+
2017/2018	2,400+
Total	12,362 sq. m

Source: DNPA employment monitoring 2018

2.4 Planning Applications and Appeals

2.4.1 Table 3 shows that the Authority determined 580 planning applications in 2017/18, slightly fewer than figures for the previous three years. When compared with the four previous years, 2017/18 saw the highest percentage of applications granted, the lowest percentage of withdrawals, and a refusal rate roughly on par with previous years.

Table 3: Number of planning applications determined 2013/14 – 2017/18

Planning Applications	2017/18		2016/17		2015/16		2014/15		2013/14	
	No.	%	No.	%	No.	%	No.	%	No.	%
Granted conditionally	440	76%	441	71%	425	69%	453	68%	353	65%
Granted unconditionally	32	6%	45	7%	41	7%	57	9%	61	11%
Refused	58	10%	61	10%	64	10%	80	12%	58	11%
Withdrawn	50	9%	73	12%	90	15%	80	12%	69	13%
Total	580		620		620		670		541	

Note: excludes applications for Listed Building Consent, Certificates of Lawfulness, and Prior Notifications

2.4.2 The number of appeals lodged in 2017/18 was 37; the second highest figure across the last five years. The number allowed was 30%, the lowest proportion since 2013/14 and below the Authority's target of 33% of appeals allowed. Along with timeliness of decision making, the number of appeals allowed is an informal indicator of Local Planning Authority performance monitored by government.

Table 4: Number of appeals over past 5 years

Appeals	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals made	37	33	32	52	32
% of appeals allowed	30%	40%	31%	31%	26%

3. Environment

3.1 Introduction

3.1.1 What does this topic cover

- ✓ Climate change
- ✓ Habitats and wildlife
- ✓ Enhancing wildlife
- ✓ Archaeology
- ✓ Historic buildings
- ✓ Conservation areas
- ✓ Tranquillity, setting and hedge banks

3.1.2 Current Local Plan policies

COR3	Protection of Dartmoor's special environmental qualities
COR5	Protecting the historic built environment
COR6	Protecting Dartmoor's Archaeology
COR7	Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8	Meeting the challenge of climate change
COR11	Retaining tranquillity
DMD5	National Park Landscape
DMD6	Dartmoor's moorland and woodland
DMD8	Changes to Historic Buildings
DMD9	The re-use and adoption of historic buildings in the countryside
DMD10	Enabling development involving heritage assets

DMD11	Demolition of a listed building or local heritage asset
DMD12	Conservation Areas
DMD13	Archaeology
DMD14	Biodiversity and geological conservation

3.2 Historic Environment

3.2.1 The National Park is home to a total of 2,059 listed buildings and 1,082 scheduled monuments. The Historic Environment Record (HER) contains detailed information for Dartmoor's diverse archaeological and historical resource and includes sites dating from ten thousand years ago up to the 20th century. At present the Dartmoor HER contains over 18,600 entries. Table 5 shows performance in terms of designated heritage assets during the lifetime of the current Core Strategy (2008-present).

3.2.2 A total of 25 new listed buildings have been designated over the current plan period (2008-2018), including listing revisions for HM Prison Princetown and Okehampton Camp, as well as a number of First World War village war memorials.

3.2.3 Dartmoor's Listed Buildings at Risk were last surveyed in 2012 and 36 were found to be 'at risk' from neglect or decay, a reduction of 3 since 2010. 1.1% of Grade I or II* Listed Buildings on Dartmoor are deemed to be at risk, which compares favourably with the average for the South West (3%) and the national average (4%)³.

3.2.4 Since 2010 the Authority has identified and surveyed some 900 historic farmsteads which have been added to the Historic Environment Record (HER), and is producing guidance on how to conserve this valuable resource.

3.2.5 Since 2010 the total number of Conservation Areas has increased, from 23 to 25, with new designated areas created for Ilstington and Walkhampton in 2013.

3.2.6 Dartmoor's Scheduled Monuments were surveyed in 2016 and 181 were found to be 'at risk' with a further 171 vulnerable or at medium risk. Since 2010, 114 'at risk' Scheduled Monuments have been removed from the register due to positive conservation interventions and works.

Table 5: Designated heritage assets in Dartmoor National Park

Heritage Assets (Contextual indicators)	Number in Dartmoor National Park	Performance indicators
Listed Buildings	2,059 ⁴	↑ + 25 since 2010
of which Grade I or II*	175	
Listed Buildings at risk (2016)	36 (1.7%)	↓ - 3 since 2010
Of which Grade I or II*	2 (1.1%)	↓ 2.9% lower than national average
Historic Environment Record sites	18,600	↑ + 900 historic farmsteads since 2010
Conservation Areas	25	↑ + 2 since 2010
Registered Parks and	2	No change

³ Department for Communities and Local Government (2012) 'National Planning Policy Framework, [Annex 2: Glossary](#)'

⁴ Does not include protected buildings or structures in the curtilage of a listed building, a listing may include a complex of buildings (e.g. HMP Dartmoor)

Gardens		No change ↓ (error in previous recording method) ↓ - 114 since 2010
Premier Archaeological Landscapes	14	
Scheduled Monuments	1,082	
Scheduled Monuments at high and medium risk (2016)	352 (33%)	

3.3 Natural Environment

3.3.1 Dartmoor National Park contains extensive habitats of international, national, regional and local importance, for more detailed information regarding the extent and condition of these sites please see the [State of the Park Report](#).

3.3.2 As Table 6 shows, 27% of Dartmoor National Park has been designated under three Special Areas of Conservation (SACs): Dartmoor, South Dartmoor Woods and South Hams. Around 30,000 hectares of Dartmoor National Park (31% of the total area) is designated for its wildlife or geological value in numerous Sites of Special Scientific Interest (SSSIs). All of Dartmoor's SACs are also SSSIs.

Table 6: Area designations within Dartmoor National Park

Designations	Total area (Ha)	% of total area of DNP
Dartmoor National Park	95,575	
SSSI	26,277	28%
SAC	25,346	27%
County Wildlife Sites	2,247	2%
Total area of Section 3: Moorland	44,910	47%
Woodland	6,095	6%
Ancient semi-natural woodland	2,957	3%

3.3.3 As table 7 shows, 98% of Dartmoor's SSSIs are in a 'favourable' or 'recovering' condition – this has risen by 2% since 2010 and is 2.24% higher than the percentage for England as a whole.

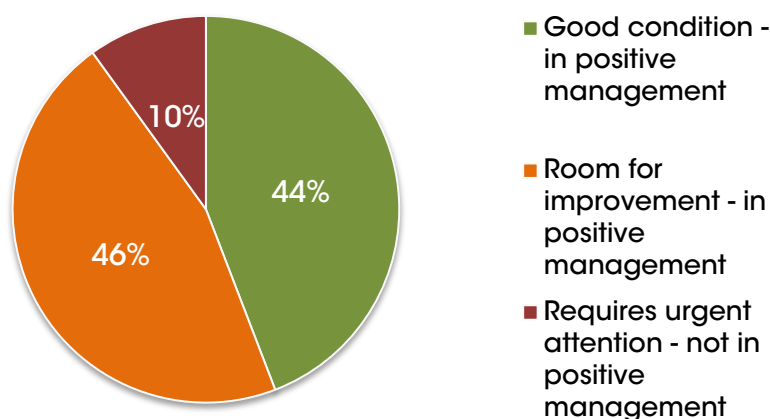
Table 7: SSSI condition for Dartmoor National Park and for England (2016).

SSSI Condition	% in 'favourable' or 'unfavourable recovering' condition	Performance indicators
DNPA	98%	↑ + 2% since 2010
England	95.76%	↑ Dartmoor +2.24% on national average

Source: Natural England.

3.3.4 As of 2016 there are 232 County Wildlife Sites (CWSs) covering 2,247 Ha within Dartmoor National Park, with a further 130 sites covering 1,031 Ha meeting criteria but not yet designated. CWSs are non-statutory wildlife sites seen to be of regional importance. These often compliment SSSIs and/or SACs and can be of similar ecological quality to SSSIs, but are not afforded statutory protection. Figure 4 shows that of the 88 sites monitored since 2009, 90% were in good condition (green) or under positive management (orange), while 10% were not in positive management (red) mostly due to inappropriate levels of grazing.

Figure 4: County Wildlife Site conditions



3.3.5 Dartmoor is home to flora and fauna of international conservation importance, and the state of Dartmoor's key wildlife is outlined in table 8. Nine out of the twelve key species show a stable trend, with the Marsh Fritillary and Southern Damselfly showing an increase in numbers and the Ring Ouzel alone showing a decrease in numbers.

3.3.6 The south-eastern edge of Dartmoor holds the largest population of greater horseshoe bats in the UK, with one roost at Buckfastleigh being the largest known maternity roost in the UK and possibly in Western Europe. Monitoring of emerging adults at Buckfastleigh shows a stable population at this site. Once adopted, the joint [South Hams SAC Supplementary Planning Document](#) will provide guidance on the implementation of policies relating to the South Hams Special Area of Conservation, specifically on the population of greater horseshoe bats for which the site is (in part) designated.

Table 8: State of Dartmoor's Key Wildlife (2011) Source: DNPA

Key Species	Dartmoor Importance	Trend (Performance indicator)
<i>Blue Ground Beetle</i>	Holds most of the British population	→ Stable
<i>Bog Hoverfly</i>	Holds all of the British population	→ Stable
<i>Deptford Pink</i> ■	The largest British colony	→ stable after increase
<i>Dunlin</i> ■	The most southerly breeding population in the world	→ Stable
<i>Flax leaved St John's Wort</i>	Holds most of the British population	→ Stable

<i>Greater Horseshoe Bat</i> ♦ ■	Holds one of the largest breeding sites in Europe	➔ Stable (+9.2% from 2015 to 2016)
<i>Marsh Fritillary</i> ■	One of the national strongholds	↑ Up after decline
<i>High Brown Fritillary</i> ■	One of the national strongholds	➔ Stable after decline
<i>Pearl-bordered Fritillary</i>	One of the national strongholds	➔ Stable
<i>Ring Ouzel</i> ■	The only breeding population in southern England	↓ Down
<i>Southern Damselfly</i> ♦ ■	3 of the 5 Devon colonies	↑ Up
<i>Vigur's Eyebright</i>	Only found on Dartmoor and a few Cornish sites	➔ Stable after decline

♦ Internationally protected species

■ Nationally protected species

3.3.7 As a National Park, we want to be leading the way in terms of biodiversity enhancement. The emerging Local Plan will include a new policy to enhance biodiversity with Dartmoor National Park, using an offsetting approach to development in order to achieve biodiversity net gain.

4. Housing

4.1 Introduction

4.1.1 What does this topic cover?

- ✓ Towns and villages
- ✓ Gypsies and travellers
- ✓ Agricultural and rural business workers
- ✓ Replacement houses
- ✓ Conversion
- ✓ Extensions and alterations
- ✓ Ancillary accommodation

4.1.2 Current Local Plan policies

COR15	Providing for limited new housing to meet local needs
DMD21	Residential development in Local Centres
DMD22	Residential development in Rural Settlements
DMD23	Residential development outside Local Centres and Rural Settlements
DMD24	Extensions and alterations to dwellings
DMD25	Ancillary residential development
DMD26	Agricultural occupancy conditions
DMD27	Replacement dwellings in the countryside
DMD28	Residential caravans
DMD29	The accommodation needs of gypsies and travellers
DMD30	Low impact dwellings in the countryside

4.1.3 Key Challenges for housing include:

- understanding housing need
- development viability (at a strategic and site level)
- affordable housing
- self-build/custom build housing
- conversions
- agricultural dwellings

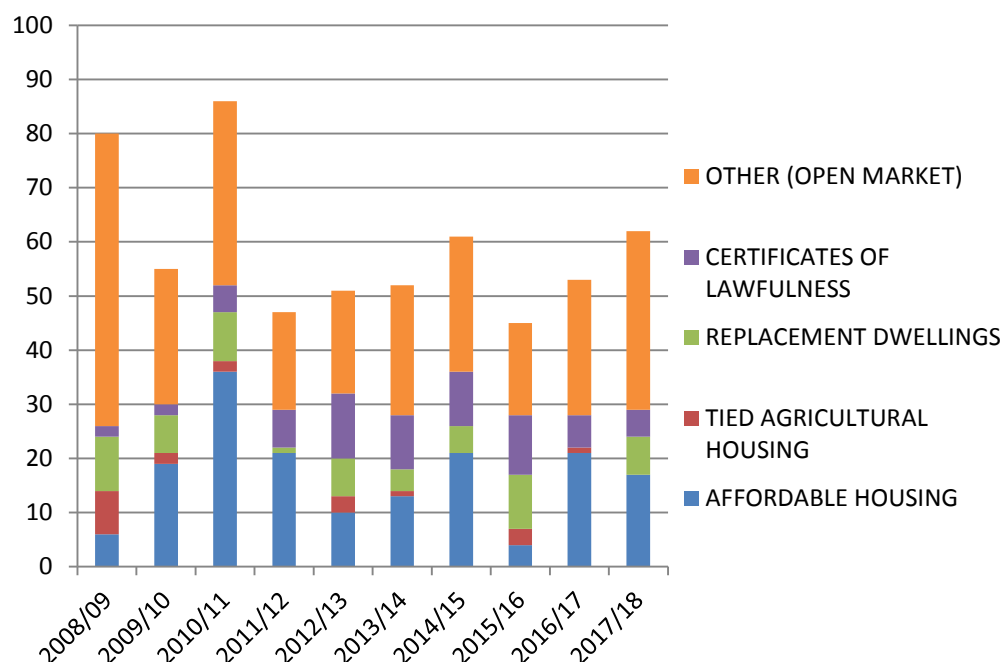
- defining housing for local people
- second home ownership
- increasing house prices

4.2 Completions

4.2.1 Table 9 shows net completions for 17/18 to be 55, while the gross figure including replacement dwellings was 62. Figure 5 shows that completions have increased year on year since 2015/16, and that 2017/18 was the third best year for completions in the last decade.

Table 9: Completions in 2017/18

Completions	Number
Net completions 2017/18	55
Target net completions per year	50
Affordable housing completions 2017/18	17 (31%)
Gross completions 2017/18 (includes replacement dwellings)	62

Figure 5: Gross Housing Completions by type 2008/09 - 2017/18

4.3 Affordable Housing

4.3.1 Figure 5 shows that the proportion of affordable housing delivered has fluctuated year on year. In 2017/18, a total of 17 affordable homes were completed, equating to 31% of net completions. The pipeline indicates there will be a larger number of affordable houses coming forward in 2018/19, 2019/20 and 2020/21, and this will continue to be closely monitored.

4.3.2 Table 10 shows that the median house price on Dartmoor in 2017 stood at £272,000, with median work-based earnings within DNP calculated to be £22,034. This gives a housing affordability ratio of 12.34, a figure higher than that of Greater London, reinforcing the need to prioritise affordable housing in the emerging Local Plan.

Table 10: Dartmoor average house price comparison, median work-based earnings and housing affordability ratio

	2017	2016	2015	2014
DNP Median House Price	£272,000	£265,000	£260,000	£250,000
Devon Median House Price	£239,000	£229,000	£222,000	£210,000
England Median House Price	£230,000	£220,000	£209,500	£195,000
DNP Median work-based earnings*	£22,034	£22,698	£22,260	£22,574
DNP Housing Affordability Ratio	12.34	11.68	11.68	11.07

* Calculated using an average of median work-based earnings data from Teignbridge District Council, South Hams District Council and West Devon Borough Council.

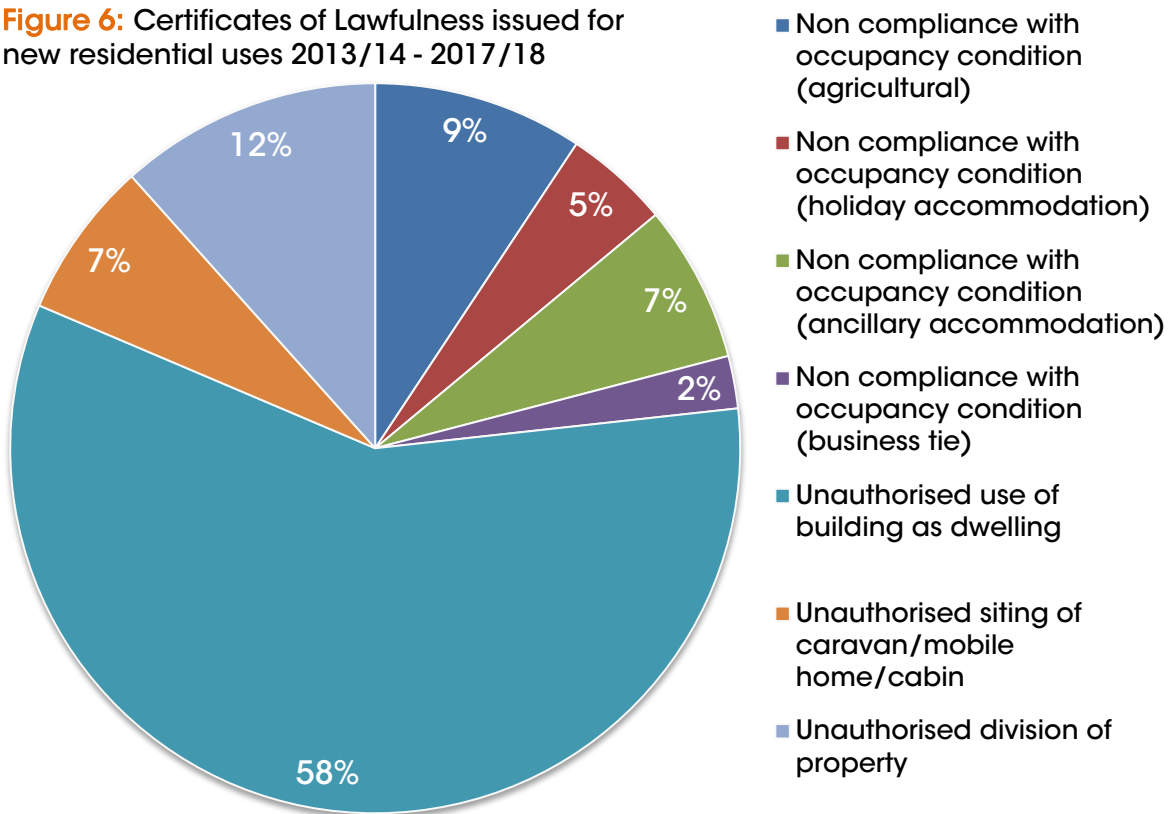
4.4 Certificates of Lawfulness

4.4.1 As seen in table 11, a total of 43 Certificates of Lawfulness have been issued for new residential uses in the past 5 years. The annual number of certificates issued has decreased year on year to 6 in 2017/18, most likely a result of proactive monitoring. Figure 6 shows that the majority (58%) of these Certificates come through the unauthorised use of a building as a dwelling, with a variety of reasons contributing to the remaining 42% of Certificates.

Table 11: Certificates of Lawfulness issued for new residential uses 2013/14 – 2017/18

	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	6	7	9	11	10	43

Figure 6: Certificates of Lawfulness issued for new residential uses 2013/14 – 2017/18



4.5 Self-Build

4.5.1 Self-build has always played a part in housing delivery in the National Park, particular for infill, agricultural and replacement dwellings. Demand for self-build sites on Dartmoor is high, however there are limited opportunities for development due to Dartmoor's important landscape and constrained historic settlements. We will continue to explore our delivery mechanisms for self-build and how we can support those interested. We will also seek to better understand the need of those who have joined the Dartmoor register, and whether they are local people, those seeking affordable need, or those seeking a new open market home in the National Park.

Table 12: Number of people on the Right to Build Register

Right to Build Register (August 2018)	No. of people
Without local connection	26
With local connection ⁵	63
No details given	6
Total	95

4.6 Housing Trajectory

Table 13: 5 year land supply (at November 2018)

	Number
Current units with permission (assuming 3% non-implementation rate) ⁶	99
Current units under construction ⁷	160
5 year plan target total +5% ⁸	265
5 year housing land supply (total) ⁹	466

⁵ Local connection has been assessed on a Dartmoor wide basis.

⁶ Total number of residential units with current planning permission (not commenced), minus historic non-implementation rate

⁷ Total number of residential units under construction (permissions commenced)

⁸ Plan target total years 2016/17-2020/21 with additional 5%. Average annual oversupply of 10 units against plan target in preceding 5 years demonstrates no record of persistent under delivery

⁹ Total supply of specific deliverable sites in years 2016/17-2020/21. Includes, in part, units with current permission and units currently under construction.

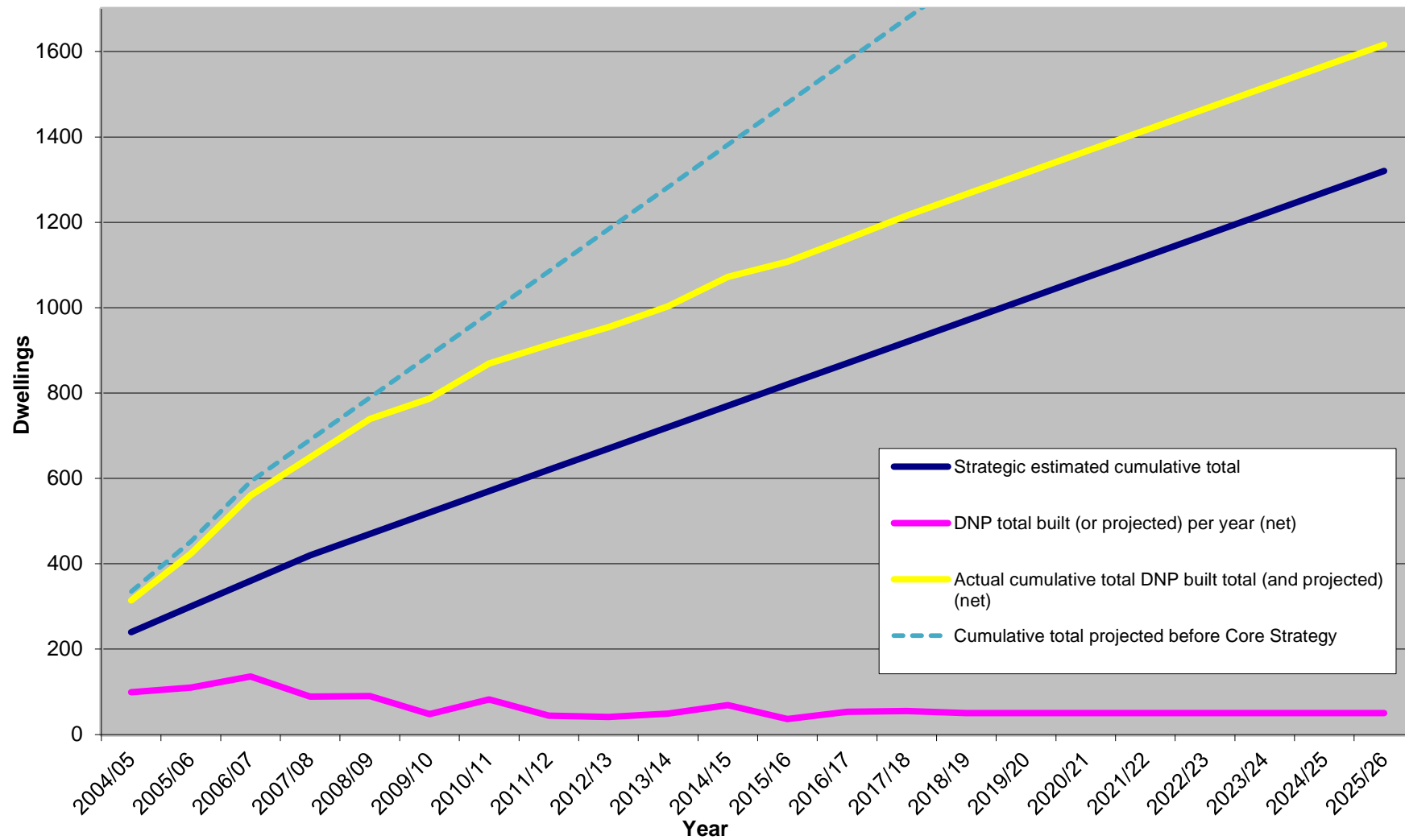
Table 14: Built and estimated figures for housing trajectory (numbers include affordable housing)

	Blt 04/05	Blt 05/06	Blt 06/07 ¹⁰	Blt 07/08	Blt 08/09	Blt 09/10	Blt 10/11	Blt 11/12	Blt 12/13	Blt 13/14	Blt 14/15	Blt 15/16	Blt 16/17
Strategic estimated cumulative total ¹¹	240	300	360	420	470	520	570	620	670	720	770	820	870
Built per year	99	110	136	89	90	48	82	44	41	49	69	36	53
Cumulative total	314	424	560	649	739	787	869	913	954	1003	1072	1108	1161

	Blt 17/18	Est 18/19	Est 19/20	Est 20/21	Est 21/22	Est 22/23	Est 23/24	Est 25/26	Est 26/27
Strategic estimated cumulative total	920	970	1020	1070	1120	1170	1220	1270	1320
Built per year	55	50	50	50	50	50	50	50	50
Cumulative total	1216	1266	1316	1366	1416	1466	1516	1566	1616

¹⁰ In 2006/07 the opportunity was taken to take stock of the housing completion data. The peak in 2006/07 is therefore due to the clearance of outstanding developments logged as "under construction," in reality these dwellings were completed over the period 2001-2007.

¹¹ This figure reflects that identified in the subsequently revoked Devon Structure Plan and Regional Spatial Strategy for the South West.

Figure 7: Dartmoor National Park Housing Trajectory at 2018

5. Communities, Services and Infrastructure

5.1 Introduction

5.1.1 What does this topic cover?

- ✓ Infrastructure
- ✓ Community services and facilities
- ✓ Telecoms
- ✓ Parking standards
- ✓ Public rights of way
- ✓ Highways

5.1.2 Current Local Plan policies

COR12	Meeting the need for local infrastructure, community facilities and public services
COR14	Meeting the infrastructure requirements of new development
COR16	Meeting the needs of vulnerable groups and those with special
COR17	Promoting increased health and well-being
COR21	Dealing with development and transport issues in a sustainable way
DMD20	Telecommunications development
DMD31	Provision of new recreational and leisure facilities
DMD32	Protection of recreational and amenity open space
DMD38	Access onto the highway
DMD39	Provision of car parks
DMD40	Parking provision - Residential
DMD41	Parking provision - Non Residential
DMD42	Public Rights of Way

5.1.3 Key Challenges. Dartmoor is a challenging environment to support robust and vibrant communities. Isolated rural villages can rely heavily on the private car, young people can struggle to stay in their local communities with difficulties to access housing, education and employment, services and facilities face challenges to remain viable. The Communities, Services and Infrastructure section of the local plan review will explore these issues, considering an appropriate strategy for growth and change in the National Park, how best to enable communities to thrive and continue to be viable and sustainable places to live and work.

5.1.4 Research in this area has led to the production of the [Infrastructure Delivery Plan](#) (2018) and the [Settlement Profiles](#).

5.1.5 A new Primary School building is now complete in Chagford.

5.2 Neighbourhood planning

Table 15: Number of Parishes engaged in Community Planning (as of August 2018)

	Number
Preparing a Parish Plan	2 (4%)
Preparing a Neighbourhood Plan	10 (19%)
Adopted Neighbourhood Plans	0

6. Economy

6.1 Introduction

6.1.1 What does this topic cover?

- ✓ New business
- ✓ Signs and advertisements
- ✓ Visitor attractions
- ✓ Horse related development
- ✓ Expansion of existing premises and sites
- ✓ Tourist accommodation
- ✓ Visitor facilities & recreational development
- ✓ Farm diversification

6.1.2 Current Local Plan policies

DMD34	Agricultural and forestry
DMD35	Farm diversification
DMD36	Signs and advertisements
DMD37	Advance signs
DMD43	New visitor attractions and development of existing enterprises
DMD44	Tourist accommodation

6.2 Employment Figures

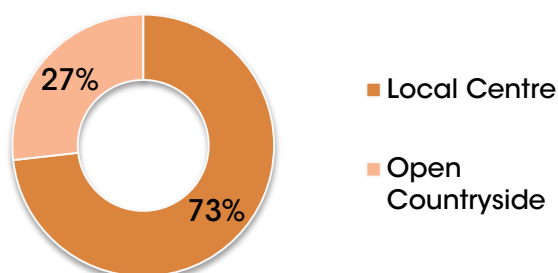
6.2.1 A strategic overview of employment figures through the Core Strategy Plan period for Dartmoor can be seen in section 2.3 (p.7).

6.2.2 Table 16 shows that 2,400 m² of new employment floor space was permitted in 2017/18, with 73% occurring in Local Centres and 32% in Open Countryside (figure 8). The most predominant use class for new employment floor space was Class B (97%). The most notable new employment floor space approved in 2017/18 was for a whisky distillery and visitor centre in Princetown, which accounts for 1,450m² or 60% of total new employment floor space.

Table 16: New employment floor space permitted in 2017/18 by use class

Use Class	Net permissions (m ²)	Percentage of total
Class A	215.8	9%
<i>A1 (retail)</i>	<i>30.5</i>	<i>1%</i>
<i>A3 (café, restaurant)</i>	<i>185.3</i>	<i>8%</i>
<i>A4 (pub)</i>	<i>0</i>	<i>0%</i>
Class B	2329.4	97%
<i>B1 (offices, light industrial)</i>	<i>879.4</i>	<i>37%</i>
<i>B2 (industrial)</i>	<i>1450</i>	<i>60%</i>
Class D	43	2%
<i>D1 (arts hub)</i>	<i>43</i>	<i>2%</i>
Sui generis (petrol station)	-188	-8%
Total	2400	100%

Figure 8: Location of employment floor space



Source for table 16 and figure 8: DNPA employment monitoring 2018

6.2.3 While unemployment data for Dartmoor is not provided by the Labour force Survey, the DCC's Local Economic Profile for Dartmoor estimates an unemployment rate of 2.6%± on Dartmoor and from this a claimant count of 215 for February 2018¹². This rate is lower than the Devon average of 3% and the national average of 4.2%.

6.3 Workforce Characteristics

6.3.1 Analysis of population projections has shown an anticipated *decrease* in the size of the working age population resident on Dartmoor. In the context of the forecasts for growth in employment in the accommodation & food services, business services and construction sectors, this could result in acute labour and skills shortages for local businesses¹².

6.4 New Policy Focus

6.4.1 One of the key aims of the local plan review is to encourage a sustainable and diverse economic base for Dartmoor, which is both sensitive to the environment, and the needs of local communities. Discussion in the Economy, Business and Leisure section of the local plan review is likely to focus upon support for existing businesses to thrive and expand within the National Park, opportunities for new businesses appropriate for Dartmoor, tourism development and support for the agricultural sector, and home working.

7. Minerals, Waste and Energy

7.1 Introduction

7.1.1 Current Local Plan policies

COR10	Providing for renewable energy
COR22	Provision for minerals development
COR23	Dealing with waste issues
COR24	Protecting water resources from depletion and pollution
DMD15	Renewable energy
M2	Environmental impact of mineral workings
M4	New mineral workings
M5	Recycling of mineral waste
M6	Mineral Consultation Areas
M7	Exploratory drilling

7.1.2 Dartmoor National Park Authority is the Mineral and Waste Planning Authority for the area. Minerals and Waste operations within the National Park are limited however, and the Authority does not have a specialist minerals team like many authorities. The Authority does however work closely with the adjoining mineral and waste planning authority, Devon County Council, in particular with regard to [evidence and reporting](#).

7.2 Minerals Applications

¹² Topic Paper 8 – Economy (DNP, 2018) available at <http://www.dartmoor.gov.uk/living-and-working/planning/planning-policy/background-evidence>

7.2.1 2017/18 has seen the ongoing consideration of two notable minerals applications. At [Yennadon Quarry](#) in Dousland, permission has been granted for an extension of the working plan area of the existing active quarry, subject to conditions and the completion of a s.106 Planning Obligation Agreement (still outstanding). At [Linhay Hill Quarry](#) near Ashburton, an application for an extension to the existing quarry area remains ongoing.

8. Towns, Villages and Development Sites

8.1 Introduction

8.1.1 What information or evidence do we need for this topic?

- ✓ Land Availability Assessment (LAA)
- ✓ Landscape Character Assessment
- ✓ Community services and facilities survey
- ✓ Housing Needs Assessment (parish level)
- ✓ Strategic Housing Market Need Assessment (SHMNA)

8.1.2 Current Local Plan policies

General policies:

DMD7	Dartmoor's built environment
DMD45	Settlement boundaries
DMD46	Parish plans and development management

Policies specific to Ashburton:

ASH1	Housing Land at Longstone Cross
ASH2	Redevelopment area at Chuley Road

Policies specific to Buckfastleigh:

BCK1	Housing Land at Barn Park
BCK2	Housing Land at Holne Road
BCK3	Mixed use development at Devon Products Mill

Policies specific to Chagford:

CHG1	Housing Land north of Lamb Park
CHG2	Mixed use development east of Bretteville Close

Policies specific to Horrabridge:

HOR1	Housing land at Walkham Meadows
HOR2	Housing land adjacent New Park

Policies specific to Mary Tavy:

MTV1	Primary school site off Warren Road
MTV2	Mixed use development site centre of Mary Tavy

Policies specific to Moretonhampstead:

MTN1	Housing land at Forder Farm
MTN2	Housing at Thompson's Depot

Policies specific to South Brent:

SBR1	Housing land adjacent Fairfield
SBR2	New station facilities
SBR3	Public car park Station Yard

Policies specific to South Zeal:

SZL1	Conserving the built environment
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Policies specific to Yelverton:

YEL1	Housing land adjacent Briar Tor
YEL2	Special protection areas - centre of village

8.1.3 Information regarding the LAA is available online. This is a technical exercise to help identify land that could have potential for housing, employment and gypsy and traveller uses. All local planning authorities carry out a LAA. It enables them to ensure there is enough land for new homes to meet the needs of the communities.

8.1.4 The Landscape Character Assessment (LCA) and Landscape Sensitivity Assessment (LSA) were updated in 2017 and are available on our [website](#)

8.1.5 Dartmoor National Park is split between two SHMNA areas. As such we have two SHMNA reports, one for Plymouth published in 2013 and another for Exeter published in 2014/15. Both of these reports are [available online](#) (under housing section).

8.1.6 The community services and facilities survey is currently being undertaken with the help of Parish Councils. Results from this survey will inform our Settlement Profiles which will be available online for use by the community.

8.1.7 Housing needs assessments are completed at a Parish level for areas considering development of housing. Profiles have been compiled for each settlement in the National Park, and these are [available online](#) (under Towns, Villages and Development Sites section). Profiles include population and housing statistics, an overview of services, facilities, sports pitches, play space and employment land as well as information on strategic planning policies and constraints affecting each settlement.

Table 17: Sites allocated in the development plan which include housing

Settlement	Site	Policy Ref	Use	Size (Ha)	Status (at August 2018)
Ashburton	Longstone Cross	ASH1	Affordable housing	1.1	Development Brief approved (35 units)
	Chuley Road	ASH2	Mixed use commercial/housing/car park/open space	3.54	Masterplan rescinded. Application at Outdoor Experience refused. ✓ Application at Tuckers approved.
Buckfastleigh	Barn Park	BCK1	50% affordable housing	0.76	Allocated site. Development brief in progress.
	Holne Road	BCK2	50% affordable housing, open space	1.73	Allocated site. Development brief in progress.
	Devonia Mill	BCK3	Mixed use housing / commercial	2.67	Allocated site.
Chagford	Bretteville	CHG1	Housing (including affordable and elderly)/car park/open space	3.65	✓ 15 specialist dwellings for the elderly completed, ✓ A further 93 homes under construction.
	Lamb Park	CHG2	Affordable housing, open space	1.29	Allocated site
Horrabridge	Walkham Meadows	HOR1	10 affordable housing units.	0.27	✓ Complete
	New Park	HOR2	50% Affordable housing, open space	1.46	Allocated site
Mary Tavy	Warren Road	MTV2	Site for new primary school	1.35	Allocated site
	Garage sites	MTV1	Housing, parking, open space	1.04	✓ Under construction
Moreton-hampstead	Thompson's Depot	MTN1	50% affordable housing	0.94	Allocated site
	Forder Farm	MTN2	50% affordable housing. Up to 30 dwellings.	0.78	✓ Application approved
South Brent	Fairfield	SBR1	40 dwellings of which 14 will be affordable	2.42	✓ Complete
Yelverton	Briar Tor	YEL1	32 dwellings of which 11 will be affordable	0.95	✓ Under construction

Annex – Saved Policies

Table 18: Saved policies in the Minerals Local Plan.

M2	Proposals to mitigate the adverse environmental effects of mineral working	Extend saving: Replace by Minerals Plan
M4	New mineral working, or extensions, or waste tipping - detailed criteria	Extend saving: Replace by Minerals Plan
M5	Recycling or reuse of mineral waste	Extend saving: Replace by Minerals Plan
M6	Development within mineral consultation areas	Extend saving: Replace by Minerals Plan
M7	Exploratory drilling	Extend saving: Replace by Minerals Plan