



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Authority Monitoring Report 2022/23 (AMR)

March 2024



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Headlines

Local Plan Review

The Dartmoor Local Plan was adopted in December 2021. The review of the previous Local Plan began in 2016 and then a considerable amount of evidence and research was undertaken to inform what is now the adopted Local Plan, the reports can still be viewed on our [website](#). Several rounds of formal and informal consultation were undertaken including: an issues consultation (2016), a parishes consultation (2017), a sites consultation (2017), a First Draft consultation (2019) and a Final Draft consultation (2019). Following adoption, we have provided training on the new Local Plan to DNPA Members, Parish and Town Councillors, and local professional agents and architects.

Housing Applications and Completions

In 2022/23 we approved applications for 14 homes (net) within Dartmoor National Park.

In 2022/23 a total of 102 net homes were completed (built), of which 72 (71%) were affordable. This fits well with our indicative provision of 65 houses per year in Local Plan Strategic Policy 3.1.

Notable Developments

2022/23 has seen the continuation of important housing schemes. All 39 affordable homes have been built at Longstone Cross in Ashburton and the construction of 93 homes (including 28 affordable) have been completed at Bellacouch Meadow, Chagford. Further notable development includes the completion of 40 affordable homes at Fairfield, South Brent.

1. Introduction

1.1 The role of the Authority Monitoring Report (AMR)

- 1.1.1** [The Localism Act](#) (2011) 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 [Town and Country Planning \(Local Planning\) \(England\) Regulations](#) (2012).
- 1.1.2** This AMR covers the period 1 April 2022 to 31 March 2023, though where available and appropriate more up to date information may be included.
- 1.1.3** The Dartmoor Local Plan was adopted in December 2021, meaning this AMR is the first to report on a complete 12-month period with the current Local Plan in place.

1.2 The Duty to Co-operate

- 1.2.1** The Localism Act (2011) also brought into effect a 'duty to cooperate' as a method of ensuring engagement and cooperation in the absence of regional planning. The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies 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:
- Engagement with, for instance, the:
 - Implementation of the Plymouth and South West Devon Joint Local Plan
 - Review of the Teignbridge Local Plan
 - New joint Planning guidance on a consistent approach to Biodiversity Net Gain
 - Ongoing liaison with statutory bodies, for example with the Environment Agency and Natural England, in particular through the National Park Partnership Plan;
 - Work with Devon County Council on economic development, transport and infrastructure planning, and minerals and waste monitoring;
 - Engagement with the Local Enterprise Partnership (LEP) and Team Devon; and
 - A [Statement of Common Ground](#) for the preparation of the current Local Plan was agreed with partners – it can be view [online](#).

1.3 The Planning Framework

- 1.3.1** This AMR is the first to monitor a complete 12-month period with the adopted Local Plan in place. The current Local Plan comprises a suite of documents (Figure 1) including:
- The [Local Development Scheme](#) (LDS; 2022) has been updated following the adoption of the Local Plan. It sets out the timetable for the preparation of the new Local Plan document.
 - The Local Plan (2018 – 2036), the principal strategic planning policy document for Dartmoor, which includes strategic, development management and minerals planning policies.
 - The [Design Guidance Supplementary Planning Document](#) (2011) provides detailed guidance to further the design and sustainable development policies of the adopted Local Plan.
 - The [Housing Supplementary Planning Document](#) (2023) replaces the 2014 affordable housing SPD and provides guidance to support the delivery of housing in Dartmoor National Park.

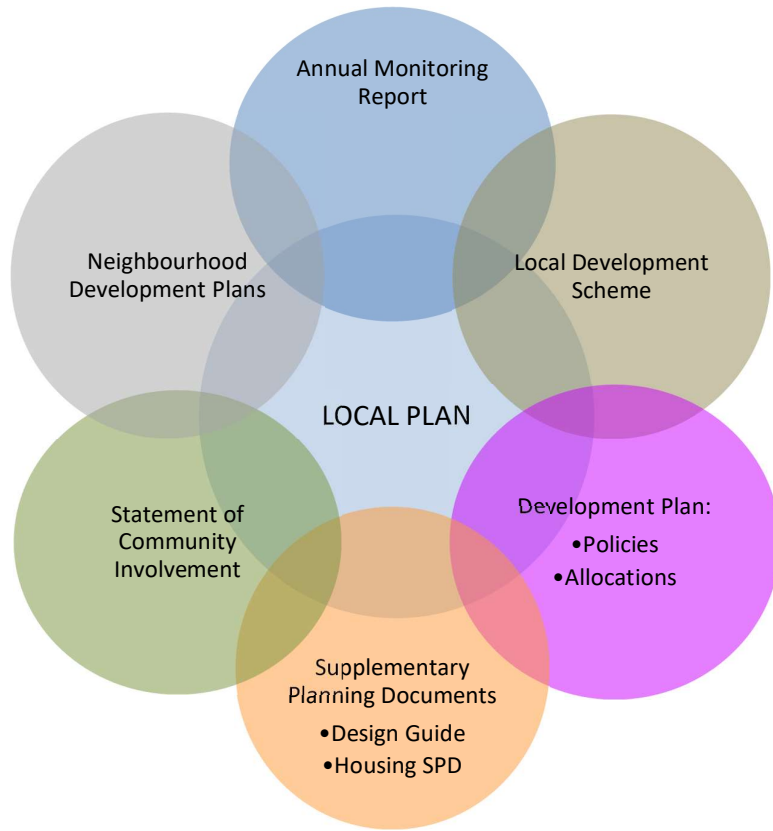


Figure 1: Dartmoor National Park Development Plan structure

1.4 The Local Plan Review

1.4.1 The Local Plan review began in 2016 and the timetable for preparation what is now the current Local Plan was outlined in the previous Local Development Scheme (2018), summarised in Table 1. Milestones include examination of the draft Local Plan in early 2021 and the adoption of the new Dartmoor Local Plan in December 2021. This section reviews the progress the Authority has made since April 2019 against the targets and milestones set out in the 2018 Local Development Scheme. Since the reporting period for this AMR, the new Housing SPD has been adopted.

Table 1a: Summary of 2018 Local Development Scheme

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

Table 1b: Summary of 2022 Local Development Scheme for the new Local Plan document

Local Development Document	2022/23	2023/24	2024/25	2025/26
Local Plan (DPD) review	-	-	- Call for evidence - Scoping paper - Evidence review - Draft Report	- Final Report
Statement of Community Involvement	-	- Consultation - Adoption	-	-
Housing SPD	- Consultation - Adoption	-	-	-
Design Guidance SPD	- Consultation	- Adoption	-	-

1.4.2 The current Local Plan is 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, Spatial Strategy and Planning Applications
Environment
Housing
Communities, Services and Infrastructure
Economy
Minerals, Waste and Energy
Towns, Villages and Development Sites

1.4.3 The current Local Plan is 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, have helped us shape the Local Plan.

- [Topic Papers](#)
 - 1 – Natural Environment (V4 -2020)
 - 2 – Historic Environment (V2 – 2018)
 - 3 – Design and the Built Environment (V3 – 2019)
 - 4 – Vision and Spatial Strategy (V3 – 2019)
 - 5 – Minerals and Waste Development (V4 – 2020)
 - 6 – Housing (V4 – 2020)
 - 7 – Transport (V3 – 2019)
 - 8 – Economy (V1 – 2018)
 - 9 – Development Sites (V2 – 2019)
 - 10 – Monitoring and Guidance (V1 – 2019)
- [Infrastructure Delivery Plan](#) (2019)
- [Sustainability Appraisal](#) (2019), including Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment
- [Habitats Regulation Assessment](#) (2019), including HRA Screening and Appropriate Assessment report
- [Whole Plan Viability Assessment](#) (2018)
- [Strategic Flood Risk Assessment](#) (2019)
- [Settlement Profiles](#) for Dartmoor's 8 Local Centres, and 16 Rural Settlements and 19 Villages and Hamlets.

2. Vision, Spatial Strategy and Planning Applications

2.1 Introduction

2.1.1 What does this topic cover?

- ✓ National Park purposes & special qualities
- ✓ Vision for Dartmoor National Park
- ✓ Sustainable construction & development
- ✓ Higher risk development and sites
- ✓ Spatial strategy
- ✓ Major development
- ✓ Amenity
- ✓ Design

2.1.2 Local Plan policies

Strategic Policy 1.1	Delivering National Park purposes & protecting Dartmoor's Special Qualities
Strategic Policy 1.2	Sustainable development in Dartmoor National Park
Strategic Policy 1.3	Spatial Strategy
Strategic Policy 1.4	Major Development
Strategic Policy 1.5	Delivering good design
Strategic Policy 1.6	Sustainable construction
Policy 1.7	Protecting local amenity in Dartmoor National Park
Policy 1.8	Higher risk development and sites

2.2 Housing – Strategic Overview

2.2.1 Over the past 10 years (April 2013 – March 2023) permission has been granted for a total of 707 new homes (net), resulting in an average 70 homes having been *granted* planning permission each year.

2.2.2 Over the past 10 years (April 2013 – March 2023), a total of 576 houses have been delivered (completed) in Dartmoor National Park (Table 2). This gives an average delivery rate of 57 net homes per year.

2.2.3 In 2022/23 14 new homes (net) were approved and 102 were delivered within Dartmoor National Park. The Local Plan does not set out a housing requirement or target (in respect of NPPF paragraph 74) but describes in Strategic Policy 3.1 that the Local Plan makes provision for 1,125 homes across the plan period in order to meet the identified need of local communities. The delivery in 2022/23 therefore fits well with the indicative provision of 65 houses per year outlined in Strategic Policy 3.1.

Table 2: Net houses approved and delivered (April 2013 – March 2023)

	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Net houses approved	14	70	180	20	37	118	32	82	83	71	707
Net houses delivered	102	64	54	49	66	49	53	35	55	49	576

2.2.4 Table 3 shows the headline housing figures for the 2022/23 reporting year. Further detail on the figures below over varying timescales is presented in section 4 (p.15), including housing approvals, housing delivery (breakdown by site type, location, no. of bedrooms), affordable housing delivery (breakdown by type), house prices and housing affordability ratio, Certificates of Lawfulness, custom and self-build housing and housing trajectory.

Table 3: Summary of headline housing figures for 2022/23 reporting year

Headline figures	Permissions		Completions	
	No.	% of total	No.	% of total
Total (net)	14	-	102	-
Total (gross)	16	-	107	-
Replacement dwellings	2	13%	5	5%
Rural workers' dwellings	1	7%	1	1%
Affordable Housing	6	43%	72	71%
of which rented	4	29%	46	45%
of which shared ownership or intermediate	2	14%	26	25%
Certificate of lawfulness	6	43%	5	5%
Conversion or change of use	3	21%	4	4%
Custom / Self-build	0	0%	0	0%
Other (open market)	8	57%	29	28%
1 bedroom	0	0%	13	13%
2 bedrooms	5	36%	28	27%
3 bedrooms	6	43%	31	30%
4+ bedrooms	3	21%	11	11%
Local Centre	9	64%	94	92%
Rural Settlement	1	7%	1	1%
Villages and Hamlets	2	14%	1	1%
Open countryside	2	14%	6	6%
Rural Exception Sites	-	-	0	0%
Other windfall sites	-	-	19	19%
Allocated sites	-	-	83	81%

* Percent of total calculated using net total, with the exception of replacement dwellings

2.3 Employment – Strategic Overview

2.3.1 Over the last 10 years (April 2013- April 2023), Dartmoor has seen 14,656m² of new employment floor space approved (Table 4).

2.3.2 In 2022/23 -162m² of new employment floor space was approved (Table 4). This is the second time a net loss of employment floorspace has occurred in the last 10 years and although there was a loss within 2022/23, the general trend over the last 10 years for gain in employment floorspace has been positive. New provision is generally small (under 200 m²) and overall provision is largely determined by occasional large-scale permissions.

2.3.3 Further details of employment floor space permitted in 2022/23 is provided in section 6.2 (p.31).

Table 4: New employment floor space permitted (or lost) within DNP April 2013 – March 2023

Year	Net Floor Space (m ²)
2013/2014	470+
2014/2015	6,229+
2015/2016	2,769+
2016/2017	494+
2017/2018	2,400+
2018/19	1,006+
2019/20	900+
2020/21	-59
2021/22	609+
2022/23	-162
Total	14,656+

2.4 Planning Applications and Appeals

2.4.1 Table 5 shows that the Authority determined 437 planning applications in 2022/23, with a further 70 applications withdrawn. This number is consistent with the general trend over the last 5 years, bar 2020/21 which saw the lowest number of planning applications determined (310).

Table 5: Number of planning applications determined April 2018 – March 2023

Decision	2022/23		2021/22		2020/21		2019/20		2018/19	
	Count	%	Count	%	Count	%	Count	%	Count	%
Granted conditionally	307	70%	499	68%	254	68%	424	76%	402	77%
Granted unconditionally	1	0%	0	0%	8	2%	2	0%	7	1%
Refused	59	14%	65	10%	48	13%	66	12%	66	13%
Withdrawn	70	16%	94	14%	62	17%	66	12%	50	10%
Total	437		658		372		558		525	

2.4.2 Table 6 shows the number of appeals lodged in 2022/23 was 18; this is on par with previous figures. Along with timeliness of decision making, the number of appeals allowed is an informal indicator of Local Planning Authority performance monitored by government.

Table 6: Appeals lodged April 2013 – March 2023

* Appeals logged by date lodged (future years may change historic numbers where appeals are not decided yet)

** Enforcement appeals not included

Appeals	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	18	21	21	42	33	35	31	32	52	38
% of appeals allowed	44%	38%	33%	23%	27%	37%	38%	37%	26%	34%

3.Environment

3.1 Introduction

3.1.1 What does this topic cover?

- ✓ Climate change
- ✓ Archaeology
- ✓ Tranquillity and dark night skies
- ✓ Water environment (including flood risk)
- ✓ Biodiversity and geodiversity
- ✓ Historic buildings
- ✓ Landscape
- ✓ Conservation areas

3.1.2 Local Plan policies

Strategic Policy 2.1	Protecting the character of Dartmoor's landscape
Strategic Policy 2.2	Conserving and enhancing Dartmoor's biodiversity and geodiversity
Strategic Policy 2.3	Biodiversity Net Gain
Strategic Policy 2.4	Conserving and enhancing Dartmoor's moorland, heathland and woodland
Policy 2.5	The Water Environment and Flood risk
Strategic Policy 2.6	Protecting tranquillity and dark night skies
Strategic Policy 2.7	Conserving and enhancing heritage assets
Strategic Policy 2.8	Conservation of historic non-residential buildings in the open countryside
Policy 2.9	Enabling Development

3.2 Historic Environment

3.2.1 Table 7 shows data related to the quantity of designated heritage assets from 2010 to present (data at January 2024). The baseline year is set at 2010 as it marks when a Historic Environment Record (HER) Officer was first appointed at DNPA and started to actively maintain and update the HER for the National Park.

3.2.2 The 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. HERs are a dynamic resource and are regularly updated based on new data from events such as evaluations, surveys and excavation work, but also reflect updated information from wider research and study, as well as including information on nationally designated sites such as Listed Buildings and Scheduled Ancient Monuments (SAMs). At present the Dartmoor HER contains 24,022 entries.

3.2.3 Since 2010, a total of 7,688 new records have been added to the HER. The dramatic increase in the total number of HER records since 2010 is largely the result of a targeted work programme to address an outstanding backlog of HER information for Dartmoor.

3.2.4 A total of 2,080 listed building entries are recorded in the National Park. This is no change from 2,080 entries in 2022 and 2,078 entries in 2021 (misrepresented in the 2020/21 AMR). Although a Listed Building entry usually only refers to a single building, this figure is only indicative of the number of listed buildings in the National Park as more than one building (e.g. a pair of buildings or a whole terrace) may be listed together under one designation.

3.2.5 A total of 46 new Listings have been designated since 2010, including building listing revisions for HM Prison Princetown and Okehampton Camp, and new listings for a handful of buildings and many village war memorials. Around half of this total are 'newly listed' sites (primarily war memorials); the remainder mostly constitute the result of work disaggregating group listings (e.g. HM Prison Princetown and Okehampton Camp).

3.2.6 Of Dartmoor's Listed Buildings, 30 (approx. 1.4%) are currently identified as 'at risk' from neglect or decay, 3 of which are grade I or II listed. This is a reduction of 9 overall since 2010.

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

3.2.8 Since 2010, the total number of National Park's registered parks increased from 1 to 2 in 2016.

3.2.9 The National Park has 14 Premier Archaeological Landscapes designated. This figure has not changed since 2010.

3.2.10 There are a total of 1,083 SAMs recorded in the National Park, an increase in 8 since 2010. On Dartmoor SAM designations often cover large areas, within which there can be multiple archaeological features. Generally, the HER seeks to include records for individual features where possible, so each designation may be linked to multiple HER records to reflect this.

3.2.11 At the time of writing (January 2024), 355 of Dartmoor's SAMS are registered as 'at risk', either ranked 'high' or 'medium'. This is a reduction of 91 since 2010, due to positive conservation interventions and works.

Table 7: Designated heritage assets in Dartmoor National Park

Heritage Assets (Contextual indicators)	No. in Dartmoor National Park	Trend
Historic Environment Record sites	24,022	↑ + 7,688 since 2010
Listed Buildings ¹	2080 ²	↑ + 46 since 2010
Listed Buildings at risk (Grade I or II) ¹	30(3)	↓ - 9 since 2010
Conservation Areas	25	↑ + 2 since 2010
Registered Parks and Gardens	2	↑ + 1 since 2010
Premier Archaeological Landscapes	14	No change
Scheduled Ancient Monuments	1,083	↑ + 8 since 2010
Scheduled Ancient Monuments at high and medium risk	355 (32%)	↓ - 91 since 2010

¹ Does not include protected buildings or structures in the curtilage of a listed building, a listing may include a complex of buildings

² Figure is the number of entries on the Statutory List. This figure is only indicative of the number of listed buildings in the National Park as each entry can contain more than one building

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](#) (2017). The State of the Park Report is currently in the process of being updated and will be completed in 2023/4.

3.3.2 As Table 8 shows, 27% of Dartmoor National Park has been designated under three Special Areas of Conservation (SACs): Dartmoor, South Dartmoor Woods and South Hams. Over 26,000 hectares of Dartmoor National Park (27% of the total area) is designated for its wildlife or geological value in numerous Sites of Special Scientific Interest (SSSIs). Note that all of Dartmoor's SACs are also SSSIs.

Table 8: Area designations within Dartmoor National Park

Designations	Total area (Ha)	% of total area of DNP
Dartmoor National Park	95,575	
SSSI	26,267	27%
SAC	25,344	27%
County Wildlife Sites	2,514	3%
Total area of Section 3: Moorland	44,910	47%
Woodland	6,095	6%
Ancient semi-natural woodland	2,205	2%

3.3.3 The way in which Natural England report on the condition of SSSIs in England has changed since the last AMR was completed. The previous geographical unit-based assessment approach has now been replaced with a whole feature approach. This means that instead of subdividing SSSIs into units and making assessments of condition at the unit scale, the condition of special features across the whole of a SSSI are assessed.

3.3.4 As Table 9 shows, 99.5% of Dartmoor's SSSIs are in a 'favourable' or 'unfavourable recovering' condition, with 0.5% in an 'unfavourable no change' condition which is 3.5% higher than the percentage for England as a whole.

Table 9: SSSI condition for Dartmoor National Park and England (2024)

	% SSSIs in 'favourable' or 'unfavourable recovering' condition	Trend
DNPA	99.5%	None – new reporting system
England	96%	None – new reporting system

Source: Natural England (Jan 2024)

3.3.5 As of 2024 there are 261 County Wildlife Sites (CWS) covering 2,751 Ha within Dartmoor National Park, with a further 136 sites covering 1,071 Ha meeting criteria but not yet designated. CWS 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.

3.3.6 Dartmoor is home to flora and fauna of international conservation importance, and the state of Dartmoor's key wildlife is outlined in Table 10.

3.3.7 Out of the 12 key species, 5 show a stable trend and 5 show increase trends in species numbers. These include Dunlin, Greater Marsh Fritillary, the Greater Horseshoe Bat, Blue Ground Beetle and High Brown fritillary. As of 2022/23, the trend for Vigur’s Eyebright has changed from stable to down however there are actions in place with those managing its main site on Dartmoor to address this.

3.3.8 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. Joint informal guidance¹ has been written to guide development in or affecting the South Hams SAC for Greater Horseshoe Bats and has been used since October 2019.

Table 10: State of Dartmoor’s key wildlife (January 2024 versus 2011 baseline, DNPA)

Key Species	Dartmoor Importance	Trend (Performance indicator)
Blue Ground Beetle	Holds most of the British population	↑ Increase
Bog Hoverfly	Holds all of the British population	→ Stable
Deptford Pink ^¾	The largest British colony	→ Stable
Dunlin ^¾	The most southerly breeding population in the world	↑ Increase (localised - associated with peatland restoration)
Flax leaved St John's Wort	Holds most of the British population	→ Stable
Greater Horseshoe Bat ^¾	Holds one of the largest breeding sites in Europe	↑ Increase
Marsh Fritillary ^¾	One of the national strongholds	↑ Increase
High Brown Fritillary ^¾	One of the national strongholds	↑ Increase
Pearl-bordered Fritillary	One of the national strongholds	→ Stable
Ring Ouzel ^¾	The only breeding population in southern England	↓ Down
Southern Damselfly ^¾	3 of the 5 Devon colonies	→ Stable
Vigur’s Eyebright	Only found on Dartmoor and a few Cornish sites	↓ Down

- ◆ Internationally protected species
- Nationally protected species

3.3.9 As a National Park, we want to be leading the way in terms of biodiversity enhancement. The new Local Plan includes a new Biodiversity Net Gain and enhancement policy to ensure that development with the potential to impact on habitats and biodiversity makes a proportionate contribution to biodiversity enhancement. The 2023/24 AMR will be the first to report on the BNG policy.

¹ South Hams Special Area of Conservation (SAC), Greater Horseshoe Bats, Habitat Regulations Assessment Guidance, October 2019

4. Housing

4.1 Introduction

4.1.1 What does this topic cover?

- | | | |
|--------------------------|-------------------------|------------------------------|
| ✓ Towns and villages | ✓ Replacement houses | ✓ Affordable housing |
| ✓ Gypsies and travellers | ✓ Conversion | ✓ Extensions and alterations |
| ✓ Rural workers' housing | ✓ Custom and self-build | ✓ Ancillary accommodation |

4.1.2 Local Plan policies

Strategic Policy 3.1	Meeting Housing Need in Dartmoor National Park
Strategic Policy 3.2	Size and accessibility of new housing
Strategic Policy 3.3	Housing in Local Centres
Strategic Policy 3.4	Housing in Rural Settlements
Strategic Policy 3.5	Housing in Villages and Hamlets
Policy 3.6	Custom and Self-Build Housing
Policy 3.7	Residential alterations, extensions and outbuildings
Policy 3.8	Replacement Homes
Policy 3.9	Rural Workers' Housing
Policy 3.10	Residential annexes to support farming
Policy 3.11	Gypsy and Traveller Accommodation
Policy 3.12	Low Impact Residential Development

4.1.3 Key Challenges for housing relate to:

- Understanding housing need
- Development viability (at a strategic and site level)
- Affordable housing delivery
- Self-build/custom build housing delivery
- Conversions
- Rural workers' dwellings
- Defining housing for local people
- Second home ownership
- Housing affordability ratio

4.2 Permissions Granted Overview

4.2.1 Permissions were granted for 14 net homes in 2022/23 (Table 11), with an additional 2 replacement dwellings permitted which were not included in this figure. Figure 3 shows the highest year for net permissions granted in the last decade was in 20/21 (Figure 3). This was the result of a number of permissions coming forward on larger sites allocated in the Local Plan.

Table 11: Number of housing permissions granted in 2022/23

Housing permission granted	Number
Net number of homes approved 2022/23	14
Number of affordable homes approved 2022/23	6
Gross number of homes approved 2022/23 (including replacement dwellings)	16

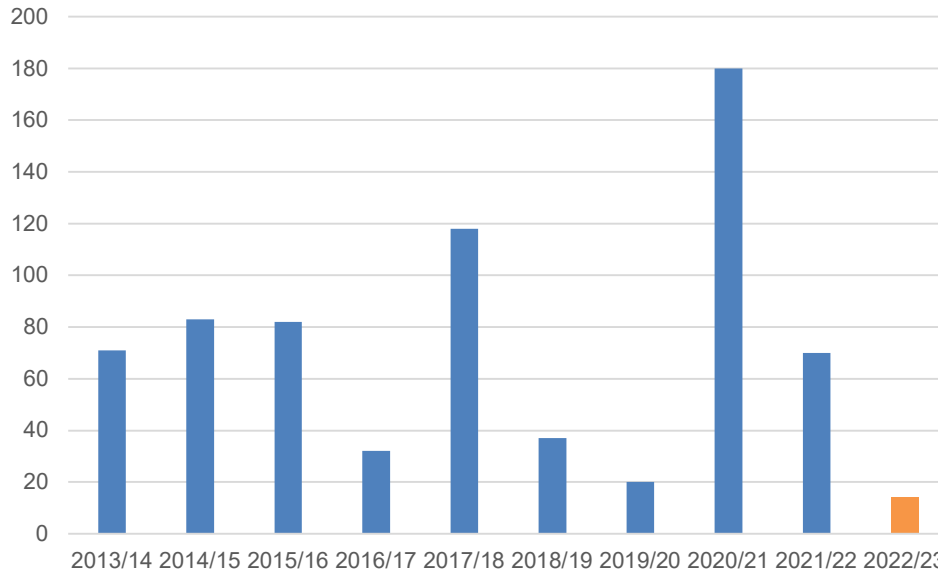


Figure 3: Net number of housing permissions granted per year (April 2013 – March 2023)

4.2.2 Figure 4 gives an overview of the proportion of homes approved in Local Centres (64%), Rural Settlements (7%), Villages and Hamlets (14%) and Open Countryside (14%).

4.2.3 Figure 5 shows the proportion of homes approved by location over the most recent 10 years (April 2013 – March 2023). The current local plan introduced the Villages and Hamlets category as part of a revised spatial strategy. This explains why Figure 5 shows no home granted permission in Villages or Hamlets between 2012/13 and 2020/21.

4.2.4 Housing permissions granted in Local Centres generally dominate, ranging from 50% of the total in 19/20 to 94% of the total in 20/21 in the previous 10 years. Notably, the large spike in permissions granted in 20/21 is due to the approval of four larger development schemes (≥29 houses each) in Ashburton, South Brent and Moretonhampstead. Furthermore, in recent years low approval figures have been seen in Rural Settlements. The new Local Plan specifically responds to this issue with a revised spatial strategy which enables a broader range of development opportunities across Rural Settlement, as well as in the Villages and Hamlets.

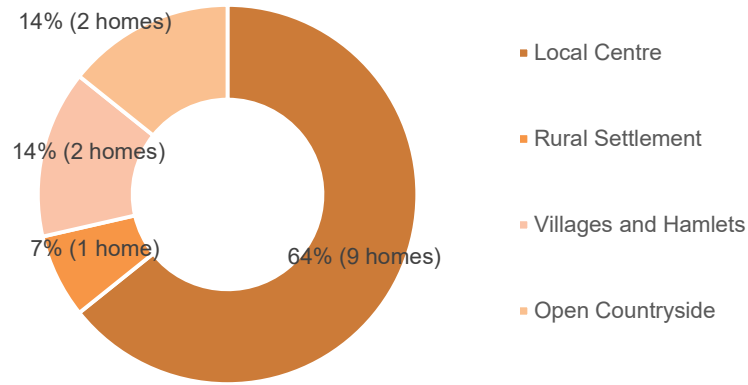
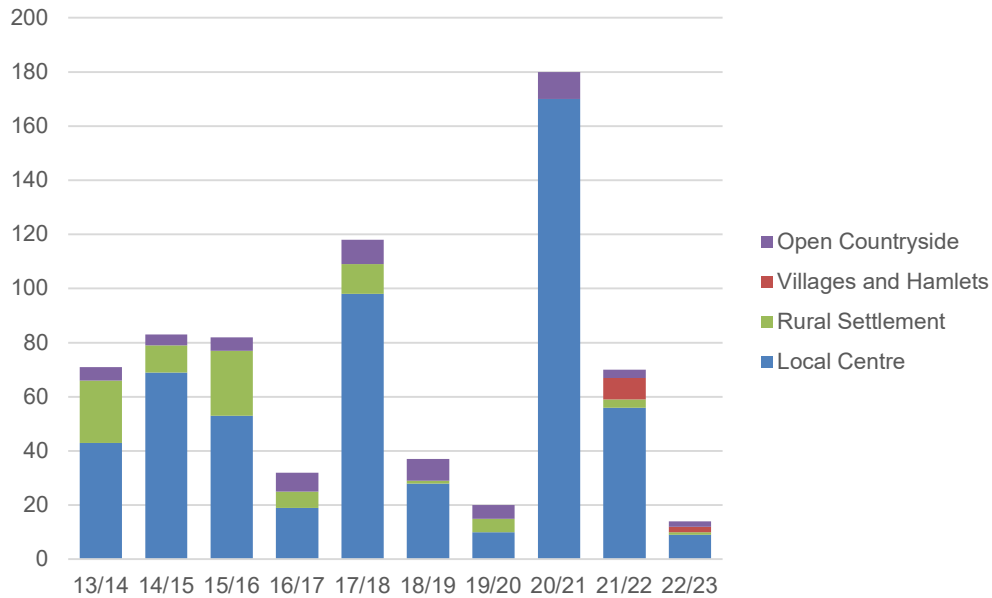


Figure 4: Number of homes granted planning permission by location (April 2022 - March 2023)



*The Villages and Hamlets' category was first introduced in the current local plan (adopted Dec 2021), hence there are no homes categorised in this location between 2012/13 and 2020/21.

Figure 5: Number of homes granted planning permission by location (April 2013 - March 2023)

4.3 Completions Overview

4.3.1 In 2022/23, 102 (net) homes were completed on Dartmoor with an additional 5 replacement dwellings not included in this figure. This fits well with our indicative provision of 65 houses per year outlined in Strategic Policy 3.1 of the local plan.

4.3.2 During the last 10 years (April 2013 – March 2023), a net total of 576 houses have been delivered in Dartmoor National Park. Figure 6 shows that the number of net dwellings delivered has fluctuated over this timeline with the lowest delivery being in 2015/16 (35 net dwellings delivered) and the highest in this reporting year (102 net dwellings delivered). This fluctuation in numbers is to be expected for two reasons. Firstly, because development comes forward only in response to an identified local need and, secondly, due to the relatively small numbers involved, one or more allocated sites coming forward in a year can increase the number significantly. The relatively high number of completions within 2022/23 is due to the completion of larger development schemes at sites including Bellacouch Meadow (Chagford), Fairfield (South Brent) and Longstone Cross (Ashburton).

Table 11: Housing completions in 2022/23

Completions	Number
Net completions	102
Local Plan indicative annual housing figure	65
Affordable housing completions	72
Gross completions (includes replacement dwellings)	107

4.4 Net Completions by Location

4.4.1 Figure 7 gives an overview of the proportion of homes delivered in Local Centres (76%), Rural Settlements (15%), Villages and Hamlets (0%) and Open Countryside (8%) over the previous 10 years (April 2013 – March 2023).

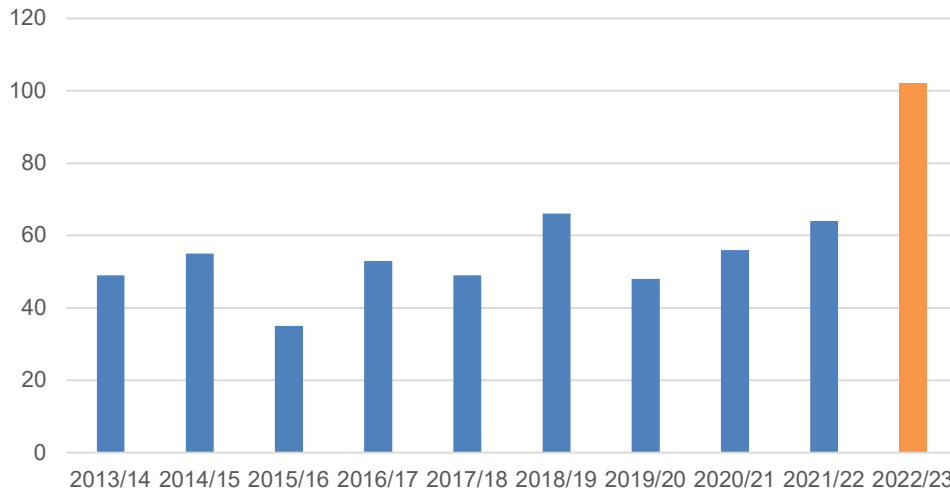


Figure 6: Net number of housing completions per year (April 2013 – March 2023)

4.4.2 Figure 8 shows the proportion of homes delivered by location over the most recent 10 years (April 2013 – March 2023). The current local plan introduced the Villages and Hamlets category as part of a revised spatial strategy. This explains why the Figure 5 shows no home granted permission in Villages or Hamlets from 2012/13 and 2020/21.

Delivery in Local Centres generally dominates, ranging from 53% of the total in 16/17 to 92% of the total in 22/23. Notably, the years 17/18, 20/21 and 22/23 have the highest proportion of delivery in Local Centres and lowest proportion of delivery in Rural Settlements throughout this period. The Local Plan specifically responds to this issue with a revised spatial strategy and policy approach which enables development in Rural Settlements and Villages and Hamlets that would not have been delivered under previous policies.

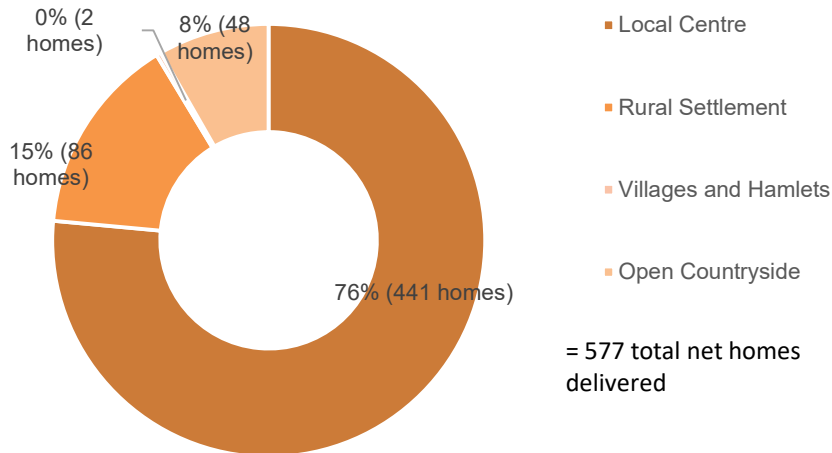


Figure 7: Percentage of total net homes delivered by location (April 2013 - March 2023)

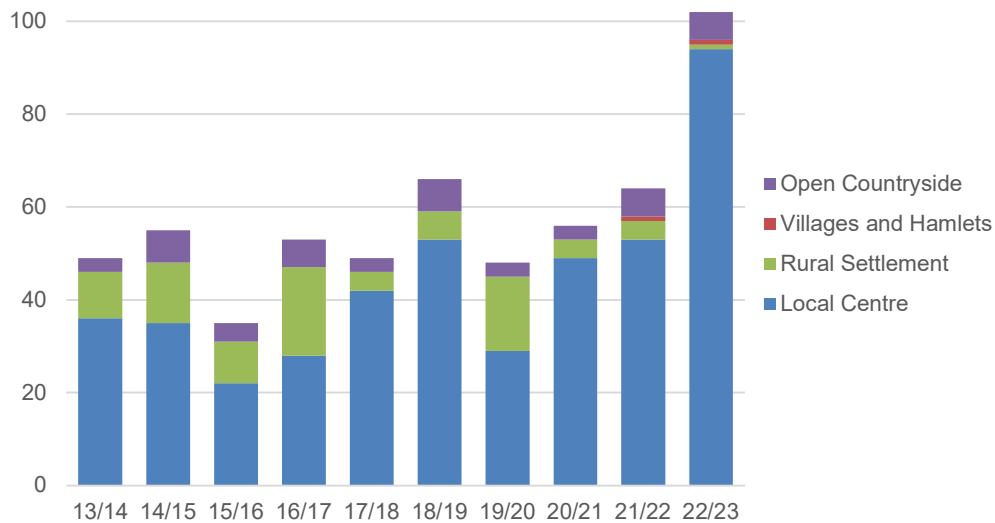


Figure 8: Number of homes delivered by location (April 2013 - March 2023)

*The Villages and Hamlets' category was first introduced in the current local plan (adopted Dec 2021), hence there are no homes categorised in this location between 2012/13 and 2020/21.

4.5 Net Completions by Site Type

4.5.1 Figure 9 gives an overview of the proportion of net homes delivered on allocated sites (76%), Rural Exception Sites (2%) and other windfall sites (22%) over the past 5 years (April 2018 to March 2023), Figure 10 shows this information broken down by year. Over this timeline, allocated sites have delivered the greatest proportion of net new homes.

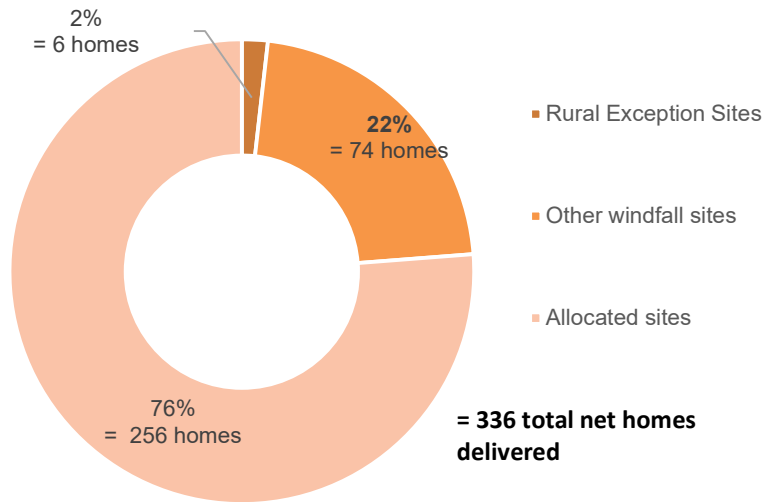


Figure 9: Percentage of net homes delivered by site type (April 2018 – March 2023)

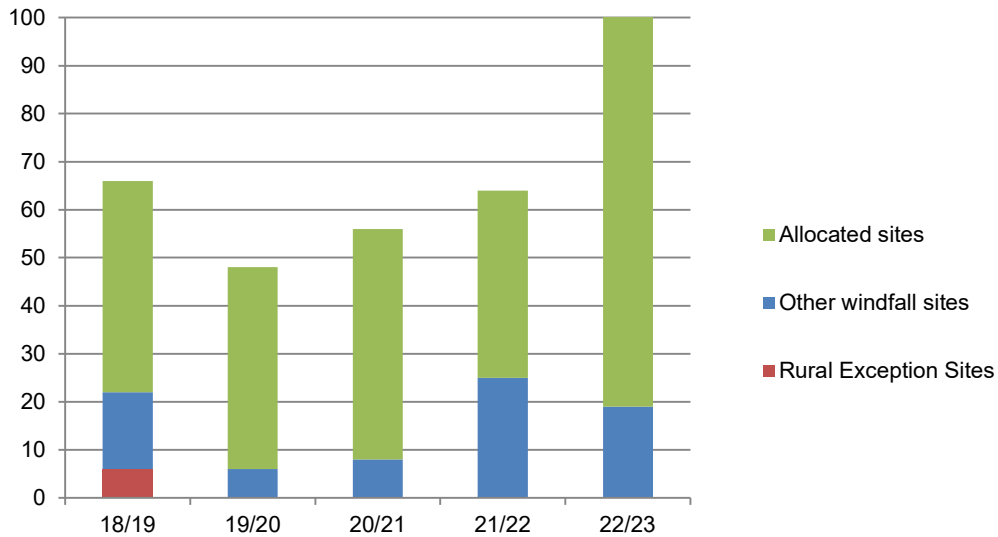


Figure 10: Net housing completions by site type and year (April 2018 – March 2023)

4.6 Small Sites

4.6.1 On Dartmoor 42% of affordable homes have been delivered on sites less than 10 homes in the last 10 years (Table 12). NPPF Para 64 enables National Parks and other designated rural areas to deliver small scale affordable housing sites. This is important for Dartmoor as a lower rural threshold enables the provision of affordable homes on a broader range of sites and settlements, supporting overall affordability and the resilience of rural communities. For this reason, DNPA now monitors delivery on smaller sites to understand the role they play in overall delivery. The evidence shows:

- small sites in rural communities are critical to delivery - they deliver at a rate which reflects local need, are most acceptable in landscape and design terms and achieve community support which makes them easier and quicker to deliver; and
- small sites are viable, innovative and enable flexible solutions to be found, to achieve affordable housing delivery across rural areas, with and without subsidy.

Table 12: Completions of affordable units on small sites (<10 units) April 2013 – March 2023

Small sites	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
No. of affordable units on sites <10	0	3	0	0	9	3	3	5	23	14
No. of affordable units on sites <5	6	1	0	0	3	3	3	5	8	7
Total no. of affordable units (all sites)	72	17	12	18	30	17	21	4	23	15

4.7 Net Completions by House Size

4.7.1 Figure 11 shows the size (no. of bedrooms) of net homes delivered on Dartmoor as a percentage of total net dwellings delivered over the past 10 years (April 2013 – March 2023). The majority (35%) of homes delivered have been 3-bedroom properties, closely followed by 2-beds (33%). 1-bed (14%) and 4-bed (16%) properties make up the minority of the total homes delivered. Figure 12 shows the size of net homes delivered by year.

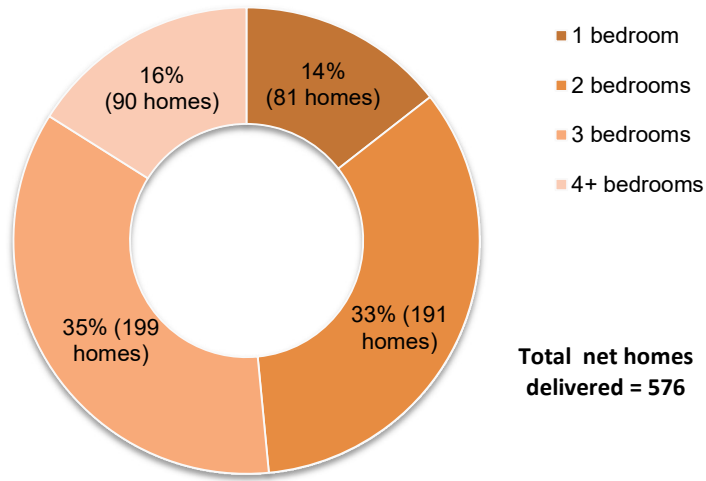


Figure 11: Percentage of 1, 2, 3 and 4+ -bed homes delivered (April 2013 – March 2023)

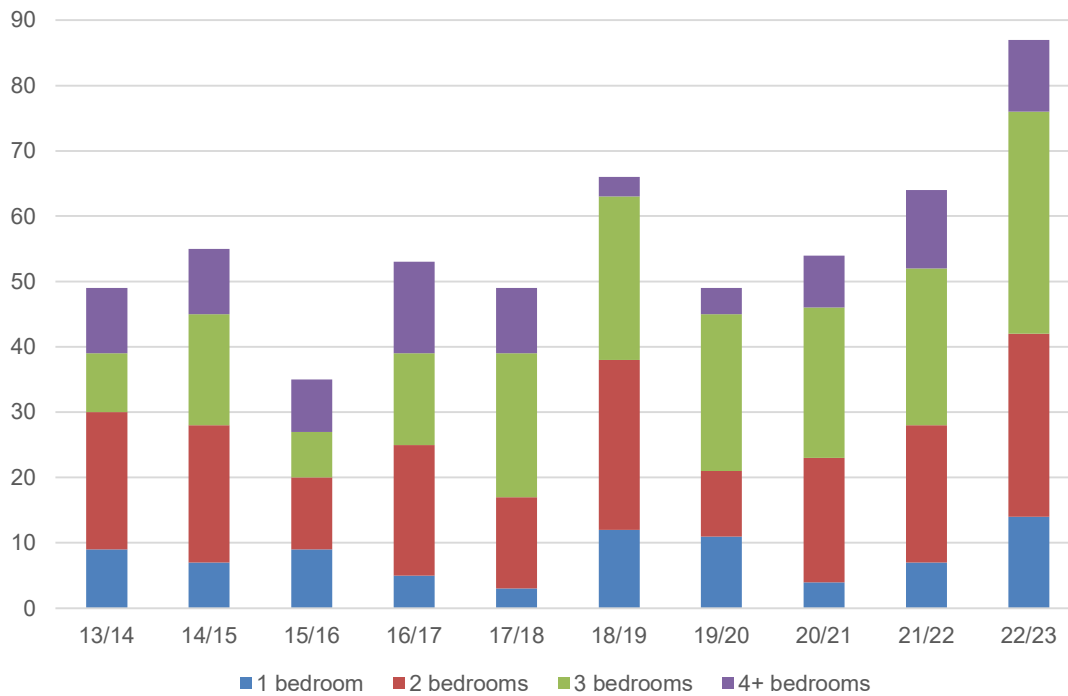


Figure 12: Net housing completions by number of bedrooms by year (April 2013 – March 2023)

4.8 Gross Completions by Type

4.8.1 Figure 13 shows gross housing completions by year over the most recent 10 years (April 2013 – March 2023). It shows the proportion of new homes coming forward as affordable housing, rural workers’ housing, replacement dwellings and through certificates of lawfulness, which are analysed in more detail in the following sections.

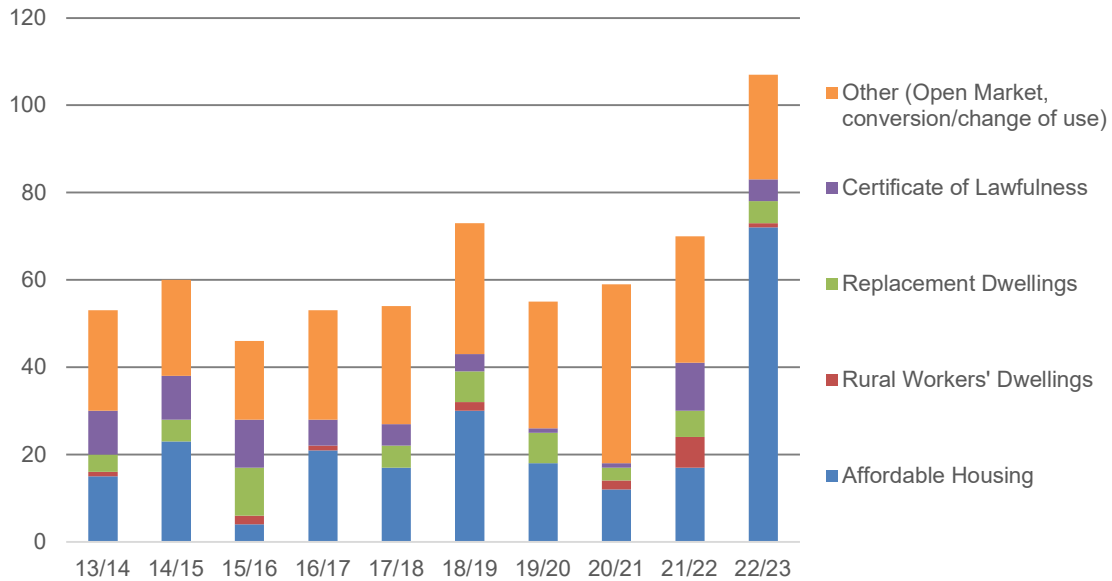


Figure 13: Gross Housing Completions by type (April 2013 – March 2023)

4.9 Affordable Housing

4.9.1 Figure 13 above shows affordable housing delivery has fluctuated over the past 10 years. Over this timescale, 2022/23 saw the highest number of affordable homes completed (72 dwellings), making up 70% of net total completions. The pipeline indicates that there will be further affordable housing completions in 2024/25 and beyond including sites in Widecombe, Moretonhampstead and Ashburton.

4.9.2 Figure 14 concentrates on affordable housing delivery alone. It shows that over the past 10 years (April 2013 – March 2023) we have seen a total of 228 affordable homes delivered on Dartmoor. Of these, 31% were affordable shared ownership or discount market sale whilst 70% were affordable rented. This very closely reflects the Local Plan’s indicative target tenure split of 70:30 between rented and intermediate affordable housing. Below is a more detailed description of these two categories:

- (a) Intermediate affordable: affordable housing discounted from open market (privately owned), **and** shared ownership (units managed by a Registered Provider or ‘RP’)
- (b) Affordable or social rent (units managed by a RP)

4.9.3 Figure 14 shows the split we have seen between the two categories of affordable housing outlined above over the past 10 years (April 2013 – March 2023). Greater levels of affordable rented delivery generally reflects the greater level of need for this tenure of affordable housing in Dartmoor’s communities.

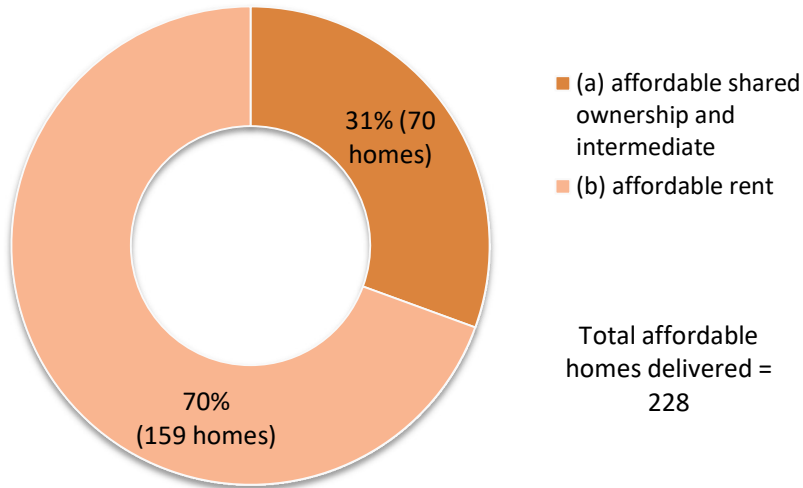


Figure 14: Percentage of affordable housing delivered by type (April 2013 – March 2023)

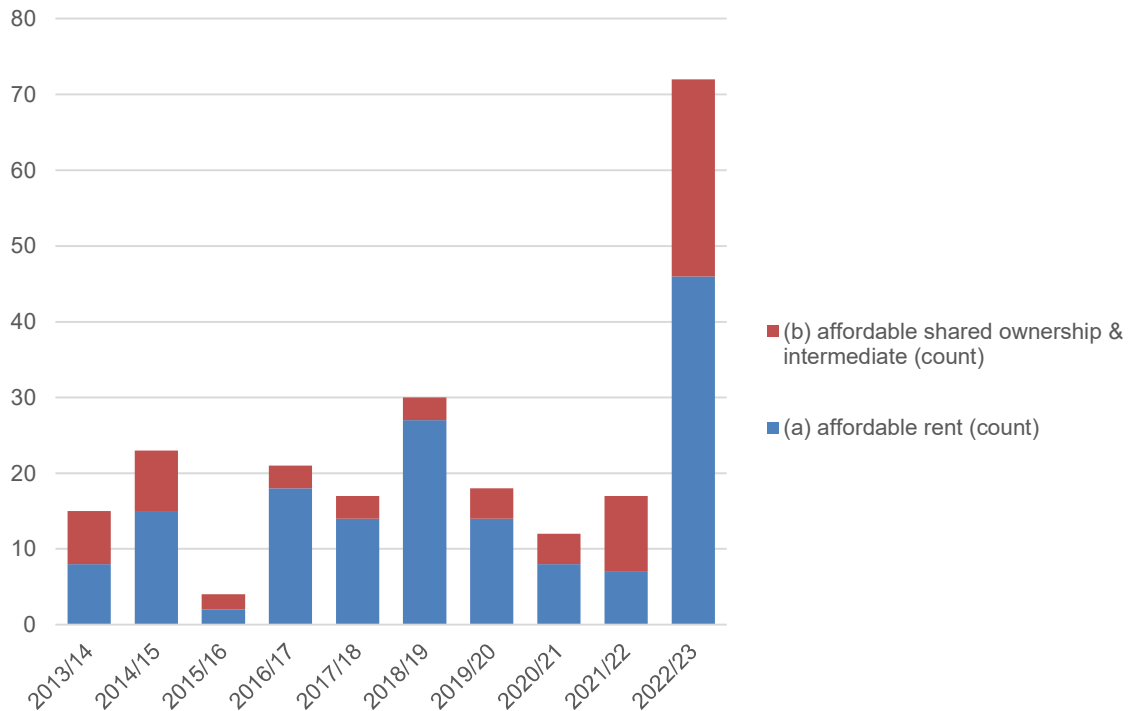


Figure 15: Net affordable housing completions by type by year (April 2013 – March 2023)

4.9.4 The median house price on Dartmoor in 2022 stood at £355,000 (Table 13 and 14). Table 14 shows this is an increase of 14% since 2021, but still a significant rise in price from 2019 which ended a steadier climb since 2014. This price was 12% higher than the median house price for Devon and 29% higher than the median house price for England and Wales in 2021.

4.9.5 In 2022, median workplace-based earnings on Dartmoor were calculated to be £28,634, an increase of 12% since 2021. This gives a housing affordability ratio of 12.3 which is consistent with the range reported for the previous 4 years.

Table 13: Dartmoor median house price, median work-based earnings and housing affordability ratio (2017-2022)

	2022	2021	2020	2019	2018	2017
Median house price	£355,000	£312,250	£322,000	£288,000	£270,000	£272,000
Median work-based earnings*	£28,765	£25,634	£26,719	£23,831	£23,085	£22,034
Housing affordability ratio	12.3	12.2	12.05	12.08	11.70	12.34

Table 14: Comparison of year-on-year percentage change in (a) median house price and (b) number of sales (2018-2022)

	2022	%CH ↓	2021	%CH ↓	2020	%CH ↓	2019	%CH ↓	2018	%CH ↓
(a) Median House Price (ONS)										
Dartmoor	£355,000	14%	£312,250	-3%	£322,000	12%	£288,000	7%	£270,000	-1%
Devon	£315,000	9%	£290,000	7%	£270,000	7%	£253,000	1%	£250,000	3%
South West	£313,950	8%	£290,000	7%	£270,000	7%	£252,000	1%	£250,000	3%
England & Wales	£275,000	-2%	£279,783	12%	£250,000	6%	£235,000	0%	£235,000	3%
(b) Number of House Sales										
Dartmoor	511	-10%	570	7%	532	-15%	628	2%	614	31%
Devon	14133	-7%	15137	19%	12722	-11%	14362	-5%	15042	-4%
South West	74429	-25%	98734	22%	80931	-14%	93866	-6%	99633	-5%
England & Wales	912337	5%	864964	21%	716726	-15%	838919	1%	829736	-8%

4.9.6 Table 14 shows the total number of sales on Dartmoor decreased by 10% since 2021, with there being 511 sales in 2022. This trend is consistent with the percentage of sales for Devon (-7%) and the South West (-25%), however England & Wales saw a slight increase (5%) in 2022. This is an important factor to monitor as prices will be influenced by the availability of housing on the market. For instance, if demand is high but the number of sales are low, this serves as a factor in increasing average prices.

4.10 Certificates of Lawfulness

4.10.1 As seen in Table 15, a total of 70 Certificates of Lawfulness have been issued for new residential uses over the last 10 years (April 2013- March 2023). Figure 16 shows that the majority (56%) of Certificates issued since April 2013 came through the unauthorised use of a building as a dwelling, with a variety of reasons contributing to the remaining 44% of Certificates.

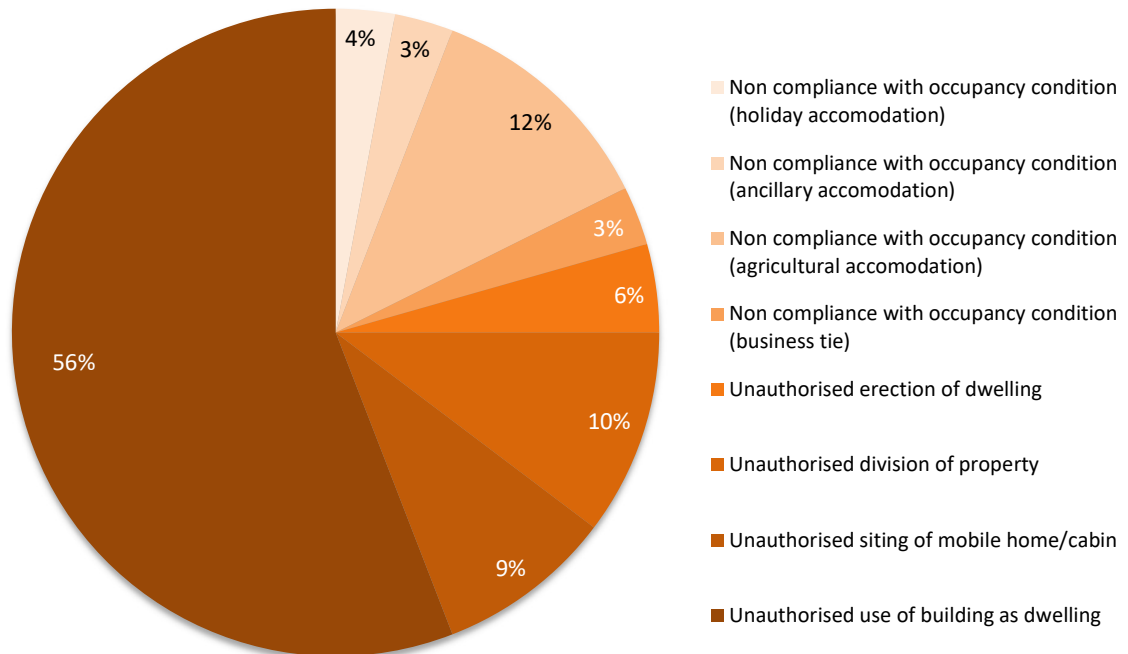


Figure 16: Reasons for issuing certificates of lawfulness (April 2013 – March 2023)

Table 15: Certificates of Lawfulness issued for new residential uses (April 2013 – March 2023)

	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	6	8	7	1	5	6	7	9	9	12	70

4.11 Custom and Self-Build Housing

4.11.1 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. A significant proportion of those on the Register do not qualify as local people and therefore the Register largely reflects the desirability of Dartmoor as a place to build a house, rather than the local need. 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, summarised in Table 16, and those who express an interest in self-build in a community-level Housing Needs Assessment.

4.11.2 Notably, in 2021/22 a planning permission was granted for a custom-build scheme (12 affordable and 5 open market) in South Brent subject to the conditions of a s.106 Planning Obligation Agreement (0147/19). This is the first custom-built scheme of this scale in Dartmoor National Park. In 2022/23, an outline planning application for 5 local custom/self-build plots was granted in Horrabridge subject to a s.106 Planning Obligation Agreement (0085/22).

4.11.3 While previously, custom and self-build housing could only come forward as affordable or open market housing, the newly adopted Local Plan Policy 3.6 introduces a third category of 'local needs' custom and self-build housing whereby housing is restricted to occupancy by a local person, but is not subject to an affordable discount. This is encouraged on small infill sites within settlements. It will enable a greater degree of opportunity to deliver custom and self-build housing to benefit local communities in line with government aspirations.

Table 16: Number of people on the Dartmoor Custom Self-Build Register (March 2024)

Custom and Self-Build Register (March 2024)	No. of people	%
Local connection* (Part 1)	87	47%
Without local connection* (Part 2)	98	53%
Total	185	

* Local connection has been assessed on a Dartmoor wide basis

4.12 Housing Trajectory

4.12.1 82 residential units are currently under construction within the National Park and 99 currently have permission but are not yet under construction. A copy of the updated Dartmoor Local Plan Housing Trajectory can be found in Appendix B (p. 169) of the Local Plan.

4.12.2 Table 17 shows the housing trajectory for Dartmoor, including built and estimated figures (excluding replacement dwellings), from 2004/05 to 2026/27. Figure 17 presents this information in graph format and shows clearly that the cumulative total of dwellings built far exceeds the strategic estimated cumulative total originally projected.

Table 17: Housing trajectory 2004/05 to 2026/27 (built and estimated figures, including affordable housing, excluding replacement dwellings)

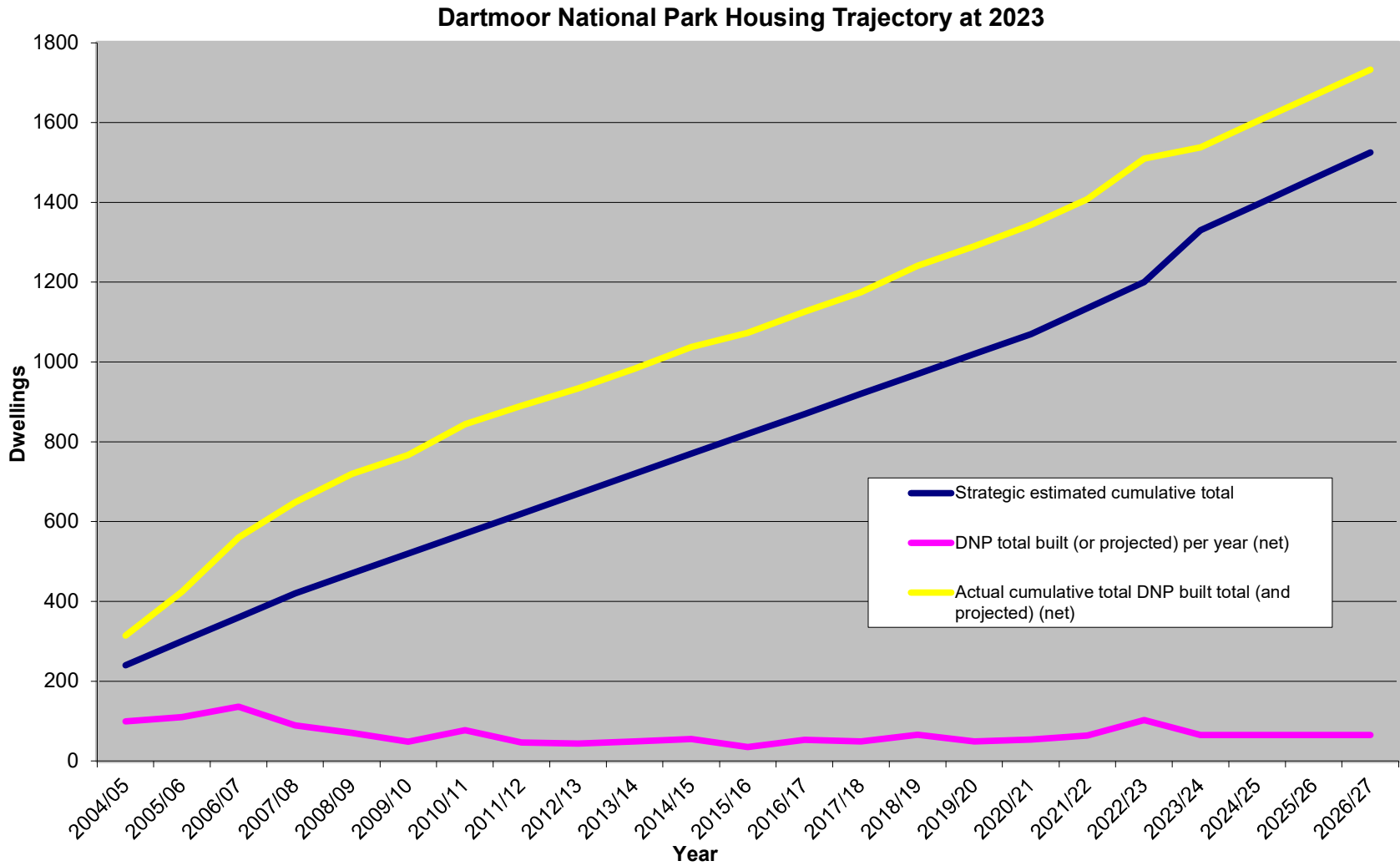
	Built 04/05	Built 05/06	Built 06/07*	Built 07/08	Built 08/09	Built 09/10	Built 10/11	Built 11/12	Built 12/13	Built 13/14	Built 14/15	Built 15/16	Built 16/17
Strategic estimated cumulative total †	240	300	360	420	470	520	570	620	670	720	770	820	870
Built per year (net)	99	110	136	89	70	48	77	46	44	49	55	35	53
Cumulative total	314	424	560	649	719	767	844	890	934	983	1038	1073	1126

* 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.

† Marks when the yearly increment changed from increasing by 50 to 65 following the adoption of the local plan in 21/22 as per Policy 3.1.

	Built 17/18	Built 18/19	Built. 19/20	Built. 20/21	Built. 21/22	Built. 22/23	Est. 23/24	Est. 24/25	Est. 25/26	Est. 26/27
Strategic estimated cumulative total †	920	970	1020	1070	1135†	1200	1330	11395	1460	1525
Built per year (net)	49	66	49	54	64	102	65	65	65	65
Cumulative total	1175	1241	1290	1344	1408	1510	1538	1603	1668	1733

Figure 17: Dartmoor National Park Housing Trajectory in 2023



5. Communities, Services and Infrastructure

5.1 Introduction

5.1.1 What does this topic cover?

- ✓ Infrastructure
- ✓ Parking and car parks
- ✓ Signs and adverts
- ✓ Public open space and sport facilities
- ✓ Community services and facilities
- ✓ Public rights of way
- ✓ Electric vehicle charging points
- ✓ Telecoms
- ✓ Highways
- ✓ Transport

5.1.2 Local Plan policies

Strategic Policy 4.1 Supporting community services and facilities

Strategic Policy 4.2 Supporting public open space and sports facilities

Policy 4.3 Enabling sustainable transport

Policy 4.4 Parking standards for new development

Policy 4.5 Electric Vehicle Charging Points (EVCPs)

Policy 4.6 Public car parks

Policy 4.7 Telecommunications Development

Strategic Policy 4.8 The Access Network

5.1.3 Dartmoor is a challenging environment to support robust and vibrant communities. Key challenges include:

- Isolated rural villages can rely heavily on the use of privately owned cars;
- Young people can struggle to stay in their local communities with difficulties to access housing, education and employment; and
- Services and facilities face challenges to remain viable.

5.1.4 The Communities, Services and Infrastructure section of the local plan review explored these issues by considering an appropriate strategy for growth and change in the National Park. This was to approach how best to enable communities to thrive and continue to be viable and sustainable places to live and work.

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

5.2 Neighbourhood Planning

Table 18: Number of Parishes engaged in Community Planning (at January 2024)

	Number
Preparing a Neighbourhood Plan	8
Adopted Neighbourhood Plans	1

5.2.1 At the time of writing Bridestowe and Sourton Neighbourhood Plan is the only plan adopted ('made').

6. Economy

6.1 Introduction

6.1.1 What does this topic cover?

- ✓ Camping and caravan sites
- ✓ Town centre development
- ✓ Visitor attractions
- ✓ Equestrian development
- ✓ New and expanding businesses
- ✓ Tourist accommodation
- ✓ Visitor facilities & recreational development
- ✓ Farm diversification

6.1.2 Local Plan policies

Strategic Policy 5.1	Non-residential Business and Tourism Development
Strategic Policy 5.2	Development affecting Town Centres
Strategic Policy 5.3	Protecting Active Uses in Dartmoor's Settlements
Policy 5.4	Signs and Advertisements
Policy 5.5	Tourist accommodation
Policy 5.6	Staff accommodation for serviced accommodation businesses
Policy 5.7	Camping and touring caravan sites
Policy 5.8	Agriculture, forestry and rural land-based enterprise development
Policy 5.9	Farm diversification
Policy 5.10	Equestrian development

6.2 Employment

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.9).

6.2.2 Table 19 shows there was a net loss of 162m² in employment floor space in 2022/23. This was a result of 80m² of new employment floor space and the loss of 242m² employment floor space being granted in the reporting year.

6.2.3 Net gain in employment floor space was a result of three permissions, two of which were in Local Centres and one in Villages and Hamlets.

6.2.4 Net loss in employment floor space was the result of two permissions; one in South Zeal for the change of use of a shop, café and post office counter to residential accommodation (0206/22) and one in Ashburton for the change of use of teaching kitchen and dwelling to ancillary residential outbuilding and dwelling (0028/22).

6.2.5 At the time of writing there is also a current application with a resolution to grant subject to a s.106 Planning Obligation Agreement for a 31,562m² extra care facility at Lower Mills in Buckfast (0300/19).

Table 19: Description of net employment floor space permitted in 2022/23

Description	New floor space (m ²)	Percentage of gross total
Office space	20	6%
Shop	22	7%
Café	38	12%
Shop, café and post office	-200	62%
Teaching kitchen	-42	13%
Total	-162	

6.2.6 Using ONS unemployment data tailored to Dartmoor's Lower Super Output Areas, an unemployment rate of 0.83% was calculated for Dartmoor National Park in November 2023 (Table 20). This is considerably lower than the unemployment rate for Devon at 2.4% (Nov 2023) and the UK at 4.5% (Nov 2024).

6.2.7 Table 20 shows the unemployment rate in 2023 is continuing to decline following its peak at 1.80% in 2020. The large increase in the unemployment rate seen in 2020 is an impact of the Covid-19 which began in December 2019. This trend is consistent with that observed for the UK as a whole.

Table 20: Unemployment rate in Dartmoor (November 2015 – November 2023).

*These percentages are approximate as the dataset used to calculate these round the number of claimants in each output area to the nearest 5 and may not precisely add to the sum of the number of people claiming unemployment.

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Unemployment rate	0.83%	0.88%	1.23%	1.80%	0.61%	0.44%	0.35%	0.25%	0.26%

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 communities. There is extensive discussion on this and the way the new Local Plan responds to it in the [Economy Topic Paper](#).

6.3.2 Through 2020/21 a number of Business Impact Survey (BIS) rounds of local businesses were carried out to understand the impact of Covid-19, in particular to understand the impact of lockdowns on customers, supplies and workforce. The outcome of each of these surveys is published on our website.

6.3.3 The most recent BIS round was conducted in October 2021 as a follow up to the previous three BIS rounds conducted in May, July and October 2020. Analysis of the survey suggests Dartmoor businesses have seen an increase in prosperity compared to the twelve months previous². In terms of economic development, a clear focus from business owners has been on the advancement and development of their businesses, rather than survival and resilience as had been apparent in surveys conducted throughout the Covid-19 pandemic. However, concerns surrounding staff shortages and rising wages, reduced winter trade and the potential reintroduction of distancing restrictions persist. Other key finds from the survey include business owners' perceived lack of public transport and provision for green transport across Dartmoor as well as the need and desire to reduce the environmental impact of their businesses being identified as a priority³.

6.3.4 Further business research conducted in Summer – Autumn of 2022 has shown that some businesses are still finding recruitment and retention of staff challenging. Many cite the continued problems with fuel costs and public transport in rural areas, with some locations seeing a reduction in bus services, owing to a shortage of bus drivers.

6.3.5 However, there has been a small increase in the number of training providers offering vocational skills training and there are plans to improve the number of college courses and apprenticeships being offered across the area, particularly in the Social Care and Hospitality sectors. The cost of living crisis has affected the incomes of many rural business, with some having to reduce production volume to reduce energy costs, especially in the important food and drink production sector.

² 87% of business owners surveyed described their 2021 summer trading as excellent, good or fair. Businesses who define the impact of covid as 'Severe' has decreased from 30% to 18% in 12 months.

7. Minerals, Waste and Energy

7.1 Introduction

7.1.1 Local Plan policies

Strategic Policy 6.1	New or Extended Minerals Operations
Strategic Policy 6.2	Minimising the Impact of Minerals Operations
Strategic Policy 6.3	Minerals Safeguarding
Policy 6.4	Waste Prevention
Policy 6.5	Waste Disposal and Recycling Facilities
Policy 6.6	Renewable energy development

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. Still, the Authority does 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

7.2.1 In 2022/23, no applications were submitted relating to minerals. Further information related to minerals can be found in the Devon Local Aggregate Assessment - [Local Aggregate Assessment - Planning \(devon.gov.uk\)](#)

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

8.1.2 Local Plan policies

General policies:

- Policy 7.1 Settlement Boundaries and Development Sites
Policy 7.2 Community Planning

Policies specific to Ashburton:

- Proposal 7.3 Land at Longstone Cross
Proposal 7.4 Land at Chuley Road

Policies specific to Buckfastleigh:

- Proposal 7.5 Land at Barn Park
Proposal 7.6 Land at Timbers Road

Policies specific to Chagford:

- Proposal 7.7 Land at Lamb Park
Proposal 7.8 Land at Crannafords

Policies specific to Horrabridge:

- Proposal 7.9 Land at New Park

Policies specific to Moretonhampstead:

- Proposal 7.10 Land at Betton Way
Proposal 7.11 Land at Forder Farm
Proposal 7.12 Land at Thompson's Haulage Depot

Policies specific to Princetown:

- Proposal 7.13 Land at Dartmoor Prison

Policies specific to South Brent:

- Proposal 7.14 Land at Palstone Lane(a)
Proposal 7.15 Land at Palstone Lane(b)
Proposal 7.16 Land at Fairfield
Proposal 7.17 Land at Station Yard

Policies specific to Yelverton:

- Proposal 7.18 Land at Elfordtown
Proposal 7.19 Land at Binkham Hill
Policy 7.20 Yelverton Special Policy Area

Policies specific to Buckfast:

- Proposal 7.21 Land at Land at Axminster Carpets

Policies specific to Mary Tavy:

- Proposal 7.22 Land off Warren Road
Proposal 7.23 Land in Mary Tavy

Policies specific to South Zeal:

- Policy 7.24 South Zeal Conservation Area

8.2 Background Evidence

8.2.1 A [Land Availability Assessment](#) (LAA) was carried out in 2017 and is available on our website. 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 to enable them to ensure there is enough land for new homes to meet the needs of the communities.

8.2.2 The Landscape Character Assessment (LCA) and Landscape Sensitivity Assessment (LSA) were updated in 2017 and are available on our website.

8.2.3 A community services and facilities survey has been completed with the help of Parish Councils and this has informed our Settlement Profiles, available on our website. 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.

8.2.4 Housing Needs Assessments are completed at a Parish level for areas considering development of housing.

8.3 Site Allocations

8.3.1 Table 21 summarises the status of all sites allocated in the previous DMD, and those which have been retained or added in the new Local Plan, which include housing and allocated sites in the current local plan.

8.3.2 By December 2021, development in six of the 14 sites allocated in the DMD which include housing had been completed, equating to 152 net new homes on Dartmoor. Three more sites allocated in the DMD (Longstone Cross, Bretteville Close and Fairfield) were completed in 2022/23 (172 homes). At present, following the grant of outline consent in 2021/22 for an allocated site, a reserved matters application has been submitted and is being considered (29 homes) and a further application for another allocated site is being considered by the Authority (24 homes). One application for an allocated site (28 homes) has been received by the Authority and is pending resolution to grant subject to a s.106 Planning Obligation Agreement. On smaller, non-allocated sites, in 2022/23 2 dwellings were completed at Lamb Park, 1 dwelling at the Methodist Chapel, Ilsington and 4 dwellings completed at Land adj. to The Old Telephone Exchange at South Zeal.

Table 21: Sites allocated in local plan which include housing (updated January 2024)

Settlement	Site	Policy Ref (where applicable)	Use	Status (Updated January 24)
Ashburton	Longstone Cross	Proposal 7.3 (ASH1)	39 affordable dwellings	Complete
	<i>Chuley Road (Outdoor Experience)</i>	<i>Proposal 7.4 (ASH2)</i>	<i>29 dwellings (inc. 7 affordable)</i>	<i>Reserved matters application being processed</i>
	Great Hall, North Street		4 open market dwellings	Under construction
Buckfastleigh	Land at Glebelands		3 dwellings of which 2 will be affordable	Complete
	25 Glebelands		Affordable dwelling	Detailed permission granted (lapses Mar. 2023)
	Land at Barn Park		28 dwellings (inc. 10 affordable)	Resolution to grant subject to S106
Buckfast	Lower Mills	Proposal 7.21	Care Village comprising care units, associated open space, car parking and access.	Resolution to grant subject to S106
Chagford	Woodcote		7 dwellings (inc. 3 affordable)	Complete

	Bretteville Close	CHG1	Housing development inc. employment units, public car park and fire station. 93 homes (inc. 28 affordable)	Complete
	Lamb Park		2 dwellings of which 1 will be affordable	Complete
	<i>Lamb Park</i>	<i>Proposal 7.7</i>	<i>Allocation for around 36 homes 45% affordable</i>	<i>Pre application</i>
Dean Prior	Cross View		2 affordable dwellings	Detailed permission granted (lapses Mar. 2024)
Horrabridge	Davy House, New Park		4 affordable dwellings	Under construction
	Magpie Mill		Conversion to 2 open market dwellings	Detailed permission granted (lapses Aug. 2025)
	Land at Highlands		5 Local Custom/Self-build plots	Outline permission granted subject to S106
Ilington	Methodist Chapel		Conversion to 1 affordable dwelling and 1 holiday let	Complete
Moreton-hampstead	Land south of Kinsman Dale		2 market and 2 affordable dwellings	Under construction
	Land to the East of Betton Way, Forder Farm	Proposal 7.11 (MTN2)	Up to 30 dwellings (of which 50% are affordable)	Application being processed
	Thompson's Depot (Land at Station Road)	Proposal 7.12 (MTN1)	35 open market dwellings (vacant building credit removed affordable requirement)	Under construction (part complete)
	Former Primary School		3 open market dwellings	Under construction
South Brent	Land adj. to Fairfield	Proposal 7.16 (SBR1)	40 affordable dwellings	Complete
	Land at Palstone Lane	Proposal 7.14	17 dwellings (custom/ self-build) of which 12 will be affordable (custom/self-build)	Detailed permission granted (lapses Nov. 2024)
	Mill House, Exeter Road		Conversion to 3 dwellings (two affordable)	Detailed permission granted (lapses Apr. 2023)
South Zeal	Land adj. to The Old Telephone Exchange		4 affordable self-build housing	Complete
Yelverton	Devonia House Nursing Home		11 open market dwellings	Under construction
	Binkham Hill		41 homes (of which 20 affordable)	Application being processed
Widcombe in the Moor	Brook Lane		8 affordable dwellings	Under construction
Bittaford	Coal Yard		Small infill previously developed land 45% affordable	Pre-application
Dunsford	Site TBC		Affordable Housing (exception site)	Pre-application/enabling
Cornwood	Site TBC		Affordable Housing (exception site)	Pre-application/enabling
Manaton	Need TBC		Affordable Housing (exception site)	Housing Needs Assessment/enabling
Whiddon Down	Need TBC		Affordable Housing (exception site)	Housing Needs Assessment
Mary Tavy	Downs Garage	Proposal 7.23	Allocation for around 19 homes including 45% affordable	Pre-application/enabling