

COMMENT FORM

Final Draft Local Plan Consultation: 16 September – 1 November 2019

Your comments will help us and the Inspector to identify any issues with the Plan relating to soundness, legal compliance and compliance with the Duty to Cooperate, and any changes to the Plan which may therefore be needed prior to adoption. Please carefully read the [accompanying guidance](#) before answering the following questions.

Responses must be received by 5pm on Friday 1st November 2019 for your comments to be taken into account. View the Dartmoor Local Plan (2018-2036) Final Draft at www.dartmoor.gov.uk/localplanreview,

PART A - About You

Personal details

First name *	Des							
Surname *	Dunlop							
Address	[REDACTED]							
Post code	[REDACTED]							
Email address *	[REDACTED]							
I am completing this form as (choose one)	A resident		An agent	<input checked="" type="checkbox"/>	A Town / Parish Council		An organisation	
	A business		A visitor		A statutory agency		Other (specify below)	
Other								
Job title (where relevant)								
Organisation (where relevant)	D2 Planning Limited							
On behalf of (where relevant)	Pearce Fine Homes							
Did you submit comments on the Regulation 18 (First Draft) Local Plan?					Yes		No	<input checked="" type="checkbox"/>

* Required field

Data Protection Act 2018

Your personal data will be securely held by Dartmoor National Park Authority for the purpose of assisting with the Local Plan Review process. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has commented on the plan. For the purposes of the examination, we will share your personal details and representation with the Inspector appointed, and publish your name and representations as part of a report on our website. For more information please refer to our [Forward Planning Privacy Notice](#).

Tick the box below if you would like to be added to our Local Plan consultee database and kept up to date with the Local Plan Review process and other planning policy matters.



I would like to be added to the Local Plan consultee list

PART B - Your Comment

Please carefully read the [accompanying guidance](#) before answering the following questions.

Your comments should relate to specific areas of the plan, so please tell us the policy or paragraph number that your comment relates to. If there are areas which you believe not to be sound or legally compliant, please tell us why, and what changes you deem necessary, sharing any evidence you have to support your proposed changes.

If this is a report or any other document which cannot be shared via this form then you can email it to us at forwardplanning@dartmoor.gov.uk.

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	1.2 The Vision for Dartmoor National Park
Policy (enter number, e.g. 4.5)	
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant		✓
ii) Sound		✓
iii) Compliant with the Duty to co-operate		✓

3. Please tell us why you have answered **yes** and / or **no** to the question above.
Fully explain your reasoning and try to be as precise as possible.

See attached

[Additional space on final page]

4. If you do not consider the Local Plan to be legally compliant or sound, please tell us what change(s) (or 'modifications') you consider necessary to make the Local Plan legally compliant and/or sound, and **why** these changes will make the Local Plan legally compliant and / or sound.

See attached

[Additional space on final page]

Please note: where changes to the Local Plan are proposed, your comments should provide concisely all the evidence and supporting information necessary to support your suggested changes. You may not have a further opportunity to submit this evidence.

5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

<input type="checkbox"/>	No, I do not wish to participate in hearing session(s)	<input checked="" type="checkbox"/>	Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

Issues raised need to be the subject of discussion and debate

Thank you for sharing your comments on the final draft Local Plan for Dartmoor. If you have more comments to share, please complete parts C-F below.

Following this consultation, the final draft Plan along with all comments made will be submitted for examination by a Planning Inspector. The Inspector will consider whether the plan complies with the relevant legal requirements and whether it is sound (see guidance). Keep up to date on our progress by [signing up to our Local Plan consultee list](#), and following us on Twitter [@DartmoorPlan](#) and Facebook [/DartmoorPlan](#)

Paragraph 1.2 The Vision for Dartmoor National Park

Support is given in principle to the objective to provide access to well designed and affordable housing within Dartmoor. However, it is imperative that sufficient sustainable and deliverable sites are identified that can contribute to meeting this objective.

PART C - Additional Comment (1)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	<i>Policy 1.2 (2)</i>
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant		✓
ii) Sound		✓
iii) Compliant with the Duty to co-operate		✓

3. Please tell us why you have answered **yes** and / or **no** to the question above.
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Issues raised need to be the subject of discussion and debate

Strategic Policy 1.2 (2) – Sustainable Development in Dartmoor National Park

There is no reference to the use of sustainable greenfield sites within this policy. Whilst reference is given to prioritising greenfield sites, there is a reluctance to recognising the fact that brownfield sites on their own may not meet the housing needs in the National Park.

PART D - Additional Comment (2)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	1.4 (2)
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant		✓
ii) Sound		✓
iii) Compliant with the Duty to co-operate		✓

3. Please tell us why you have answered **yes** and / or **no** to the question above.
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Issues raised need to be the subject of discussion and debate

Strategic Policy 1.4 (2) – Spatial Strategy

Support is given to the identification of Buckfast as a rural settlement. The settlement has a good range of facilities and services and is well placed to meet development needs in the Local Plan period. We believe that insufficient land has been identified for housing in Buckfast given its status.

PART E - Additional Comment (3)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	1.5 (2)
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
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ii) Sound		✓
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Fully explain your reasoning and try to be as precise as possible.

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Issues raised need to be the subject of discussion and debate

Strategic Policy 1.5 (2) – Major Development in Dartmoor Local Park

The policy simply reiterates the guidance in the NPPF. There is no need to duplicate the advice in the Local Plan and the draft Policy should therefore be deleted.

PART F - Additional Comment (4)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	3.1 (2)
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant		✓
ii) Sound		✓
iii) Compliant with the Duty to co-operate		✓

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Fully explain your reasoning and try to be as precise as possible.

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Issues raised need to be the subject of discussion and debate

Strategic Policy 3.1 (2) – Meeting Housing Need in Dartmoor Local Park

We believe that the indicative housing delivery figure of 65 dwellings per annum is too low given the need to meet local housing needs in the National Park and in particular affordable housing. It is apparent that there are a range of factors which mean that the housing delivery figure should be increased to say 75 dwellings per annum, namely: -

- The cost of dwellings which makes it difficult for local people to remain in the area;
- An aging population and thus a problem for local businesses to recruit staff;
- Underoccupancy of existing properties;
- Decreasing demand on existing services e.g. schools, libraries which make it increasingly difficult to sustain local communities; and
- Increased demand for services and facilities to meet the needs of older people.

If additional housing is not identified then this position will only become exacerbated and communities will lose important services and facilities. It is therefore imperative that the housing delivery per annum is increased.

Additional space (please tell us which question you are continuing from):

If you require help, or would like to receive this form in an alternative format, please contact the Forward Planning team:

Forward Planning, Dartmoor National Park Authority Tel: 01626 832093
Parke, Bovey Tracey, Devon, TQ13 9JQ

Email: forwardplanning@dartmoor.gov.uk

Website: dartmoor.gov.uk/localplanreview