

Authority Monitoring Report 2021/22 (AMR)

December 2022



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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 2021/22 we approved applications for 70 homes (net) within Dartmoor National Park.

In 2021/22 a total of 64 net homes *were completed (built)*, of which 17 (27%) were affordable. This fits well with our indicative provision of 65 houses per year in Local Plan Strategic Policy 3.1.

Notable Developments

2021/22 has seen the continuation of important housing schemes. For example, at Bretteville Close in Chagford 74 out of 93 homes (incl. all 28 affordable) have been built so far. Further notable development includes the commencement of schemes at Longstone Cross, Ashburton (39 affordable units), Fairfield, South Brent (40 affordable units) and Station Road, Moretonhampstead (35 open market dwellings *on brownfield land*), as well as a detailed permission granted at Palstone Lane for 17 custom/self-build units (including 12 affordable).

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 2021 to 31 March 2022, though where available and appropriate more up to date information may be included.
- 1.1.3** This AMR is the first to report to cover the current Dartmoor Local Plan's policies since it was adopted in December 2021. It is worth noting the local plan was only adopted for the last 3 months of the reporting year.

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 against Dartmoor's current adopted Local Plan policies. Dartmoor's development plan (as was in place for the period of this AMR,) 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 [*Core Strategy \(2008\)*](#) (now superseded) was the strategic local plan document and frames the policies later set out in the *Development Management and Delivery Development Plan Document (2013)*.
- The [*Development Management and Delivery Development Plan Document \(DMD; 2013\)*](#) (now superseded) provides more detailed development management policies and site allocations.
- As a Minerals Planning Authority, Dartmoor National Park Authority must produce a [*Minerals Plan*](#) (now superseded) for the National Park. This included 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 further the design and sustainable development policies of the adopted Local Plan.
- 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.



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, a new LDS (September 2022) has now 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)
- 1 – Economy (V1 – 2018)
- 2 – Development Sites (V2 – 2019)
- 3 – Monitoring and Governance (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 2012 – March 2022) permission has been granted for a total of 745 new homes (net), resulting in an average 75 homes having been granted planning permission each year.

2.2.2 Over the past 10 years (April 2012 – March 2022), a total of 518 houses have been delivered (completed) in Dartmoor National Park (Table 2). This gives an average delivery rate of 52 net homes per year.

2.2.3 In 2021/22 70 new homes (net) were approved and 64 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 2021/22 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 2012 – March 2022)

	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13	Total
Net houses approved	70	180	20	37	118	32	82	83	71	51	744
Net houses delivered	64	54	49	66	49	53	35	55	49	44	518

2.2.4 Table 3 shows the headline housing figures for the 2021/22 reporting year. Further detail on the figures below over varying timescales is presented in section 4 (p.12), 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 2021/22 reporting year

Headline figures	Permissions		Completions	
	No.	% of total	No.	% of total
Total (net)	70	-	64	-
Total (gross)	76	-	70	-
Replacement dwellings	6	8%	6	9%
Rural workers' dwellings	0	0%	7	11%
Affordable Housing	29	41%	17	27%
of which rented	17	24%	7	11%
of which shared ownership or intermediate	12	17%	10	16%
Certificate of lawfulness	9	13%	11	17%
Conversion or change of use	6	9%	2	3%
Custom / Self-build	0	0%	0	0%
Other (open market)	32	46%	29	45%
1 bedroom	11	16%	7	11%
2 bedrooms	22	31%	21	33%
3 bedrooms	29	41%	24	38%
4+ bedrooms	8	11%	12	19%
Local Centre	56	80%	53	83%
Rural Settlement	3	4%	4	6%
Villages and Hamlets	9	13%	1	2%
Open countryside	2	3%	6	9%
Rural Exception Sites	-	-	0	0%
Other windfall sites	-	-	25	39%

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

2.3 Employment – Strategic Overview

2.3.1 From April 2013 (the adoption of the DMD) to March 2022 (the end of this AMR's reporting year), Dartmoor has seen 14,818m² of new employment floor space approved (Table 4).

2.3.2 In 2021/22 609m² of new employment floor space was approved (Table 4). 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 2021/22 is provided in section 6.2 (p.29).

Table 4: New employment floor space permitted (or lost) within DNP April 2013 – March 2022

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+
Total	14,818+

2.4 Planning Applications and Appeals

2.4.1 Table 5 shows that the Authority determined 564 planning applications in 2021/22, with a further 94 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 2017 – March 2022

Decision	2021/22		2020/21		2019/20		2018/19		2017/18	
	Count	%	Count	%	Count	%	Count	%	Count	%
Granted conditionally	499	76%	254	68%	424	76%	402	77%	440	76%
Granted unconditionally	0	0%	8	2%	2	0%	7	1%	32	6%
Refused	65	10%	48	13%	66	12%	66	13%	58	10%
Withdrawn	94	14%	62	17%	66	12%	50	10%	50	9%
Total	658		372		558		525		580	

2.4.2 Table 6 shows the number of appeals lodged in 2021/22 was 34; 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 2021

*242134292122264 *29%2924282943413825* Appeals lodged by date lodged (future years may change historic numbers where appeals are not decided yet)

** Enforcement appeals not included

Appeals	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	21	21	42	33	35	31	32	52	38
% of appeals allowed	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 October 2022). 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 23,360 entries.

3.2.3 Since 2010, a total of 7,026 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 an increase from 2,079 entries in 2021 (misreported in the preceding AMR) and 2,078 entries in 2020. 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, 337 of Dartmoor's SAMs are registered as 'at risk', either ranked 'high' or 'medium'. This is a reduction of 129 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	23,360	↑ + 7,026 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 ³
Premier Archaeological Landscapes	14	No change
Scheduled Ancient Monuments	1,083	↑ + 8 since 2010
Scheduled Ancient Monuments at high and medium risk	337 (32%)	↓ - 129 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 Incorrect figure reported last year, a second park was designated in 2016.

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 will be updated 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 (28% 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	26,277	27%
SAC	25,346	27%
County Wildlife Sites	2,470	3%
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 9 shows, 60% of Dartmoor's SSSIs are in a 'favourable' or 'recovering' condition, a drop of 36% since 2010 and is 31% lower than the percentage for England as a whole. This decrease follows condition assessment of several SSSI units reported in late 2021 moving to declining condition.

Table 9: SSSI condition for Dartmoor National Park and England (2022)

	% SSSIs in 'favourable' or 'unfavourable recovering' condition	Trend
DNPA	60%	↓ - 36% since 2010
England	91%	↓ Dartmoor - 31% on national average

Source: Natural England (Dec 2021)

3.3.4 As of 2022 there are 249 County Wildlife Sites (CWS) covering 2,470 Ha within Dartmoor National Park, with a further 137 sites covering 1,072 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.

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

3.3.6 Out of the 12 key species, 6 show a stable trend and 5 show increase trends in species numbers. These include Dunlin, Greater Marsh Fritillary, the Greater Horseshoe Bat, and from this year, Blue Ground Beetle and High Brown fritillary.

3.3.7 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 (October 2022 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 ■	The largest British colony	→ Stable
Dunlin ■	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 ◆ ■	Holds one of the largest breeding sites in Europe	↑ Increase
Marsh Fritillary ■	One of the national strongholds	↑ Increase
High Brown Fritillary ■	One of the national strongholds	↑ Increase
Pearl-bordered Fritillary	One of the national strongholds	→ Stable
Ring Ouzel ■	The only breeding population in southern England	↓ Down
Southern Damselfly ◆ ■	3 of the 5 Devon colonies	→ Stable
Vigur's Eyebright	Only found on Dartmoor and a few Cornish sites	→ Stable

◆ Internationally protected species

■ Nationally protected species

3.3.8 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. This will be new indicators in the next AMR to monitor this new policy area.

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:

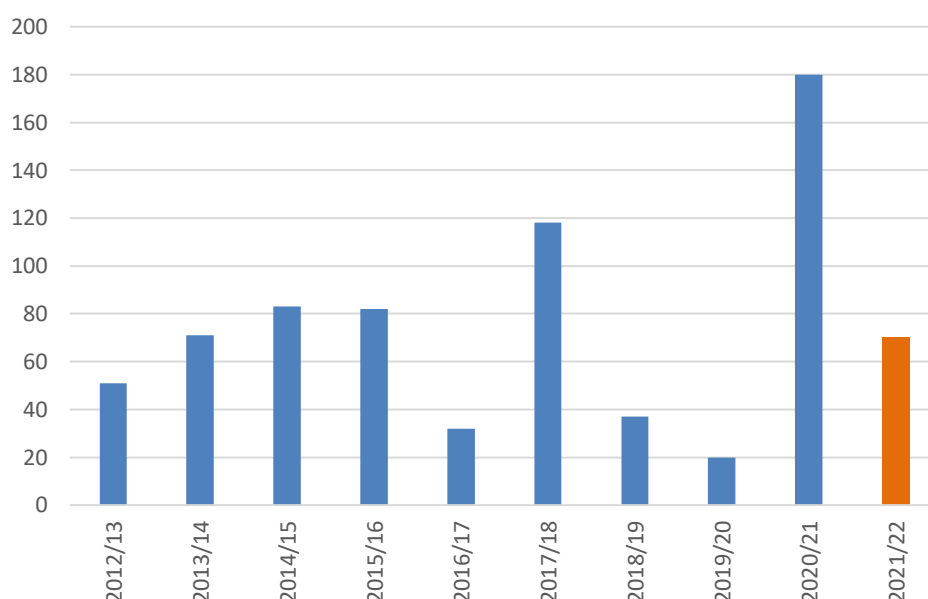
- Understanding housing need
- Development viability (at a strategic and site level)
- Affordable housing delivery
- Self-build/custom build housing delivery
- Conversions
- Rural workers' dwellings
- Defining housing for local people
- Second home ownership
- Housing affordability ratio

4.2 Permissions Granted Overview

4.2.1 Permissions were granted for 70 net homes in 2021/22 (Table 11), with an additional 6 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 2021/22

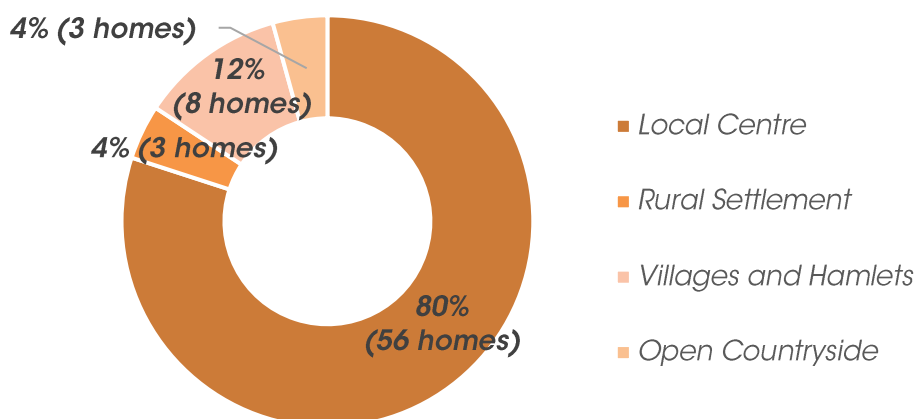
Housing permission granted	Number
Net number of homes approved 2021/22	70
Number of affordable homes approved 2021/22	29
Gross number of homes approved 2021/22 (including replacement dwellings)	76

**Figure 3:** Net number of housing permissions granted per year (April 2012 – March 2022)

4.2.2 Figure 4 gives an overview of the proportion of homes approved in Local Centres (80%), Rural Settlements (4%), Villages and Hamlets (12%) and Open Countryside (4%).

4.2.3 Figure 5 shows the proportion of homes approved by location over the most recent 10 years (April 2012 – March 2022). This AMR is the first to report on the number of housing permissions approved in Villages and Hamlets due to the current local plan introducing the category as part of a revised spatial strategy. This explains why the 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.



*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 4: Number of homes granted planning permission by location (April 2021 - March 2022)

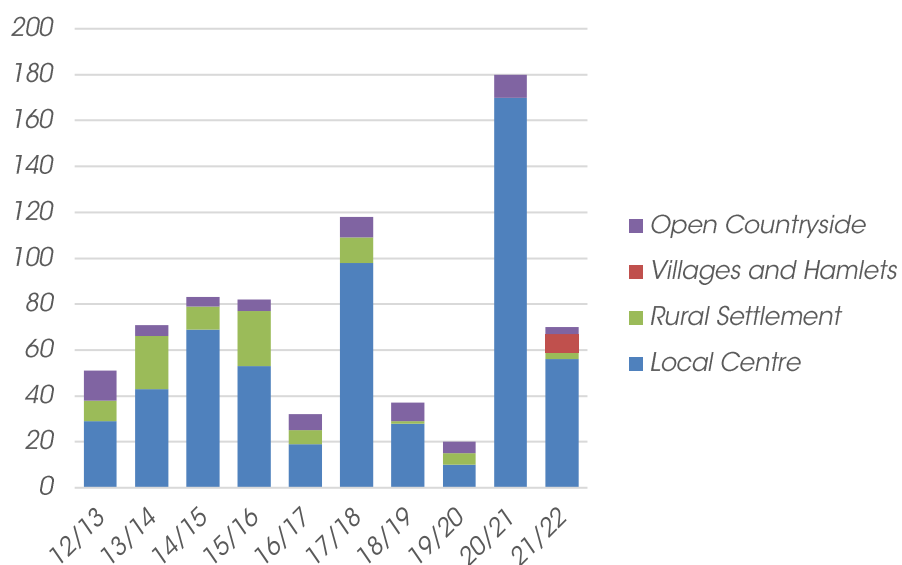


Figure 5: Number of homes granted planning permission by location (April 2012 - March 2022)

4.3 Completions Overview

4.3.1 In 2021/22, 64 (net) homes were completed on Dartmoor with an additional 6 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 2012 – March 2022), a net total of 519 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 2018/19 (66 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.

Table 11: Housing completions in 2021/22

Completions	Number
Net completions	64
Local Plan indicative annual housing figure	65
Affordable housing completions	17
Gross completions (includes replacement dwellings)	70

4.4 Net Completions by Location

4.4.1 Figure 7 gives an overview of the proportion of homes delivered in Local Centres (71%), Rural Settlements (18%), Villages and Hamlets (<1%) and Open Countryside (12%) over the previous 10 years (April 2012 – March 2022).

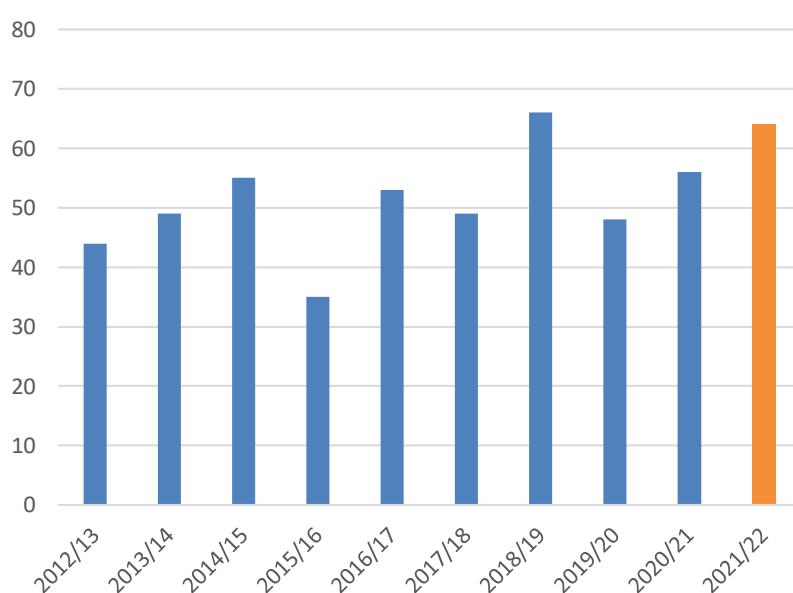


Figure 6: Net number of housing completions per year (April 2012 – March 2022)

4.4.2 Figure 8 shows the proportion of homes delivered by location over the most recent 10 years (April 2012 – March 2022). This AMR is the first to report on the number of housing permissions approved in Villages and Hamlets due to the current local plan introducing the 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.

4.4.3 Delivery in Local Centres generally dominates, ranging from 43% of the total in 12/13 to 88% of the total in 20/21. Notably, the years 17/18, 20/21 and 21/22 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.

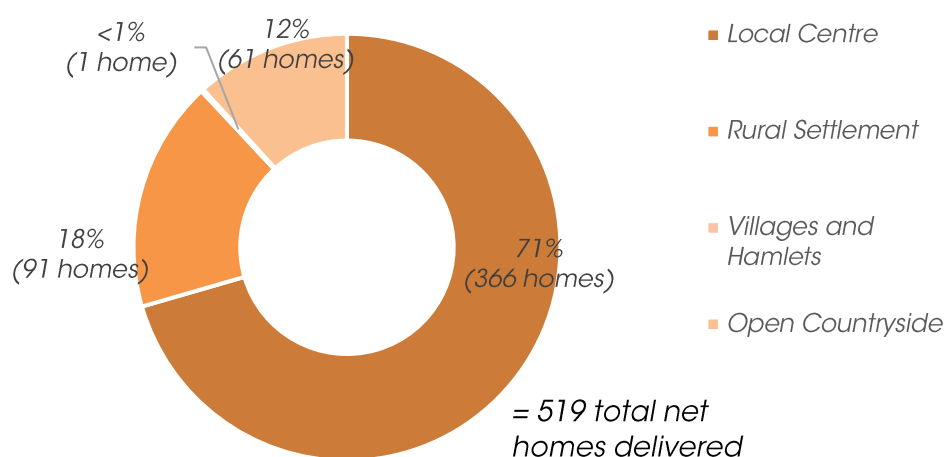


Figure 7: Percentage of total net homes delivered by location (April 2012 - March 2022)

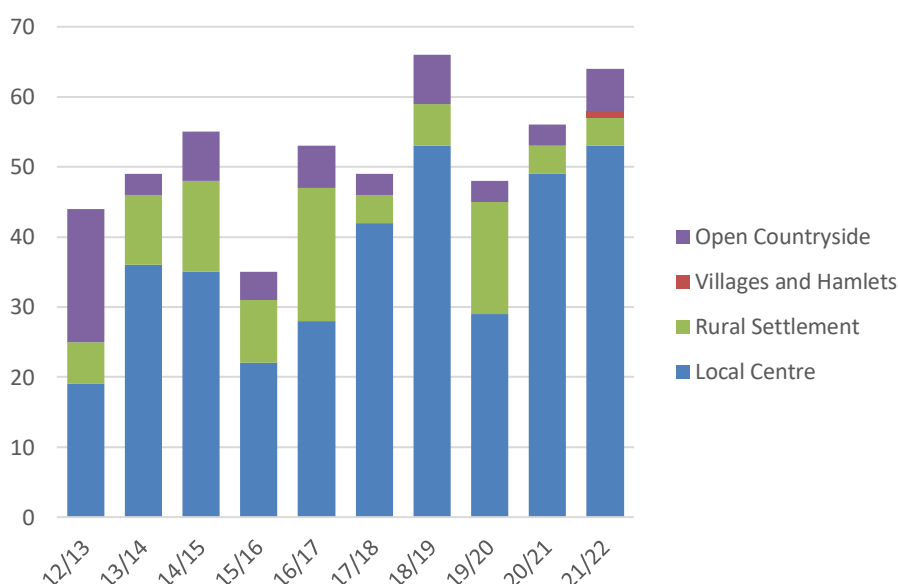


Figure 8: Number of homes delivered by location (April 2012 - March 2022)

*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 (72%), Rural Exception Sites (2%) and other windfall sites (25%) over the past 5 years (April 2017 to March 2022), Figure 10 shows this information broken down by year. Over this timeline, allocated sites have delivered the greatest proportion of net new homes.

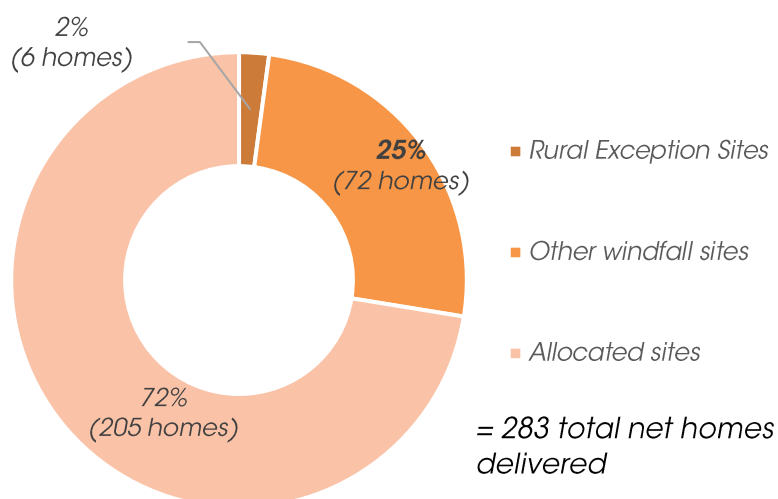


Figure 9: Percentage of net homes delivered by site type (April 2017 – March 2022)

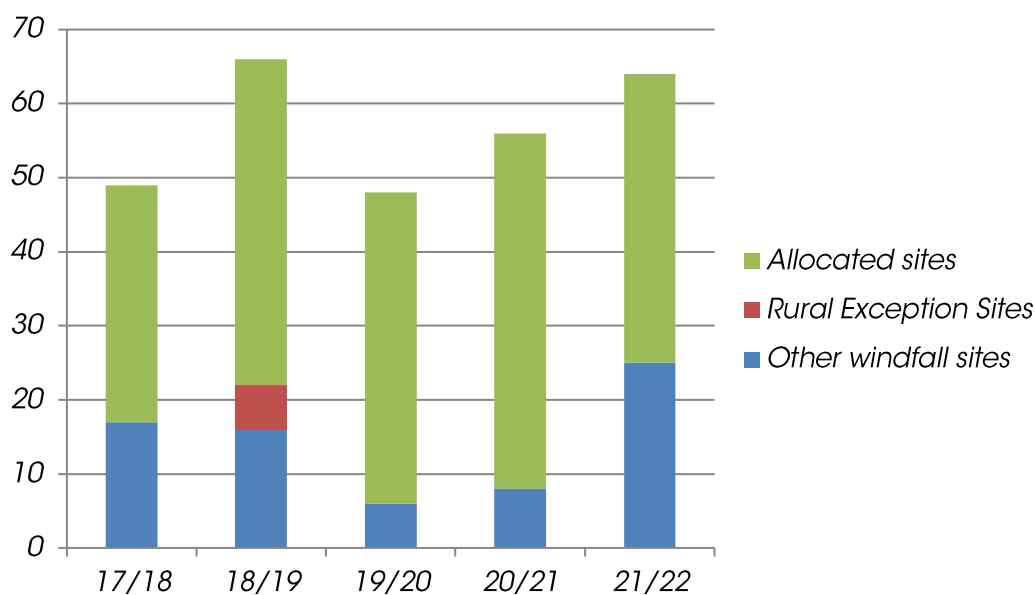


Figure 10: Net housing completions by site type and year (April 2017 – March 2022)

4.6 Small Sites

4.6.1 On Dartmoor 61% 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 2012 – March 2022

Small sites	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13
No. of affordable units on sites <10	3	0	0	9	3	3	5	23	14	6
No. of affordable units on sites <5	1	0	0	3	3	3	5	8	7	6
Total no. of affordable units (all sites)	17	12	18	30	17	21	4	23	15	10

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 2012 – March 2022). The majority (35%) of homes delivered have been 3-bedroom properties, closely followed by 2-beds (34%). 1-bed (15%) 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.

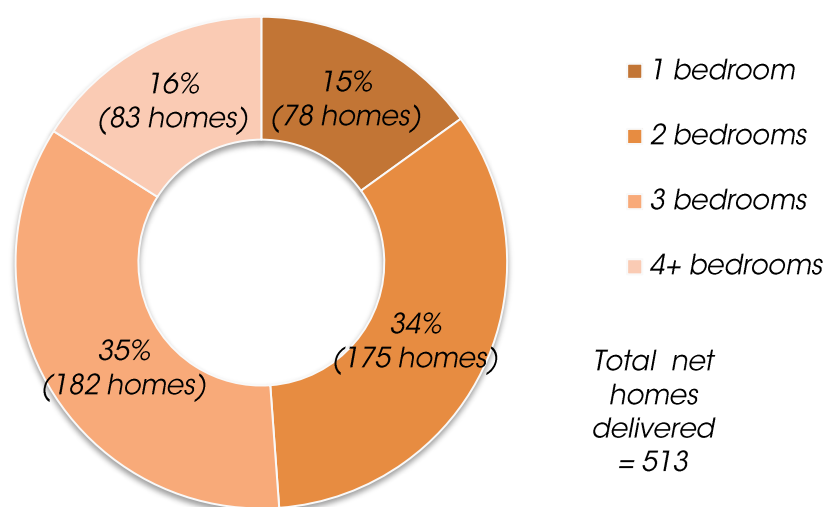


Figure 11: Percentage of 1, 2, 3 and 4+ -bed homes delivered (April 2008 – March 2022)

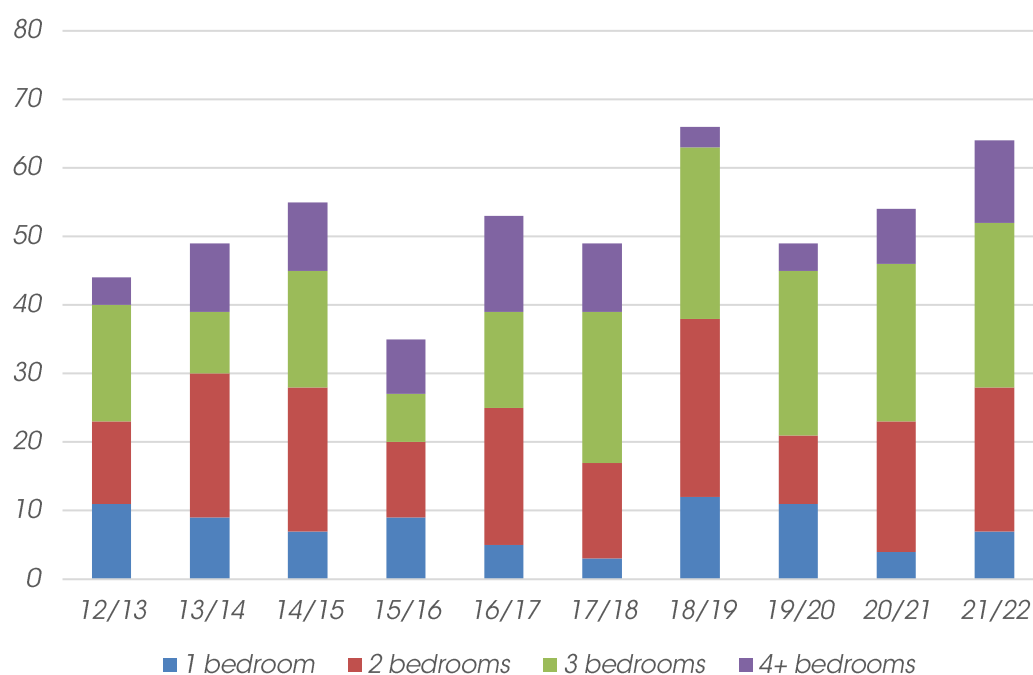


Figure 12: Net housing completions by number of bedrooms by year (April 2008 – March 2022)

4.8 Gross Completions by Type

4.8.1 Figure 13 shows gross housing completions by year over the lifetime of the Core Strategy (April 2012 – March 2022). 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.

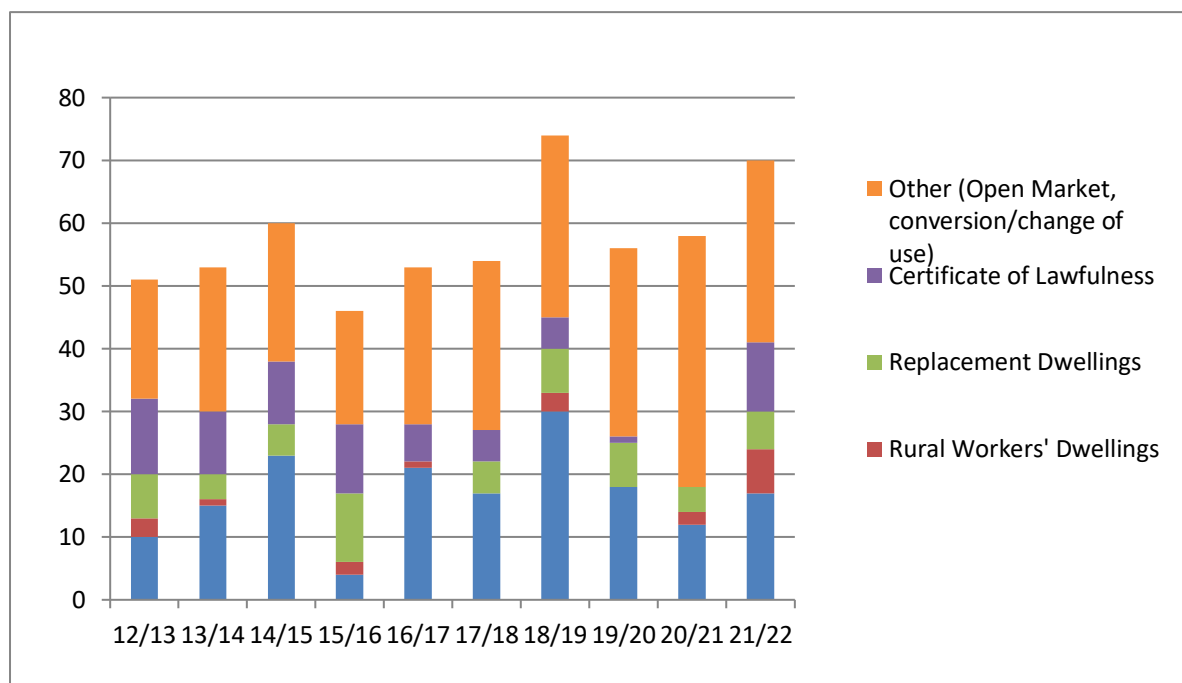


Figure 13: Gross Housing Completions by type (April 2012 – March 2022)

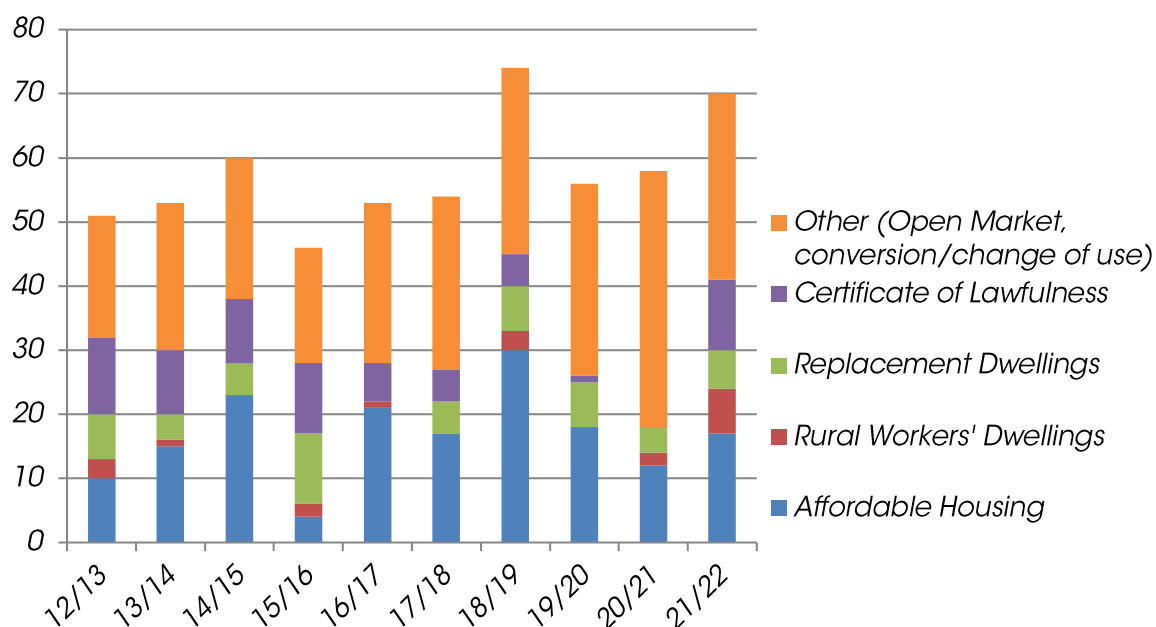


Figure 13: Gross Housing Completions by type (April 2012 – March 2022)

4.9 Affordable Housing

4.9.1 Figure 13 above shows affordable housing delivery has fluctuated over the past 10 years. Over this timescale, 2018/19 saw the highest number of affordable homes completed (30 dwellings), making up 45% of net total completions. The pipeline indicates that there will be further affordable housing completions in 2022/23 and beyond including sites in South Brent, Moretonhampstead and Ashburton.

4.9.2 Figure 14 concentrates on affordable housing delivery alone. It shows that over the past 10 years (April 2012 – March 2022) we have seen a total of 167 affordable homes delivered on Dartmoor. Of these, 28% were affordable shared ownership or discount market sale whilst around three quarters were affordable rented. This 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:

Intermediate affordable: affordable housing discounted from open market (privately owned), **and** shared ownership (units managed by a Registered Provider or 'RP')

(a) Affordable or social rent (units managed by a RP)

4.9.3 Figure 15 shows the split we have seen between the two categories of affordable housing outlined above over the past 10 years (April 2012 – March 2022). Greater levels of affordable rented delivery generally reflects the greater level of need for this tenure of affordable housing in Dartmoor's communities.

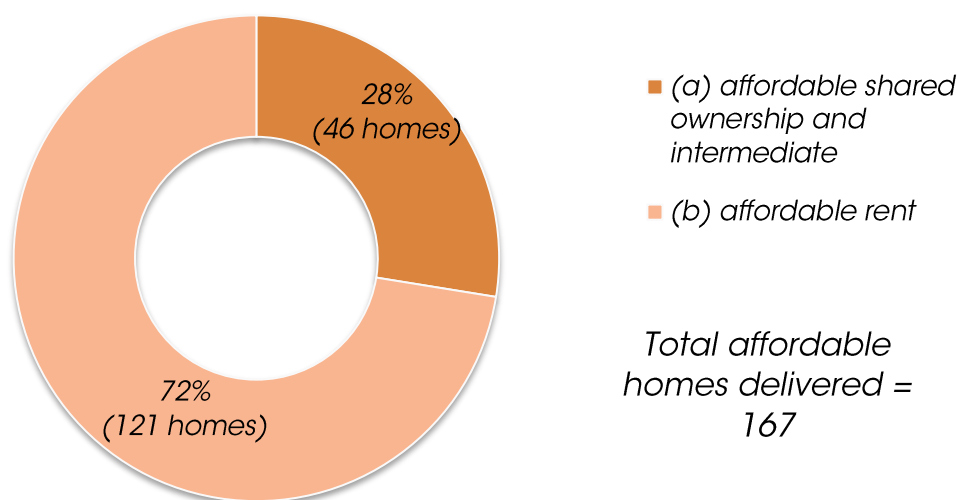


Figure 15: Net affordable housing completions by type by year (April 2012 – March 2022)

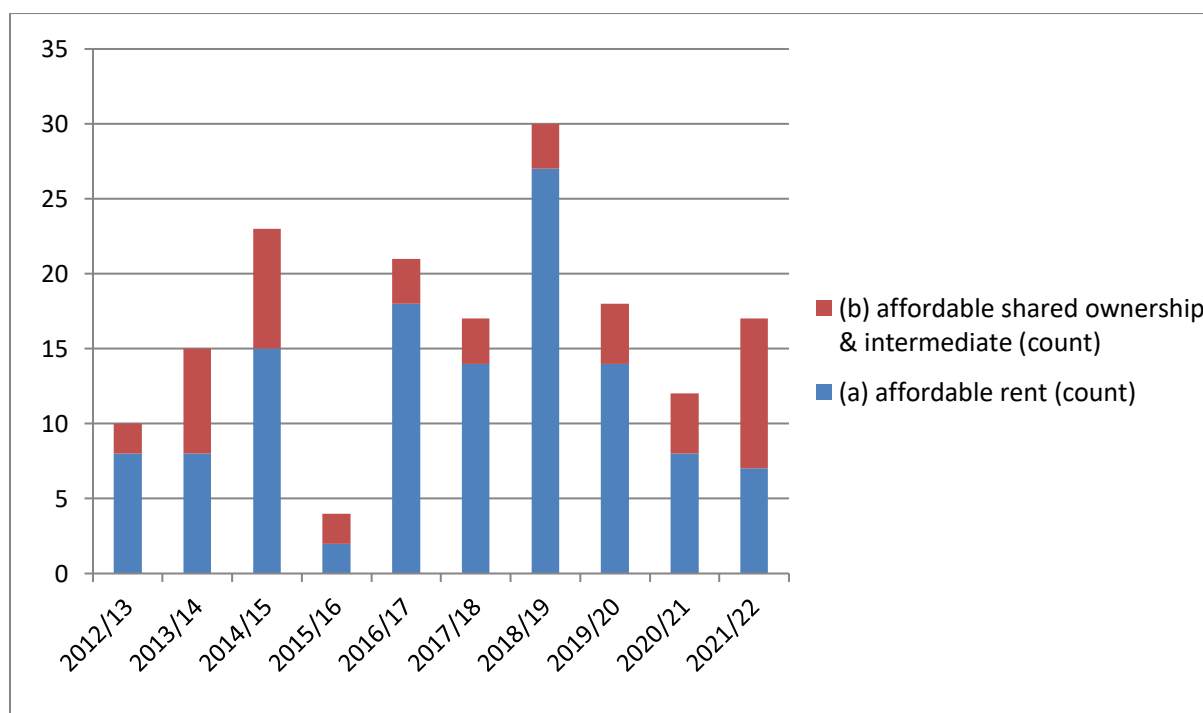


Figure 15: Percentage of affordable housing delivered by type (April 2012 – March 2022)

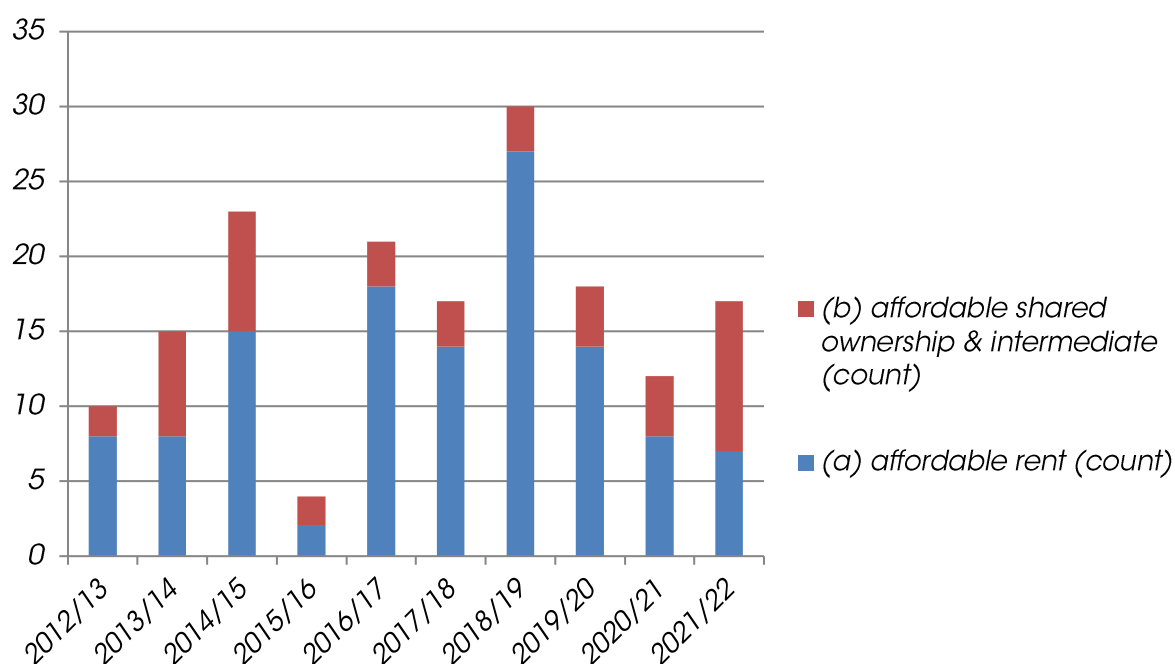


Figure 16: Net affordable housing completions by type by year (April 2012 – March 2022)

4.9.4 The median house price on Dartmoor in 2021 stood at £312,250 (Table 13 and 14). Table 14 shows this is a decrease of 1% since 2020, but still a significant rise in price from 2019 which ended a steadier climb since 2014. This price was 8% higher than the median house price for Devon and 12% higher than the median house price for England and Wales in 2021.

4.9.5 In 2021, median workplace-based earnings on Dartmoor were calculated to be £25,634, a decrease of 4% since 2020. This gives a housing affordability ratio of 12.2 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 (2017-2021)

	2021	%CH ↓	2020	%CH ↓	2019	%CH ↓	2018	%CH ↓	2017	%CH ↓
(a) Median House Price (ONS)										
Dartmoor	£312,250	-3%	£322,000	12%	£288,000	7%	£270,000	-1%	£272,000	3%
Devon	£290,000	7%	£270,000	7%	£253,000	1%	£250,000	3%	£242,995	5%
South West	£290,000	7%	£270,000	7%	£252,000	1%	£250,000	3%	£242,500	5%
England & Wales	£279,783	12%	£250,000	6%	£235,000	0%	£235,000	3%	£228,500	4%
(b) Number of House Sales										
Dartmoor	570	7%	532	-15%	628	2%	614	31%	469	-9%
Devon	15137	19%	12722	-11%	14362	-5%	15042	-4%	15723	-2%
South West	98734	22%	80931	-14%	93866	-6%	99633	-5%	104958	-2%
England & Wales	864964	21%	716726	-15%	838919	1%	829736	-8%	906207	-2%

Table 14: Comparison of year-on-year percentage change in (a) median house price and (b) number of sales (2017-2021)

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

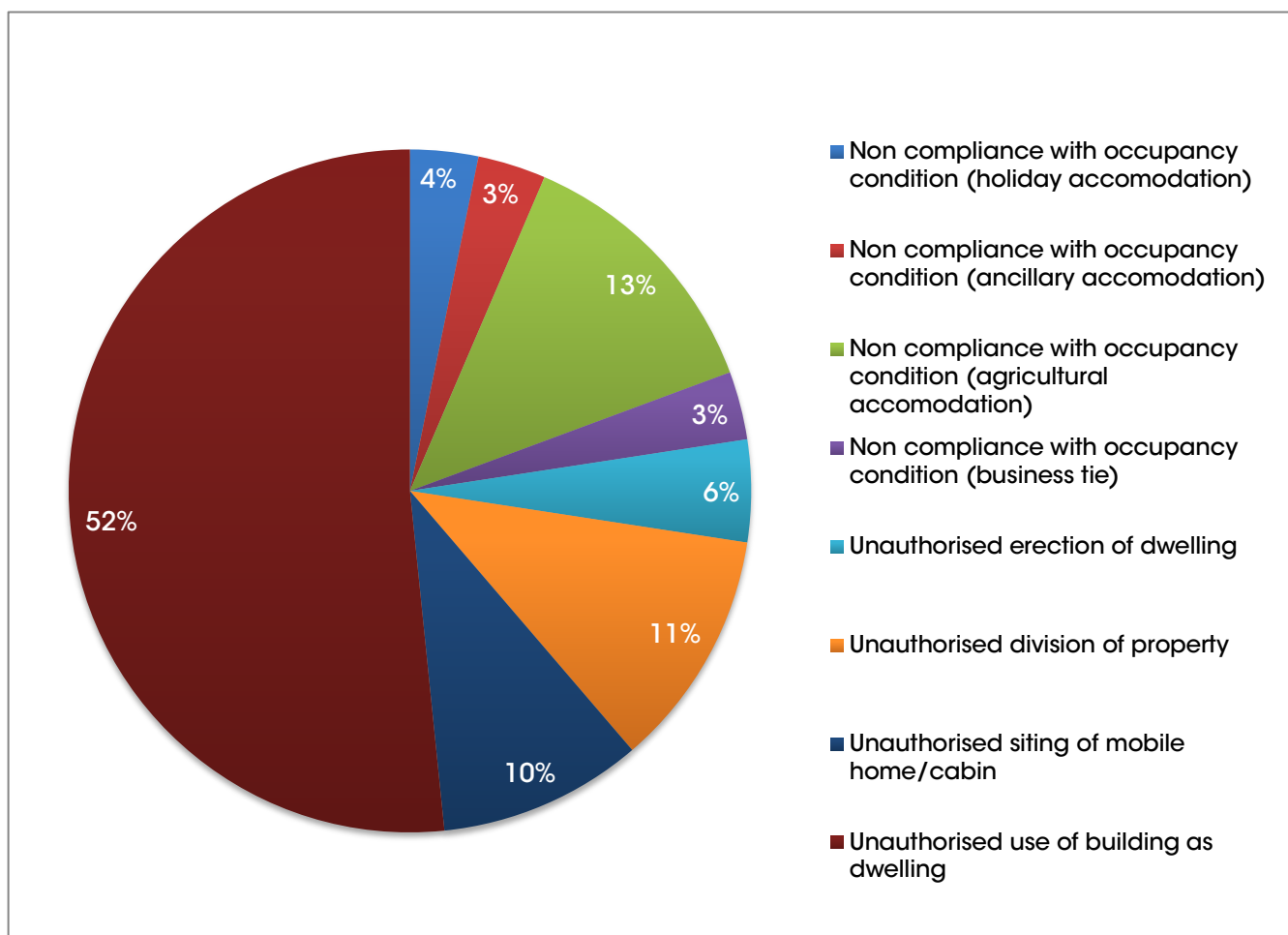
	2021	2020	2019	2018	2017
Median house price	£312,250	£322,000	£288,000	£270,000	£272,000
Median work-based earnings*	£25,634	£26,719	£23,831	£23,085	£22,034
Housing affordability ratio	12.2	12.05	12.08	11.70	12.34

4.9.6 Table 14 shows the total number of sales on Dartmoor increased by 7% since 2020, with there being 570 sales in 2021. This trend is consistent with the percentage of sales for Devon (19%), the South West (22%) and England & Wales (21%) also increasing in 2021, although notably not as significantly. 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 62 Certificates of Lawfulness have been issued for new residential uses since the adoption of the DMD (April 2013) to the end of this reporting year (March 2022). Figure 16 shows that the majority (52%) 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 48% of Certificates.

Figure 15: Certificate of Lawfulness - Monitoring over DMD lifetime



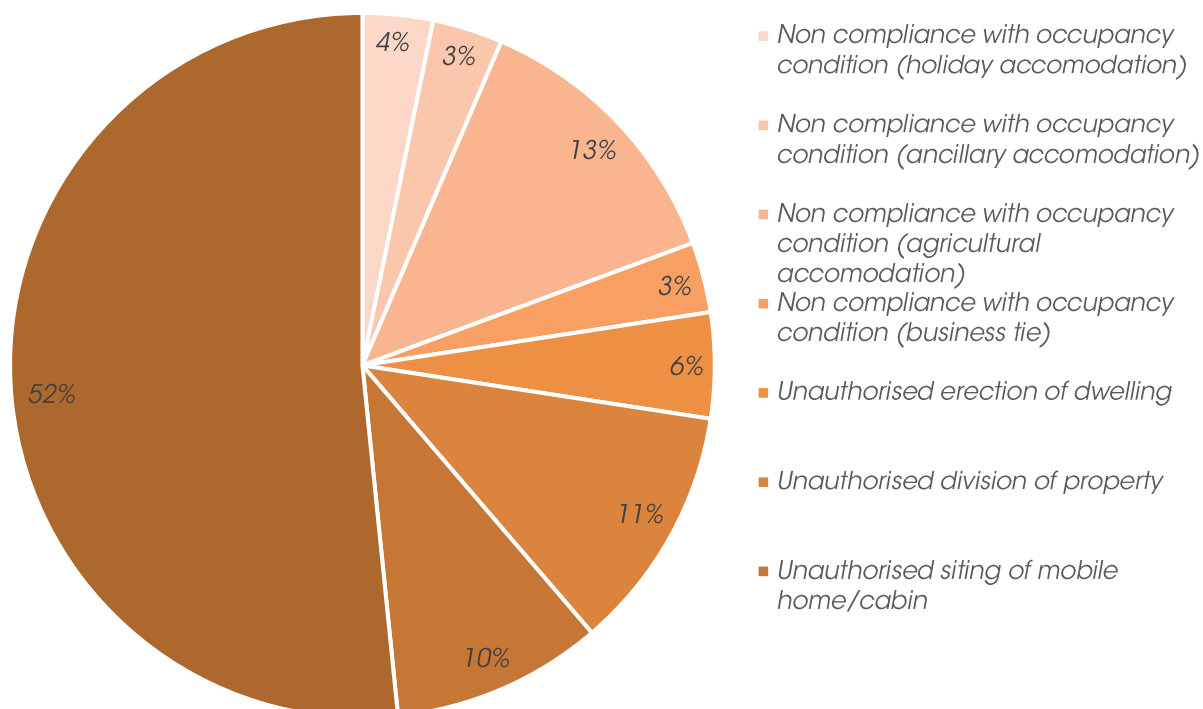


Figure 16: Reasons for issuing certificates of lawfulness (April 2013 – March 2022)

Table 15: Certificates of Lawfulness issued for new residential uses (April 2013 – March 2022)

	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	8	7	1	5	6	7	9	9	12	62

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. An outline planning application for 5 local custom/self-build plots is due to be granted in Horrabridge subject to a s.106 Planning Obligation Agreement being signed.

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.

4.11.4 Table 16: Number of people on the Dartmoor Custom Self-Build Register (October 2022)

Custom and Self-Build Register (December 2021)	No. of people	%
Local connection* - affordable	30	21%
Local connection* - open market	36	25%
Without local connection - affordable	16	11%
Without local connection - open market	64	44%
Total	146	

* Local connection has been assessed on a Dartmoor wide basis

4.12 Housing Trajectory

4.12.1 Table 17 shows 161 residential units are currently under construction within the National Park and 97 currently have permission. A copy of the updated Dartmoor Local Plan Housing Trajectory can be found in Appendix B (p. 163) of the Local Plan.

4.12.2 Table 18 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.

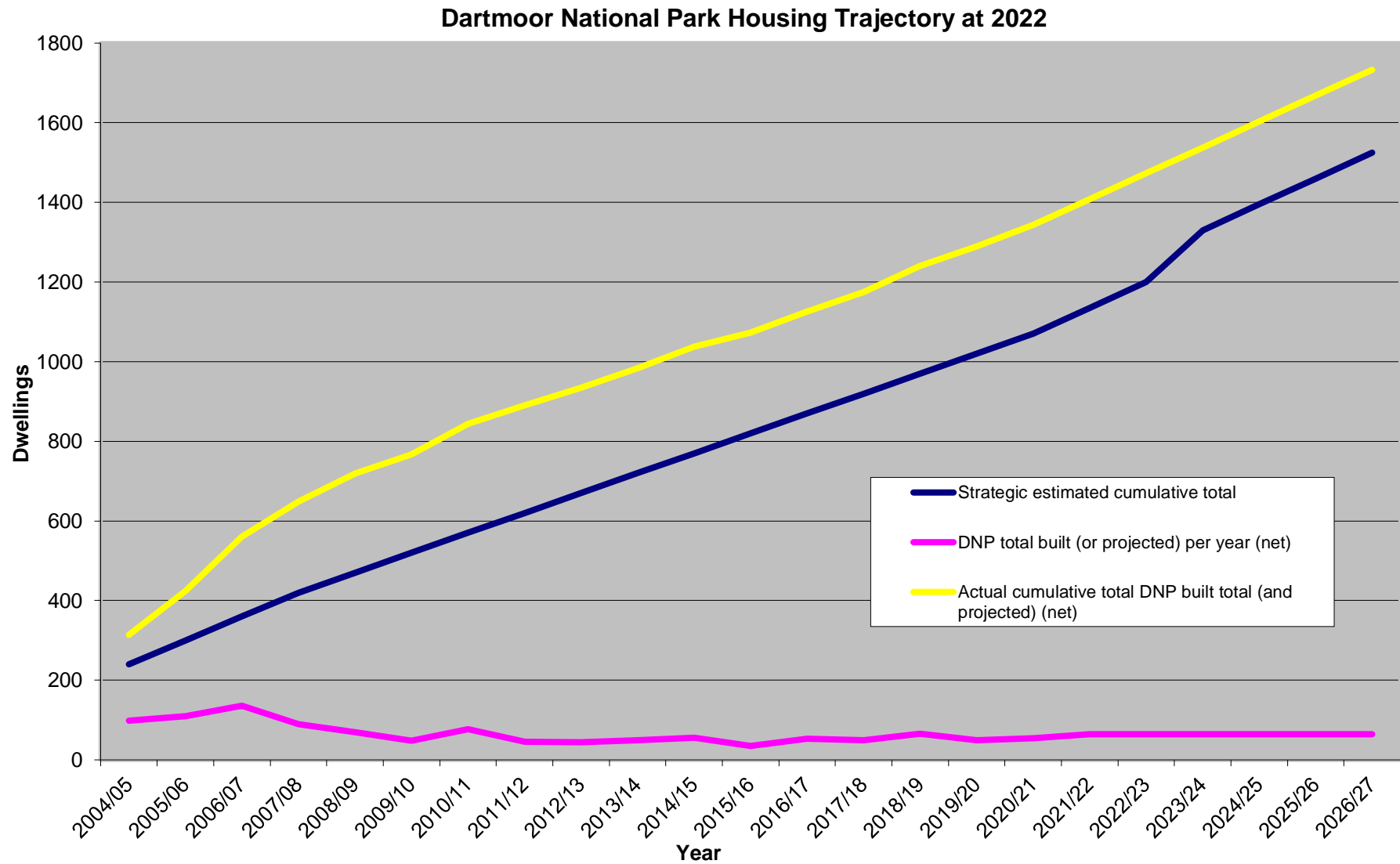
Table 18: Housing trajectory 2004/05 to 2026/27 (built and estimated figures, including affordable housing, excluding replacement dwellings)

	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	Est. 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	65	65	65	65	65
Cumulative total	1175	1241	1290	1344	1408	1473	1538	1603	1668	1733

Figure 17: Dartmoor National Park Housing Trajectory in 2022

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 October 2022)

	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.?).

6.2.2 Table 19 shows there was a net gain of 609m² in employment floor space in 2021/22. This was a result of 811m² of new employment floor space and the loss of 202m² employment floor space being granted in the reporting year.

6.2.3 Net gain in employment floor space was a result of two permissions, both of which were in Local Centres. The largest increase in employment floor space was granted for the provision of five commercial units (762m²) in Dolbeare Business Park, Ashburton (0626/21).

6.2.4 Net loss in employment floor space was a result of one permission in Mary Tavy for the change of use of a building from a public house to residential (0219/21).

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 2021/22

Description	New floor space (m ²)	Percentage of gross total
<i>Sui generis use (public house)</i>	-202	20%
<i>Office space</i>	49	5%
<i>Commercial units</i>	762	75%
Total	609	

6.2.6 Using ONS unemployment data tailored to Dartmoor's Lower Super Output Areas, an unemployment rate of 0.88% was calculated for Dartmoor National Park in July 2022 (Table 20). This is considerably lower than the unemployment rate for Devon at 1.7% (Jul 21-Jun 22) and the UK at 3.5% (Jul-Aug 22).

6.2.7 Table 20 shows the unemployment rate in 2022 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 – July 2022).

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

**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.*

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.

³ 75% of business owners surveyed consider becoming environmentally sustainable to be a priority, 46% of consider it to be a major priority.

7. Minerals, Waste and Energy

7.1 Introduction

7.1.1 Local Plan policies

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

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 2021/22, permission was granted subject to the conditions of a s.106 Planning Obligation Agreement at Yennadon Quarry, Dousland for an extension to the existing quarry area (0348/15). 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)
- ✓ Landscape Character Assessment
- ✓ Community services and facilities survey
- ✓ Housing Needs Assessment (parish level)
- ✓ Strategic Housing Market Need Assessment (SHMNA)

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 Crannaforde

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 DM which include housing had been completed, equating to 152 net new homes on Dartmoor. Three sites (136 homes) are currently under construction and expected to complete in 2021/2022. At present, one allocated site has detailed permission (40 homes), with two further sites having gained outline permission (up to 59 homes altogether). 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. Of the remaining six sites shown in white, two are re-allocated in the new Local Plan, two are no longer considered available/developable, and one allocated site has been refused permission.

Table 21: Sites allocated in local plan which include housing (updated September 2022)

Settlement	Site	Policy Ref (where applicable)	Use	Status (Updated September 22)
Ashburton	Longstone Cross	Proposal 7.3 (ASH1)	39 affordable dwellings	Under construction (part complete)
	Chuley Road (Outdoor Experience)	Proposal 7.4 (ASH2)	29 dwellings (inc. 7 affordable)	Outline permission lapsed Sep. 2022
	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)	Under construction (nearing completion) 74+ dwellings complete, inc. all 28 affordable
	Lamb Park		2 dwellings of which 1 will be affordable	Detailed permission granted (lapses Aug. 2024)
	<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	Resolution to grant subject to S106
	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	Detailed permission granted (lapses Nov. 2023)
Moreton-hampstead	Land south of Kinsman Dale		2 market and 2 affordable dwellings	Resolution to grant subject to S106
	<i>Land to the East of Betton Way, Forder Farm</i>	<i>Proposal 7.11 (MTN2)</i>	<i>Up to 30 dwellings (of which 50% are affordable)</i>	<i>Outline permission lapsed (pre-app for new application)</i>
	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	Under Construction (part 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	Under construction
Yelverton	Devonia House Nursing Home		11 open market dwellings	Detailed permission granted (lapses Mar. 2024)

	<i>Binkham Hill</i>		<i>41 homes (of which 20 affordable)</i>	<i>Application being processed</i>
Widcombe in the Moor	Brook Lane		8 affordable dwellings	Detailed permission granted (lapses Jan. 2025)
<i>Bittaford</i>	<i>Coal Yard</i>		<i>Small infill previously developed land 45% affordable</i>	<i>Pre-application</i>
<i>Dunsford</i>	<i>Site TBC</i>		<i>Affordable Housing (exception site)</i>	<i>Pre-application/enabling</i>
<i>Cornwood</i>	<i>Site TBC</i>		<i>Affordable Housing (exception site)</i>	<i>Pre-application/enabling</i>
<i>Manaton</i>	<i>Need TBC</i>		<i>Affordable Housing (exception site)</i>	<i>Housing Needs Assessment/enabling</i>
<i>Whiddon Down</i>	<i>Need TBC</i>		<i>Affordable Housing (exception site)</i>	<i>Housing Needs Assessment</i>
<i>Mary Tavy</i>	<i>Downs Garage</i>	<i>Proposal 7.23</i>	<i>Allocation for around 19 homes including 45% affordable</i>	<i>Pre-application/enabling</i>