



NPA/21/031

Dartmoor National Park Authority

3 December 2021

Dartmoor Local Plan 2018-2036

Report of the Head of Forward Planning and Economy

Recommendations: **That the Authority:**

- (i) **Notes and accepts the Inspector's Report on the examination of the Dartmoor Local Plan and schedule of Main Modifications, dated 1 November 2021 (attached as Appendix 1 to this report);**
- (ii) **Agrees that the Local Plan is amended in accordance with the Main Modifications in Annex 1 to the Inspector's Report (attached as Appendix 2 to this report), and in accordance with Additional Modifications (attached as Appendix 3) and Policies Map Modifications ([attached as Appendix 4](#)) proposed and published during the examination;**
- (iii) **Adopt the Local Plan 2018-2036 (printed for Members only) as amended with immediate effect ([attached at Appendix 5](#))**

1 Introduction

1.1 The Local Plan was submitted in September 2020 and Ms R Barrett BSc (Hons) MSc MRTPI IHBC was appointed as the Inspector on behalf of the Secretary of State to carry out the examination of the Plan. This report describes the final stages of the examination, sets out the modifications identified through the examination process, and advises Members in respect of the above recommendations.

2 The Local Plan examination hearings

- 2.1 The purpose of the examination of the Local Plan is to determine whether it satisfies legal requirements under the 2004 Planning and Compulsory Purchase Act ('The Act') and associated Regulations, whether the Authority has complied with the Duty to Co-operate and whether the Local Plan is 'sound'.
- 2.2 The Inspector starts from the basis that the Authority submitted a 'sound' Plan. DNPA requested that the Inspector may make modifications¹, as necessary, to address any deficiencies in the soundness and legal compliance of the Dartmoor Local Plan. This is the standard approach taken in examinations, and effectively

¹ Under Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended)

means that parts of the Plan identified as unsound during the examination, can be modified to make the Plan sound, and therefore the Authority can move to adopt it. Importantly, the Authority cannot be selective in its acceptance of the modifications set out in the Inspector's Report; they are all necessary in order for the Plan to be considered sound, and if they are not accepted the Plan cannot be adopted.

2.3 The tests of soundness form the foundation of the examination. Paragraph 35 of the National Planning Policy Framework (NPPF) 2021 states "...Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

3 Local Plan Review process

3.1 The Local Plan has been through a number of informal and formal stages in line with the adopted Local Development Scheme (the 'timetable' for the Local Plan), the Statement of Community Involvement and the Authority's decision-making processes. Members, including through the Local Plan Steering Group, have been appraised of and engaged with these stages, which have included in particular:

- **Winter 2016 - Issues Consultation** – an informal consultation at the start of the process, designed to enable communities and other stakeholders to advise on the priorities and scope of the plan, and reflect on current adopted policy
- **Summer 2017 - Parish Councils consultation** – a consultation specifically with Parish/Town Councils on the infrastructure, services and facilities within their communities
- **Autumn 2017 - Sites Consultation** – a focussed consultation in the larger settlements on potential development site options
- **Winter 2018 - Regulation 18 Consultation** - the first formal consultation stage on a full first draft Local Plan
- **Autumn 2019 - Regulation 19 Consultation** – a final draft or 'publication version' revised in response to the comments on the first draft. This version is proposed for Submission.
- **September 2020 - Submission of the Local Plan** – Members considered the responses to the Regulation 19 version of the Local Plan, and agreed to submit the Plan to the Secretary of State
- **Winter 2021 - Examination Hearings** – Following appointment of the Inspector, Officers provided additional papers and hearing statements. Hearings

were held in public (online) in March 2021, and the Inspector heard from interested parties.

- **Summer 2021 - Consultation on the Main Modifications** – the draft Main Modifications were published for public consultation. A report into the consultation was then submitted to the Inspector.
- **November 2021** – Inspector’s final Report received.

3.2 Once a local plan has been submitted, further changes may only be made in accordance with Section 23 of the Act. This allows main modifications (MMs) to be made only if they are necessary to make the plan sound and/or legally compliant. The Authority is also able to make additional (minor) modifications to the Local Plan on adoption, but only if they do not materially affect the Plan’s policies. Additional modifications are not subject to the formal examination process.

4 The Report, Main Modifications (MMs) and Additional Modifications

4.1 In the Inspector’s Report, it is concluded

“that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix [to the Inspector’s Report], the Dartmoor Local Plan 2018-2036 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound”.

4.2 The Inspector summarises the MMs in the Report as follows:

- “MM to correctly reference the Duty as it appears in the 1995 Environment Act (section 1.1)
- A number of MMs to provide more certainty for delivery of the identified housing need (Strategic Policy (SP)1.4, 3.1, and consequential amendments to other policies)
- MM to ensure that the definition of major development accords with national policy (SP1.5), along with a number of consequential MMs, particularly in relation to minerals (SP6.1, policy 6.6) waste and energy development
- A number of MMs to ensure that the Plan’s approach to the historic environment reflects the statutory tests and national policy (SP2.6, 2.7 and policy 2.8)
- MMs to ensure the Plan’s approach to biodiversity and net gain accords with national policy (SP2.2 and 2.3)
- A number of MMs to ensure the Plan’s approach to town centre and retail development accords with national policy (SP5.2 and 5.3)
- A number of MMs to reflect recent changes to the Use Classes Order (SP4.4, 5.2 and 5.3)
- Deletion of proposal 7.6 (Holne Road), due to delivery concerns, and inclusion of a replacement (Timbers Road) to help meet identified housing need
- A number of other MMs to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.”

4.3 The draft MMs were considered in detail by Members prior to consultation at the June 2021 meeting. The consultation response to the draft MMs was submitted to the Inspector, and the comments are available in full on the Authority’s web site as (ED56 - Modifications Consultation - Summary Report; ED55 - Modifications Consultation Statement; and ED54 - Modifications Consultation - Full Report).

- 4.4 The complete list of MMs is set out in full at Appendix 2. It is not considered that any changes made by the Inspector between the draft and final list were substantive. The final MMs have been incorporated into the Local Plan 2018-2036 (as amended) at Appendix 5.
- 4.5 Additional Modifications to the Plan are set out at Appendix 3 and incorporated into the Local Plan 2018-2036 (as amended). Additional or 'minor' modifications are not part of the examination process and may be made by the Authority if they do not materially affect the Plan's policies. Additional Modifications are therefore normally limited to typographic changes, updating of references and (at this final stage) the removal of the introduction on consultation and its replacement with a foreword for the Plan's adoption.
- 4.6 For completeness, the Local Plan 2018-2036 (as amended) also incorporates necessary updates to the Policies Map. These modifications were initially identified at the beginning of the examination in document ED07, and subsequently incorporate minor changes as a consequence of MMs.

5 Adoption of the Local Plan

- 5.1 Upon the adoption of the Local Plan 2018-2036 (as amended) it would immediately be used for making planning decisions. Appendix C of the Local Plan itself lists the policies which would be superseded upon adoption, which is in effect the Core Strategy DPD (2008), the Development Management and Delivery DPD (2013) and the remaining Minerals policies contained in the Local Plan (2004).
- 5.2 The adoption of the Local Plan will bring in a number of new policy provisions, highlights including:
- A new three tier settlement hierarchy, with settlement boundaries in the Rural Settlements
 - Allocated sites for housing development in the Local Centres
 - A new 'local occupancy custom and self-build' policy
 - A revised definition of a 'local person' to support those working in the National Park
 - Requirements for electric vehicle charging points, ahead of the government provisions
 - Higher standards for energy efficiency in new buildings, ahead of the government provisions
 - A requirement for all new homes to meet higher levels of accessibility and adaptability
 - Limitations to the size of extensions in order to prevent the loss of smaller more affordable homes
 - A requirement for development to deliver biodiversity net gain, ahead of the government provisions
 - Opportunities for new homes on farms through conversion of traditional buildings

- 5.3 Additional guidance documents will be revised or prepared. This includes the review of the Affordable Housing Supplement Planning Document (SPD), review of the Design Guidance SPD, and new guidance on Biodiversity Net Gain.
- 5.4 We intend to deliver training events in the new year, likely to include a workshop for Parish Councils, and a workshop for agents and architects. In the new year Members will be asked to consider a report on the Validation Checklist, which sets out what documents and reports are required as part of a planning application. It is being revised in order to incorporate requirements brought in by the new Local Plan.
- 5.5 As formal steps, it will be necessary to publish a notice of adoption, and a sustainability statement upon adoption.
- 5.6 The adopted version will be designed to align with the style of earlier drafts and a short print run will be carried out. It is worth noting that our early ambition for a shorter and clearer Local Plan has been met; the new Local Plan will replace 97 policies and allocations, with 78, and reduces the number of pages in the development plan by nearly 40%. As well as compliments received from stakeholders during the review, it is pleasing that the Inspector has recognised the Authority's efforts to produce a clear and accessible Local Plan. The Inspector's Report notes:

“the document as a whole is succinct ... useful diagrams explain at a quick glance some key Local Plan strategies and concepts... graphics also explain concepts such as the identification of land within and around settlements and the flood risk and town centre sequential tests. Focussed text, diagrams, maps, and the selective inclusion of highlighted definitions, together, make for an accessible and easily navigated document.”

6 Financial Implications

- 6.1 The recommendations of this report have limited financial implications. The adoption of the Plan requires minor procedural steps, final design and publication online, followed by a short print run of the Adopted Local Plan. As is always the case with a new Plan, there will be an additional resource burden on Officers as they determine applications against a new set of policies.
- 6.2 Members have been appraised previously of the significance of the final steps in respect of accepting the Inspector's recommendations and adopting the Plan. If the modifications directed by the Inspector's Report are not accepted the Authority will need to return several steps in the process of Local Plan review at significant financial cost and time delay.

7 Conclusion

- 7.1 This report appraises Members of the Local Plan examination process, the key matters discussed at the hearings, and the content of the Inspector's Report (at Appendix 1).
- 7.2 The Local Plan has been one of the most significant pieces of work the Authority has undertaken over the last 5 years. It has been a substantial commitment, in

order to ensure planning decisions pursue National Park Purposes and Duty, and support Dartmoor's communities.

- 7.3 It is important the Authority recognises the contributions communities and other stakeholders have made to the process over the review period; offering important input and genuinely influencing the Plan. The Forward Planning team has been supported by consultants in specialist areas of work; these consultants have demonstrated their own commitment to the National Park in seeking to achieve the best possible outcome for the Plan. Officers are grateful to the extent to which Members have engaged with the Local Plan, through the Steering Group, workshops and Authority meetings, and support at public consultation events.
- 7.4 The Authority appointed last year the Programme Officer, Robert Young, who has worked on behalf of the Inspector; this contract ends once the examination has closed. We are grateful to the Programme Officer in ensuring that the examination and online hearings proceeded smoothly, that interested parties have been kept informed, and acting as a professional channel of communication between the Inspector and the Authority.
- 7.5 Officers would also wish to extend their thanks to the Inspector in how the examination proceeded, leading online hearings session and ensuring clarity and inclusiveness in communication.
- 7.6 The report recommends that Members note and agree the Inspector's Report and associated modifications and adopt the Local Plan with immediate effect.

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Appendix 1 – Report on the Examination of the Dartmoor Local Plan 2018-2036 (Planning Inspectorate 1 November 2021)

Appendix 2 – Annex 1 to the Inspector's Report (Schedule of Main Modifications)

Appendix 3 – Additional Modifications to the Local Plan

Appendix 4 – Policies Map Modifications

Appendix 5 - Dartmoor Local Plan 2018-2036 (as amended) (printed for Members only)

Report to Dartmoor National Park Authority

by R Barrett BSc (Hons) MSc MRTPI IHBC

an Inspector appointed by the Secretary of State

Date: 1 November 2021

Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the Dartmoor Local Plan 2018-2036

The Plan was submitted for Examination on 21 September 2020

The Examination hearings were held between 2 and 12 March 2021

File Ref: PINS/J9497/429/6

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Abbreviations used in this report

| | |
|--------------------------------|--|
| AMR | Authority Monitoring Report |
| AM | Additional Modification |
| HMA | Housing Market Area |
| HRA | Habitats Regulations Assessment |
| Management Plan | National Park Management Plan |
| NPPF | National Planning Policy Framework |
| ONS | Office of National Statistics |
| PPG | Planning Practice Guidance |
| SA | Sustainability Appraisal |
| SAC | Special Area of Conservation |
| SHMA | Strategic Housing Market Assessment |
| SoCG | Statement of Common Ground |
| the Authority | Dartmoor National Park Authority |
| the National Parks Circular | English National Parks and the Broads: UK government vision and circular 2010 |
| the Local Plan/the Plan | Dartmoor Local Plan 2018-2036 |
| the National Park | Dartmoor National Park |
| the 1949 Act | National Parks and Access to the Countryside Act 1949 |

Non-Technical Summary

This report concludes that the Dartmoor Local Plan 2018-2036 (the Local Plan/the Plan) provides an appropriate basis for the planning of the Dartmoor National Park (the National Park), provided that a number of main modifications (MMs) are made to it. The Dartmoor National Park Authority (the Authority) has specifically requested that I recommend any MMs necessary to enable the Local Plan to be adopted.

Following the hearings, the Authority prepared schedules of the proposed modifications and carried out Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of them. The MMs were subject to public consultation over a six week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the SA addendum modifications consultation [ED51], together with all the representations made in response to consultation on them.

The MMs, included in the appendix to this report, can be summarised as follows:

- MM to correctly reference the Duty as it appears in the 1995 Environment Act (section 1.1)
- A number of MMs to provide more certainty for delivery of the identified housing need (Strategic Policy (SP)1.4, 3.1, and consequential amendments to other policies)
- MM to ensure that the definition of major development accords with national policy (SP1.5), along with a number of consequential MMs, particularly in relation to minerals (SP6.1, policy 6.6) waste and energy development
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- A number of MMs to reflect recent changes to the Use Classes Order (SP4.4, 5.2 and 5.3)
- Deletion of proposal 7.6 (Holne Road), due to delivery concerns, and inclusion of a replacement (Timbers Road) to help meet identified housing need
- A number of other MMs to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Local Plan in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Local Plan's preparation has complied with the duty to co-operate. It then considers whether the Local Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2019 (NPPF) paragraph 35 makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the Examination is the assumption that the Authority has submitted what it considers to be a sound plan. The Dartmoor Local Plan 2018-2036 [SD01] submitted in September 2020 is the basis for my Examination. It is the same document as was published for consultation in September to November 2019.

Main Modifications [MMs]

3. In accordance with section 20(7C) of the 2004 Act the Authority requested that I should recommend any MMs necessary to rectify matters that make the Local Plan unsound and not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM01**, **MM02** etc, and are set out in full in the Appendix.
4. Following the Examination hearings, the Authority prepared a schedule of proposed MMs and assessed the implications for the findings of the SA and HRA and carried out relevant assessments. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report. In this light, post MM consultation, I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the MMs as published for consultation or undermines the participatory processes and SA/HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Authority must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for Examination, the Authority is required to provide a submission policies map showing the

changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the plan identified as Dartmoor Local Plan 2018-2036: Final draft policies map [SD03].

6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend MMs to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
7. These further changes to the policies map were published for consultation alongside the MMs [Updated policies map modification consultation ED49].
8. When the Local Plan is adopted, in order to comply with the legislation and give effect to the Local Plan's policies, the Authority will need to update the adopted policies map to include the changes proposed in the appendix to this report.

Context of the Plan

9. The Dartmoor National Park was designated in 1951. It covers some 953km² (368 square miles) of upland area, with dramatic landscape, distinctive geology and flora and fauna which is of international conservation importance. Its Special Qualities distinguish the Dartmoor National Park from other National Parks and from other parts of the country. It has a population of approximately 34,000, a broad network of small towns and villages, spans four local authority boundaries and is split between two Strategic Housing Market Areas (HMAs) linked to the cities of Plymouth and Exeter.
10. The two statutory purposes, set out in the 1949 National Parks and Access to the Countryside Act 1949 (the 1949 Act), are to conserve and enhance the natural beauty, wildlife, and cultural heritage and to promote opportunities for the understanding and enjoyment of the National Park's Special Qualities by the public. In carrying out the two purposes, there is a duty to seek to foster the economic and social well-being of local communities (the 'socio-economic duty'). Where National Park purposes appear to be in conflict, the 'Sandford Principle'¹ states that greater weight must be attached to the first purpose of conserving and enhancing the area's natural beauty, wildlife, and cultural heritage.

¹ Environment Act 1995 s62(1)(2)

11. The importance of the National Park for biodiversity is reflected in a number of international and national designations, including three Special Areas of Conservation (SAC), numerous Sites of Special Scientific Interest together with local designations such as Local Wildlife Sites. The National Park also includes numerous heritage assets.
12. The National Park boundary includes areas under the administration of West Devon Borough Council, and South Hams, Teignbridge, and Mid Devon District Councils along with Devon County Council. Section 11A (2) of the 1949 Act² requires all relevant authorities to take National Park purposes into account when they make decisions or carry out activities which might affect the National Park.
13. The Local Plan is proposed to replace the Dartmoor National Park Authority Local Development Framework Core Strategy Development Plan Document 2006-2026 (June 2008), Dartmoor National Park Authority Development Management and Delivery Development Plan Document Adopted Version July 2013 and Part 4 Minerals Local Plan: Update to Dartmoor National Park Minerals Local Plan (October 2004). The new Local Plan, alongside any 'made' Neighbourhood Development Plans, will constitute the full development plan for the Dartmoor National Park.

Public Sector Equality Duty

14. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the Examination including, the provision of housing, including affordable housing, accessible and adaptable housing and gypsy and traveller accommodation to meet local identified need. It also includes consideration of matters such as the communal value of heritage, protection of community services, facilities and employment space, encouragement of sustainable forms of transport and accessibility of new homes, high quality communications and the sustainable management of minerals, waste and energy.

Assessment of Duty to Co-operate

15. Section 20(5)(c) of the 2004 Act requires that I consider whether the Authority complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
16. The Authority has a constructive and active working relationship with its constituent District Councils and Devon County Council on a range of strategic matters. The key cross boundary strategic matters requiring co-operation of particular relevance to the Local Plan are set out in the

² As amended by section 62 of the Environment Act 1995

Duty to Cooperate Statement of Common Ground (SoCG) [SD93]. That outlines the key issues of particular importance to the National Park for each signatory. Those include the conservation and enhancement of the National Park's natural beauty, cultural heritage, and biodiversity; meeting the need for new housing, including gypsy and traveller accommodation; employment; the approach to settlements that cross National Park boundaries; transport; telecommunications; tourism and recreation; minerals and waste; green infrastructure; energy conservation; renewable energy; low carbon development and community services and infrastructure provision, in particular, education, flood risk management and health.

17. The two relevant HMAs are the Plymouth and South West Devon HMA, which includes West Devon and South Hams Districts within the National Park and the Greater Exeter HMA, which includes Teignbridge District and a small part of Mid Devon District. The Authority has engaged with each Council to establish the housing need in the National Park and to accommodate the needs arising from the National Park, the soundness of which is assessed elsewhere in this report.
18. Overall, the Authority has demonstrated constructive, active, and ongoing engagement with the constituent District Councils, Devon County Council, and other prescribed bodies on relevant strategic matters during the preparation of the Plan. This includes matters relating to sustainable and rail transport. The issues raised have been resolved satisfactorily and there are no outstanding concerns from those local authorities and organisations. I am therefore satisfied that where necessary the Authority has engaged actively, constructively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Other Aspects of Legal Compliance

19. The Plan has been prepared in accordance with the Authority's Local Development Scheme 2018 [SD45]. Consultation on the Plan and the MMs was carried out in compliance with the Authority's Statement of Community Involvement 2018 [SD50].
20. The Authority carried out an SA of the Local Plan, prepared a report of the findings of the appraisal, and published the report along with the Local Plan and other submission documents under regulation 19 [SD05-SD12]. To address concerns raised as part of that consultation regarding testing of reasonable alternatives an addendum appraisal report [SD13] was carried out. In this regard, the SA tested reasonable alternative spatial distribution strategies based on the scale and size of settlements. In addition, it investigated three growth scenarios. Only the preferred growth scenario was considered to be deliverable and to strike the right balance between meeting affordable housing need and

delivering conservation objectives. The reasons for selecting and rejecting the other two growth scenarios identified are explained. As no reasonable alternatives were identified, the approach to test just one growth scenario is justified.

21. Potential site allocation/ site proposal options, including reasonable alternatives, were subject to the land availability assessment studies and a site assessment method. Both of those included landscape character and sensitivity criteria. The preferred options stage assessed landscape effects on a site-by-site basis and cumulative effects through the SA. At that stage sites were selected on the basis of a spatial strategy aimed to allocate new development mostly within and adjoining the existing Classified Settlements areas. That process, together with strong policies to protect and enhance the Special Qualities of the National Park, provide embedded mitigation to minimise potential negative effects. Given the landscape impacts assessed in those studies and the additional information provided during this Examination [ED36 and ED46], further assessment, such as Landscape Visual Impact Assessment, to justify the principle of site development, is not necessary at Plan stage.
22. Overall, I am satisfied that the potential impacts on landscape sensitivity and settlement character have been addressed on a site-by-site basis through the SA process and other studies, using relevant and proportionate evidence. Where necessary, detailed site specific proposals will need to assess and mitigate any adverse impacts on landscape issues. This matter is appropriately addressed in the Plan's site specific requirements.
23. The Habitats Regulations Screening Report and Appropriate Assessment (June 2019) [SD78-82], together with the Addendum Report (February 2020) [SD77] sets out that a full assessment has been undertaken. At screening stage, measures to avoid or reduce the harmful effects of the Local Plan on any European site were not taken into account³. The Appropriate Assessment in the Addendum Report concludes, on the basis of current evidence, no Likely Significant Effects in respect of cumulative impacts arising from development outside the National Park on Dartmoor and South Dartmoor Woods SAC. It also found no adverse effects on the South Hams SAC and effective measures through the Plymouth and Estuaries European Marine Site Recreation Mitigation and Management Scheme to mitigate recreational disturbance from new development. Overall, therefore, the Local Plan may have some negative impacts which require mitigation. Such mitigation has been secured through the Plan. That conclusion is unchanged as a result of the MMs this report recommends.

³ People Over Wind, Peter Sweetman v Coillte Teoranta

24. The Local Plan, taken as a whole, includes policies designed to ensure that development and use of land in the National Park contributes to the mitigation of, and adaptation to, climate change. In particular, SP1.2 sets out what is considered sustainable development and how that should be pursued; SP1.4 sets out a spatial strategy which seeks to reduce the need to travel and ensure development comes forward in sustainable locations; SP1.7 seeks to improve the energy efficiency of new development; SP2.2 and 2.3 seek to conserve and enhance biodiversity allowing it to adapt and recover from climate change impacts; Policy 2.9 ensures due regard is paid to flood risk, including risks exacerbated by climate change; Policy 3.12 enables low impact development to come forward in appropriate locations; Policy 4.3 encourages provision of sustainable transport connections, thereby reducing reliance on private transport; Policy 4.5 sets standards for electric vehicle charging points to ensure new development supports low carbon emission transport; Policy 6.6 supports renewable energy development to help reduce emissions associated with energy use.
25. Overall, I conclude that the Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

26. Taking account of all the representations, the written evidence and the discussions that took place at the Examination hearings, I have identified ten main issues upon which the soundness of this Local Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Local Plan.

Issue 1 Whether the Vision, spatial strategy, strategic and other policies (SP1.1 to SP1.7 and policies 1.8 and 1.9) are positively prepared, justified, effective and consistent with national policy.

27. The document as a whole is succinct and populated with images of the area's natural beauty, wildlife, and cultural heritage, along with local exemplar and other development. Useful diagrams explain at a quick glance some key Local Plan strategies and concepts, including the housing and economic strategies and some evidence base conclusions. Graphics also explain concepts such as the identification of land within and around settlements and the flood risk and town centre sequential tests. Focussed text, diagrams, maps, and the selective inclusion of

highlighted definitions, together, make for an accessible and easily navigated document.

28. The introduction to the Local Plan sets out its context, an overview, the role of strategies and policies, and helpfully provides some pointers to understand policy wording and explain the Plan's role in considering planning applications. **MM01** is necessary to ensure that the explanatory text correctly reflects the role of the development plan as a whole in making those decisions. It will ensure that the Plan is effective.
29. The Planning Practice Guidance (PPG) states that National Park Management Plans (Management Plans) help to set out the strategic context for development and may contain information which is relevant when preparing Plan policies. The Management Plan sits alongside the Local Plan, and both are designed to help deliver the statutory purposes of the National Park: to conserve and enhance the natural beauty, wildlife, and cultural heritage; and to promote understanding and enjoyment of the Special Qualities. The two Plans have been developed over a similar timeframe and so are closely aligned in the definition of the National Park's Special Qualities and what the Plans seek to achieve. However, **MM02** is necessary to correctly reference the socio-economic Duty, its relationship to National Park purposes, ensure that the Plan is consistent with the Environment Act 1995 and therefore that it is effective.
30. The Vision is consistent with the vision and priorities set out in the English National Parks and the Broads: UK government vision and circular 2010 (National Parks Circular). **MM03** is necessary to reflect the need to minimise the impact on climate change and adapt to it, ensure the Plan is consistent with national policy and is effective in providing an appropriate framework for the Plan's policies.
31. SP1.2 provides an effective strategic approach towards sustainable development. Within the context of the National Park's two statutory purposes, and its socio-economic Duty, this policy approach is justified and consistent with national policy. It sets out a comprehensive set of general development principles to guide and assess proposals. **MM03** also includes changes necessary to improve clarity and ensure that the policy and supporting text do not discourage positive impacts on flooding. **MM04** is necessary to ensure that SP1.2 clearly reflects the presumption in favour of sustainable development set out in the NPPF paragraph 11. In addition, it is necessary to delete SP1.3, which repeats national policy and therefore does not serve a clear purpose. Subject to those changes, the Local Plan as a whole will contribute to delivering

sustainable development in the National Park and reflect the presumption in favour of sustainable development set out in the NPPF. Overall, subject to those changes, the Vision and associated policies are appropriate and justified.

32. The spatial strategy is based on a three-tier approach comprising 8 Local Centres, 16 Rural Settlements and 19 Villages and Hamlets. Allocations are focussed on Local Centres, directing development to the most sustainable locations, and restricting development in the open countryside. The methodology used to classify settlements within the hierarchy is based on an appropriate set of criteria and the results represent a consistent application of that methodology. The distribution of development between tiers is based on historic delivery and has appropriately taken account of housing need, land availability, and impacts on landscape.
33. SP1.4 provides clarity on the different policy approaches for each category of settlement. **MM05** is necessary to give clarity that the Plan provides for a minimum housing number. Given its National Park status and the needs-based approach taken in this Plan, I accept that a target would not be appropriate. However, the MM is necessary to ensure the Plan is positively prepared, justified, effective and consistent with national policy.
34. In addition, **MM05** clarifies the approach to confine employment opportunities in Rural Settlements to small scale employment sites. That is necessary to ensure consistency with the principles of the spatial hierarchy and strategy and thereby ensure that the Plan is effective. Subject to those changes, SP1.4 sets out a justified and effective approach to development in and adjoining settlements and in the open countryside which is consistent with national policy.
35. In relation to proposals for major development, **MM06** ensures that the definition of major development accords with national policy, along with the detailed policy wording in relation to development need and national considerations. It will also provide clarity, in the supporting text, regarding the requirement for a detailed appraisal of alternative options where sites outside the National Park are not being pursued. Subject to those changes, SP1.5 makes it clear that major development will only be permitted in exceptional circumstances and where it can be demonstrated that it is in the public interest. That would be in accordance with national policy and subject to the amendments proposed the policy is justified.
36. SP1.6 sets out the requirement to deliver good design. To ensure clarity, and a clear indication of how a decision maker would react to a

proposal, the design principles listed at para 1.6.5 and referred to in the Dartmoor National Park Design Guide should be incorporated into SP1.6. This is set out in **MM07**, which also strengthens the policy wording, to accord with the updated NPPF and is necessary to ensure an effective Plan, consistent with national policy.

37. In relation to sustainable construction, reference to the Future Homes Standard is necessary as it could affect the implementation of SP1.7 in the future. **MM08** does this and is necessary to provide clarity and ensure effectiveness.
38. In relation to higher risk development and sites, **MM09** amends the detailed wording of Policy 1.9, to make sure that development is suitable for its proposed use, taking account of ground conditions, land instability and any contamination. This is necessary to ensure consistency with national policy.

Conclusion

39. Subject to the MMs set out above, the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in terms of its Vision. Its overall spatial strategy is based on robust evidence and is justified and effective.

Issue 2 Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to its approach to housing.

Housing Need and Supply

40. National Household Projection Figures derived from Office of National Statistics (ONS) population projections are not available below local authority level. Due to this, the PPG indicates that the standard methodology should not be used to assess local housing need in National Parks and that a housing need figure should be identified using a locally determined method and the best available information on anticipated changes in households and local affordability levels.
41. Housing needs relating to the two HMAs within which the National Park is located are captured in the relevant Strategic Housing Market Assessments (SHMAs) and studies that underpin the Plymouth and South West Devon Joint Plan and the Greater Exeter Strategic Plan (as was being prepared at the time). However, the evidence base updating studies for these Plans, were at different stages of development at the time of assessment and neither gives the full picture at National Park level. [SD106]

42. Given the limitations of the data available, the Authority reviewed the best available data, taking account of the sub-national population and household projections, assessing the existing SHMA data and using a number of modelled demographic scenarios, to inform a locally derived housing need figure. This tested three methodological approaches which ranged from testing the standard methodology approach, using bespoke modelled demographic scenarios and considering the housing needs of the National Park within the context of the relevant HMAs. That exercise concluded that the 'best fit' Objectively Assessed Need for the National Park is approximately 30 dwellings per annum based upon long term migration scenarios and a 30% market signals uplift.
43. That figure is lower than that obtained from apportioning the needs of the wider HMAs but would be consistent with reflecting the local needs of the National Park and is justified and soundly based. However, such a figure is just a starting point and would result in a declining population as well as an increase in ageing population based on current trends.
44. In order to provide for the socio-economic needs of its communities and address the housing challenges of affordability and population decline, a series of dwelling-led forecasts were prepared. The dwelling-led scenarios sought to counteract population decline, through a larger net in-migration to the National Park to support the annual dwelling growth targets. Work done in 2016 and updated in 2019 [SD128 and SD129] concluded that dwelling growth of between 50 and 80 homes per annum would begin to address wider demographic issues identified. At a level of between 65 and 80 homes per annum population growth would result. When tested against housing need, backlog, relevant market signals, National Park purposes, land availability and constraints to delivery, development viability, historic delivery and stakeholder views, a figure at the lower end of that range is justified.
45. SP3.1 identifies that this Plan will make provision for at least 1,125 dwellings (65 per annum). This compares with the housing requirement in the current Plan of 50 per annum with completions averaging 60 per annum between 2007 and 2019. In arriving at a housing requirement figure, the Authority has balanced the evidence of need against the likely supply of sites, considering National Park purposes, the socio-economic duty and limitations imposed by landscape and historic delivery rates. A higher housing requirement would be likely to conflict with the two statutory purposes and with the NPPF's advice that the scale and extent of development in this protected landscape should be limited. The provision of at least 1,125 dwellings over the Plan period is justified by the evidence.
46. Parish based local needs surveys represent a finer grain assessment of need which may result in higher levels of affordable need being identified. However, at a Plan level, the approach taken to assessing

housing need has been proportionate and appropriate to the circumstances of the National Park and informed by a range of local data. Overall, it is soundly based.

Mix and Choice of Housing

47. The National Parks Circular states that National Parks are not suitable locations for unrestricted housing and that new housing should be focused on meeting the affordable housing requirement, supporting the local economy and key services. Therefore, the focus in this Plan is on provision of local and affordable housing and ensuring the latter is protected in perpetuity. A needs-based approach that requires justification for the delivery of allocated sites, larger windfall sites and rural exception sites is therefore justified as is requiring any assessment of housing need to take account of the role of the settlement and its catchment. Housing Needs Assessments or need evidenced through the Housing Register, will ensure a focus on affordable housing and that development only occurs when it is needed to support delivery of the housing strategy. This is a long-established approach, that represents the most sustainable approach for using the National Park's limited land resource to best effect.
48. Since 2007, 207 affordable dwellings have been delivered which equates to roughly 17 per annum. Median house prices and earnings indicate a continuing and pressing need for affordable housing with an affordability ratio of 12.43 (taking 2017 figures) [SD106]. For this reason, all new affordable housing will be restricted by means of a planning condition and/or legal agreement to meet an identified local need or a local affordable need in perpetuity. However, the Plan provides a more flexible definition of local person that includes local employment and extends the period of time that a local person may be absent before return and still meet the definition. This will help to address the affordability issues that workers are facing.
49. The Plan promotes affordable housing provision on site in accordance with national policy, providing the option for financial contributions in lieu only where this is not achievable, with contributions negotiated on a case-by-case basis. Size restrictions on new, replacement, extensions and ancillary residential buildings are mechanisms whereby the mix and size of more affordable dwellings can be preserved. Such an approach would also attract workers and encourage working people to stay and help to conserve the Special Qualities of the National Park. In this context that long standing approach is still justified.
50. The population of people aged 65 and over in the National Park increased from 20% in 2001 to 26% in 2014. Forecasts suggest that

proportion could increase to 39% by 2035. Given Dartmoor's ageing population, the Plan supports accessible dwellings M4(2) pursued on all new build dwellings, unless there is evidence which demonstrates it is not desirable, possible or viable for planning or environmental reasons. Appropriate evidence to meet the requirements in the PPG supports this approach, which includes viability testing. National policy requires that wheelchair accessible dwellings should only be required where the local authority is responsible for allocating or nominating a person to live in that dwelling. As the Authority is not the Housing Authority, the approach to encourage rather than require wheelchair accessible dwellings is again justified.

51. Evidence suggests that the current requirements for self and custom build housing have contributed to the low level of projects that came forward over the last Plan period, other than replacement dwellings. Given the Authority's statutory duty to meet demand for this type of development in its area over a defined period of time⁴, the relaxation of affordable housing requirements in this respect is a justified approach. Policy 3.6 therefore allows this type of development to come forward as affordable housing, local needs housing or market housing, in accordance with the requirements of the strategic housing policies.
52. A Devon wide Gypsy and Traveller Housing Needs Assessment 2015 was carried out for Devon [SD132]. The Assessment was based on a robust methodology. It identified a very low need for the National Park (0.2 pitches per annum or 3.6 pitches over the Plan period). No sites came forward through the call for sites. Any allocation to meet that need would be very small in any event. Taking all these considerations into account, the inclusion of a criteria-based policy to assess future proposals for gypsy and traveller and travelling show people's accommodation, rather than a target or allocation, is a justified approach and soundly based.

Housing Supply and Delivery

53. The submitted Plan was informed by the 2017/18 Authority Monitoring Report (AMR). During the course of the Examination the 2019/2020 AMR was published.
54. The Plan's housing trajectory identifies a total supply of 1231 dwellings from site allocations (670 dwellings) and windfall sites (561 dwellings). The proposed windfall allowance is a realistic estimate based on data in the most recent AMRs. Those indicate that historic windfall delivery exceeds the assumptions in the Plan's housing trajectory (between 2013 and 2020, a breakdown of 51% on windfall sites, 43% on allocated sites and 8% on rural exceptions). A lapse rate for outstanding commitments and allocation sites is not included. However,

⁴ Housing and Planning Act 2016 Clause 10(1) 2a (2)

given the evidence relating to their deliverability, I am satisfied that this approach is sound. Estimated capacity on proposed allocation sites is based on an individual assessment of site suitability, as evidenced in the Land Availability Assessment [SD159 and SD161-SD171] along with the development Site Briefs [SD175-191 and ED52]. Subject to the MMs being made, and considerations under Issue 8, I am satisfied that the sources of housing identified are justified and soundly based.

55. To ensure effectiveness, the housing trajectory should be included in the Plan. Together, **MM18** and **MM47** address that omission. I will return to this matter again in the next section of my report.
56. Overall, I consider that the supply calculations and trajectory are based on up-to-date evidence of capacity and start dates and represent achievable rates of delivery.

Five-year Housing Land Supply

57. The Authority has provided a Five-Year Land Supply update [ED33]. That indicates there would be a deliverable supply of housing land which exceeds the five-year requirement on adoption of the Plan. The sites identified within the five-year supply period from 2020/21 to 2024/25 have a realistic prospect of being delivered. In that period there would be an expected supply of approximately 370 against a requirement of 342. The Authority's methodology applies a 5% buffer to the housing requirement figure, which is justified given an absence of persistent under-delivery of housing against Local Plan targets. It also includes a 3% non-implementation rate, in relation to current planning permissions, which is based on past evidence and is justified. Overall, I conclude that on adoption of the Plan, there would be a deliverable supply exceeding the five-year requirement of 325 or 65 dwellings per annum.

Conclusion

58. To conclude, the Plan sets out a positive spatial strategy for the delivery of housing which is justified and consistent with national policy. The total housing requirement in the Plan is soundly based, and subject to the above MMs is robustly expressed with sufficient information on delivery. Subject to MMs in relation to monitoring (**MM18 and MM46**), the evidence shows that an adequate supply of housing will be delivered over the Plan period to meet identified needs within the National Park, including those parts in the Plymouth and South West Devon HMA. The five-year supply methodology is justified, and the Plan will provide in excess of the minimum five-year supply of housing land on adoption.

Housing Policies

59. **MM18** also includes a number of changes that give certainty that the Plan makes provision for a minimum of 65 dwellings per annum across the National Park. It amends the supporting text and detailed wording of SP3.1 This is necessary to give more certainty to the development industry, assurance that the Plan aims to meet the Dartmoor allowance for the Plymouth and South West Devon HMA⁵, thereby ensuring effectiveness of the Plan, that it is justified in its approach and consistent with national policy. **MM18** also confirms that the monitoring framework will assess whether delivery is meeting local needs and whether the overall requirement for the Plymouth and South West Devon HMA is being met. This is necessary for the same reasons.
60. Through **MM47** the Plan will include a housing trajectory. Its inclusion and reference to it in the detailed wording of SP1.3 is necessary to illustrate the expected delivery of housing over the Plan period. That renders the Plan effective in this regard and consistent with national policy. Post MM consultation, the Authority corrected the trajectory to refer to the new allocation at Timbers Road Buckfastleigh. That is necessary to replace the submitted Plan's housing trajectory with the most up-to-date position and ensure effectiveness. Post MM consultation, I have modified the wording of **MM18** to ensure it refers to the correct Plan appendix.
61. **MM18 and MM19** together, amend the policy wording and supporting text to SP3.1 in respect of securing affordable housing. Those amendments are necessary to confirm the role for flexible legal agreements that support the delivery of affordable housing, obtaining finance and ensuring homes are not left empty. In addition, amendments to the supporting text to clarify the role of statutory restrictions, in accordance with the Housing and Regeneration Act 2008, are necessary to ensure consistency with national policy and effectiveness.
62. Policy 3.7 supports residential extensions that are well designed, subservient to the original dwelling and accord with the size restrictions beyond the original house. **MM20** is necessary to ensure that the basic design principles set out in the supporting text are appropriately referred to and inform design solutions. **MM50** is also necessary to clarify the way in which habitable floorspace is calculated, which is required to ensure effectiveness of a number of the Plan's housing policies.
63. Policy 3.8 relates to replacement homes, providing support where they would improve the character and appearance of the area, imposing size restrictions beyond the original dwelling in most circumstances and

⁵ there is no requirement arising from the Exeter HMA, as the National Park allowance, at the time of assessment, was accounted for as part of a 6% flex included within the housing numbers of allocations, windfalls etc of the Greater Exeter Strategic Plan

improvements in energy efficiency. **MM21** is necessary to properly reflect national policy and ensure effectiveness in respect of restricting permitted development rights. For the same reason, **MM22** and **MM23**, which make similar changes in relation to policies 3.9, dealing with rural worker's housing and policy 3.10 dealing with residential annexes to support farming, are necessary.

64. Policy 3.11 deals with gypsy and traveller accommodation. **MM24**, confirms that need can be identified through an up-to-date Gypsy and Traveller Accommodation Assessment and/or appropriate local information needs. Such a change is necessary to cater for circumstances in which an up-to-date Assessment is not available. **MM24** also includes changes to the supporting text and detailed policy wording to ensure that a sequential approach is taken to the use of previously developed land and areas of high flood risk are avoided. Those changes are necessary to ensure consistency with national policy and effectiveness.
65. Policy 3.12 deals with low impact residential development. The policy is directed at homes that are broadly self-sufficient with no significant environmental impact. To deal with this, the Plan has a criteria-based policy that supports such development in accordance with the spatial hierarchy. However, as drafted, they do not provide sufficient safeguards to ensure that development comes forward in a form and location that protects the Special Qualities of the National park. To address this, **MM25** makes changes to the supporting text to clarify that an 'essential need' should be demonstrated in relation to development that would be well related to a settlement, rather than within or adjoining. **MM25** would also alter the detailed policy wording to clarify that land use activities proposed should be capable of supporting occupants' needs within a reasonable period of time, clarifies the exceptional role for temporary permissions and introduces effective monitoring to ensure that planning permission is granted only where the policy requirements continue to be met. Those changes, together, will ensure the Special Qualities of the National Park are not harmed, introduce measurable tests to ensure development meets the relevant definition and that the policy overall provides a clear indication of how a decision maker will react. Such changes are necessary to ensure effectiveness and consistency with national policy.

Conclusion

66. Subject to the MMs set out above, the Local Plan, in relation to its housing policy, has been positively prepared, and it is justified, effective and consistent with national policy. The housing provision made in the Plan is based on robust evidence and is justified and the approach taken overall is effective.

Issue 3 Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to its approach to protecting the quality of the National Park's environment.

67. The strategy for the environment sets out the aspiration to enhance the quality of the National Park, in terms of the natural and historic environment, its designated and priority habitats and species and the ecological networks that support them. This includes its geodiversity, landscape character, tranquillity and dark skies. **MM11** is necessary to clarify that the Plan encourages positive outcomes for the historic environment. Following the MMs consultation, I have slightly amended that MM to include reference to heritage at risk, a change that introduces clarity and ensures consistency with national policy.
68. SP2.2 seeks to conserve and enhance biodiversity and geodiversity. **MM12** sets out a number of changes to the supporting text, to ensure that it correctly references that all fauna, including nocturnal fauna, can be disturbed by light pollution, the impact of climate change on biodiversity, correctly references the mitigation hierarchy and ensures appropriate protection for ancient trees, consistent with national policy. It also alters SP2.1 to ensure consistency with SP2.3, which seeks biodiversity net gain. The changes will ensure that the requirements for designated biodiversity sites and identified habitats are distinct from those requirements that apply to all biodiversity. Such changes are necessary to ensure a consistent approach throughout the Plan, that it is effective and consistent with national policy.
69. **MM13** provides changes to SP2.3 and its supporting text. Those confirm that biodiversity net gain is applied to both protected and unprotected habitat and that the allowance for off-site net gain is fairly assessed. It includes changes to the policy wording to ensure that net gain is applied in a manner consistent with national guidance.
70. SP2.6 seeks to conserve and enhance heritage assets. **MM14** includes a number of changes to correctly reference the role of the Historic Environment Record, refer to designated and non-designated heritage assets and current Historic England guidance and terminology. It also includes a number of changes to the detailed policy wording setting out a positive strategy for the conservation of the historic environment which reflects related changes in the supporting text. Such changes are necessary to improve clarity so that it is evident how a decision maker should react to a development proposal and ensure consistency with

national policy. **MM48, MM49 and MM51**, which include definitions of significance, statement of heritage significance and heritage asset are necessary to aid interpretation of the Plan's heritage policies and ensure effectiveness.

71. SP2.7 seeks the conservation of historic non-residential buildings in the countryside. Changes to the supporting text are required to ensure consistency with the overall strategy for the conservation of the historic environment, set out in the previous policy. In addition, a change to accurately reflect national policy in relation to restricting any permitted development rights is included. These changes are introduced in **MM15** and are necessary to ensure the Plan accords with national policy and guidance, takes a consistent approach throughout the Plan and therefore is effective.
72. Policy 2.8 deals with enabling development. The approach taken sets out locally defined criteria to help identify enabling development, building upon national policy. In that respect its inclusion in the Plan is justified. To ensure effectiveness and consistency with national policy, **MM16** is necessary.
73. Policy 2.9 seeks to conserve Dartmoor's water environment and ensure development does not have an unacceptable impact on flood risk. **MM17** introduces changes to the policy wording to ensure it correctly reflects the sequential and exception test. It also amends the supporting text to confirm the role of the upland peatlands in offsetting climate change impacts and aiding future water security, that all sources of flood risk and how they are identified is correctly described, along with the role of a Flood Risk Assessment. Those changes are required to ensure the policy is consistent with national policy and is effective.

Conclusion

74. Subject to the MMs set out above, the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in relation to protecting the quality of the National Park's environment.

Issue 4 Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to its approach to the local economy.

Employment Land Requirement and Supply

75. The Economic Development Needs Assessment [SD147] and Employment Land Review [SD148], together, assessed the employment land requirements and supply. Given the limited economic data for the

National Park geographic area, the best fit functional economic market area was established. The needs assessment was based on economic forecasts, aligning with those for housing, from which floorspace and land requirements were developed. In summary, the Economic Development Needs Assessment suggests a potential growth of around 2,200 net additional jobs in Dartmoor over a 25-year period, which could require between 4-5 hectares of new employment land up to 2040.

76. Those projections were further developed through the Employment Land Review, which assessed the existing stock of employment land, recent patterns of employment land supply and loss, evidence of market demand, along with wider market signals relating to economic growth. Factoring in those local considerations, a need of between approximately 21,732m² and 26,451m² of class B floorspace was identified. Using a reasonable and evidence-based assumption of 1% annual renewal, it is estimated that 70% of that need would be met through renewal of existing stock. That leaves a need for between 7,154m² and 2,864m² to be met through the provision of new floorspace. B2 floorspace loss of 4100m² is identified, which reflects the recent decline in the general industrial sector. Whilst that loss has not been translated into a floorspace requirement, given the small amount involved and as the density of Dartmoor's employment sites varies so widely, the approach taken is justified. Overall, the methodology of the studies that underpin the policy approach taken accord with national policy and guidance, are robust and their findings soundly based.
77. The Plan does not set employment land targets, which appropriately reflects the circumstances of the National Park, including the high levels of employment in retail, tourism, and high levels of home working. The Plan's strategy relies on a policy framework which protects existing employment sites and supports their renewal and expansion at all levels of the settlement hierarchy, including the open countryside. It supports new employment sites within and adjoining Local Centres and Rural Settlements. Mixed use and employment allocations will bring forward roughly 2000m² of employment floorspace. A shortfall may arise of between approximately 1,000m² to 5,300m². However, the Plan provides additional flexibility for employment development, identifies employment and mixed allocations where possible and ensures that housing and economic development policies are aligned. Together with the range and choice of existing sites, the approach taken should provide sufficient employment land supply during the lifetime of the Plan.
78. SP5.1 seeks to retain existing business and employment sites and focus new non-residential business and tourism development in or adjoining Local Centres and Rural Settlements. More limited opportunities are provided in the villages and hamlets. This accords with the Plan's

overarching spatial strategy. Numerous changes to the supporting text are necessary to ensure consistency with the Use Classes Order. **MM28** addresses this and is necessary to ensure effectiveness and consistency with national policy.

79. SP5.2 seeks to ensure that shops and main town centre uses are directed to the Town Centres, requiring large development involving main town centre uses to follow a sequential test aiming to support their vitality and viability. Changes to the Use Classes Order, bringing shops, restaurants, offices and some light industrial within the same Use Classes (Class E) have the potential to weaken the town centre first approach, in allowing unregulated out of town centre development. However, the policy which aims to protect the vitality and viability of town centres is consistent with national policy. **MM29** is necessary to reflect the Use Classes Order changes and accurately reflect the interaction of SP5.1 and SP5.2 in dealing with employment loss. Clarification of the detailed policy wording is also necessary to ensure the requirements for an impact assessment are clearly expressed. **MM29** does that and the changes it introduces are necessary to ensure consistency with national policy and effectiveness.
80. SP5.3, as drafted, sought to introduce more flexibility to the National Park's shopping areas by allowing changes of use from shops, financial and professional services, food, drink and drinking establishments and introducing additional requirements for changes away from those uses along with protection for the last general store, shop, or public house in a classified settlement. However, the changes to the Use Classes Order, render such an approach inconsistent with national policy.
81. **MM30** therefore addresses this matter. It redrafts and renames the policy as 'Active Uses in Town Centres'. It seeks to protect main town centre uses and the last general store, shop or pub, an approach consistent with national policy. Several changes to the supporting text are necessary to explain the approach taken in light of the Use Classes Order changes. The changes render the policy consistent with national policy and effective.
82. Policy 5.4 sets out the approach to tourist accommodation, in accordance with the Plan's spatial strategy. **MM31** introduces changes to the supporting text to clarify the impacts of storage of unoccupied tents etc and to clarify the impact that they, along with camping pods etc, can have on landscape character. Those changes are necessary to improve clarity in accordance with national policy. Changes to the policy wording are also included to ensure correct references to policies in relation to the historic environment and are necessary for the same reasons.

83. To ensure effectiveness and consistency with national policy, **MM52** which amends the glossary Use Class definitions, is necessary to accord with the updated versions and therefore national policy.

Conclusion

84. Subject to the MMs set out above, the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in relation to the approach to the local economy.

Issue 5 Whether the Local Plan has been positively prepared and whether it is justified effective and consistent with national policy in relation to its approach to communities, services, and infrastructure.

85. SP4.1 aims to support community services and facilities. It provides protection for a whole range of facilities and services, from libraries to schools and emergency services. The case for losing a community facility requires evidence that a business or facility is not workable in the long term by exploring the full range of potential uses and ways to operate it. Making a requirement for evidence proportionate to the scale of the loss, enables that evidence to go beyond marketing. Such a provision reflects the different building requirements, funding, and operating frameworks. It is clear in its requirements and effective. Overall, the policy approach is consistent with national policy.
86. SP4.2 seeks to support public open space and sports facilities. As the National Park is not a local authority and does not have responsibility for management of public parks and gardens, allotments, sports and leisure facilities, the Open Space, Sport and Recreation Study (OSSRS) [SD141] is based partly on research undertaken by those other authorities. Whilst those studies are at various stages of development and review, when considered with the Authority's own research, an up-to-date and proportionate assessment of open space needs in the National Park is provided. In this respect, the policy and the evidence that underpins it is positively prepared and effective. Overall, the approach through SP4.2 provides a positive framework to encourage participation in recreational activities by ensuring that facilities are appropriately located and any shortfalls in provision can be mitigated through development.
87. Policy 4.3 aims to enable sustainable transport. Its supporting text refers to current opportunities for rail. The policy and supporting text as a whole do not prejudice the ability to deliver future sustainable transport options, including rail. As robust evidence of the potential routes, feasibility and finance arrangements for the Dartmoor northern rail route is not before me, the Plan is justified in not identifying the

North Cornwall Parkway site. The route is given support consistent with that of neighbouring authorities, based on best available evidence, which is a justified and proportionate approach.

88. Policy 4.4 ensures adequate parking provision accompanies development. Given the Special Qualities of the National Park and the need to avoid overspill parking, the low transport accessibility and the lack of viable mass transport options, a minimum on-site residential standard is justified. However, **MM26** is necessary to ensure that the requirements for non-residential development are consistent with changes to the Use Classes Order.
89. Policy 4.5 requires electric vehicle charging points. Robust evidence is provided, including viability evidence, and confirmation that electricity grid upgrades would not be required. Whilst the emerging changes to the Building Regulations could require electrical vehicle charging points on all residential and non-residential buildings, clarity on this is not available at present. However, **MM27** confirms that national policy could supersede the electrical charging requirements in this policy. That will improve clarity and ensure effectiveness.

Conclusion

90. Subject to the MMs set out above, the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in terms of the approach to communities, services, and infrastructure.

Issue 6 Whether the approach to the proposed settlement boundaries is justified, effective and consistent with national policy.

91. The Local Plan defines settlement boundaries around the Local Centres and Rural Settlements. Settlement boundaries provide clarification for the application of policies by identifying the division between the built-up area of the settlement and the surrounding countryside. Through the application of policy 7.1, they will help to prevent encroachment into the open countryside. The Authority's existing and previous Plans included settlement boundaries and there is a compelling case that they have aided clarity and certainty in the development process. As Local Centres and Rural Settlements are intended to accommodate the majority of anticipated development, such an approach is justified.
92. Given that any development proposal within a settlement boundary would still need to be assessed against all relevant development plan policies, the inclusion of land within a settlement boundary does not indicate that development would be acceptable per se. Therefore, the inclusion of a SAC within a settlement boundary is a justified approach.

MM37 will help to clarify the requirement for development within the settlement boundary to accord with the Local Plan. It introduces an amendment to the detailed wording of policy 7.1. This is necessary to ensure effectiveness.

93. To identify settlement boundaries the Authority has used the same methodology as the existing Plans. Generally, settlement boundaries have been drawn tightly around the settlements' built form, relating to defined physical features where possible, including any allocated land or land with an extant permission. Unimplemented planning commitments that were granted as an exception to planning policy are not included within settlement boundaries. Although not necessarily continuous, settlement boundaries follow property boundaries or curtilages. However, where they include large grounds on the edge of settlements, those grounds may be excluded. As landscape impacts were considered in the site allocation selection methodology, I am satisfied that the landscape assessment undertaken as part of this methodology is proportionate and robust. Assessment included a desk top survey and on-site assessment along with professional planning judgement. **MM45**, relating to an alteration to the Bittaford settlement boundary is necessary to ensure consistency in the application of that methodology. Subject to that MM the settlement boundaries have been established in accordance with a clear, consistently applied and easily understood set of criteria.

Conclusion

94. The Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in terms of the approach to settlement boundaries.

Issue 7 Whether the proposed housing, employment and mixed-use site allocations are justified, effective and consistent with national policy.

95. Through the settlement profiles each settlement was assessed to understand local needs and the benefits of meeting them against the settlements' sensitivity to change, the Special Qualities of the National Park and the statutory purposes. The spatial strategy, along with those studies, provided the framework for the selection of site allocations.
96. Evaluation of site allocations for housing and employment was carried out through a series of National Park wide assessments. The Authority carried out a Land Availability Assessment (LAA) [SD159] to initially identify and assess sites within and adjacent to Local Centres. That included consultation with stakeholders in the development and housing sectors, statutory agencies including Natural England and community representatives. Technical studies, including the landscape character

assessment and landscape sensitivity assessment [SD111-113,114-117] were used to assess the suitability of each site. In addition, the Authority carried out an SA at each stage of the production of the Local Plan, which considered reasonable alternatives. Further environmental assessment took place through HRA. The methodology adopted included professional planning judgement in evaluating each site against defined criteria. It also took account of the views of local people. A number of objectors queried the methodology adopted in the studies that identified sites. However, given the above analysis I find the methodology adopted robust. In this regard, I conclude that the Local Plan has been positively prepared and is justified, effective and consistent with national policy.

97. In accordance with the spatial strategy, site allocations are focussed on the National Park's eight Local Centres. To ensure appropriate policy control in the delivery of substantial brownfield and infill opportunities, two sites are allocated within rural settlements at Mary Tavy and Buckfast. In addition, a site on the edge of Mary Tavy is safeguarded for education. The Local Plan makes provision for windfall development and opportunities to meet identified local need in all settlements. That will enable opportunities for organic scale growth at Rural Settlements and smaller settlements, which is likely to provide sufficiently in the smaller settlements, avoiding the requirement for specific allocations. Overall, I consider that the approach to the identification of sites is consistent with the spatial strategy and apart from the Holne Road proposal, which I deal with below, there is a reasonable prospect of them being available and viably developed during the Local Plan period.
98. The Local Plan has sought to balance the needs of local communities for a range and choice of housing and employment sites. It seeks to meet identified requirements whilst balancing other important considerations such as sensitivity to change of individual settlements, the Special Qualities of the National Park and its statutory purposes, along with the character and appearance of the area generally, highway safety, the living conditions of local residents and other considerations such as flooding risk and sewerage capacity. On the basis of my conclusions on the site allocations below, I consider that the Authority has achieved the correct balance.
99. A number of the proposed sites are subject to planning permission, some are subject of current applications and some are under construction. In addition to affordable housing or infrastructure requirements, in many cases detailed proposals will need to address particular issues relating to the site in question. These include matters such as landscape mitigation, any impact on European sites, highway improvements, flood risk, contamination, heritage matters, along with access and parking and the character and appearance of the area. Where further assessment, particularly landscape impacts or mitigation

are required it is appropriately referred to. There is no reason to suggest that suitable solutions cannot be found in principle through design and layout and the usual development management process.

100. Development Site Briefs accompany the Local Plan. Although not supplementary planning documents they are aimed at those seeking to develop a particular site. They summarise site information, setting out key considerations and the Authority's expectations, in terms of design requirements, supporting studies and any developer contributions that could be sought. **MM36**, clarifies the role of the Development Site Briefs, particularly in relation to landscape mitigation and assessment reports specifying that their requirements should be taken into account when preparing planning applications. This is necessary to improve clarity and ensure effectiveness.
101. I set out my findings in relation to the key issues raised in relation to specific allocations below. For the avoidance of doubt, not all allocations are referred to in the following section. I have considered all the representations made at the Regulation 19 stage, at the hearing sessions and in response to the MMs consultation. Where a site has not been referred to, I am satisfied that its allocation is soundly based.

Proposal 7.6 Land at Holne Road Buckfastleigh

102. This site is a greenfield site well related to the settlement and allocated for up to 30 dwellings. However, planning permission for such development has recently been refused, raising viability concerns regarding the provision of on-site affordable housing and impact on the South Hams SAC. Due to uncertainty over site delivery, the proposed allocation is not justified. **MM38** is therefore required to delete the Holne Road allocation.
103. In the absence of the Holne Road allocation, there is a very real possibility that local housing needs would not be provided for. Following discussion at hearings, the Authority sought to identify an alternative site. This is necessary to ensure enough land is deliverable to meet local needs, provide appropriate opportunities in Local Centres in accordance with the spatial strategy and to ensure that the Plan's minimum housing provision is achievable with appropriate flexibility in the event of any non-delivery.

Land at Timbers Road Buckfastleigh

104. The Timbers Road site has been subject to the same methodology as other sites, including SA and HRA. Site specific requirements ensure appropriate vehicle and pedestrian access, protect biodiversity including the South Hams SAC, and address flood risk. On that basis, its allocation is justified. **MM38** is necessary to allocate the site at Timbers

Road and includes changes to the settlement map included within the Plan.

Proposal 7.8 Land at Crannafords, Chagford

105. This site is a part brown field site, part regeneration opportunity site located some way outside Chagford. The Employment Land Review [SD148] highlights the need for employment land to rebalance the self-containment of the settlement following housing delivered in the previous Plan period. The site specific policy requirements address matters raised in the survey work that underpins the site development brief [SD180] and on this basis are justified. Discussions with landowners indicate that employment space should be delivered within the Plan period. However, **MM39** is necessary to ensure that the policy is consistent with the Use Classes Order and therefore effective.

Proposal 7.11 Land at Forder Farm, Moretonhampstead

106. The Moretonhampstead Settlement profile [SD196] confirms the need for some growth in the settlement. This is a greenfield site. Its development would relate well to the existing built form and further continue the westward expansion of the town. It has outline planning permission and therefore its delivery within the Plan period is realistic. To accord with that recent permission, **MM40** clarifies the potential capacity of the site, considering constraints and infrastructure requirements. That clarification is necessary to ensure that the policy is justified and effective.

Proposal 7.14 and 7.15 Palstone Lane, South Brent

107. These greenfield sites are located on the edge of the settlement close to the Fairfield site (proposal 7.16). They are well related to the settlement and represent a logical extension to it. Even though of greater landscape sensitivity than some other parts of South Brent, their identified modest development capacities would relate appropriately to South Brent and protect the rural character of the settlement edge. Access and highway considerations have been resolved and overall, the allocation of these sites is justified by the evidence.

Proposal 7.19 Land at Binkham Hill, Yelverton

108. Yelverton is a Local Centre with an identified housing need. The proposed site is a greenfield site on the edge of the settlement. It relates well to the existing built-up area, being partially enclosed with well wooded edges. Confirmation has been provided that water and

sewerage connections are available in the public carriageway. Therefore, connection would not be likely to impede or delay development or result in abnormal development costs. Overall, it represents a reasonable application of the defined site selection methodology. **MM41** is required to confirm the site-specific transport infrastructure requirements.

Proposal 7.21 Land at Axminster Carpets, Buckfast

109. This is a large brownfield site located within the existing built-up area. It has traditionally formed a key part of the local economy and on this basis policy requirements for a mixed-use development are justified. Given the high level of affordable housing need, the policy requirement for an element of affordable housing is justified, even though the site may well benefit from the Vacant Building Credit. Heritage, flood risk and biodiversity considerations justify other policy requirements. There is extant planning permission for a care village, subject to a legal agreement, which demonstrates deliverability. **MM43** is necessary to reflect changes in the Use Classes Order and ensure that development provides a level of employment which is not less than the previous employment use. Those changes are necessary to ensure clarity, that the policy is effective and consistent with national policy.

Conclusion

110. Overall, the proposed sites/allocations reflect a reasonable application of the methodology for site selection, which includes some planning judgement. Subject to the MMs indicated the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in its approach to site allocations.

Issue 8 Whether the proposed Special Policy Areas are justified, effective and consistent with national policy.

Proposal 7.20 Yelverton Special Policy Area

111. The Yelverton Special Policy Area has a particularly attractive spacious and verdant character and appearance with a predominance of large properties in spacious grounds. The requirements of the Special Policy Area will help to preserve those characteristics and are justified. **MM42** is necessary to clarify that the area includes the historic core of Yelverton and to therefore ensure effectiveness.

Proposal 7.24 South Zeal Conservation Area

112. The South Zeal Conservation Area includes the historic core of the settlement and the historic burgage plots. Proposal 7.42 seeks to protect the distinctive historic layout, including burgage plots, its lanes

and alley ways. **MM44** is necessary to more accurately reflect the heritage balance in national policy and ensure effectiveness.

Conclusion

113. The Special Policy Areas have been positively prepared and in this respect those proposals are justified, effective and consistent with national policy.

Issue 9 Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to its approach to minerals, waste, and energy.

114. The approach to minerals development seeks to minimise the impact of new, existing, and redundant minerals operations on the National Park's environment and communities, maximise the use of recycled materials and secondary aggregates and allow for appropriate opportunities to safeguard and extract mineral resources.

115. **MM32**, in relation to the minerals waste and energy strategy is necessary to clarify the approach to recycled materials and secondary aggregates and to ensure consistency throughout the Local Plan in relation to the approach to major development as set out SP1.5. For the same reason, **MM33** and **MM35** relating to SP6.1 and policy 6.6 in respect of new or extended minerals operations and renewable energy development are necessary. Those changes ensure effectiveness and consistency with national policy.

116. To ensure that all Minerals Safeguarding Areas provide appropriate protection for all minerals operations and not just workings and extraction, **MM34** is necessary. It will ensure that SP6.3 and its supporting text is justified, consistent with national policy and thereby effective.

Conclusion

117. Subject to the MMs set out above, the Local Plan has been positively prepared, and it is justified, effective and consistent with national policy in terms of the approach to minerals, waste, and energy.

Issue 10 Whether the Plan would be viable and deliverable within the Plan period and whether the arrangements for monitoring would be robust and effective.

Whole Plan Viability

118. The PPG indicates that a Plan's policy requirements should be informed by a proportionate assessment of viability which should establish that the total cumulative cost of all relevant policies will not undermine its delivery.
119. The Whole Plan Viability Assessment (October 2018) [SD91], together with the Addendum (2019) [SD90], which includes an assessment of policy revisions and additions, was prepared in accordance with the requirements of the NPPF and the PPG. It is based on reasonable assumptions in relation to development inputs, including costs and values, prepared in consultation with the development industry and assesses all policy requirements including affordable housing, electric vehicle charging, housing size and accessibility, biodiversity net gain, sustainable construction, and the mitigation of recreational pressures. Overall, it provides a robust assessment of Local Plan viability based on the types of development likely to come forward over the Plan period. Together, the Viability Assessments demonstrate good general viability in both value areas, although there is less ability to deal with market fluctuations or additional cost in the South West as opposed to the North East. In most cases there would be an ability to achieve a level of between 45% and 100% affordable housing, depending on the site type and policy requirements so long as some flexibility is maintained over the affordable housing mix.
120. Where there is additional pressure on development from higher than usual costs, trade off decisions may be required regarding the affordable housing levels and/or tenures mix in the South West of the National Park in particular. The option to deliver infill sites with up to 100% shared ownership homes or as local needs custom or self-build plots will assist in bringing those sites forward without the need to increase the unfettered open market housing element. In addition, there is a reasonable prospect that Homes England will continue to support schemes with grant funding based on the evidence of affordability levels and need.

Monitoring

121. The Plan includes a monitoring framework which sets out specific and measurable indicators with assessment through the AMR measured against a series of success factors. Many of the indicators have been used in the previous Plan and have been found to be effective. Together they will enable assessment as to whether the Vision, spatial strategy and policies are being delivered. However, **MM46** is necessary to ensure that the contribution made by the National Park towards the overall housing delivery across the two HMAs, (Plymouth and Exeter) is

understood and monitored. That change together with the Governance arrangements in place and the production of the State of the Park Report every 5 years will ensure that the Local Plan is effective. I have amended **MM46** to include clarification of the monitoring provisions in relation to minerals permissions. That is necessary as a consequence of **MM06, MM32, MM33** and **MM35** and will ensure uniformity in the definition of major development throughout the Plan and thereby consistency with national policy.

122. NPPF para 74 sets out the need for strategic policies to include a trajectory illustrating the expected rate of housing delivery over the Plan period. **MM47** would meet this requirement. The trajectory would set out the anticipated rate of delivery for specific sites along with anticipated delivery over the Plan period.

Conclusion

123. Subject to the proposed MMs, the Local Plan is based on a robust assessment of viability which will ensure that it is effective and deliverable. The monitoring framework will provide an effective mechanism to assess progress on achieving the Local Plan's Vision and spatial strategy.

Overall Conclusion and Recommendation

124. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

125. The Authority has requested that I recommend MMs to make the Local Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix, the Dartmoor Local Plan 2018-2036 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

R Barrett

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix

Schedule of MMs

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|------|---|--|
| MM01 | Page 10 ('Planning Policies' Inset Box) | The planning policies in the Local Plan are what we use to decide planning applications, all development in the National Park should comply with them <u>development plan as a whole.</u> |
| MM02 | Section 1.1 (Para 1.1.4) | The Duty is secondary to National Park purposes and p Pursuing the duty should be compatible with and not undermine the purposes. |
| MM03 | Section 1.2 (The Vision) | 'Dartmoor's natural resources are conserved and there are opportunities for innovation in the way in which we live and work which allow us to achieve and maintain an environmental, social and economic balance, <u>and M</u> minimise <u>ing</u> our contribution to climate change <u>and adapting to it.'</u> |
| | Section 1.3 (Figure 1.2, part 7) | 'Avoid <u>adverse</u> impact on flood risk' |
| | Strategic Policy 1.2 (2) | In Dartmoor National Park all proposals should pursue sustainable development. <u>When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</u> Development is sustainable where it: |
| | Strategic Policy 1.2 (h) | 'avoids development which <u>has an adverse</u> impacts upon flood risk...' |
| MM04 | Strategic Policy 1.3(2) | Strategic Policy 1.3 (2) Presumption in favour of sustainable development 1. When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions which allow proposals to be approved wherever possible, and secure development that improves the economic, social and environmental conditions in the area. 2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be regarded as sustainable |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|------|--|--|
| | | <p>development and approved without delay, unless material planning considerations indicate otherwise. When considering whether a development proposal is sustainable or not, account will be taken of the sustainable development goals set out in Strategic Policy 1.2. 3. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Authority will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>b) specific policies in that Framework indicate that development should be restricted.</p> |
| MM05 | Strategic Policy 1.4 (2) (1a) | to give opportunities to meet identified local housing needs, providing around 60% of the indicative housing delivery figure of 65 dwellings per year provided for in this Plan; |
| | Strategic Policy 1.4 (2) (2b) | 'to maintain employment sites and give opportunities for new or improved <u>small-scale</u> employment sites where appropriate opportunities exist' |
| MM06 | Section 1.5 (Para 1.5.4) | ...If an alternative location is technically and financially viable, applicants will be expected to pursue that option, even if the location within the National Park is more financially advantageous. Where an alternative location outside the National Park is not being pursued a detailed appraisal of alternative options should be submitted.... |
| | Para 1.5.5 (Definition of Major Development) | For the purposes of this policy development, the Authority will <u>is considered development</u> to be Major where its <u>nature</u> , scale <u>and setting</u> , character or nature has the potential to have a significant adverse impact on the National Park's Special Qualities. |
| | Strategic Policy 1.5 | <p>In deciding whether a proposal is 'Major Development' the Authority will consider whether the development, by reason of its <u>nature</u>, scale <u>and setting</u>, character or nature has the potential to have a significant adverse impact on the Special Qualities of the National Park....</p> <p>...(a) the need for the development, including <u>any national considerations</u> need and the development's contribution to the national economy...</p> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|------|---------------------------------|--|
| MM07 | Section 1.6 (Para 1.6.5) | <p>The following design principles set out our expectations for the design of all new development:</p> <p>Character</p> <ul style="list-style-type: none"> ● Encourage development with a clear and distinctive character that respects local character, vernacular and materials ● Encourage development which contributes to the National Park's cohesive and vibrant communities <p>Promote quality and variety of accommodation</p> <ul style="list-style-type: none"> ● Ensure architectural taste or style is not imposed without clear reason and innovative design, including contemporary design, is encouraged ● Refuse planning permission for poor design <p>Environmental sustainability</p> <ul style="list-style-type: none"> ● Achieve efficient use and protection of natural resources (promote a fabric first approach, maximise energy efficiency, minimise the use of non-renewable resources, minimise the generation of waste and avoid pollution) <p>Enhance biodiversity</p> <ul style="list-style-type: none"> ● Encourage creation of new habitat ● Design to allow migration and future adaptability <p>Access and Movement</p> <ul style="list-style-type: none"> ● Ensure ease of access to new development and existing services through inclusive design, well-located and permeable development with adequate parking <p>Promote sustainable means of travel and easy access</p> <ul style="list-style-type: none"> ● Ensure land is used efficiently and effectively, and proposals do not prejudice the delivery of future development |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|-----|---------------------------------|--|
| | | <p>Community safety</p> <ul style="list-style-type: none"> • Ensure attractive and safe public spaces and security through natural surveillance <p>Policy 1.6 (2) (Parts 1 and 2)</p> <p>1. All development should <u>will</u> create a strong sense of place <u>with a clear and distinctive character</u> by reinforcing local character, respecting Dartmoor’s vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape. <u>Planning applications exhibiting anything less than good design will be refused.</u></p> <p>2. Decisions on design matters will <u>ensure that development has been</u> informed by the following principles and supplementary design guidance:</p> <p><u>Character</u></p> <ul style="list-style-type: none"> • <u>Encourage development which contributes to the National Park’s cohesive and vibrant communities</u> <p><u>Promote quality and variety of accommodation</u></p> <ul style="list-style-type: none"> • <u>Ensure architectural taste or style is not imposed without clear reason and innovative design, including contemporary design, is encouraged</u> <p><u>Environmental sustainability</u></p> <ul style="list-style-type: none"> • <u>Achieve efficient use and protection of natural resources (promote a fabric-first approach, maximise energy efficiency, minimise the use of non-renewable resources, minimise the generation of waste and avoid pollution)</u> <p><u>Enhance biodiversity</u></p> <ul style="list-style-type: none"> • <u>Encourage creation of new habitat</u> • <u>Design to allow migration and future adaptability</u> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|------|---------------------------------|---|
| | | <p><u>Access and Movement</u></p> <ul style="list-style-type: none"> • <u>Ensure ease of access to new development and existing services through inclusive design, well-located and permeable development with adequate parking</u> <u>Promote sustainable means of travel and easy access</u> • <u>Ensure land is used efficiently and effectively, and proposals do not prejudice the delivery of future development</u> <p><u>Community safety</u></p> <ul style="list-style-type: none"> • <u>Ensure attractive and safe public spaces and security through natural surveillance</u> • <u>Ensure development is designed for the prevention of crime, fear of crime and disorder</u> |
| MM08 | Section 1.6 (Para 1.6.12) | <p>Government policy limits the levels of energy efficiency Local Planning Authorities can require in new buildings, up to an equivalent of Code for Sustainable Homes Level 4, this is a sustainability standard withdrawn by Government in 2015. This policy seeks to maximise the energy efficiency of all new buildings by requiring an improvement over building regulation standards. In 2020 the Government consulted on the Future Homes Standard which, if introduced, would raise efficiency standard beyond the requirements of this policy.</p> |
| MM09 | Policy 1.8 (2) | <p>'c) introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health <u>or quality of life; and/or</u></p> |
| MM10 | Policy 1.9 (2) | <p>1. Development must be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. appropriate for its location. Development on sites which may have or are suspected to have a higher level of risk through contamination or stability, or involve hazardous installations or substances, will only be approved, where:</p> |
| MM11 | Chapter 2 (Strategy) | <p>Proposals affecting heritage assets, including designated and non-designated assets, must respect their significance and demonstrate how the historic environment will be conserved and/or enhanced. <u>Development will be encouraged to deliver significant</u></p> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| | | enhancement to Dartmoor's cultural heritage, including positive outcomes for heritage at risk and opportunities for understanding and enjoyment. |
| MM12 | Section 2.3 (Para 2.3.6, bullet 5) | 'disturbance of nocturnal-fauna...' |
| | Section 2.3 (Para 2.3.6, new bullet) | '...American skunk cabbage; and domestic cats and dogs hunting wildlife; and prolonged dry, wet or extreme weather events associated with climate change.' |
| | Section 2.3 (Para 2.3.18, part 2) | ' Minimise adverse impacts and then Mitigate remaining adverse impacts by providing on-site enhancements, such as habitat areas or biodiversity features, or by changing work practices and timings to ensure no adverse impact on <u>net gain of biodiversity</u> |
| | Section 2.3 (Para 2.3.18, part 3) | '... compensate for losses by providing off-site enhancements which represent a net gain over the existing. |
| | Section 2.3 (Table 2.1) | 'Parkland and aged, and veteran and ancient trees' |
| | Strategic Policy 2.2 (2) (Part 1) | 'Development must conserve and/or enhance <u>all</u> Dartmoor's biodiversity and geodiversity and result in no net loss. |
| | Strategic Policy 2.2 (2) (Part 2 a) ii) | 3. For the exceptional circumstances test to be met, applicants must demonstrate that: a) there is no less harmful option available with regard to, in order of preference: i) avoiding adverse impacts altogether, ii) minimising adverse impacts and mitigating any unavoidable impacts on-site, or iii) where adequate on-site mitigation measures are not possible, provide off-site compensatory measures which represent a net gain over the existing; and b) for internationally protected sites or species (e.g. SACs) and other sites affecting their wider natural network, including candidate SACs, the development must be of overriding public and environmental interest and compensatory measures must be |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|------|---------------------------------|--|
| | | <p>provided to protect the overall coherence of the site and its wider network, and maintain its species population at favourable conservation status in its natural range; or</p> <p><u>eb</u>) for nationally protected sites (e.g. SSSIs) or species, the development must result in benefits which clearly and significantly outweigh its adverse impact on the site or its wider natural network; or</p> <p><u>dc</u>) for locally protected wildlife sites (e.g. CWSs), Regionally Important Geological Sites (RIGS) and the Dartmoor priority habitats and species listed in Table 2.1 the development must result in benefits which significantly outweigh its adverse impact on the site; or</p> <p><u>ed</u>) for Dartmoor priority habitats listed in Table 2.1 which are of non-functional size <u>and not irreplaceable</u>, development must not have a significant adverse impact on the integrity of the local natural network.</p> <p><u>4. All development with the potential to have adverse impacts on biodiversity must demonstrate that:</u></p> <p><u>a) there is no less harmful option available with regard to, in order of preference:</u></p> <p><u>i) avoiding adverse impacts altogether,</u></p> <p><u>ii) minimising adverse impacts and mitigating any remaining unavoidable impacts on-site, or</u></p> <p><u>iii) where adequate on-site mitigation measures are not possible and as a last resort, provide off-site compensatory measures which represent a net gain over the existing.'</u></p> |
| MM13 | Section 2.3 (Para 2.3.24) | <p>'Strategic Policy 2.3 ensures that development with the potential to impact on habitats and biodiversity makes a proportionate contribution to biodiversity enhancement. The policy must be applied after the strategic biodiversity policy (Strategic Policy 2.2), which protects designated sites and priority habitats from harmful development. This policy then ensures that loss of <u>protected and unprotected</u> habitat is appropriately compensated for.'</p> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| | Section 2.3 (Para 2.3.30) | 'Financial contributions in-lieu will also be considered acceptable where on or off-site provision is proven not possible or undesirable the Authority is satisfied...' |
| | Policy 2.3 (2) (Part 1) | 1. Development with the potential to impact on biodiversity will be required to contribute towards biodiversity enhancement. |
| MM14 | Section 2.6 (Para 2.6.2) | <u>2.6.3 Designated and Non-designated</u> heritage assets are recorded by the Authority on the Historic Environment Record (HER): a live, searchable and publically accessible database of historic sites, buildings and features known to exist in the National Park. There is always the potential for the discovery of new assets. Potential heritage assets will be assessed against Historic England's significance criteria, discussed in paragraph 2.6.3, to decide whether they should be protected as designated or non-designated assets. <u>Evidence prepared to inform decisions, or acquired during or after development should be made available to be added to the HER.</u> |
| | Section 2.6 (Para 2.6.3) | 2.6.3 Understanding a heritage asset's significance is essential to assessing the impact of a development. Historic England describes significance as consisting of four values <u>in Conservation Principles (2008)</u> and significance may be found in all or just one of these values: ... <u>The NPPF refers to significance as being the value of a heritage asset to this and future generations because of its heritage interest, which may be: archaeological, architectural, artistic or historic. Significance derives from the physical presence of a heritage asset and from its setting.</u> |
| | Section 2.6 (Para 2.6.7) | All applications proposing development affecting a heritage asset must include an Assessment of Significance <u>Statement of Heritage Significance.</u> |
| | Policy 2.6 (2) (Part 2) | 1. All development must conserve and/or enhance heritage assets and their settings. <u>Great weight will be given to the conservation of designated heritage assets. All proposals should avoid harming an asset's significance, and where harm is justified, it should be minimised.</u> 2. All applications affecting designated and non-designated heritage assets must be supported by an Assessment of Significance <u>Statement of Heritage Significance.</u> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| | | <p>3. The change of use, extension or alteration of heritage assets, <u>including development in their settings</u>, will only be permitted where:</p> <p>a) for designated heritage assets, any harm <u>to significance is less than substantial, justified and clearly outweighed</u> by the development's public benefits...</p> <p>4. The <u>substantial harm</u>, whole or partial loss of heritage assets, <u>including development within their settings</u>, will only be permitted in exceptional circumstances...</p> <p>5. Where <u>substantial harm to whole or partial</u> loss of a heritage asset is permitted the applicant will be required to undertake a detailed record of the asset <u>and provide this to the Dartmoor HER</u>.</p> <p>6. Where an application could affect existing or potential archaeological interests the application must be supported by <u>sufficient information to understand their significance and the impact of the proposal</u>. This may include a method statement detailing the assessment, evaluation or excavation works necessary to <u>inform the decision, or ensure its protection</u>.</p> |
| MM15 | Section 2.6 (para 2.6.17) | Any proposals of a low, medium or high impact will be refused where they would harm heritage significance <u>do not conserve the heritage asset, and all proposals will be encouraged to achieve enhancement</u> . |
| | Policy 2.7 (part 5) | Permitted development rights will <u>normally</u> be removed to control the character and appearance of the converted building and its setting. |
| MM16 | Policy 2.8 (2) (Part 1 (a)) | 'the public benefits clearly outweigh the harm of departing from the adopted development plan <u>planning policies</u> .' |
| MM17 | Section 2.7 (Para 2.7.1) | 'Dartmoor's upland peat is a significant carbon store, <u>restoration of eroded peat and careful management of its water environment can play an important role in minimising offsetting</u> our impact on climate change. <u>Functioning peatlands can also assist us adapt to climate change, including by reducing wild fire risk and helping water security for us and the environment</u> . |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| | Section 2.7 (Para 2.7.3) | 'The Local Plan will ensure that flood risk is taken into account in all new development, managing risk by directing land uses to the most appropriate locations. <u>All sources of flooding will be taken into account, including water courses, surface and ground water flooding.</u> Development should not take place where it would have an unacceptable level of flood risk, or where it would increase flood risk elsewhere by, for example, reducing flood storage, impeding the flow of flood water or increasing run-off. <u>Devon County Council is the Lead Local Flood Authority responsible for managing local flood risk on Dartmoor and a statutory consultee for major development. The Environment Agency's Flood Zone map and Devon County Council's Surface Water Flooding map are used to identify the potential for flood risk.'</u> |
| | Section 2.7 (Para 2.7.4) | 'The purpose of the FRA is to <u>demonstrate the flood risks to and from a proposed development, it will also help inform the flood risk</u> provide a basis for applying the sequential test to flood risk, which steers new development to areas with the lowest probability of flooding. <u>It should also be noted that not all developments have equal flood vulnerability, for example caravans, mobile homes, emergency services, and hazardous installations are considered more vulnerable than dwellings²¹.</u> [Footnote] <u>See National Planning Practice Guidance for further guidance: https://www.gov.uk/guidance/flood-risk-and-coastal-change.</u> |
| | Policy 2.9 (2) | 3. In exceptional circumstances, where development which does not satisfy the sequential test <u>demonstrates there are no suitable locations of lower flood risk,</u> development will be permitted in flood risk areas when: a) there are no suitable locations of lower flood risk; ab) the development is demonstrated to provide wider benefits which outweigh flood risk; be) there will be appropriate flood protection for the lifetime of the development, taking account of the vulnerability of its users; and cd) the development will not increase flood risk elsewhere, and where possible, will reduce flood risk overall. |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| MM18 | Section 3.1 (Para 3.1.4) | The housing strategy in the Local Plan therefore provides an indicative housing delivery figure of 65 homes each year across the National Park. This figure is not a target. <u>makes provision for at least</u> It is the level of development evidence suggests is necessary to reduce the trends identified above and provide sufficient housing to meet local housing needs. |
| | Strategic Policy 3.1 (Part 1) | 1. This Local Plan will seek to meet an indicative housing delivery figure of <u>makes provision for at least 1,125 homes (65 homes each year after adoption) to be delivered across the National Park over the period of this Plan (2018 – 2036) in order to meet the identified needs of local communities.</u> It will do so by identifying opportunities for housing delivery on allocated sites, windfall sites, and rural exception sites. <u>A trajectory at Appendix B illustrates the expected rate of housing delivery over the plan period. The Monitoring Framework will assess whether delivery is meeting local needs for Dartmoor and whether the overall housing requirements for the Plymouth and Exeter Housing Market Areas are being met.</u> |
| | Strategic Policy 3.1 (Part 6) | 6 ... Section 106 legal agreements will include a cascade to ensure properties do not remain empty for an unreasonable period of time and a mortgagee in possession clause to ensure mortgageability. On rural exception sites in Villages and Hamlets, shared ownership housing will be restricted to 80% staircasing. |
| MM19 | Section 3.1 (Para 3.1.11) | 3.1.11 The use of section 106 legal agreements is critical for securing affordable housing into the future, and provides communities with assurance that new affordable homes will continue to be available to meet local housing need. <u>Equally, Section 106 legal agreements must be carefully worded to ensure they are flexible; an overly restrictive agreement can mean a so development or property cannot be financed and homes are not left empty. therefore prevent the development from going ahead.</u> |
| | Section 3.1 (Para 3.1.12) | <u>3.1.12 All parishes in Dartmoor National Park are in Designated Protected Areas (DPA) (footnote - Housing and Regeneration Act 2008 Paragraphs 300 - 302) where statutory protections are also in place to ensure an ongoing supply of rural affordable</u> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
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| | | <p><u>housing. Within the DPA process it is possible on individual schemes for a Registered Provider to seek a waiver from these protections, including those that limit the amount of equity that a resident of a shared ownership home can buy, known as 'staircasing'. Dartmoor National Park will consider applications for such waivers on individual sites through the DPA waiver process where applicable and with the agreement of relevant local authority and Homes England. Where schemes are not funded through Homes England consideration will be given to a waiver with the agreement of the relevant local authority.</u></p> <p>Staircasing on shared ownership properties, where the owner of a shared ownership home buys a larger share of the property, is one such issue. In a rural area, the owner would not normally be allowed to buy the whole property (or 'staircase' to 100%) to ensure the benefit of the affordable home remains in the community. However some lenders are not currently supporting such restrictions. As such, in order to enable development to come forward, 100% staircasing will be allowed in Local Centres and Rural Settlements where this is supported by Homes England. A section 106 legal agreement provides for a right of pre-emption, where the Housing Association and/or Local Housing Authority have the right to buy the property before it is offered on the open market. It also requires that, where someone does acquire 100% of a shared ownership property, a local occupancy restriction remains on the property in perpetuity.</p> |
| MM20 | Section 3.8 (Para 3.8.9) | <p><u>It is an important element of policy to ensure that residential extensions are subservient to the original dwelling and respect its original architecture. In most cases this can be achieved by following</u> To ensure the National Park retains high standards of design residential extension will be expected to follow these basic design principles:</p> |
| MM21 | Policy 3.8 (2) (Part 4) | <p>Permission for a replacement home will <u>normally</u> be subject to a condition removing permitted development rights in respect of extensions.</p> |
| MM22 | Policy 3.9 (2) (Part 3) | <p>3. Where the above is satisfied, permission will be granted subject to the following: a) an occupancy condition requiring the dwelling only be used by a rural worker;</p> |

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| | | <p>b) a legal agreement tying the dwelling and any other relevant dwellings to the holding; and, <u>normally</u></p> <p>c) a condition removing permitted development rights.</p> |
| MM23 | Policy 3.10 (2) (Part 3) | <p>3. Where the above is satisfied, permission will be granted subject to the following:</p> <p>a) an occupancy condition requiring the dwelling only be used for the needs of a rural worker;</p> <p>b) a condition tying the annexe to the associated dwelling; and, <u>normally</u></p> <p>c) a condition removing permitted development rights.</p> |
| MM24 | Section 3.10 (Para 3.10.2) | <p>3.10.2 The most recent Gypsy and traveller Accommodation Assessment (<u>GTAA</u>) for Devon²⁶ indicated a very low level of need for Dartmoor National Park. Given this, it is not appropriate for this Local Plan to identify a pitch target for Gypsy and traveller sites. Instead a criteria based <u>policy</u> is set out below which enables suitable sites to come forward where a need is identified <u>through an up to date GTAA, and/or appropriate local information on needs.</u> ...</p> |
| | Section 3.10 (Para 3.10.3) | <p>3.10.3 Sites for Gypsy and traveller accommodation should be within or adjoining a Local Centre or Rural Settlement. Where it is demonstrated that need exists, and that no suitable site is available within or adjoining a Local Centre or Rural Settlement, a site outside but well-related to the settlement may be acceptable. Suitable sites for Gypsy and traveller accommodation (and for Low Impact Development), which are well-related to a settlement must:</p> |
| | Policy 3.11 (d) | <ul style="list-style-type: none"> • take a sequential approach, considering previously developed land first, <u>and flood risk...</u> <p>...d) take a sequential approach to the use of previously developed land and <u>not be located in areas of high flood risk</u>, consistent with other policies in this Local Plan...</p> |
| MM25 | Section 3.11 (Para 3.11.5) | <p>"... it must meet the criteria described in 3.9.53."</p> |

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| | Section 3.11 (Para 3.1.7. first bullet) | <u>'...land use activities proposed are capable of supporting the needs of the occupants within a reasonable period of time and no more than 5 years from first occupation.'</u> |
| | Policy 3.12 (2) (Part 1) | 1. Low impact residential development will be permitted where:... <u>'h) the proposal demonstrates a business plan and sufficient land is available which can provide for the livelihood and substantially meet the needs of all residents on the site within a reasonable period of time and no more than 5 years from first occupation.'</u> |
| | Policy 3.12 (2) (Part 2) | 2. <u>Where the above is satisfied permission will first be granted:</u> <u>a) for a temporary period of up to 6 years; and</u> <u>b) subject to the condition that at five years from the development's first occupation a Monitoring Report is submitted to the Authority reporting on how the requirements of this policy have been achieved.</u> |
| | Policy 3.12 (2) (Part 3) | <u>Following the grant of temporary permission, permanent permission will only be granted where the Authority is satisfied the policy requirements have been and will continue to be met</u> |
| MM26 | Section 4.3, Table 4.3, column 1 | Use (Class) A1 and A2 Shops and financial and professional services (Class E) A3 and A4 Café, restaurant, pub or drinking establishment (Class E) C1 Hotel (Class C1) B1 Office and light industrial (Class E) B1a Office: 1 lorry space/1000m ² B1b/ε Light industrial: 1 lorry space B2 Industrial (Class B2) B8 Storage and Distribution (Class B8) |
| MM27 | Section 4.3 (para 4.3.17) | <u>In 2019 the Government consulted on amending Building Regulations to require charging point provision on all new residential and non-residential buildings. Were these proposals</u> |

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| | | <u>introduced it would supersede this policy's requirements for new buildings, however the requirements for car parks would continue to apply.</u> |
| MM28 | Section 5.2 (para 5.2.1) | The Local Plan encourages appropriate business and employment development. This policy sets out the locations where non-residential business (Class <u>E and B</u> uses), tourism and other employment development will be acceptable. |
| | Section 5.2 (para 5.2.2) | Office, light industrial and home-based enterprise development are generally the most appropriate Class B <u>business</u> uses in the National Park. New general industrial (Class B2) and warehousing (Class B8) uses are more likely to impact on the National Park's Special Qualities. |
| | Section 5.2 (para 5.2.6) | A town centre first approach is taken for proposals involving main town centre uses over 150m ² , see Strategic Policy 5.2. Offices (Class E <u>B1a</u>) and tourism uses are main town centre uses and best located within the town centres of Local Centres and Rural Settlements. |
| MM29 | Section 5.2 (para 5.3.7) | Loss of shops (Class A1-4) <u>main town centre uses from Town Centres</u> will be considered in accordance with Strategic Policy 5.3, loss of other employment uses will be considered in accordance with Strategic Policy 5.1. |
| | Policy 5.2 (Part 3) | 3. Proposals outside town centres which could have a significant adverse impact on a town centre <u>and have a gross internal floorspace of 150m² or more</u> will be required to submit an impact assessment. |
| MM30 | Section 5.2 (para 5.3.8) | Shopping and other active uses Active uses in <u>Town Centres</u> Dartmoor's main shopping areas are located in the Local Centres. These areas are generally successful, but some suffer from high turnover and there is a trend towards declining margins and provision of visitor orientated services rather than those for residents. In main shopping areas this policy protects shops, financial and professional services, food, drink and drinking establishments (Class A1-4) and allows for change of use between them, except where the proposal involves loss of the last general store, shop or pub. This approach ensures active uses are retained, but allows flexibility for the high street to respond to changing consumer preferences. |

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| | | <p><u>The 2020 COVID pandemic and increasing popularity of internet shopping has put significant strain on the high street. In September 2020 the Government responded to this and long-standing calls for greater flexibility by changing the Use Class Order and combining many previously distinct town centre uses into one use class (Class E). This change means that changes between retail, restaurant, office, light industrial, clinic, health centre, indoor recreation and other uses do not generally require planning permission, unless conditions on a planning consent control approved uses. This change significantly effects how local planning policies operate to protect and enhance town centres, for example it is not now possible to protect retail as a distinct use from other town centre uses. It is hoped these changes will support the high street make the changes it needs to be successful.</u></p> |
| | Section 5.2 (para 5.3.9) | <p>In the Rural Settlements and Villages and Hamlets services are more limited, many only have one shop and pub. For this reason policy is focussed on avoiding the loss of the last general store, shop or pub and changes of use will only be permitted where at least 6 months continuous marketing evidence demonstrates there is no demand. After which other Class A, B1a, C1 or D uses should be considered, this recognises the contribution they can make to increasing footfall and improving the vibrancy of a centre. Residential conversions will only be permitted after a further 6 months marketing evidence demonstrates no demand for any Class A, B1a, C1 or D uses.</p> <p><u>The planning system still has a role to play in ensuring Dartmoor's Town Centres remain vibrant and active uses are not lost in favour of higher value residential uses. This policy therefore protects main town centre uses in Dartmoor's Town Centres, allowing change of use only where a thorough marketing exercise demonstrates no demand.</u></p> |
| | Section 5.2 (para 5.3.10) | <p>To make premises easier to let, permissions for new Class A uses will have conditions attached which allow them to be used for a variety of other acceptable main town centre uses.</p> <p><u>This policy also seeks to protect the last shop, general store or pub in any of Dartmoor's classified settlements. Helping ensure these important public services remain available for communities.</u></p> |

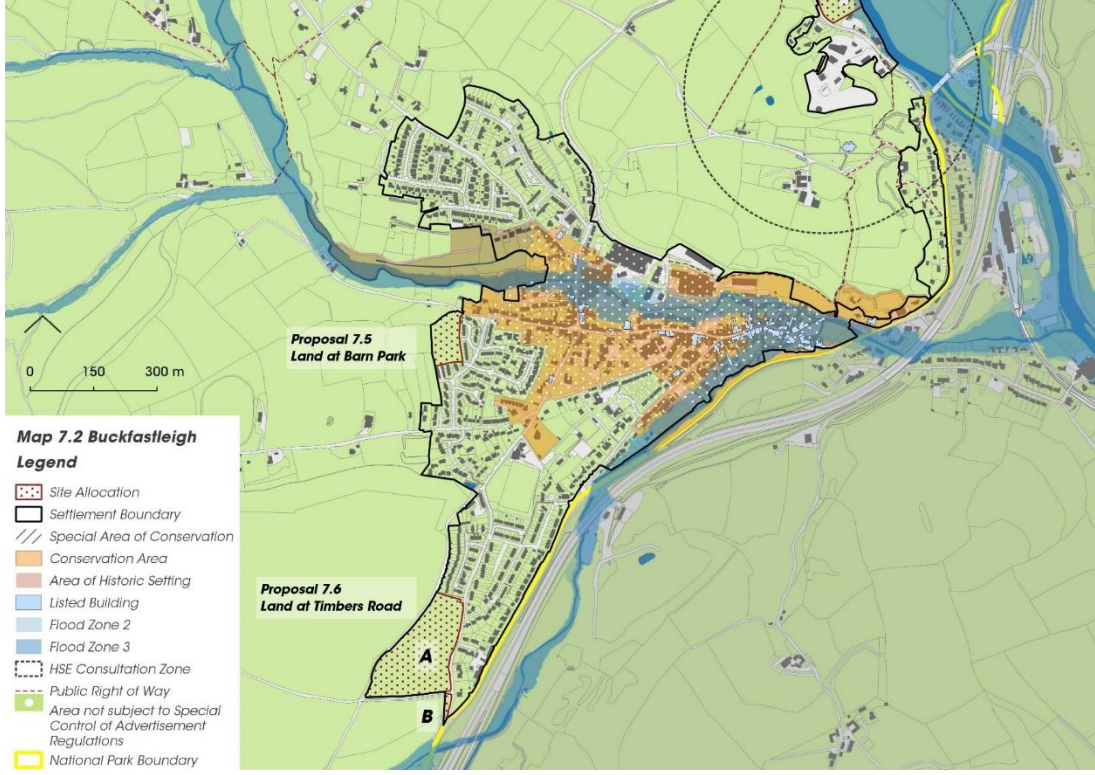
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| | Strategic Policy 5.3 | <p>Strategic Policy 5.3 (2) Shops and other active uses <u>Protecting Active Uses in Dartmoor's Settlements</u></p> <p>1. Within the main shopping areas of Local Town Centres permission will be granted for changes of use within Class A1-4 main town centre uses provided they do not adversely affect neighbouring uses, particularly their amenity.</p> <p>2. Permission will not be granted:</p> <p>a) within the main shopping areas of Local Town Centres, for a proposal that converts Class A1-4 main town centre uses to other uses; or</p> <p>b) within a classified settlement, for a proposal that involves the loss of the last general store, shop or public house;</p> <p>unless evidence submitted demonstrates the property has been offered for sale, rent and/or lease on the open market for the existing use or, in the case of main shopping areas in Local Town Centres, Class A1-4 main town centre uses for a continuous period of at least 6<u>12</u> months, at a realistic price.</p> <p>3. Where the case for a change of use is accepted under Part 2 of this policy other Class A, B1a, C1 and D uses should be considered first. A conversion for residential or other uses will only be permitted where evidence submitted demonstrates the property has been offered for sale, rent and/or lease on the open market for Class A, B1a, C1 or D uses at a price which reflects those uses, for a further continuous period of at least 6 months.</p> |
| MM31 | Section 5.4 (Para 5.4.11) | 'For both tented campsites and touring caravan sites there can be an issue with pitches being used for the long term siting or storage of <u>unoccupied</u> tents, yurts, wigwams or caravans.' |
| | Section 5.4 (Para 5.4.12) | 'Camping pods, shepherd huts and other structures which are permanently or seasonally sited on the land <u>can</u> have a similar impact...' |
| | Policy 5.6 (Part 2c) | 'suitable historic buildings are used first in accordance with <u>Strategic Policy 2.6 and/or Strategic Policy 2.7</u> ' |

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| MM32 | Section 6 (Strategy) | <p>...maximise the use of recycled materials and secondary aggregates <u>as far as practicable</u>...</p> <p>...Small scale rRenewable energy development which meets the energy demands of a single property or local community will be encouraged where it is not Major Development and does not harm the National Park's Special Qualities or environment. Large scale renewable energy development, including wind and solar farms, is not appropriate in the National Park...</p> |
| MM33 | Section 6.1 (Para 6.1.4) | <p>'Large scale mMinerals development that is considered to be Major Development, as defined in Strategic Policy 1.5, can have a significant and irreversible impact and is not considered appropriate in the National Park other than in exceptional circumstances. The environmental impact of minerals operations has improved significantly in recent years, though, and where existing infrastructure and mitigation is in place the extension of existing operations can be the most efficient and reasonable approach to sustaining a source of minerals.'</p> |
| | Policy 6.1 (1) (Part 1) | <p>'1. Large scale mMinerals development that is Major Development, as defined in Strategic Policy 1.5 (2), will not be allowedapproved other than in exceptional circumstances, and where it can be demonstrated that the proposal is in the public interest. In assessing proposals DNPA will consider:</p> <p>a) the demonstrable wider need for the development; b) an objective assessment of alternatives outside the National Park;</p> <p>c) the impact upon the special qualities of the National Park; and</p> <p>d) strategic priorities for the National Park.</p> |
| | Policy 6.1 (1) (Part 2) | <p>2. The small scale expansion of existing quarries, or extension of time for minerals operations, will be permitted where it can be demonstrated that the socioeconomic benefits of the development outweigh any impact upon the National Park's Special Qualities.</p> |


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| | Policy 6.1 (1) (Part 4a) | a) all reasonable mitigation must be provided for in the proposal, in order to minimise <u>any negative</u> environmental and socioeconomic impacts; and |
| | Policy 6.1 (1) (Part 4b) | b) the proposal must be consistent with other relevant policies in this Local <u>the Plan as a whole.</u> |
| MM34 | Section 6.1 (Para 6.1.9) | The purpose of a Minerals Safeguarding Area is to ensure that the ability remains to extract a minerals resource, by ensuring that non-minerals development does not take place where it may sterilise or constrain potential future minerals <u>operations</u> working... |
| | Section 6.1 (Para 6.1.10) | 6.1.10 In considering proposals for non-mineral use of these areas we will take into account opportunity for prior extraction (where reasonable and feasible), potential non-sterilising land uses, or may decide not to grant permission where development may prejudice future minerals extraction <u>operations</u> . |
| | Section 6.1 (Para 6.1.11) | 1 6.1.11 The following <u>summarises</u> areas are identified on the Policies Map as Minerals Safeguarding Areas: <ul style="list-style-type: none"> • Linhay Hill Quarry • Meldon Quarry • Yennadon Quarry • Blackenstone Quarry • Merrivale Quarry • Prison Quarry • <u>Lee Moor Quarry complex</u> |
| MM35 | Section 6.3 (Para 6.3.5) | 'Small scale <u>Renewable energy development which meets the energy demands of a single property, business or local community can be achieved on Dartmoor without impacting</u> is unlikely to have an impact on the National Park's Special Qualities.' |
| | Policy 6.6 (2) (Part 1) | '1. Small scale <u>Renewable energy development will be encouraged where it does not harm the National Park's Special Qualities, including:</u> |

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| | | <p>a) landscape character, taking into consideration the cumulative impact with other development;</p> <p>b) biodiversity, geodiversity, and heritage significance; c) tranquillity, dark night skies and residential amenity, taking into consideration noise, lighting, movement, odour and vibration; and</p> <p>d) air, soil and water quality.</p> <p>2. Small scale Renewable energy development should not impact on flood risk or soil stability. Utility connections, such as cables and pipes, should be placed underground.</p> <p>3. Large scale Renewable energy development <u>that is Major Development, as defined in Strategic Policy 1.5, will not be approved other than in exceptional circumstances.</u>'</p> |
| MM36 | Section 7.1 (Para 7.1.10) | <p>Allocations may include specific requirements, such as a level of affordable housing or infrastructure, which should be provided as part of development on the site. These are summarised in the Site Briefs published alongside this Plan, <u>which also describe landscape mitigation or specific assessment or reports which would be required as part of an application.</u> These <u>Briefs</u> should be read alongside the relevant policies within this Local Plan <u>and taken into account in preparing applications in order to ensure proposals are consistent with the Local Plan as a whole.</u></p> |
| MM37 | Policy 7.1(2) | <p>1. Settlement boundaries shown on the inset maps define the area of the settlements within which development will be permitted where it is consistent with policies in this Local Plan.</p> |
| MM38 | Proposal 7.6(2) | <p>Proposal 7.6 (2) Land at Holne Road, Buckfastleigh</p> <p>1. An area of land at Holne Road is allocated for residential development to provide around 28 homes, of which not less than 45% must be affordable housing to meet</p> |

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| | | <p>identified local needs. Development should come forward only in response to an identified affordable housing need.</p> <p>2. Applications should be supported by evidence to inform an appropriate assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.</p> <p>Proposal 7.6 (3) Land at Timbers Road, Buckfastleigh</p> <p>1. An area of land at Timbers Road is allocated for development:</p> <ul style="list-style-type: none"> a. Parcel A is allocated to provide around 70 homes, of which not less than 45% must be affordable housing to meet identified local needs. b. Parcel B is allocated for the delivery of appropriate highway improvement works to access Plymouth Road. <p>Development should come forward only in response to an identified affordable housing need.</p> <p>2. Applications should be supported by evidence to inform an appropriate assessment (Habitats Regulations) in order to establish that development of this site will have no adverse impact on the South Hams Special Area of Conservation.</p> <p>3. Development of this site must:</p> <ul style="list-style-type: none"> a. include delivery of appropriate highway improvements to achieve vehicle and pedestrian access from Plymouth Road; and b. be supported by a surface water management plan which demonstrates how surface water from the proposed development and adjoining public highways will be disposed of in a manner that does not increase flood risk elsewhere. |

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| | Section 7 (Map 7.2) |  |
| MM39 | Proposal 7.8(2) | Proposal 7.8 (2) An area of land at the Crannafords employment area, Chagford, is allocated for business and employment uses (non-main town centre uses) (mixed B class uses). |
| MM40 | Proposal 7.11 (2) | An area of land at Forder Farm is allocated for residential development of around <u>25-30</u> homes, of which not less than 45% must be affordable housing to meet identified local needs. |
| MM41 | Proposal 7.19(2) (Part 2 (b)) | Provide a link to the Drake's Trail <u>Princetown cycle trail</u> ; and |

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| | Proposal 7.19(2) (Part 2 (c)) | Include delivery of appropriate highway improvements to access Plymouth <u>Dousland</u> Road |
| MM42 | Policy 7.20(2) | Special constraints will apply to development proposals within the original <u>this historic residential core</u> of Yelverton |
| MM43 | Proposal 7.21 (2) (Part 1 (b)) | b) Commercial uses comprising principally business and industrial uses (B1, non-main town centre Class E, B2 and B8), financial and professional services (A2) , and assembly and leisure uses (non-main town centre Class E and F2). <u>Any main town centre uses should be of a scale and use commensurate with Buckfast and its local highway network.</u> |
| | Proposal 7.21(2) (Part 2(a)) | provide a level of employment which <u>is not less than</u> offsets the loss of the previous <u>employment use space</u> |
| MM44 | Policy 7.24(2) | Within the South Zeal Conservation Area, development will not be permitted where this would <u>cause harm to, or loss of</u> destroy or adversely affect the significance or setting of burgage plots, |

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| MM45 | Section 7 (Map 7.12) |  <p>Map 7.12 Bittaford Legend</p> <ul style="list-style-type: none"> Settlement Boundary Listed Building Flood Zone 2 Flood Zone 3 Public Right of Way National Park Boundary |
| MM46 | Appendix A (3 – Housing) | <u>Overall housing delivery within the Plymouth and Exeter HMAs consistent with the monitoring framework for the HMAs.</u> |
| | Appendix A (6 – Minerals, Waste and Energy) | Permissions granted (number and area) for: new large-scale minerals development, new small-scale minerals development, extended minerals operations; |
| MM47 | Appendix B | Insertion of housing trajectory. |
| MM48 | Glossary | Assessment of Statement of Heritage Significance: A report required to be submitted in support of an application which has the potential to affect a heritage asset. |

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| | | It reports the sum of the cultural and natural heritage values of a place (i.e. its significance) and assesses how the proposals will affect them, positively or negatively. |
| MM49 | Glossary | Heritage asset: ... Heritage asset includes designated heritage assets, such as listed buildings and scheduled monuments, and non -designated assets identified by the local planning authority. |
| MM50 | Glossary | Habitable Floorspace: ... <ul style="list-style-type: none"> • Areas in the roof space and mezzanine areas converted for use with permanent access and a maximum ceiling height of at least 1.8m <u>at its highest point</u> |
| MM51 | Glossary | Significance (for heritage policy) The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. <u>Significance can also be assessed using the four values of evidential, historical, aesthetic and communal based on Historic England’s Conservation Principles (2008).</u> |
| MM52 | Glossary | The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. These use classes are referred to in the policies of this plan and are provided here for reference purposes. The Order is periodically amended. Class A A1 Shops — Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes. A2 Financial and professional services — Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops— these are now classed as “sui generis” uses (see below). |

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| | | <p>A3 Restaurants and cafés – For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.</p> <p>A4 Drinking establishments – Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.</p> <p>A5 Hot food takeaways – For the sale of hot food for consumption off the premises</p> <p>Class B</p> <p>B1 Business – Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.</p> <p>B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8 Storage or distribution - This class includes open air storage.</p> <p>Class C</p> <p>C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).</p> <p>C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</p> <p>C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre,</p> |

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| | | <p>secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.</p> <p>C3 Dwellinghouses - this class is formed of 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b) up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 houses in multiple occupation definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p> <p>C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.</p> <p>Class D</p> |

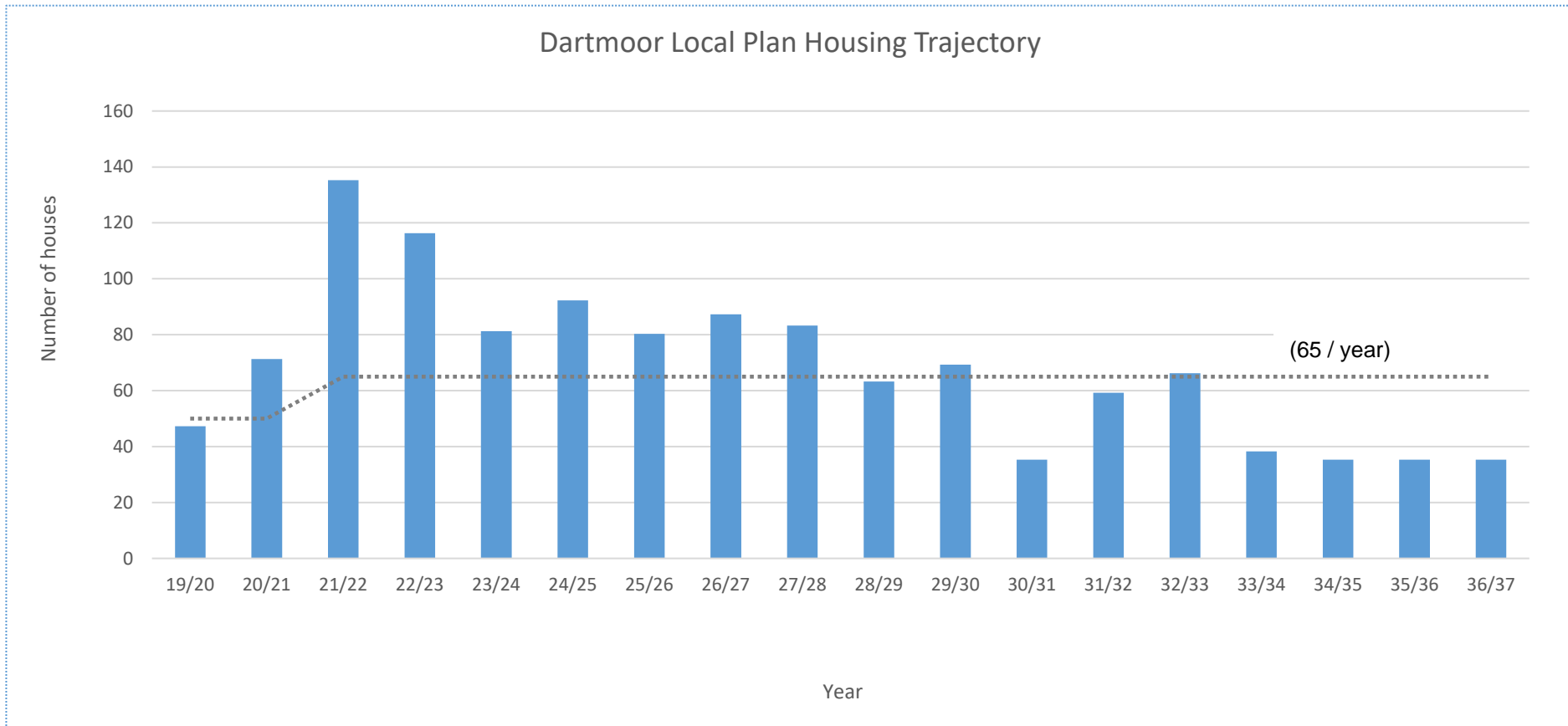
| Ref | Section/Policy (Paragraph/part) | Main Modification |
|-----|---------------------------------|--|
| | | <p>D1 Non residential institutions – Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.</p> <p>D2 Assembly and leisure – Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used).</p> <p><u>Class E</u></p> <p><u>E(a)</u> Display or retail sale of goods, other than hot food takeaway</p> <p><u>E(b)</u> Sale of food and drink for consumption (mostly) on the premises</p> <p><u>E(c)</u> Provision of:</p> <ul style="list-style-type: none"> • <u>E(c)(i)</u> Financial services, • <u>E(c)(ii)</u> Professional services (other than health or medical services), or • <u>E(c)(iii)</u> Other appropriate services in a commercial, business or service locality <p><u>E(d)</u> Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</p> <p><u>E(e)</u> Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</p> <p><u>E(f)</u> Creche, day nursery or day centre (not including a residential use)</p> <p><u>E(g)</u> Uses which can be carried out in a residential area without detriment to its amenity:</p> <ul style="list-style-type: none"> • <u>E(g)(i)</u> Offices to carry out any operational or administrative functions, • <u>E(g)(ii)</u> Research and development of products or processes • <u>E(g)(iii)</u> Industrial processes <p><u>Class F</u></p> <p><u>F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:</u></p> |

| Ref | Section/Policy (Paragraph/part) | Main Modification |
|-----|---------------------------------|--|
| | | <ul style="list-style-type: none"> • <u>F1(a)</u> Provision of education • <u>F1(b)</u> Display of works of art (otherwise than for sale or hire) • <u>F1(c)</u> Museums • <u>F1(d)</u> Public libraries or public reading rooms • <u>F1(e)</u> Public halls or exhibition halls • <u>F1(f)</u> Public worship or religious instruction (or in connection with such use) • <u>F1(g)</u> Law courts <p><u>F2 Local community</u> – Use as defined in 4 parts:</p> <ul style="list-style-type: none"> • <u>F2(a)</u> Shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres • <u>F2(b)</u> Halls or meeting places for the principal use of the local community • <u>F2(c)</u> Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) • <u>F2(d)</u> Indoor or outdoor swimming pools or skating rinks <p>Sui Generis</p> <p>Certain uses do not fall within any use class and are considered ‘sui generis’. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, and casinos, <u>hot food takeaways, public houses, wine bars, drinking establishments, venues for live music performance, cinemas, concert halls, bingo halls and dance halls.</u></p> |

Appendix B - Housing Trajectory

| Settlement | Site | Year | | | | | | | | | | | | | | | | | | Total |
|--|-------------------------------|-----------|-----------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| | | 19/ 20 | 20/ 21 | 21/ 22 | 22/2 3 | 23/ 24 | 24/ 25 | 25/ 26 | 26/ 27 | 27/ 28 | 28/ 29 | 29/ 30 | 30/ 31 | 31/ 32 | 32/ 33 | 33/ 34 | 34/ 35 | 35/ 36 | 36/ 37 | |
| Ashburton | Outdoor Experience, Chuley Rd | | | | 12 | 10 | | | | | | | | | | | | | | 22 |
| | Tuckers, Chuley Rd | 12 | 11 | | | | | | | | | | | | | | | | | 23 |
| | Longstone Cross | | | 12 | 16 | 12 | | | | | | | | | | | | | | 40 |
| | Kenwyn | | | | | | 12 | 5 | | | | | | | | | | | | 17 |
| Buckfast | Axminster Carpets | | | | | | 12 | 20 | 8 | | | | | | | | | | | 40 |
| Buckfastleigh | Barn Park | | | 12 | 14 | | | | | | | | | | | | | | | 26 |
| | Timbers Road | | | | | | 25 | 25 | 20 | | | | | | | | | | | 70 |
| | Glebelands | 3 | | | | | | | | | | | | | | | | | | 3 |
| Chagford | Bretteville Close | 25 | 25 | 25 | 13 | | | | | | | | | | | | | | | 88 |
| | Lamb Park | | | | 12 | | | | | | 12 | 12 | | | | | | | | 36 |
| Cornwood | Church Park | | | 10 | | | | | | | | | | | | | | | | 10 |
| Horrabridge | New Park | | | | | | | | 12 | 23 | | | | | | | | | | 35 |
| Mary Tavy | Down's Garage | | | | | 12 | 7 | | | | | | | | | | | | | 19 |
| Moretonhampstead | Forder Farm | | | | | 12 | 13 | | | | | | | | | | | | | 25 |
| | Thompson's Haulage Depot | | | 12 | 14 | | | | | | | | | | | | | | | 26 |
| | Betton Way | | | | | | | | | | | | 12 | 6 | | | | | | 18 |
| South Brent | Fairfield | | 12 | 24 | | | | | | | | | | | | | | | | 36 |
| | Palstone Lane (a) | | | 7 | 8 | | | | | | | | | | | | | | | 15 |
| | Palstone Lane (b) | | | | | | | | | | 12 | 22 | | | | | | | | 34 |
| Yelverton | Binkham Hill | | | | | | | | 12 | 25 | 4 | | | | | | | | | 41 |
| | Elfordtown | | | | | | | | | | | | 12 | 25 | 3 | | | | | 40 |
| Widecombe-in-the-Moor | Adj Brookland Cottages | | | 6 | | | | | | | | | | | | | | | | 6 |
| Local Centres | Projected Windfall | 0.4 | 11.4 | 19.4 | 19.4 | 19.4 | 7.4 | 14.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 305 |
| Rural Settlements and Villages and Hamlets | Projected Windfall | 0.86 | 4.86 | 0.86 | 0.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 8.86 | 131 |
| Open Countryside | Projected Windfall | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 125 |
| TOTAL | | 47 | 71 | 135 | 116 | 81 | 92 | 80 | 87 | 83 | 63 | 69 | 35 | 59 | 66 | 38 | 35 | 35 | 35 | 1,231 |

Notes: Windfall rates are calculated on the basis of the average of past completions on unidentified sites over the last Local Plan period, 2007/8 to 2018/19.





Dartmoor Local Plan (2018 - 2036) Examination

Schedule of Proposed Additional Modifications November 2021

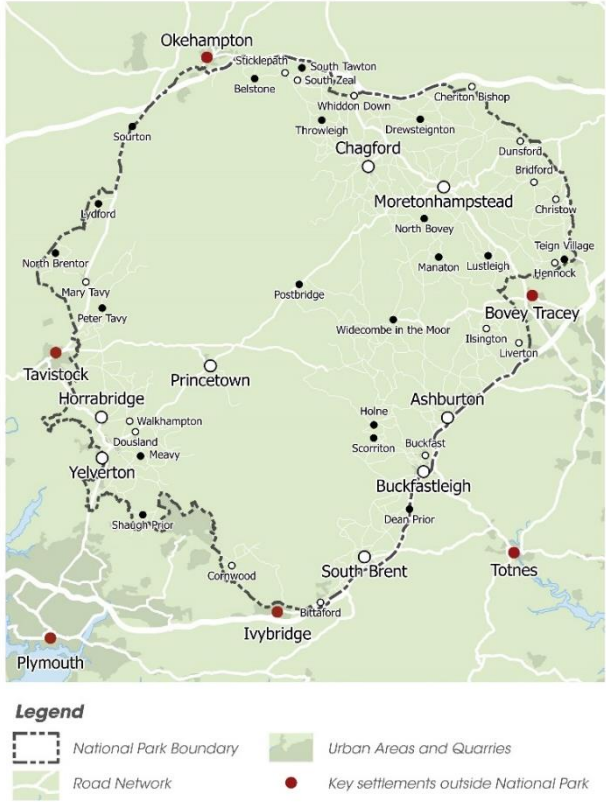
1. The Dartmoor Local Plan (2018 - 2036) was submitted to the Secretary of State on 22 September 2020.
2. As part of the examination process a number of proposed Additional (Minor) Modifications have been identified. The Planning and Compulsory Purchase Act 2004 (as amended) allows the Local Planning Authority to make additional (minor) modifications to the plan on adoption, but only if they do not materially affect the Plan's policies. These additional modifications are not subject to the formal examination and generally address minor issues of clarity.
3. This schedule identifies the final Additional Modifications (AM). These Additional Modifications will only be considered by the Authority and not by the Planning Inspectorate as they do not relate to the soundness of the plan. This version (November 2021) includes new Additional Modifications (from the June 2021 version) for the adopted Local Plan, removing references to consultation, and modifying final policy reference numbers.

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|------------------|------------------|---|--|
| AM01 | Page 4 | | <p><u>Foreword</u></p> <p><u>This Local Plan sets a clear and positive strategy for Dartmoor's future. It responds to today's challenges of climate change and ecological crisis through a pattern of sustainable growth, policies to reduce energy use, and a groundbreaking approach to biodiversity net gain. It responds to the needs of communities by raising the bar on the quality, efficiency and accessibility of new homes. It will deliver a mix of housing which responds to local needs, recognising the gap between local incomes and house prices. Business and enterprise which is consistent with National Park purposes is encouraged and supported.</u></p> <p><u>At the most fundamental level the Local Plan as a whole pursues National Park purposes of conservation and enhancement, and promoting understanding and enjoyment. It ensures that at a time of change and uncertainty, Dartmoor stands firm as a stronghold for wildlife, a landscape of national importance, a home and workplace, and a haven for active recreation, and quiet enjoyment.</u></p> <p><u>The Local Plan has been prepared based upon a strong evidence base, understanding the needs of Dartmoor's natural and historic environment, its communities, and visitors. It could not have been prepared without your contributions, and we thank everyone who has engaged in the process, influenced its content, and who will work with us to deliver its vision for Dartmoor National Park.</u></p> <p><u>Pamela Woods - Chair, Dartmoor National Park Authority</u> <u>Dan Janota - Head of Forward Planning and Economy,</u> <u>Dartmoor National Park Authority</u></p> | To ensure the introductory text is updated for the adopted version |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|-------------------------------------|------------------|---|--|
| AM02 | Page 4 (About the Local Plan) | | <p>This is the Regulation 19 Draft Local Plan (Development Plan) for Dartmoor National Park 2018 – 2036. This document is the second formal step in the review of Dartmoor’s Local Plan which will in time replace the Core Strategy (2008), Development Management and Delivery DPD (2013), and Minerals and Waste Plan (2004).</p> | To ensure the introductory text is updated for the adopted version |
| AM03 | About this consultation (pages 8-9) | | <p>About this consultation</p> <p>This consultation sees the publication of the final draft of the Dartmoor Local Plan, giving you the opportunity to read the document and share your comments with us. It aims to ensure the plan may be found sound by an Inspector at examination stage. The final draft will be published on 16 September 2019, with the consultation period running until 1 November 2019.</p> <p>Following this consultation, provided comments do not highlight that major changes to the plan are necessary, we will submit this final draft and your comments for examination in early 2020.</p> <p>Below are some questions to consider when commenting on the plan:</p> <ul style="list-style-type: none"> — Are there any policies you particularly support, and why? — Are there any policies which you consider not to be ‘sound’? If so, why and what needs changing for the Plan to be found sound? <p>Please note this Plan has been several years in the making, so issues not raised previously should be supported by clear reasoning and evidence to justify changes.</p> <p>How can I comment?</p> <p>Using the online form or downloading the questions to complete and return by email or post. We can only accept comments in writing.</p> | To ensure the introductory text is updated for the adopted version |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|-----|------------------|------------------|---|--------|
| | | | <p>www.datmoor.gov.uk/localplanreview</p> <p>Who should comment?</p> <p>Everyone and anyone who cares about Dartmoor – don't miss this opportunity to help us plan for the future of the National Park. We want to hear from residents, community groups, visitors and businesses, as well as developers, national organisations and other organisations.</p> <p>Where can I view the draft Plan in hard copy?</p> <p>At Parish and Town Council offices, libraries, visitor centres and Local Authority headquarters (a full list of locations can be found on our website).</p> <p>www.datmoor.gov.uk/localplanreview</p> <p>How is the Local Plan drafted?</p> <p>Production of the final draft local plan has been guided by previous community engagement and consultation, as well as considerable research and evidence gathering. The policies in the plan must be based on evidence, all of which you can view in the 'background evidence' section of our website.</p> <p>What makes a successful local plan?</p> <p>Government guidance¹ states that to be adopted, a plan must be deemed 'sound', meaning it should be:</p> <ul style="list-style-type: none"> — Positively prepared (meeting the area's needs; informed by agreements with other authorities) — Justified (appropriate; taking into account reasonable alternatives; based on proportionate evidence) — Effective (deliverable over the plan period; based on effective joint working with other local authorities on cross-boundary strategic matters) — Consistent with national policy | |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|------------------------------|--------------------------------|--|---|
| | | | | |
| AM04 | All policy reference numbers | | Deletion of version/draft number after each policy or proposal reference [(1) or (2) as applicable] | To update the final policy references for the adopted version |
| AM05 | Section 1.1 | Paragraph 1.1.8, second bullet | ' <u>open</u> , windswept upland moors with far reaching views...' | To ensure correct reference to the Management Plan Vision |
| AM06 | Para 1.3.1 | Footnote 7 | <u>7 42/187: Report of the World Commission on Environment and Development (United Nations General Assembly, 1987)</u> | To include the correct footnote reference |
| AM07 | Section 1.4 | Paragraph 1.4.6 | ' <u>19</u> Villages and Hamlets, the National Park's smallest, most sensitive and isolated settlements...' | To correct the statement |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|------------------|---------------------------------|---|---|
| AM08 | Section 1.4 | Map 1.1 |  | To ensure all settlements are displayed correctly on the map |
| AM09 | Section 1.7 | Paragraph 1.7.4, final sentence | 'set out in paragraph 4.3.6 to 4.3.9' | To correct a section reference |
| AM10 | Section 2.3 | Paragraph 2.3.4, SACs | <p>'The highest level of protection will be given to these sites, including candidate SACs.¹⁵</p> <p>[footnote] <u>Special Protection Areas (SPAs) and Ramsar sites are also international sites but none are located within</u></p> | To improve readability ensuring consistency with NPPF paragraph 16(d) |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|-------------------|--|---|---|
| | | | <u>Dartmoor National Park, see NPPF para 176 for the full definition of international habitats sites.'</u> | |
| AM11 | Section 2.3 | Subtitle before paragraph 2.3.18 | 'Mitigation <u>hierarchy</u> ' | To improve readability ensuring consistency with NPPF paragraph 16(d) |
| AM12 | Section 2.7 | Section 2.7 | Move section 2.7 to section 2.5 | To improve structure and readability ensuring consistency with NPPF paragraph 16(d) |
| AM13 | Section 3.6 | Paragraph 3.6.10 | <u>....which cannot be met within the settlement boundary. (no settlement boundaries are identified in Villages and Hamlets)</u> | To improve readability ensuring consistency with NPPF paragraph 16(d) |
| AM14 | Section 3.8 | Paragraph 3.8.17, 1 st sentence | 'as defined in paragraph 3.8.5' | To correct a section reference |
| AM15 | Section 4.3 | Paragraph 4.3.12, final sentence | '(see paragraph 4.3.196 to 4.3.229)' | To correct a section reference |
| AM16 | Section 4.3 (All) | | Move to end of section 5.3 | To improve structure and readability ensuring consistency with NPPF paragraph 16(d) |
| AM17 | Section 6 | Paragraph 6.1.2 | ' <u>Minerals development is a temporary use of land, though</u> Furthermore minerals operations may go on for many years, with potential benefits and impacts seen both during and after the mineral working.' | To improve readability ensuring consistency with NPPF paragraph 16(d) |
| AM18 | Section 6.1 | Paragraph 6.1.5 | 'In particular the re-opening of an old quarrying, operating at a small scale, to provide materials for the conservation of historic buildings and structures <u>inside the National Park, or beyond,</u> and supporting high quality modern design in the National Park may be possible without having a significant impact' | To improve readability ensuring consistency with NPPF paragraph 16(d) |

| Ref | Section / Policy | Paragraph / part | Additional Modification | Reason |
|------|------------------|-------------------------|---|---|
| AM19 | Section 7.1 | Paragraph 7.1.12 | 'Importantly, Neighbourhood plans may identify where they want development, but are not a tool <u>to resist or prevent new development. They must be consistent with the strategic policies in the Local Plan, and once formally made will become part of the development plan, and be taken into account alongside the Local Plan when deciding planning applications. <u>The neighbourhood plan area does not have to follow administrative boundaries, but an application must be made to each of the local planning authorities which has part of its administrative area within the area. Local planning authorities are encouraged to agree a lead authority to handle neighbourhood planning in a particular neighbourhood area.</u></u> | To improve readability ensuring consistency with NPPF paragraph 16(d) |
| AM20 | Glossary | New addition | <u>'Irreplaceable habitat:</u> Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, and others.' | To improve readability ensuring consistency with NPPF paragraph 16(d) |
| AM21 | Glossary | Marketing evidence | '... is granted for a less desirable or more harmful used... details of any offers and reasons turruined down, if applicable...' | To correct a drafting error |
| AM22 | Glossary | Small-scale development | 'When judging proposals against this requirement the prevailing scale of prevailing development in the surrounding area...' | To correct a drafting error |
| AM23 | Appendix B | | vision and spatilal strategy | To correct a drafting error |



Dartmoor Local Plan (2018 - 2036) Examination

Schedule of Policy Map Modifications

1. The Dartmoor Local Plan (2018 - 2036) was submitted to the Secretary of State on 22 September 2020.
2. As part of the examination process proposed Policy Map Modifications have been identified. A Policy Map Modification is a change to the submitted policy map to ensure that it provides an accurate geographical application of policies in the Plan.
3. This schedule identifies the Policy Map Modifications. Any modifications to the Policies Map Insets are shown alongside Main Modifications in the schedule of Main Modifications.

| Ref | Section / Policy | Paragraph / part | Error | Policy Map Modification |
|-------|------------------|------------------|--|---|
| PMM01 | Policies Map | | Key Wildlife Areas for moorland and woodland mistakenly shown as being Moorland and Woodland of Conservation Importance. Key Wildlife Areas should not be shown on the policies map. | Amend Moorland and Woodland of Conservation Importance to show correct adopted GIS layer. |



NPA/21/032

Dartmoor National Park Authority

3 December 2021

Appointment of the Chief Finance Officer (Section 151 Officer)

Report of the Chief Executive (National Park Officer)

Recommendations: **That Members approve the appointment of the new Chief Finance Officer (Section 151 Officer).**

1 Introduction

1.1 The Authority is required by law to appoint three statutory officers:

- the National Park Officer
- the Monitoring Officer; and
- the Chief Finance Officer (also known as the section 151 Officer)

1.2 The **National Park Officer** (who is the de facto **Chief Executive**) is appointed '*to be responsible to the Authority for the manner in which the carrying out of its different functions is co-ordinated*'. The Chief Executive (National Park Officer) is the '**Head of Paid Service**' and the Authority is required to provide him/her '*with such staff, accommodation and other resources as are necessary to allow his/her duties to be performed*'.

1.3 The Authority's **Monitoring Officer** is required to report to the Authority on any proposal, decision, or omission by the Authority, or a committee or sub-committee or an officer of the Authority, which has given rise to, as is likely or would give rise to:

- (1) *a contravention of law or any code of practice made or approved by or under an enactment; or*
- (2) *maladministration or injustice... in connection with action taken by or on behalf of the Authority, in the exercise of the Authority's administrative functions.*

2 Chief Finance Officer

2.1 The Authority is also required to appoint a **Chief Finance Officer** (CFO). Section 151 of the Local Government Act 1972 requires local authorities to make arrangements for the proper administration of their financial affairs and appoint a Chief Finance Officer to have responsibility for those arrangements. Section 113 of

the Local Government and Finance Act 1988 requires the responsible officer under Section 151 of the 1972 Act to be a member of a specified accountancy body. The CFO is not only bound by professional standards but also by specific legislative responsibilities; and has a fiduciary responsibility to the local taxpayers.

2.2 Section 114 of the Local Finance Act 1988 places a duty on the CFO (in consultation with the Monitoring Officer) to report to the Authority on any proposal, decision, or omission by the Authority, or a committee or sub-committee or an officer of the Authority, which has given rise to, as is likely or would give rise to:

- (1) *unlawful expenditure, or a course of action that is unlawful and is likely to cause loss or deficiency*
- (2) *an unbalanced budget*
- (3) *expenditure which is likely to exceed available resources*
- (4) *insufficient levels of reserve balances and / or reasons unlawful reasons for them*

The Authority would be prevented from entering into any agreements incurring expenditure until the Authority has considered the CFO's report(s)

2.3 The role of Chief Finance Officer and Section 151 Officer currently falls under the remit of the post Head of Business Support.

2.4 Following the departure of the previous Head of Business Support and Section 151 Officer we have recruited a new Head of Business Support – Angela Stirland.

2.5 Angela Stirland joins us from Devon County Council having worked for the Authority for over 15 years. During her time with Devon, she undertook her qualifications to become a Chartered Public Finance Accountant she is thus qualified to fulfil the role of Section 151 Officer.

3 Financial Implications

3.1 The Section 151 Officer is paid an allowance of £4,275 per annum. This allowance is in line with the amount paid to the previous Head of Business Support for undertaking the additional duties.

4 Conclusion

4.1 Members are asked to authorise the appointment of Angela Stirland as the Authority's Section 151 Officer with immediate effect

KEVIN BISHOP



NPA/21/033

Dartmoor National Park Authority

3 December 2021

Arrangements for the Appointment of External Auditors

Report of the Head of Business Support

- Recommendations: **That:**
- (i) **Members approve the Dartmoor National Park Authority opting into the national audit appointment arrangements of Public Sector Audit Appointment (PSAA Ltd) for appointment of the Authority's external auditors for period 1 April 2023 until 2028; and that**
 - (ii) **The Head of Head of Business Support is authorised to sign and issue the "notice of acceptance" to the PSAA Ltd on behalf of the Authority**

1 Purpose of the report

- 1.1 To agree the appropriate mechanism for the appointment of the Authority's next External Auditor.

2 Background

- 2.1 Under the Local Audit and Accountability Act 2014, the Authority is required to appoint its own external auditors. This can be achieved in one of the following ways:

- (a) To make a stand-alone appointment;
- (b) Set up a Joint Auditor Panel/local joint procurement arrangements;
- (c) Opt-in (again) to a Sector Led Body i.e. PSAA.

The advantages and disadvantages of each option are summarised in Appendix 1.

- 2.2 In December 2016, when the issue was last considered, the Authority formally accepted the invitation from PSAA to opt into the national scheme for auditor appointments. The subsequent procurement process resulted in Grant Thornton being appointed as external auditor to the Authority from 1 April 2018 (expires 31 March 2023).
- 2.3 PSAA has invited the Authority to opt in to its procurement arrangements for the next phase of auditor appointments, which the Authority needs to confirm by 11

March 2022. This will enable PSAA certainty over which local Authorities they will be acting for and enable them to collate the audits into lots for which interest external auditors can bid. The contracts awarded to the successful external auditors will cover the years 2023/24 to 2027/28.

- 2.4 The option to sign up to the PSAA offer is only available if the decision to do so is made by the members of an authority meeting as a whole (Local Audit and Accountability Act 2014, and Regulation 19 of the Local Audit (Appointing person) Regulation 2015).
- 2.5 If members support the recommendation in this report, PSAA will commence the procurement process and expects to award contracts in August 2022. PSAA will consult with the Authority on the auditor it proposes to appoint. It is unclear what the fees the Authority will pay for the audits, but additional regulatory requirements now placed on external auditors of local authorities mean that fees are likely to rise substantially from the current level.

3 Conclusion and recommendation

- 3.1 Looking at the three options, their advantages, and disadvantages for appointing, it is recommended that the Authority formally accepts the invitation from PSAA to opt into the national scheme for auditor appointments and that the Head of Business Support signs and issues the “notice of acceptance” on behalf of the Authority after this meeting.

ANGELA STIRLAND

The three broad options open to the Authority under the Local Audit and accountability Act 2014 (the Act):

1 Option 1 - To make a stand-alone appointment

In order to make a stand-alone appointment the Authority will need to set up an Auditor Panel. This will be in addition to the existing Audit & Governance Committee. The members of the Panel must be wholly or have a majority of independent members as defined by the Act. Independent members for this purpose are independent appointees, this excludes current and former elected members (or officers) and their close families and friends. A new independent Auditor Panel established by the Authority will be responsible for selecting the auditor. This means that current members of the Authority will not have a majority input to assessing bids and choosing which firm of accountants to award a contract for the Authority's external audit.

The advantage of this approach is that setting up an Auditor Panel allows the Authority to take maximum advantage of the new local appointment regime and have local input to the decision.

However, the disadvantages are:

- Recruitment and servicing of the Auditor Panel and running the procurement exercise is estimated by the LGA to cost in the order of £15,000 plus on-going expenses and allowances.
- The Authority will not be able to take advantage of reduced fees that may be available through joint or national procurement contracts.
- The assessment of bids and decision on awarding contracts will be taken by independent appointees and not solely by current members.
- Experience in other areas has shown that it may be problematic to appoint the required number of independent members.

2 Option 2 - Set up a Joint Auditor Panel/local joint procurement arrangements

The Act enables the Authority to join with other authorities to establish a Joint Auditor Panel. Again this would need to be constituted of wholly or a majority of independent appointees. Further legal advice would be required on the exact constitution of such a panel having regard to the obligations of each entity under the Act and the Authority would need to liaise with other local authorities to assess the appetite for such an arrangement.

The advantages of this approach are:

- The costs of setting up the panel, running the bidding exercise and negotiating the contract will be shared across a number of authorities.
- There is greater opportunity for negotiating some economies of scale by being able to offer a larger combined contract value to the firms.
- It might prove easier to appoint the required number of independent members via this approach.

However, the disadvantages are:

- The decision-making body will be further removed from local input, with potentially little or no input from the Authority's members where a wholly independent auditor panel is used, depending on the constitution agreed with the other bodies involved
- The choice of auditor could be complicated where individual Authorities have independence issues. An independence issue occurs where the auditor has recently or is currently carrying out work such as consultancy or advisory work for an Authority. Where this occurs some auditors may be prevented from being appointed by the terms of their professional standards. There is a risk that if the joint auditor panel choose a firm that is conflicted for this Authority, then the Authority may still need to make a separate appointment with all the attendant costs and loss of economies possible through joint procurement.

3 Option 3 - Opt-in (again) to a Sector Led Body i.e. PSAA

The advantages are:

- The costs of setting up the appointment arrangements and negotiating fees would be shared across all opt-in authorities
- By offering large contract values the firms would be expected to offer better rates and lower fees than are likely to result from local negotiation
- Any conflicts of interest at individual authorities would be managed by the SLB who have several contracted firms to call upon.
- The appointment process would not be ceded to locally appointed independent members. Instead a separate body would be set up to act in the collective interests of the 'opt-in' authorities.

The disadvantages are:

- Individual members will have less opportunity for direct involvement in the appointment process other than through the LGA and/or stakeholder representative groups.
- In order for the SLB to be viable and to be placed in the strongest possible negotiating position the SLB will need Authorities to indicate their intention to opt-in before final contract prices are known.



NPA/21/034

Dartmoor National Park Authority

3 December 2021

Future Direction and Priorities

Report of the Chief Executive (National Park Officer)

Recommendations: **That Members:**

- i. **Agree the priorities outlined in paragraphs 2.9 and 2.10 as the basis for developing the Business Plan and revenue budget for 2022/23 and the Authority's Medium Term Financial Plan;**
- ii. **Authorise a strategic review of the Authority's premises to identify any potential for financial savings and efficiencies over the medium-term;**
- iii. **Endorse a project to consider the business case for establishing a 'Dartmoor Foundation' – a charitable structure and potential linked trading company that could be a vehicle for external fundraising and partnership working; and,**
- iv. **Authorise Officers to instruct Devon County Council (as the highway authority) to pursue a Traffic Regulation Notice to provide a consistent approach to car park charges and enforcement across all the car parks operated by the Authority.**

1 Background

- 1.1 This paper outlines our approach to priority setting and the priorities that will inform the 2022/23 Business Plan, Revenue Budget and Medium Term Financial Plan. It details a growing financial challenge for the Authority and outlines some key actions proposed for 2022/23 following the informal Member discussion about future direction held in October 2021.

2 Priorities for 2022/23

- 2.1 Our priorities as an organisation, and for the National Park, are shaped by a mixture of:
- Statutory purposes, national policies and priorities set by central Government, its agencies and our collective work with other National Parks; and
 - Local priorities are informed by the development of the Dartmoor Partnership Plan (the National Park Management Plan for Dartmoor) and the strategic priorities that Members have identified for the organisation.

National Policies

2.2 National policies relevant to the National Park, and to the Authority, can be summarised under the following headings:

Nature

2.3 In September 2020, the Prime Minister made a commitment to [protect 30% of UK land for nature by 2030](#) to address the nature and climate crises. National Parks in England are central to this, through work we have done via National Parks England, we know that collectively we have the potential to deliver 20% of the Government's nature recovery target on 10% of the land.

Climate

2.4 The [Climate Change Act 2008](#) provides the framework for UK climate change policy. It established long-term statutory targets for the UK to decarbonise by reducing its greenhouse gas emissions. Under this the UK has a net-zero emissions target for 2050. In October 2021 the Government published its 'Net Zero Strategy: Build Back Greener' which included targets to treble woodland creation rates by the end of this Parliament, restore at least 35,000 ha of peatland by 2025 and ensure 75% of farmers are engaged in low carbon practices by 2030. The work we have done on the potential for nature recovery in the English National Parks (see para 2.3) indicates that this work could save/sequester an estimated 330,000 tonnes of CO2 per year, hence the phrase 'Net Zero with Nature'.

People

2.5 The Coronavirus pandemic has demonstrated the importance of access to greenspace for mental and physical well-being. Our National Parks were established as part of a Peoples' Charter for the outdoors; they provide a 'natural health service' with millions of people self-referring to obtain the benefits of accessing the great outdoors. They have a role to play in tackling the health crisis – improving mental and physical well-being and helping to promote a more inclusive and tolerant society.

Places

2.6 Our National Parks are living, working landscapes and not just places of outstanding natural beauty enjoyed by millions. The Government's ambitions to 'level-up', defined as "improving everyday life for people in those ('left-behind') places"¹, applies to rural areas and our National Parks where you still find major differences in life expectancy and pockets of economic disadvantage.

Green or Private Finance

2.7 There is a clear focus through documents such as the Net Zero Strategy: Build Back Better and the 2021 Spending Review on the role that private or green finance can play in improving the environment and achieving net zero. The Environment Act 2021 provides a legal framework for net gains for biodiversity.

¹ H M Treasury (2021) Build Back Better: Our Plan for Growth, HMSO, London

Local Priorities

- 2.8 The Dartmoor Partnership Plan 2021 – 2026 sets out a bold vision for the future of Dartmoor National Park (see appendix 1). The Dartmoor Partnership Plan is focused on seven themes which describe, in more detail, what we want to achieve and how we will achieve this. The themes (in no particular order) are:
- A better response to climate change
 - Better for the next generation
 - Better for nature and natural beauty
 - Better for cultural heritage
 - Better for people
 - Better for farming and forestry
 - Better for business and community
- 2.9 The Authority's current Business Plan takes these themes and focuses on five priority areas:
- Better for Nature
 - Better for Cultural Heritage
 - Better for Farming and Forestry
 - Better for People
 - Better for Communities and Business
- 2.10 The Business Plan also identifies a sixth priority – 'Be an excellent organisation' – which reflects our desire to be an effective organisation providing an excellent level of service. Our aim to be a carbon neutral organisation by 2025 is embedded within this priority. The better for the next generation theme is reflected in our Business Plan as a cross-cutting theme across all of our priorities.
- 2.11 It is recommended that Members formally endorse the priorities outlined in paragraphs 2.9 and 2.10 as the basis for developing the Business Plan and revenue budget for 2022/23 and the Authority's Medium Term Financial Plan.

3 Financial Challenge

- 3.1 The Authority has been successful over the last few months in securing significant external funding to deliver our priorities and key actions in the Dartmoor Partnership Plan. Most of this funding is partnership based and has involved working closely with partners in the statutory, voluntary and private sectors plus the farming and landowning community. The funding secured means an additional investment in Dartmoor's environment and wider economy in excess of £15m over the next 5 years. This increases to over £16.5m if you include the Farming in Protected Landscapes Programme. Using the Defra calculated multiplier for National Park Authority spend (every £1 spent by the Authority generates £4 for the local economy) this investment should be worth over £60m for the 'Dartmoor economy'.
- 3.2 This success is significant and to be welcomed. However, it masks a continued real terms reduction in our core funding. Core funding, in the form of National Park Grant from Defra, is essential in terms of sustaining key services such as rangers, visitor centres, planning, advisory and professional teams and our support services.

Core funding also provides the staff capacity to develop competitive bids for external funding and can provide required match funding for external grants. External funding rarely provides funding to cover all of our overheads or support service costs (IT, finance, human resources etc.).

- 3.3 The last time the Authority received a real-terms increase in core funding (as measured against retail price index, consumer price index and/or staff pay awards for the relevant year) was 2008/09 (see appendix 2). Since then we have had to absorb 13 years of reduced core funding as assessed against inflation and/or staff pay award for the relevant year. This has a cumulative impact. If the pay award (for 2020/21) of 1.75% for staff is agreed (it has been rejected by the unions) we will need to find that money from reserves or in-year savings. We are also seeing the impact of increased utility, product and service costs: a circa 50% increase in the costs of required decoration and maintenance of our offices during the last 12 months. Our audit fees have increased by over 30%, an increase approved by Government. Next financial year we are facing the prospect of a 'flat cash' settlement (for the third successive year), an increase in employer National Insurance contribution and inflation running at over 4% which could feed into future pay awards as well as other prices. The impact of a 1.75% increase in staff pay for 2021/22 and the 1.25% increase in National Insurance contributions is the equivalent of circa two full-time posts.
- 3.4 The reduced core funding for the Authority is in stark contrast to the recommendation in the Government commissioned Landscapes Review which in its final report published in 2019 argued that we should retain "at least their current levels of funding" (page 9). We still await a formal Government response to the Landscapes Review.

4 Key Actions

- 4.1 The priorities outlined in section 2 will inform our business planning for 2022/23. Following the informal Member workshop held in October 2021 it is recommended that Members agree:
- A strategic review of the Authority's premises to identify potential for financial savings and efficiencies over the medium-term. This would be undertaken in 2022/23 and costs would be assessed as part of the budget process for 2022/23.
 - A project to consider the business case for establishing a 'Dartmoor Foundation' – a charitable structure and potential linked trading company that could be a vehicle for external fundraising and partnership working (costs for technical support to be considered as part of the revenue budget for 2022/23); and
 - Authorise Officers to instruct Devon County Council (as the highway authority) to pursue a Traffic Regulation Notice to provide a consistent approach to car park charges and enforcement across all of the car parks operated by the Authority. The costs for this work would be met from the 2021/22 revenue budget and included within the 2022/23 draft revenue budget for Member approval.

5 Financial Implications

- 5.1 Section 3 above details the reduced, and reducing, core funding for the National Park Authority. The actions identified in section 4 will not mitigate the impact of this reduced funding but are aimed at potentially reducing medium term costs and providing effective structures and frameworks for income generation. There is growing interest in private or green finance but it is difficult to see this covering our costs. Indeed, there would be issues of ethics and probity if private finance did pay for certain services.

6 Conclusion

- 6.1 The National Park Authority faces a paradox: central government policies would indicate that National Parks are increasingly relevant to the climate, ecological and health crises we face yet core funding from central government continues to reduce in real terms.
- 6.2 It is recommended that Members:
- Agree the priorities outlined in paragraphs 2.9 and 2.10
 - Authorise a strategic review of the Authority's premises to identify any potential for financial savings and efficiencies over the medium-term.
 - Endorse a project to consider the business case for establishing a 'Dartmoor Foundation' – a charitable structure and potential linked trading company that could be a vehicle for external fundraising and partnership working; and,
 - Authorise Officers to instruct Devon County Council (as the highway authority) to pursue a Traffic Regulation Notice to provide a consistent approach to car park charges and enforcement across all the car parks operated by the Authority.

KEVIN BISHOP

Attachments: Appendix 1 – Vision for Dartmoor 2045 – taken from the Dartmoor Partnership Plan 2021-2026
Appendix 2 – National Park Grant 2007/08 – 2021/22

20211203 KB Future Direction

Vision for Dartmoor in 2045

Dartmoor National Park is an extraordinary landscape: shaped by nature and humans over time; steeped in history but always changing; one of Britain's finest. It has the power to inspire and enrich lives.

Our Vision is to make Dartmoor better for future generations: climate resilient, nature rich, beautiful, connected to the past and looking to the future; a place where people of all ages and backgrounds can live, work or visit. A place that is loved, cherished and cared for.

It will be:

- **Alive with nature:** Networks of healthy habitats that are home to many different plants, insects and animals create a more resilient natural environment connected within and across the boundary of the National Park. Some areas feel wilder as nature is enhanced and allowed to take its course.
- **Celebrated and enhanced:** Dartmoor's natural beauty and rich cultural heritage is better understood, valued and looked after.
- **A warm welcome for all:** Enriching people's lives, reaching out to people from all backgrounds, connecting them with this special place. Transformative experiences will inspire people to care for the National Park.
- **A great place to live and work:** People of all ages can enjoy living and working in low carbon, flourishing communities that are connected physically and digitally. Farming and forestry businesses play a key role in delivering a high-quality environment and local products alongside a range of other public benefits.
- **Carbon negative:** Dartmoor's peatlands, soils and woodlands will store significantly more carbon. Responding to climate change will be embedded in our way of life, making the best use of natural resources and reducing carbon emissions.

Everyone will come together to deliver this Vision for Dartmoor; make choices that balance the needs of people and place; embrace positive change; and inspire the next generation to help shape its future. This plan sets out how we will work together over the next five years towards the vision. The Dartmoor Partnership Plan will be reviewed and updated every five years.

National Park Grant 2007/08 – 2021/22

| Year | NPG £ | Percentage increase or decrease from previous year % | Cash increase or decrease from previous year £ | Staff pay award % | RPI for the calendar year % | CPI for the calendar year % |
|---------|-----------|---|---|-------------------------|---|---|
| 2007/08 | 4,321,078 | 2.66 | 111,962 | 2.475% | 4.00% | 3.60% |
| 2008/09 | 4,515,643 | 4.50% | 194,565 | 2.75% | -0.50% | 2.20% |
| 2009/10 | 4,645,323 | 2.87% | 129,680 | 1.00% | 4.60% | 3.30% |
| 2010/11 | 4,739,641 | 2.03% | 94,318 | 0.00% | 5.20% | 4.50% |
| 2011/12 | 4,484,867 | -5.38% | -254,774 | 0.00% | 3.20% | 2.80% |
| 2012/13 | 4,230,095 | -5.68% | -254,772 | 0.00% | 3.00% | 2.60% |
| 2013/14 | 3,975,321 | -6.02% | -254,774 | 1.00% | 2.40% | 1.50% |
| 2014/15 | 3,636,835 | -8.51% | -338,486 | 2.20% ¹ | 1.00% | 0.00% |
| 2015/16 | 3,573,586 | -1.74% | -63,249 | | 1.80% | 0.70% |
| 2016/17 | 3,635,052 | 1.72% | 61,466 | 1.00% | 3.60% | 2.70% |
| 2017/18 | 3,697,575 | 1.72% | 62,523 | 1.00% | 3.30% | 2.50% |
| 2018/19 | 3,761,173 | 1.72% | 63,598 | 2.00% | 2.60% | 1.80% |
| 2019/20 | 3,825,865 | 1.72% | 64,692 | 2.00% | 1.50% | 0.90% |
| 2020/21 | 3,825,865 | 0.00% | 0 | 2.75% | 3.80% | 2.00% |
| 2021/22 | 3,825,865 | 0.00% | 0 | 1.75% ² | | |

Notes

- 1 2014/15 pay award was effective from 1 January 2015
- 2 Pay award for 2021/22 has not been agreed. Local Government Employers have offered 1.75% for staff and 1.5% for Chief Executives. The staff award has been rejected by Unions



NPA/21/035

Dartmoor National Park Authority

3 December 2021

End Of Season Report 2021

Report of the Director of Conservation and Communities

Recommendation: **That Members note the content of the report.**

1 Background: Opportunities and Challenges

1.1 In March 2021 Members received a report regarding a visitor management plan for the 2021 summer season (NPA/21/012). This report outlines actions implemented to deliver the Plan.

2 2021 Visitor Season

2.1 We used the experience gained during the summer of 2020 to inform our plans for 2021.

2.2 We further developed a partnership approach including the following organisations: Dartmoor Commoners' Council, Dartmoor Common Landowners Association, Devon and Cornwall Police, Devon County Council, Devon Fire and Rescue Service, Forestry Commission, National Trust, Natural England, South West Lakes Trust and Woodland Trust. We developed a collaborative management plan for 2021 with the following themes:

- Communicating key messages
- Providing a warm welcome
- Managing traffic flows and parking
- Limiting damaging activity

The group met regularly (via video conference) to share experience and track progress.

2.3 The Plan aimed to influence people's decisions and behaviour from the point they decided to visit Dartmoor right the way through to the point that they left. It aimed to help everybody enjoy Dartmoor but in ways, and at times and locations that do not cause harm to the special qualities of the National Park or to local communities and crucially to support local businesses as they re-opened and welcomed people back.

3 Communication and Key Messages

- 3.1 The two key objectives for the communications were based around providing a 'tools not rules approach' to visitor information, ensuring people made positive choices when coming to Dartmoor by:

Providing the right information in a single place

The Authority's website was updated regularly to include the information people needed, this included a FAQ section to help answer some basic questions.

Directing people to the website via a social media campaign

To ensure people knew this information was available, we developed a social media campaign that was positive and engaging.

Leave no trace, give nature space

- 3.2 We launched this new campaign ahead of the Easter weekend to welcome people back to Dartmoor as lockdown restrictions were eased.
- 3.3 *Leave no trace, give nature space*, asked people to think about the positive impact that nature and the outdoors has had on their lives during lockdown and to show compassion and care as they return to the landscape to enjoy its mental and physical health benefits.
- 3.4 The campaign reminded people to leave no trace of their visit. It also asked them to respect the people who live and work on Dartmoor.
- 3.5 It pointed to relevant advice and guidance on the website. Asking people to plan ahead to avoid busy places and times, check local information and travel reports.
- 3.6 The campaign focussed on different aspects of behaviour through regular posts, linking back to relevant pages on the website. Analysis of the data has shown this received excellent levels of reach [how many times a post was seen] across our three main social media channels.
- **Facebook** Total post reach: 210,122
 - **Instagram** Total post reach: 162,841
 - **Twitter** Total post reach: 128,971

Top performing posts across all social media channels:

1. [Camping checklist infographic](#) – Reach: 45,672
2. [High fire risk](#) – Reach: 33,179
3. [Plan ahead Easter weekend](#) – Reach: 19,693

Over 80% of visitors to our website were new

Top performing website pages:

1. Camping pages – 191,194 pageviews (125,142 new visitors)
2. Moor Otters pages - 87,764 pageviews (49,166 new)
3. Walking pages - 73,687 pageviews (55,674 new)

4. Events pages - 19,942 pageviews (12,074 new)
5. Planning your visit - 17,781 pageviews (13,974 new)
6. Car parks - 14,540 pageviews (9,850 new)
7. Coronavirus update - 7,050 pageviews (4,679 new)

4 Providing a warm welcome

- 4.1 Tourism data was suggesting that the 'staycation' was the new type of summer holiday for 2021. Advanced bookings for the region were high and we understood from enquiries we had received that many of these people were 'new visitors', normally opting for a trip abroad as their main summer holiday. We focused our efforts on providing a range of events and activities to welcome people back and this included more people on the ground to engage on site and promotion of our visitor centres.

Moor Otters Arts Trail

- 4.2 We launched the postponed Moor Otters arts trail at the end of May. Delayed for a year due to the pandemic. Its aims were to: support the economic recovery for our local businesses by helping to drive footfall back through them; provide a free trail for visitors to do, to help them discover new places; engage with new audiences; and, generate revenue for the National Park (to help implement the vision in the new Dartmoor Partnership Plan).
- 4.3 Different trails were set up so people could explore by foot, bike, car or public transport. Feedback has been very positive, with many comments on how they have discovered new areas and places, enjoyed a lunch or a cake at a host business and generally enjoyed getting out and about.
- 4.4 A full review of this project will be provided in January 2022 but we can certainly say that after the lifting of lockdown it gave people the confidence to get back out again through a 'managed' trail, supporting local businesses and creating a 'community' of otter spotters on the Facebook group. This group has over 3,500 members many of whom were new audiences to the National Park, they engaged with each other and ourselves on aspects of the trail and visiting the National Park. The inclusion of a Plymouth trail also enabled us to engage with new audiences.

Access for All - Miles Without Stiles

- 4.5 A number of initiatives have been undertaken to improve access for people with limited abilities, improving access for all. A simple but very effective example of this are the two new clapper bridges recently installed below Four Winds car park allowing a circular route to the iconic Merrivale stone row and hut circles. Surface improvement works have been carried out on the easy-access route from Princetown towards South Hessary Tor and from Haytor Middle car park up to Haytor Quarry due to heavy downpours washing away the top dressing of gowan. Works are currently taking place with volunteers to improve access into and through the quarry for all, including mobility scooter and wheelchair users.
- 4.6 Two new wheelchair-friendly picnic tables, funded through Donate for Dartmoor, have been installed on the Shipley Bridge to Avon Dam Miles Without Stiles route,

providing excellent facilities for families and other users to enjoy in this popular, sheltered valley.

4.7 Four Miles without Stiles routes are now available on our website.

Visitor Centres

4.8 Visitor Centres have a key part to play in providing a warm welcome. Events and activities were delivered to encourage footfall to the centres to then help people understand, discover and enjoy Dartmoor more. The knowledgeable centre staff providing a high level of customer service to all the different questions they get asked. From Easter to the end of September 66,000 visitors went through the doors of the three centres at Postbridge, Princetown and Haytor.

4.9 From when they opened on 12 April to 19 July numbers into the centres had to be limited in line with Covid restrictions. Despite this the average numbers of visitors per day remained fairly healthy, given that the coach trade and international visitors had not yet started operating again, this impacted on Postbridge numbers:

- Princetown av 148 visitors per day
- Haytor av 141 visitors per day
- Postbridge av 109 visitors per day

4.10 Events and activities included:

- A heritage open day at the new Postbridge visitors centre which included a wood turning demonstration, the Outreach Vehicle and roaming otter, self-guided trails, and guided walks. Over 100 people turned up on the day despite unseasonable weather. 93% people said they had enjoyed the event with 86% saying they had learnt something new.
- 5 'Wildlife Wednesdays' at visitor centres during the school holidays attracted 90 children and were supplemented by the virtual or self-led 'Time for Nature Challenge' – which offered a variety of ways for people to undertake nature activities – collecting points for Bronze, Silver or Gold Awards – and contributed to the wider celebration of DNPA's 70th Anniversary

Outreach and Engagement

4.11 During the 2021 Covid-19 lockdowns and restrictions we developed a range of virtual engagement opportunities through social media, You Tube, online talks, events and festivals. This resulted in greater 'outreach' – developing relationships with and speaking to new audiences: younger people, those who may otherwise have been working; older people and those who would not have travelled; increased geographical reach; increased interaction through social media.

- We attracted 729 participants to 12 events over 10 days.
- The one day face-to-face Postbridge Heritage event (see above) was supported by an online Heritage Festival over two weeks with four illustrated talks covering the Black Death, Military on Dartmoor, Farming, and the History of the Moor in 10 artefacts. 321 attended these talks live as they were broadcast on YouTube.

89% people said they had enjoyed the talk and 79% of respondents said they had learnt something new about Dartmoor's heritage.

4.12 We also started a programme of face to face events:

- Meldon Wildlife Festival – a return of this popular event engaging people with the natural world which saw 12 partner organisations attend attracting an audience of between 420 – 470 (estimates) people.
- Templar's Tramway" – a theatrical event to celebrate the 200-year anniversary (in the same way Tokyo 2020 took place in 2021) of the Haytor Granite Tramway which drew over 50 audience-participants for a 'theatre-walk' that paid fitting tribute to George Templer.

4.13 As schools returned so they recognised the need for and benefit of outdoor learning experiences for children's mental well-being, for curriculum enrichment and for linking classroom study with real world experience - we saw a gradual increase in requests for 'led events' on the moor in the summer term turn into a steady stream of demand in the autumn. 927 children benefiting on 28 events for schools that enriched curriculum and learning.

4.14 *Generation Green* (refer to Authority report NPA/) brought additional capacity in the form of our Youth Engagement Ranger allowing us to grow our Junior and Youth Ranger offers, both in volume and in reach. We have doubled the number of young people on our programme and specially recruited from areas of urban-deprivation (over 50% of our new members are from these areas). 139 young person-days of social action conservation work has resulted from this including leat clearance, vegetation management and access work.

On the Ground presence

4.15 We aimed to achieve a greater presence on the ground to support our ranger team; helping to provide a welcome to the National Park, engaging people to enjoy the National Park responsibly and promoting key messages but also being willing and able to address anti-social behaviour where necessary.

Engagement Volunteers

4.16 To support our ranger team we have deployed a number of Engagement Volunteers at key honeypot sites including Haytor, Postbridge, Wistman's Wood track and Foggingtor. The trial ran from the beginning of April until the middle of September. The Engagement Volunteers patrolled from 11:00 – 16:00 each weekend day, engaging with the public. We are very thankful to the team of Volunteers who completed circa 40 weekend patrols equating to 400 person hrs volunteering. As last year we continued with a small programme of visitor surveys, this is not a representative sample but once again gives an indication of trends: 15% of those interviewed were first time visitors to Dartmoor (22% last year) and 40% were under 35 (26% last year)

Dartmoor Marshals

- 4.17 Following on from a successful pilot in 2020 we employed ‘Dartmoor Marshals’ to engage and help educate the public. This is a partnership project supported by the Office of Police and Crime Commissioner, Forestry England, National Trust, Woodland Trust, Dartmoor Common Landowners Association, a private landowner and Okehampton Hamlets Parish Council.
- 4.18 The Marshalls provided support to the ranger team. The Marshalls worked into the evening, every Friday and Saturday evening from 8 May. We initially had four Marshals (two pairs) working in the centre of the moor. One pair of Marshals would focus their time around Two Bridges (Wistman’s Wood) area whilst the other pair would patrol pre-agreed areas including Bellever, Roborough down, Cadover etc. In August we increased the Marshal provision to every evening until September 6th, this was to provide extra cover for the school holidays. Okehampton Hamlets Parish Council requested that an additional two Marshals patrol the Okehampton Meldon areas every Saturday evening. The cost of this was met by the Parish Council. In total the Marshals provided cover on 61 evenings circa 1,408 person hours patrolling.

Dartmoor Specials

- 4.19 This year we have started to work more closely with Police specials on Dartmoor with regular weekly reports being given to the Police updating them with any incidents or matters of concern. We have also undertaken two joint patrols over the summer season to help engage with Dartmoor visitors and publicize our joint working. This partnership has been useful over the autumn months when sadly we have seen the return of small raves to the area.

5 Managing Traffic Flows

- 5.1 The National Park Authority has worked closely with Devon County Council (as the highway authority). We have focused our efforts in 2021 on the following initiatives:
- Providing more detailed information on Google maps which includes size of car park and busy times to help visitors plan their trip;
 - Better mapping on our own website showing car park sites and capacity – as above;
 - Improving contact with Devon County Council’s Highways Operations Centre to promote real time information on traffic flows and car park capacity so that people can avoid busy times.
 - We researched the possibility of real time VMS roadside signage for the Bovey Tracey and Yelverton ‘gateways to the National Park’ and decided to implement this if required over the summer. Traffic levels, however, never reached a level where this was necessary.
 - National Park Gateway Signs project - The original brown gateway ladder-signs, installed 25 years ago, are gradually being replaced with more up to date ‘Welcome to Dartmoor National Park’ signs on more robust, locally sourced oak posts. These have interchangeable slats to provide key messages such as ‘Drive with Moor Care’ and ‘High Fire Risk’. Two of the new signs have already

been installed at Roborough Down and Parke. Four more have been delivered to the works depot for installation within the Park's 70 Anniversary year.

- Electric bike trails - Welcome Back funding has been used to offer free one and half hour guided electric bike tours to encourage people to consider this as a way to travel to and around the National Park. Participants are given instruction on how to ride an e bike and an educational tour of the landscape. Five days (am and pm session each day) have been delivered at Yelverton and one ride was delivered from South Brent. All were well received and feedback from the evaluation forms suggests that people chose to go on guided tour to try out an e bike and that taking part in the tour is likely to encourage participants to cycle more. Suggestions to help encourage more people to cycle were e bike hire points, more traffic free cycle routes and guided tours. 28 people took part in the tours.

Managing Parking

- 5.2 Verge treatments to protect the fabric of the national park and car park improvements to improve the welcome for visitors have been implemented at Shipley Bridge, Two Bridges, Ridon Ridge, Newbridge, Bonehill Rocks, Haytor and Meldon.
- 5.3 We have continued to manage a set of traffic cones to manage the roadside parking at Two Bridges which created road safety issues last summer and we are working with Devon County Council on a proposed Traffic Regulation Order as a longer-term solution. This will be subject to public consultation.
- 5.4 We provided specific advice regarding pop-up campsites on our website, the relaxation on planning to allow this use for 56 days was continued beyond May and a number of sites were established.

6 Limiting Damaging Activity

- 6.1 We have continued to use the using the bright yellow 'emergency signs' that we created last year at sites across the national park as required. The signs have been offered and used by our partners to at sites across the National Park. We have also made them available to the Dartmoor Commoners' Council and the Dartmoor Commoners Land Owners Association for use by their members, helping to focus and deliver the important messages where and when they are needed.
- 6.2 Feedback from rangers and partners is that these signs have been successful. We have received some negative feedback about due to the number, size and colour. Most will be removed for the winter and we will review how and if they are used next year.
- 6.3 Members are aware that a review of our byelaws is underway and we are currently analysing the responses of which there are over 3500.

Wistman's Wood

- 7.1 Members will recall the concerns expressed about Wistman's Wood. We agreed a joint plan with Natural England and the Duchy of Cornwall (as the landowner) and

have worked together to try and help people enjoy and learn about the site whilst reducing any impact.

- 7.2 We changed the notation on Google maps; removing text promoting parking for Wistman's Wood and included information on limited size of car park and busy times. We up-dated the DNPA website to ensure clear, comprehensive and consistent advice for visitors – including camping and overnight parking. Please see above for details about proposed future Traffic Regulation Order to help manage car parking.
- 7.3 We rationalised on-site signage and have erected a new information board on the gate as you leave the car park.
- 7.4 A counter was installed on the gate from the car park onto the main track for the main visitor season Over 10,000 recordings have been made for the 14 week period 22 July to end October DNPA and Natural England ecologists visited the site in early March and baseline data was recorded, a further survey is planned over the winter months.
- 7.5 We deployed staff, Marshalls and volunteers on site to talk to visitors, share how precious and vulnerable the site is and promote good behaviour. Our focus for Volunteers was a site presence from 11am to 3pm at weekends (Friday/Saturday/Sunday) and Marshalls walked onto the site in the early evening at weekends and daily during the school holidays.

8 Financial Implications

- 8.1 There are no further financial implications. We used money from the Authority's reserves to support our visitor management plan for 2021 (see NPA/21/009 2021/22 Revenue Budget). All of the above work have been funded through these allocations in the 2021/22 revenue budget and with contributions from partners.

9 Conclusion / Recommendation

- 9.1 Learning from 2020 we developed a visitor management plan for the National Park with active involvement and support from a range of partners including statutory bodies, third sector organisation and private landowners. The summer/autumn of 2021 has not seen the intensive visitor pressure or levels of anti-social behaviour experienced in 2020 however visitor number have been high (our car park counters across four sites showed a 16% decrease compared to last year in the period end July to end September – circa 52,000 cars over 14 weeks) and anecdotally we believe that we have continued to see a greater diversity of visitor.
- 9.2 Visitor management initiatives appear to have been successful with improved messaging and signage on the ground and enhanced on the ground presence through the Engagement Volunteers and Marshalls supporting the ranger team. Visitors have responded positively to the '*Leave no trace, give nature space*' campaign.
- 9.3 Officers will work with partners to consider plans for next summer. Members will be aware that we have been successful with our Green Recovery Challenge Fund bid

and this will provide additional capacity across the partnership for Outreach and engagement in 2022 (3 new Engagement Rangers and 4 Conservation and Access Trainees). Through the review of byelaws a number of local user groups and organisation have offered help with this work and this is something that we would like to take forward.

- 9.4 The success of the visitor management plan is largely due to the support of our partners, the volunteers who gave their time, the dedication of staff and the engagement and support of the public.
- 9.5 Members are asked to note the contents of this report

ALISON KOHLER



NPA/21/036

Dartmoor National Park Authority

3 December 2021

Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers

Report of the Trees and Landscape Officer

Recommendation: **That the decisions be noted.**

TPO APPLICATIONS

Teignbridge

Ref: 21/0021 **85 Beverley Gardens, Buckfastleigh** **SX 7608 7057**

Application to reduce an oak and sycamore tree. The works will balance the crowns of the trees. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

Ref: 21/0025 **52 Miner Close, Ashburton** **SX 7604 7036**

Application to reduce a cherry and sycamore tree. The works will have minimal impact on the health and appearance of the trees. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

Ref: 21/0030 **25 Wallaford Road, Buckfastleigh** **SX 7338 6588**

Application to reduce a Holm oak. The works will have minimal impact on the health and appearance of the tree. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

Ref: 21/0033 Abbotswell House, Buckfastleigh SX 7353 6602

Application to reduce a sycamore tree. The works will prevent the tree damaging the adjacent property. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

West Devon

Ref: 21/0012 5 Willowby Gardens, Yelverton SX 5246 6767

Application to crown lift an oak, sycamore and ash. The works will have minimal impact on the health or appearance of the trees. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

Ref: 21/0019 The Rectory, Chagford SX 7026 8735

Application to fell a beech tree. The tree is infected with *Kretzschmaria* and prone to failure in high winds. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. Replacement planting of a half standard beech tree within the crown spread of the original during the first planting season following felling.

Ref: 21/0027 10 Grange Road, Yelverton SX 5183 6814

Application to fell an oak tree. The tree is in very poor condition. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. Replacement planting of a half standard English oak tree within the crown spread of the original during the first planting season following felling.

Ref: 21/0012 5 Willowby Gardens, Yelverton SX 5246 6767

Application to coppice an ash tree. The tree is infected with Ash Die Back and has a very short life expectancy. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

South Hams

Ref: 21/0017

Kingsview House, Moorhaven

SX 6648 5750

Application to fell eight ash trees. The trees are infected with Ash Die Back. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. Replacement planting of 8 half standard oak trees within the crown spread of the originals during the first planting season following felling.

Ref: 21/0024

Moorhaven Bittaford

SX 6664 5740

Application to fell a cypress tree and reduce two beech and a sycamore tree. The cypress is growing in a shelter belt and in very poor condition. A replacement tree is unlikely to survive and in this instance a replacement is not required. The works to the beech and sycamore will balance the crowns of the trees and improve their appearance. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

SECTION 211 NOTICES

Teignbridge

Ref: 21/0010

3 Hurst Court, Ashburton

SX 7572 7000

Notification to reduce a walnut tree. The works are minor and will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

Ref: 21/0011

Wreyland Manor, Lustleigh

SX 7873 8121

Notification to pollard a horse chestnut tree. The is infected with honey fungus and pollarding will enable the tree to be retained in the short term.

A Tree Preservation Order has not been made.

Ref: 21/0015 **2 Moorfield, Buckfastleigh** **SX 7344 6590**

Notification to fell a beech and eucalyptus tree. The beech is growing into power cables and has very poor form. The eucalyptus dominates the small garden. The felling will have limited impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 21/0016 **31 East Street, Ashburton** **SX 7569 6996**

Notification to fell a pittosporum. The tree is hidden from public view and has minimal amenity value.

A Tree Preservation Order has not been made.

Ref: 21/0020 **St Michael's Church, Ilsington** **SX 7852 7613**

Notification to reduce a yew tree. The tree is restricting light into the church.

A Tree Preservation Order has not been made.

Ref: 21/0023 **The Green, Widecombe** **SX 7185 7683**

Notification to reduce a low branch from a horse chestnut tree. The works will help balance the crown of the tree.

A Tree Preservation Order has not been made.

Ref: 21/0032 **Abbotswell House, Buckfastleigh** **SX 7353 6602**

Notification to fell a cypress tree. The tree is mostly hidden from view and has minimal public amenity value.

A Tree Preservation Order has not been made.

Ref: 21/0035 **Greystones, Lustleigh** **SX 7831 8110**

Notification to fell a eucalyptus tree. The tree is unstable and liable to collapse.

A Tree Preservation Order has not been made.

Ref: 21/0037 **Harding Court, Buckfastleigh** **SX 7363 6602**

Notification to fell a monkey puzzle tree. The tree has lost most of its foliage and is unlikely to survive.

A Tree Preservation Order has not been made.

West Devon

Ref: 21/0008 **Cleave House, Sticklepath** **SX 6396 9413**

Notification to fell a eucalyptus tree. The tree has minimal public amenity value and if allowed to grow to maturity will dominate the small garden.

A Tree Preservation Order has not been made.

Ref: 21/0009 **Little Phantasy, Throwleigh** **SX 6679 9081**

Notification to reduce a holly tree. The works will have minimal impact on the character of the area.

A Tree Preservation Order has not been made.

Ref: 21/0013 **Castle House, Lydford** **SX 5100 8483**

Notification to fell an ash tree. The tree is infected with Ash Die Back

A Tree Preservation Order has not been made.

Ref: 21/0014 **Coppermine, South Zeal** **SX 6499 9309**

Notification to fell an oak tree, thin 4 beech stems and cut back a holly. The oak tree is in very poor condition and the other works will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 21/0018 **The Rectory, Horrabridge** **SX 5129 6962**

Notification to fell a cypress tree. The tree is growing very close to the Rectory and the felling will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 21/0022 **Meadow Cottage, Horrabridge** **SX 5157 6994**

Notification to reduce a line of cherry, birch, ash and sycamore trees. The trees have been reduced in the past, the works will have minimal impact on the appearance of the linear group of trees.

A Tree Preservation Order has not been made.

Ref: 21/0026 **17 Higman Close, Mary Tavy** **SX 5029 7935**

Notification to fell a sycamore and reduce a beech tree. The sycamore is growing close to a dwelling and is in poor condition. The works to the beech tree are minor and will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

Ref: 21/0028 **Old Burial Ground, Horrabridge** **SX 5122 6997**

Notification to remove low branches from four sycamore trees. The works are minor and will have minimal impact on the health or appearance of the trees.

A Tree Preservation Order has not been made.

Ref: 21/0031 **Bracondale, South Zeal** **SX 6498 9357**

Notification to fell a cypress tree. The tree is hidden from public view and has minimal amenity value.

A Tree Preservation Order has not been made.

Ref: 21/0034 **Huts Tor, Drewsteignton** **SX 7352 9083**

Notification to reduce a cherry tree. The works will have minimal impact on the health or appearance of the tree.

A Tree Preservation Order has not been made.

Ref: 21/0036 **Weir Park, Horrabridge** **SX 5133 6985**

Notification to fell seven ash trees and reduce the canopies of an oak and three hornbeam trees. The ash are infected with Ash Die Back and the works to the oak and hornbeam are minor.

A Tree Preservation Order has not been made.

BRIAN BEASLEY