



Dartmoor Local Plan (2018 - 2036) Examination

Schedule of Proposed Main Modifications (MMs) (ED44)

1. The Dartmoor Local Plan (2018 – 2036) was submitted to the Secretary of State on 22 September 2020. Public hearings were held in March 2021.
2. As part of the examination process a number of proposed Main Modifications (MMs) have been identified. A Main Modification is an amendment which is considered necessary to make the Local Plan sound or legally compliant, addressing issues raised during the examination process.
3. This schedule identifies the proposed Main Modifications. These Main Modifications have been drafted by the Authority, and the Planning Inspector has indicated the Authority can now publish these for public consultation. These Main Modifications are accompanied by an updated Sustainability Appraisal and Habitats Regulations Assessment, and have also been screened for further viability appraisal.
4. The Modifications are now published for public consultation from Monday 7 June 2021 until 5pm, Monday 19 July 2021. Further information including a track changes version of the Local Plan showing the Modifications, and a consultation response form, are available on the Authority's web site:
www.dartmoor.gov.uk/living-and-working/planning/planning-policy/local-plan-review

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
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>	To ensure the plan is consistent with legislation, in particular section 38(6) of the 2004 Act.
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.	To ensure soundness and correct reference to the Duty as it appears in the 1995 Environment Act.
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> minimiseing our contribution to climate change <u>and adapting to it.</u> '	To ensure the Local Plan references both the need to minimise our impact on climate change and adapt to it.
	Section 1.3 (Figure 1.2, part 7)	'Avoid <u>adverse</u> impact on flood risk'	To ensure the policy wording does not inadvertently discourage positive impacts 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:	To ensure consistency with NPPF paragraph 11
	Strategic Policy 1.2 (h)	'avoids development which <u>has an adverse</u> impacts upon flood risk...'	To ensure the policy wording does not inadvertently discourage positive impacts on 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 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	To ensure consistency with NPPF paragraph 16(f)

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		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: 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 b) specific policies in that Framework indicate that development should be restricted.	
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 <u>provided for in this Plan</u> ;	To ensure consistency with Strategic Policy 3.1.
	Strategic Policy 1.4 (2) (2b)	<u>'to maintain employment sites and give opportunities for new or improved small-scale employment sites where appropriate opportunities exist'</u>	To ensure consistency with Strategic Policy 5.1.
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....	To ensure consistency with NPPF paragraph 172
	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, scale and setting</u> , character or nature has the potential to have a significant adverse impact on the National Park's Special Qualities.	To ensure consistency with NPPF footnote 55.
	Strategic Policy 1.5	In deciding whether a proposal is 'Major Development' the Authority will consider whether the development, by reason of its <u>nature, scale and setting</u> , character or nature has the potential to have a significant adverse impact on the Special Qualities of the National Park.... ...(a) the need for the development, including <u>any national considerations</u> need and the development's contribution to the national economy...	To ensure consistency with NPPF footnote 55. To ensure consistency with NPPF paragraph 172.
MM07	Section 1.6 (Para 1.6.5)	The following design principles set out our expectations for the design of all new development:	To reflect changes to Policy 1.6

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		<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 <p>Community safety</p> <ul style="list-style-type: none"> ● Ensure attractive and safe public spaces and security through natural surveillance 	
	Policy 1.6 (2) (Parts 1 and 2)	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	To ensure consistency with NPPF paragraph 16(d)

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		<p>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 informed by the following principles and supplementary design guidance:</u></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> <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> 	

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		<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>	To ensure the policy references emerging national policy which may affect implementation of this policy.
MM09	Policy 1.8 (2)	'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>	To ensure consistency with NPPF paragraph 16(d)
MM10	Policy 1.9 (2)	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:	To ensure consistency with NPPG paragraph 16(d) and 178.
MM11	Chapter 2 (Strategy)	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 where it will deliver significant enhancement and opportunities for the understanding and enjoyment of Dartmoor's cultural heritage</u>	To ensure the Plan includes criteria encouraging positive outcomes for the historic environment.
MM12	Section 2.3 (Para 2.3.6, bullet 5)	'disturbance of nocturnal fauna...'	To ensure the supporting text references that all fauna, not just nocturnal fauna, can be disturbed by light pollution.

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	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. '	To ensure the supporting text references the impact of climate change on biodiversity.
	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 net gain of biodiversity'	To ensure the supporting text correctly references the mitigation hierarchy.
	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. '	To ensure the supporting text correctly references the mitigation hierarchy.
	Section 2.3 (Table 2.1)	'Parkland and aged, and veteran <u>and ancient</u> trees'	To ensure the policy provides sufficient protection to ancient trees, consistent with national policy.
	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. '	To ensure the policy is consistent with Policy 2.3 which seeks biodiversity net gain.
	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 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	To ensure the requirements for designated biodiversity sites and identified habitats are distinct from those requirements that apply to all biodiversity.

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		<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>ec</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)	‘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</u> unprotected habitat is appropriately compensated for.’	To ensure biodiversity net gain is applied to both protected and unprotected habitat, consistent with national guidance.
	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...’	To ensure the allowance for off-site net gain is fairly assessed.

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	Policy 2.3 (2) (Part 1)	1. Development with the potential to impact on biodiversity will be required to contribute towards biodiversity enhancement.	To ensure net gain is applied in a manner consistent with national guidance.
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>	To ensure the role of the HER is correctly described in supporting text.
	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) and</u> 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>	Consistency with Historic England guidance.
	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>	To ensure terminology is consistent with Historic England guidance.
	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> 3. The change of use, extension or alteration of heritage assets, <u>including development in their settings,</u> will only be permitted where:	To ensure consistency with NPPF paragraph 16(d) and 185 in particular

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		<p>a) for designated heritage assets, any harm <u>to significance is less than substantial, justified and</u> clearly outweighed by the development's public benefits...</p> <p>4. The <u>substantial harm, whole or partial loss of heritage assets, including development within their settings,</u> will only be permitted in exceptional circumstances...</p> <p>5. Where substantial harm to <u>whole or partial</u> loss of a heritage asset is permitted the applicant will be required to undertake a detailed record of the asset and <u>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. This may include a method statement detailing the assessment, evaluation or excavation works necessary to 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>	To ensure consistency with Policy 2.6 (2)
	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.	To ensure sufficient flexibility consistent with paragraph 53 of the NPPF.
MM16	Policy 2.8 (2) (Part 1 (a))	'the public benefits clearly outweigh the harm of departing from the <u>adopted development plan planning policies.</u> '	To ensure consistency with NPPF paragraph 16(d)
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</u> plays an important role in minimising <u>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>	To ensure the role of upland peat is fully described.
	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	To ensure sources of flood risk and how they are identified are fully described.

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		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)	<p>'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 dwellings</u>²¹.</p> <p>[Footnote] See National Planning Practice Guidance for further guidance: https://www.gov.uk/guidance/flood-risk-and-coastal-change.'</p>	To ensure the role of FRA is correctly described.
	Policy 2.9 (2)	<p>3. In exceptional circumstances, where development which does not satisfy the sequential test demonstrates there are no suitable locations of lower flood risk, development will be permitted in flood risk areas when:</p> <p>a) there are no suitable locations of lower flood risk;</p> <p>ab) the development is demonstrated to provide wider benefits which outweigh flood risk;</p> <p>be) there will be appropriate flood protection for the lifetime of the development, taking account of the vulnerability of its users; and</p> <p>cd) the development will not increase flood risk elsewhere, and where possible, will reduce flood risk overall.</p>	To ensure consistency with NPPF paragraph 16(d) and 157 in particular
MM18	Section 3.1 (Para 3.1.4)	The housing strategy in the Local Plan therefore <u>makes provision for at least provides an indicative housing delivery figure of 65 homes each year across the National Park. This figure is not a target.</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.	To ensure consistency with Strategic Policy 3.1

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	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</u> across the National Park over the period of this Plan (2018 – 2036) in order to meet the identified needs of local communities. It will do so by identifying opportunities for housing delivery on allocated sites, windfall sites, and rural exception sites. <u>A trajectory at Appendix E 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>	To ensure consistency with NPPF, and in particular paragraphs 65, 73 and 75
	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.	To ensure consistency with the Housing and Regeneration Act 2008 and NPPF paragraph 16(d)
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>	To ensure consistency with NPPF paragraph 16(d)
	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 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</u>	To ensure consistency with the Housing and Regeneration Act 2008.

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		<p><u>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>	To ensure consistency with NPPF paragraph 16(d)
MM21	Policy 3.8 (2) (Part 4)	Permission for a replacement home will <u>normally</u> be subject to a condition removing permitted development rights in respect of extensions.	To ensure the policy complies with National Policy, in particular paragraph 53 of the NPPF.
MM22	Policy 3.9 (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 by a rural worker;</p> <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>	To ensure the policy complies with National Policy, in particular paragraph 53 of the NPPF.

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MM23	Policy 3.10 (2) (Part 3)	3. Where the above is satisfied, permission will be granted subject to the following: a) an occupancy condition requiring the dwelling only be used for the needs of a rural worker; b) a condition tying the annexe to the associated dwelling; and, <u>normally</u> c) a condition removing permitted development rights.	To ensure the policy complied with National Policy, in particular paragraph 53 of the NPPF.
MM24	Section 3.10 (Para 3.10.2)	3.10.2 The most recent Gypsy and traveller Accommodation Assessment (GTAA) for Devon ²⁶ 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 policy is set out below which enables suitable sites to come forward where a need is identified through an up to date GTAA, and/or appropriate local information on needs. ...	To ensure consistency with NPPF paragraph 16(d)
	Section 3.10 (Para 3.10.3)	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:	To ensure consistency with NPPF paragraph 16(d)
	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>	To ensure the supporting text considers flood risk.
MM25	Section 3.11 (Para 3.11.5)	"... it must meet the criteria described in 3.9.53."	To correct a paragraph reference
	Section 3.11 (Para 3.1.7. first bullet)	'...land use activities proposed are capable of supporting the needs of the occupants <u>within a reasonable period of time and no more than 5 years from first occupation.</u> '	To ensure there are measurable tests for this type of development.

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	Policy 3.12 (2) (Part 1)	<u>1. Low impact residential development will be permitted where... '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>	To ensure consistency with NPPF paragraph 16(d)
	Policy 3.12 (2) (Part 2)	<u>2. 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>	To ensure consistency with NPPF paragraph 16(d)
	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>	To ensure consistency with NPPF paragraph 16(d)
MM26	Section 4.3, Table 4.3, column 1	<u>Use (Class)</u> <u>A1 and A2 Shops and financial and professional services (Class E)</u> <u>A3 and A4 Café, restaurant, pub or drinking establishment (Class E)</u> <u>C1 Hotel (Class C1)</u> <u>B1 Office and light industrial (Class E)</u> <u>B1a Office: 1 lorry space/1000m2</u> <u>B1b/e Light industrial: 1 lorry space</u> <u>B2 Industrial (Class B2)</u> <u>B8 Storage and Distribution (Class B8)</u>	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
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 introduced it would supersede this policy's requirements for new buildings, however the requirements for car parks would continue to apply.</u>	To ensure the policy references emerging national policy which may affect implementation of this policy.
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	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes)

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		(Class <u>E and B</u> uses), tourism and other employment development will be acceptable.	(Amendment) (England) Regulations 2020
	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.	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
	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.	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
MM29	Section 5.2 (para 5.3.7)	Loss of shops (Class A1-4) main town centre uses from Town Centres 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.	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
	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.	To ensure the requirements for impact assessment are clearly expressed in policy.
MM30	Section 5.2 (para 5.3.8)	Shopping and other active uses Active uses <u>in 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.	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<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>	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
	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>	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
	Strategic Policy 5.3	Strategic Policy 5.3 (2) Shops and other active uses <u>Protecting Active Uses in Dartmoor's Settlements</u>	To ensure consistency with changes to the Use Class Order, as amended

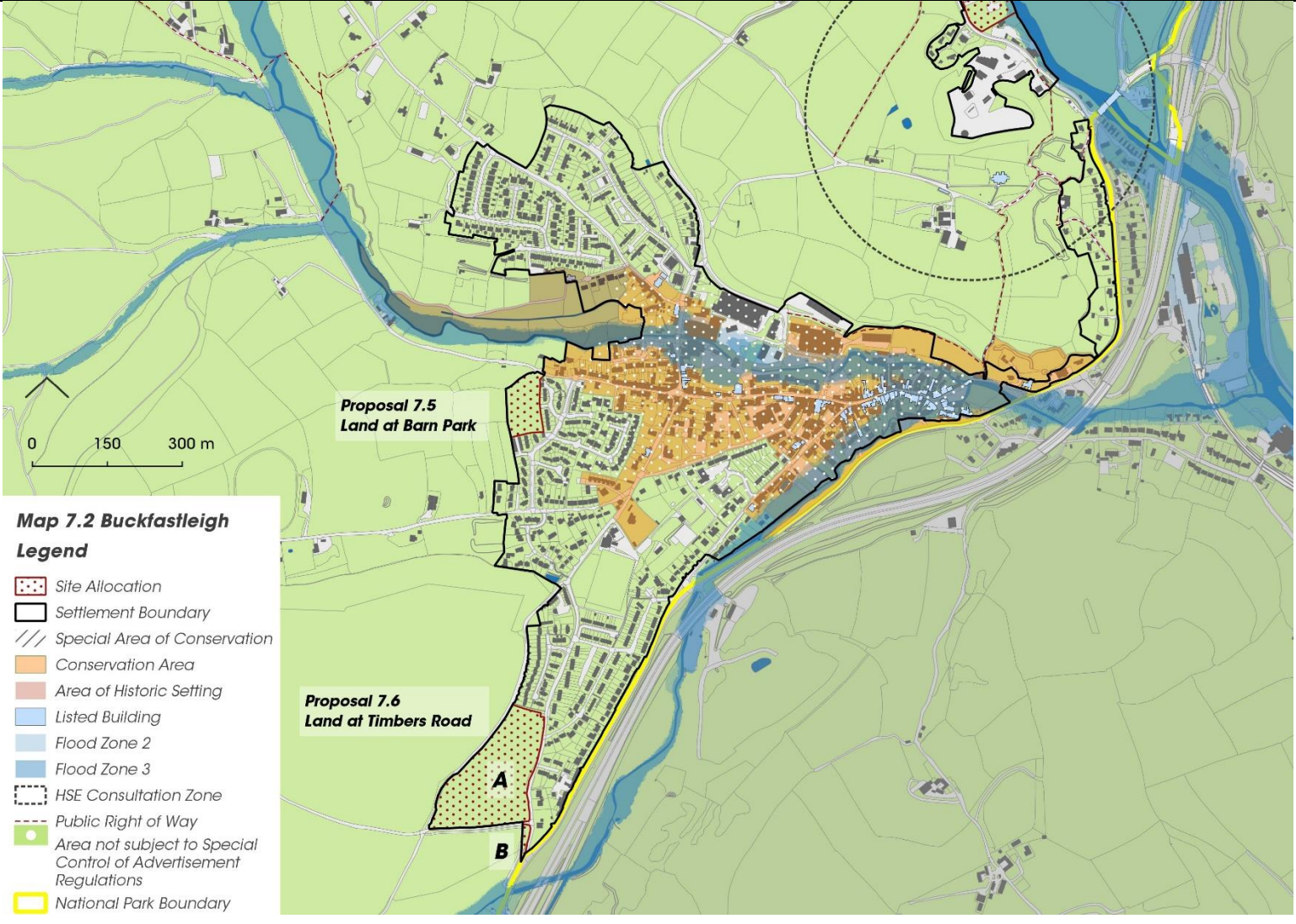












Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<p>1. Within the main shopping areas of Local <u>Town</u> Centres permission will be granted for changes of use within Class A1-4 <u>main town centre</u> uses provided they do not adversely affect neighbouring uses, particularly their amenity.</p> <p>2. Permission will not be granted:</p> <p>a) within the main shopping areas of Local <u>Town</u> Centres, for a proposal that converts Class A1-4 <u>main town centre</u> 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 <u>Town</u> Centres, Class A1-4 <u>main town centre</u> uses for a continuous period of at least <u>6</u>12 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>	pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
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.'	To ensure consistency with NPPF paragraph 16(d)
	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...'	To ensure consistency with NPPF paragraph 16(d)
	Policy 5.6 (Part 2c)	'suitable historic buildings are used first in accordance with <u>Strategic Policy 2.6</u> and/or Strategic Policy 2.7'	To ensure references are correct.
MM32	Section 6 (Strategy)	<p>...maximise the use of recycled materials and secondary aggregates <u>as far as practicable</u>...</p> <p>...Small scale <u>r</u>Renewable energy development which meets the energy demands of a single property or local community will be encouraged where it is <u>not Major Development</u> 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>	To reflect agreed policy amendments.

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
MM33	Section 6.1 (Para 6.1.4)	' Large scale m Minerals development <u>that is considered to be Major Development, as defined in Strategic Policy 1.5,</u> 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.'	To reflect agreed policy amendments.
	Policy 6.1 (1) (Part 1)	'1. Large scale m Minerals development <u>that is Major Development, as defined in Strategic Policy 1.5 (2),</u> will not be allowed <u>approved</u> 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: a) the demonstrable wider need for the development; b) an objective assessment of alternatives outside the National Park; c) the impact upon the special qualities of the National Park; and d) strategic priorities for the National Park.	To ensure consistency with NPPF paragraph 16(d)
	Policy 6.1 (1) (Part 2)	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.	To ensure consistency with NPPF paragraph 16(d)
	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	To ensure consistency with NPPF paragraph 16(d)
	Policy 6.1 (1) (Part 4b)	b) the proposal must be consistent with other relevant policies in this Local the <u>Plan as a whole.</u>	To ensure consistency with NPPF paragraph 16(d)
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 operations <u>working...</u>	To ensure consistency with NPPF paragraph 204(c)
	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),	To ensure consistency with NPPF paragraph 204(c)


Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		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)	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> 	To ensure consistency with NPPF paragraph 16(d)
MM35	Section 6.3 (Para 6.3.5)	Small scale r 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.</u>	To reflect policy amendments.
	Policy 6.6 (2) (Part 1)	<p>1. Small scale rRenewable energy development will be encouraged where it does not harm the National Park's Special Qualities, including:</p> <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 rRenewable energy development should not impact on flood risk or soil stability. Utility connections, such as cables and pipes, should be placed underground.</p>	To ensure consistency with NPPF paragraph 16(d) and 172

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		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>	
MM36	Section 7.1 (Para 7.1.10)	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 Briefs 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>	To ensure clear interpretation.
MM37	Policy 7.1(2)	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.	To ensure the plan is consistent with legislation, in particular section 38(6) of the 2004 Act.
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 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. 	To ensure consistency with NPPF and in particular paragraphs 16(b), 35(c) and 67.

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<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. 	

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
	Section 7 (Map 7.2)	 <p>Map 7.2 Buckfastleigh Legend</p> <ul style="list-style-type: none">  Site Allocation  Settlement Boundary  Special Area of Conservation  Conservation Area  Area of Historic Setting  Listed Building  Flood Zone 2  Flood Zone 3  HSE Consultation Zone  Public Right of Way  Area not subject to Special Control of Advertisement Regulations  National Park Boundary <p>Proposal 7.5 Land at Barn Park</p> <p>Proposal 7.6 Land at Timbers Road</p> <p>A</p> <p>B</p> <p>0 150 300 m</p>	

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
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).	To ensure policy is consistent with changes made to the Use Class Order.
MM40	Proposal 7.11 (2)	An area of land at Forder Farm is allocated for residential development of around 25-30 homes, of which not less than 45% must be affordable housing to meet identified local needs.	To reflect existing outline planning permission.
MM41	Proposal 7.19(2) (Part 2 (b))	Provide a link to the Drake's Trail <u>Princetown cycle trail</u> ; and	To correct references.
	Proposal 7.19(2) (Part 2 (c))	Include delivery of appropriate highway improvements to access Plymouth <u>Dousland Road</u>	To correct references.
MM42	Policy 7.20(2)	Special constraints will apply to development proposals within the original <u>this historic residential</u> core of Yelverton	To ensure consistency with NPPF paragraph 16(d)
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>	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
	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 employment use space	To ensure the proposals are consistent with Strategic Policy 5.1
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,	To ensure consistency with local and national policy.

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
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 	To ensure consistency with the method for determining settlement boundaries.
MM46	Appendix A (3 – Housing)	<u>Overall housing delivery within the Plymouth and Exeter HMAs consistent with the monitoring framework for the HMAs.</u>	To ensure effective monitoring of housing delivery across the HMAs.
MM47	Appendix A	Insertion of housing trajectory as shown at Appendix 1.	
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. 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.	To ensure consistency with Historic England’s guidance.
MM49	Glossary	Heritage asset: ... Heritage asset includes designated heritage assets, such as listed buildings and scheduled monuments, and un non-designated assets identified by the local planning authority.	To ensure consistency with NPPF.

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
MM50	Glossary	<p>Habitable Floorspace: ...</p> <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> 	To ensure clear interpretation.
MM51		<p>Significance (for heritage policy)</p> <p>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></p>	To improve readability ensuring consistency with NPPF paragraph 16(d)
MM52		<p>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.</p> <p>Class A</p> <p>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.</p> <p>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).</p> <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>	To ensure consistency with changes to the Use Class Order, as amended pursuant to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<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, 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,</p>	

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<p>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> <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>Class E</p> <p><u>E(a) Display or retail sale of goods, other than hot food takeaway</u> <u>E(b) Sale of food and drink for consumption (mostly) on the premises</u> <u>E(c) Provision of:</u></p> <ul style="list-style-type: none"> E(c)(i) Financial services, 	

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<ul style="list-style-type: none"> • <u>E(c)(ii) Professional services (other than health or medical services), or</u> • <u>E(c)(iii) Other appropriate services in a commercial, business or service locality</u> <p><u>E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</u></p> <p><u>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</u></p> <p><u>E(f) Creche, day nursery or day centre (not including a residential use)</u></p> <p><u>E(g) Uses which can be carried out in a residential area without detriment to its amenity:</u></p> <ul style="list-style-type: none"> • <u>E(g)(i) Offices to carry out any operational or administrative functions,</u> • <u>E(g)(ii) Research and development of products or processes</u> • <u>E(g)(iii) Industrial processes</u> <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> <ul style="list-style-type: none"> • <u>F1(a) Provision of education</u> • <u>F1(b) Display of works of art (otherwise than for sale or hire)</u> • <u>F1(c) Museums</u> • <u>F1(d) Public libraries or public reading rooms</u> • <u>F1(e) Public halls or exhibition halls</u> • <u>F1(f) Public worship or religious instruction (or in connection with such use)</u> • <u>F1(g) Law courts</u> <p><u>F2 Local community – Use as defined in 4 parts:</u></p> <ul style="list-style-type: none"> • <u>F2(a) 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> • <u>F2(b) Halls or meeting places for the principal use of the local community</u> 	

Ref	Section/Policy (Paragraph/part)	Main Modification	Reason
		<ul style="list-style-type: none"> • 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</u> <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, laundrettes, 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 1

Appendix B - Housing Trajectory

Settlement	Site	Year																		Total
		19/ 20	20/ 21	21/ 22	22/ 23	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
	Holne Rd	/	/	/	12	16	/	/	/	/	/	/	/	/	/	/	/	/	/	28
	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	0.8/6	4.8/6	0.8/6	0.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	8.8/6	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	13 5	12 8	97	67	55	67	83	63	69	35	59	66	38	35	35	35	1,189
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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.

