



**DARTMOOR LOCAL PLAN**  
guiding planning applications in Dartmoor National Park

# Authority Monitoring Report 2020/21 (AMR)

January 2022



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## Headlines

### Local Plan Review

The new Dartmoor Local Plan was adopted in December 2021. This follows the examination stage of the Local Plan Review in which the Plan was submitted to the Planning Inspectorate for examination in September 2020. The review of the Local Plan began in 2016 and since then we have undertaken considerable evidence gathering, the results of which can be viewed on our [website](#). Various rounds of formal and informal consultation were also undertaken including: an issues consultation (2016), a parishes consultation (2017), a sites consultation (2017), a First Draft consultation (2019) and a Final Draft consultation (2019).

### Housing Applications and Completions

In 2020/21 we approved applications for 180 net homes within Dartmoor National Park.

In 2020/21 we completed (built) a total of 54 net homes, of which 12 (21%) were affordable. This fits well with our indicative provision of 50 houses per year outlined in Policy COR2 of the Core Strategy.

### Notable Developments

2020/21 has seen the continuation of important housing schemes. For example, at Bretteville Close in Chagford 62 out of 93 homes (incl. all 28 affordable) have been built so far. Further notable development includes the completion of the scheme at Brewery Meadow, Ashburton (23 open market units) and detailed planning permission granted at Fairfield, South Brent (40 affordable units).

In 2020/21 an application for a 32 Ha extension to the existing quarry area at Linhay Hill Quarry near Ashburton was also granted (0322/16).

### Key trends

In 2020 the median house price on Dartmoor stood at £322,000, 19% higher than the median house price for Devon and 29% higher than the median house price for England and Wales. Meanwhile, figures show increased median work-based earnings on Dartmoor, with a figure of £26,719 in 2020, following a period of stagnation from 2010 – 2017. This led to an affordability ratio in Dartmoor of 12.05.

Figures show a comparatively low number of homes being approved and delivered in rural settlements throughout 2017/18, 2018/19 and 2019/20, something that is being addressed in the new Local Plan.

### Dartmoor Business Impact Survey

Throughout 2020/21 a number of Business Impact Survey (BIS) rounds of local businesses were carried out to understand the impact of Covid-19, in particular to understand the impact of lockdowns on customers, supplies and workforce.

Analysis of the most recent round (October 2021) suggests Dartmoor businesses have seen an increase in prosperity compared to the twelve months previous and emphasises a clear focus of business owners is on the advancement and development of their businesses, rather than survival and resilience as had been apparent in previous surveys conducted throughout the Covid pandemic. The survey also highlighted business owners recognise a need and want to reduce the environmental impact of their businesses as a priority. However, concerns surrounding staff shortages and rising wages, reduced winter trade and the potential reintroduction of distancing restrictions persist.

## 1. Introduction

### 1.1 The role of the AMR

**1.1.1** [The Localism Act](#) (2011) requires local planning authorities to publish monitoring information at least yearly, known as the Authority Monitoring Report (AMR). The requirements of the AMR are set out in the [Town and Country Planning \(Local Planning\) \(England\) Regulations](#) (2012).

**1.1.2** This AMR covers the period 1 April 2020 to 31 March 2021, though where available and appropriate more up to date information may be included.

**1.1.3** To monitor the success of Dartmoor's local plan policies, much of the reporting in this AMR looks at data and trends over the lifespan of the Core Strategy (April 2008 – March 2021) and the Development Management and Delivery Development Plan (the DMD; April 2013 to March 2021). Since the new Dartmoor Local Plan has been adopted in December 2021, this AMR is the final report to monitor against the old local plan policies.

### 1.2 The Duty to Co-operate

**1.2.1** The Localism Act also brought into effect a 'duty to cooperate' as a method of ensuring engagement and cooperation in the absence of a regional planning tier. The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies to maximise the effectiveness of development plan preparation and strategic matters.

**1.2.2** Planning Officers at Dartmoor National Park Authority continue to engage with other Local Authorities and agencies on the duty to cooperate around strategic issues for the area including:

- Engagement with, for instance, the:
  - Implementation of the Plymouth and South West Devon Joint Local Plan
  - Review of the Teignbridge Local Plan
  - New joint Planning guidance on a consistent approach to Biodiversity Net Gain
- Ongoing liaison with statutory bodies, for example with the Environment Agency and Natural England, in particular through the National Park Partnership Plan;
- Work with Devon County Council on economic development, transport and infrastructure planning, and minerals and waste evidence base;
- Engagement with the Local Enterprise Partnership (LEP) and Team Devon; and
- A Statement of Common Ground for the new Local Plan was prepared and agreed with partners, it can be viewed [online](#).

### 1.3 The Planning Framework

**1.3.1** At the time of writing, the new Dartmoor Local Plan has been adopted. However, as it was not in effect during the reporting year this AMR monitors against the previous local plan policies. The old Local Plan consists of a suite of documents (Figure 1) including:

- The [Local Development Scheme](#) (LDS; 2018) sets out the timetable for the preparation of the new Local Plan document.
- The [Core Strategy](#) (2008) is the strategic local plan document and frames the policies later set out in the Development Management and Delivery Development Plan Document (2013).

- The [Development Management and Delivery Development Plan Document](#) (DMD; 2013) provides more detailed development management policies and site allocations.
- As a Minerals Planning Authority, Dartmoor National Park Authority must produce a [Minerals Plan](#) (2004) for the National Park. This includes policies for extraction of minerals resources of local and national importance and defines Minerals Safeguarding Areas.
- The [Design Guidance Supplementary Planning Document](#) (2011) provides detailed guidance to carry forward the more general design and sustainable development policies of the adopted Core Strategy and DMD.
- The [Affordable Housing Supplementary Planning Document](#) (2014) supports the housing policies in the local plan and provides guidance for applicants, agents and architects who are submitting planning applications for housing in the National Park.



**Figure 1:** Dartmoor National Park Local Plan structure

## 1.4 The Local Plan Review

**1.4.1** The Local Plan review began in 2016 and the timetable for preparation of the new Local Plan is outlined in the Local Development Scheme (2018), summarised in Table 1. Milestones include examination of the draft Local Plan in early 2021 and the adoption of the new Dartmoor Local Plan in December 2021. This section reviews the progress the Authority has made since April 2019 against the targets and milestones set out in the Local Development Scheme.

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

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

**1.4.2** The new Local Plan replaces three plans (the Core Strategy, the DMD and the Minerals and Waste Plan) with a single consolidated Local Plan for the National Park, containing the following seven chapters. However, as it was not in effect during the reporting year this AMR monitors against the previous local plan policies. The following sections of this report will set out the headline figures and information regarding our progress in each of these areas:

1. Vision and Strategy
2. Environment
3. Housing
4. Communities, Services and Infrastructure
5. Economy
6. Minerals, Waste and Energy
7. Towns, Villages and Development Sites

**1.4.3** The new Local Plan is based on robust evidence and a good understanding of Dartmoor National Park and its issues. To this end, a range of evidence-based studies have been undertaken. Reports and Topic Papers have subsequently been published on our website. These, along with stakeholder engagement and community consultation, have helped us shape the new Local Plan.

- [Topic Papers](#)
  - 1 - Natural Environment (V4 -2020)
  - 2 - Historic Environment (V2 - 2018)
  - 3 - Design and the Built Environment (V3 - 2019)
  - 4 - Vision and Spatial Strategy (V3 - 2019)
  - 5 - Minerals and Waste Development (V4 - 2020)
  - 6 - Housing (V4 - 2020)
  - 7 - Transport (V3 - 2019)
  - 8 - Economy (V1 - 2018)
  - 9 - Development Sites (V2 - 2019)
  - 10 - Monitoring and Governance (V1 - 2019)
- [Infrastructure Delivery Plan](#) (2019)
- [Sustainability Appraisal](#) (2019), including Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment
- [Habitats Regulation Assessment](#) (2019), including HRA Screening and Appropriate Assessment report
- [Viability Assessment](#) (2018)
- [Strategic Flood Risk Assessment](#) (2019)
- [Settlement Profiles](#) for Dartmoor's 8 Local Centres, and 34 Rural Settlements and Villages and Hamlets.

## 2. Vision, Spatial Strategy and Planning Applications

### 2.1 Introduction

#### 2.1.1 What does this topic cover?

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

#### 2.1.2 Previous Local Plan policies

COR1	Sustainable Development Principles
COR2	Settlement Strategies
COR4	Design and sustainable development principles
COR9	Protection from and prevention of flooding
COR13	Providing for high standards of accessibility and design
DMD1a	Presumption in favour of sustainable development
DMD1b	Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2	Major Development
DMD3	Sustaining the quality of places in Dartmoor National Park
DMD4	Protecting local amenity
DMD16	Hazardous installations and potentially polluting activity
DMD17	Development on contaminated land
DMD18	Development on unstable land

### 2.2 Housing – Strategic Overview

**2.2.1** Throughout the lifetime of the Core Strategy (April 2008 – March 2021), a total of 695 houses have been delivered in Dartmoor National Park (Table 2). This gives an average delivery rate of 53 net homes per year, which fits well with our indicative provision of 50 houses per year (Policy COR2).

**2.2.2** Over the same period, permissions for a total of 861 houses have been granted, meaning on average 66 homes have been granted planning permission each year.

**Table 2:** Net houses approved and delivered (April 2008 – March 2021)

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

	2011/12	2010/11	2009/10	2008/09	Total
Net houses approved	35	48	72	32	861
Net houses delivered	46	77	48	70	695

**2.2.3** The Development Management DPD (2013) allocates 24ha of development. To date, we have approved 415 dwellings on allocated sites, of which 152 are complete against a theoretical capacity of 466. Based on this, 89% of the theoretical capacity of houses on allocated sites have gained planning permission since the beginning of the DMD lifetime (plan period to 2026), of which 37% have been built to date. A further 28 dwellings on allocated sites are currently pending approval with resolution to grant subject to a s.106 Planning Obligation Agreement. Full details regarding the status of each allocated site can be found in Table 24 (p.34).

**2.2.4** Table 3 shows the headline housing figures for the 2020/21 reporting year. Further detail on the figures below over varying timescales is presented in section 4 (p.12), including housing approvals, housing delivery (breakdown by site type, location, no. of bedrooms), affordable housing delivery (breakdown by type), house prices and housing affordability ratio, Certificates of Lawfulness, custom and self-build housing and housing trajectory.

**Table 3:** Summary of headline housing figures for 2020/21 reporting year

Headline figures April 2020 – March 2021	Permissions		Completions	
	No.	% of total	No.	% of total
Total (net)	180	-	58	-
Total (gross)	184	-	62	-
Replacement dwellings	4	2%	4	6%
Rural workers' dwellings	3	2%	2	3%
Affordable Housing	104	58%	12	21%
of which rented	-	-	9	16%
of which shared ownership or intermediate	-	-	3	5%
Certificate of lawfulness	2	1%	-	-
Conversion or change of use	8	4%	4	7%
Custom / Self-build	-	-	-	-
Other (open market)	67	37%	40	69%
1 bedroom	16	9%	4	7%
2 bedrooms	46	26%	19	33%
3 bedrooms	71	39%	23	40%
4+ bedrooms	17	9%	8	14%
Local Centre	170	94%	49	84%
Rural Settlement	-	-	3	-
Open countryside	10	6%	3	5%
Rural Exception Sites	-	-	-	-
Other windfall sites	-	-	6	10%
Allocated sites	-	-	48	83%

\* percent of total calculated using net total, with exception of replacement dwellings



## 2.3 Employment – Strategic Overview

**2.3.1** Throughout the lifetime of the DMD (April 2013 – March 2021), Dartmoor has seen around 14,209m<sup>2</sup> of new employment floor space approved (Table 4).

**2.3.2** In 2020/21 -59m<sup>2</sup> of employment floor space was approved (Table 4). This is the first time a net loss of employment space has occurred in the lifetime of the DMD (April 2013 – March 2021). New provision is generally small (under 200 m<sup>2</sup>) and overall provision is largely determined by occasional large-scale permissions such as the Peartree Cross site in Ashburton for 4,884m<sup>2</sup> in 2014/15.

**2.3.3** In 2020/21 an application for a 32 Ha extension to the existing quarry area at Linhay Hill Quarry near Ashburton was also granted (0322/16). Although this is not employment floorspace as would normally be reported (e.g. as per Table 4 below), it is a notable application as it protects and creates a significant number of jobs in Ashburton and enables the continuation of a local business which has significant direct and indirect benefits to the local economy.

**2.3.4** Further details of employment floor space permitted in 2020/21 is provided in section 6.2 (p.30).

**Table 4:** New employment floor space permitted within DNP April 2013 – March 2021

Year	Net Permissions (Sq. m)
2013/14	470+
2014/15	6,229+
2015/16	2,769+
2016/17	494+
2017/18	2,400+
2018/19	1,006+
2019/20	900+
2020/21	-59
Total	14,209+

## 2.4 Planning Applications and Appeals

**2.4.1** Table 5 shows that the Authority determined 310 planning applications in 2020/21, with a further 62 applications withdrawn. This is the lowest number of applications determined over the lifetime of the DMD. Correspondingly, 2020/21 saw the lowest number of refusals.

**Table 5:** Number of planning applications determined April 2013 – March 2021

	2020/21		2019/20		2018/19		2017/18		2016/17	
	Count	%	Count	%	Count	%	Count	%	Count	%
Granted conditionally	254	68%	424	76%	402	77%	406	76%	441	71%
Granted unconditionally	8	2%	2	0%	7	1%	32	6%	45	7%
Refused	48	13%	66	12%	66	13%	58	10%	61	10%
Withdrawn	62	17%	66	12%	50	10%	50	9%	73	12%
Total	372		558		525		580		620	

	2016/15		2015/14		2014/13	
	Count	%	Count	%	Count	%
Granted conditionally	425	69%	453	68%	353	65%
Granted unconditionally	41	7%	57	9%	61	11%
Refused	64	10%	80	12%	58	11%
Withdrawn	90	15%	80	12%	69	13%
Total	620		670		541	

*\*excludes applications for Listed Building Consent, Certificates of Lawfulness, and Prior Notifications*

**2.4.2** Table 6 shows the number of appeals lodged in 2020/21 was 34; this is on par with previous figures throughout the lifetime of the DMD. Of the 34 decided, 21% were allowed, the lowest proportion recorded in the last eight years and below the Authority's target of 33%. Along with timeliness of decision making, the number of appeals allowed is an informal indicator of Local Planning Authority performance monitored by government.

**Table 6:** Number of appeals lodged, decided and allowed April 2013 – March 2021

Appeals	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	34	31	15	31	33	32	52	32
% of appeals allowed	21%	23%	23%	32%	40%	31%	31%	26%

## 3. Environment

### 3.1 Introduction

#### 3.1.1 What does this topic cover?

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

#### 3.1.2 Previous Local Plan policies

<b>COR3</b>	Protection of Dartmoor's special environmental qualities
<b>COR5</b>	Protecting the historic built environment
<b>COR6</b>	Protecting Dartmoor's Archaeology
<b>COR7</b>	Providing for the conservation of Dartmoor's varied plant and animal life and geology
<b>COR8</b>	Meeting the challenge of climate change
<b>COR11</b>	Retaining tranquillity
<b>DMD5</b>	National Park Landscape
<b>DMD6</b>	Dartmoor's moorland and woodland
<b>DMD8</b>	Changes to Historic Buildings
<b>DMD9</b>	The re-use and adoption of historic buildings in the countryside
<b>DMD10</b>	Enabling development involving heritage assets
<b>DMD11</b>	Demolition of a listed building or local heritage asset

DMD12	Conservation Areas
DMD13	Archaeology
DMD14	Biodiversity and geological conservation

## 3.2 Historic Environment

**3.2.1** Table 7 shows performance in terms of designated heritage assets during the lifetime of the Core Strategy (April 2008 – March 2021).

**3.2.2** The National Park is home to a total of 2,625 listed buildings and 1,082 scheduled monuments. The Historic Environment Record (HER) contains detailed information for Dartmoor's diverse archaeological and historical resource, and includes sites dating from ten thousand years ago up to the 20th century. Since 2010 the Authority has identified an extra 5,027 historic sites which have been added to the HER. At present the Dartmoor HER contains over 22,500 entries.

**3.2.3** A total of 566 new listed buildings have been designated over the plan period (April 2008 – March 2021), including listing revisions for HM Prison Princetown and Okehampton Camp, as well as a number of First World War village war memorials. These are not 'newly listed' but a result of work disaggregating group listings (such as farmsteads).

**3.2.4** Of Dartmoor's Listed Buildings, 31 (1.2%) are currently identified as 'at risk' from neglect or decay, 4 of which are grade I or II listed. This is a reduction of 8 overall since 2010.

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

**3.2.6** Dartmoor's Scheduled Monuments were surveyed in 2016 and 351 were found to be 'at risk', either ranked 'high' or 'medium'. Since 2010, 115 'at risk' Scheduled Monuments have been removed from the register due to positive conservation interventions and works.

**Table 7:** Designated heritage assets in Dartmoor National Park

Heritage Assets (Contextual indicators)	No. in Dartmoor National Park	Performance indicators
Listed Buildings*	2625	↑ + 566 since 2010
Listed Buildings at risk (Grade I or II)*	31 (4)	↓ - 8 since 2010
Historic Environment Record sites	22,722	↑ + 5,027 since 2010
Conservation Areas	25	↑ + 2 since 2010
Registered Parks and Gardens	2	No change
Premier Archaeological Landscapes	14	No change
Scheduled Monuments	1,082	Error in previous recording method
Scheduled Monuments at high and medium risk	351 (33%)	↓ - 115 since 2010

*\*Does not include protected buildings or structures in the curtilage of a listed building, a listing may include a complex of buildings (e.g. HMP Dartmoor)*

### 3.3 Natural Environment

**3.3.1** Dartmoor National Park contains extensive habitats of international, national, regional and local importance. For more detailed information regarding the extent and condition of these sites please see the [State of the Park Report](#) (2017). The State of the Park Report will be updated in 2022.

**3.3.2** As Table 8 shows, 27% of Dartmoor National Park has been designated under three Special Areas of Conservation (SACs): Dartmoor, South Dartmoor Woods and South Hams. Over 26,000 hectares of Dartmoor National Park (28% of the total area) is designated for its wildlife or geological value in numerous Sites of Special Scientific Interest (SSSIs). Note that all of Dartmoor's SACs are also SSSIs.

**Table 8:** Area designations within Dartmoor National Park

Designations	Total area (Ha)	% of total area of DNP
Dartmoor National Park	95,575	
SSSI	26,277	28%
SAC	25,346	27%
County Wildlife Sites	2,443	3%
Total area of Section 3: Moorland	44,910	47%
Woodland	6,095	6%
Ancient semi-natural woodland	2,957	3%

**3.3.3** As Table 9 shows, 64% of Dartmoor's SSSIs are in a 'favourable' or 'recovering' condition. This has decreased by 32% since 2010 and is 28.9% lower than the percentage for England as a whole.

**Table 9:** SSSI condition for Dartmoor National Park and England (2021)

	% SSSIs in 'favourable' or 'unfavourable recovering' condition	Performance indicators
DNPA	64%	↓ - 32% since 2010
England	90%	↓ Dartmoor - 28.9% on national average

Source: Natural England (Nov 2021)

**3.3.4** As of 2021 there are 245 County Wildlife Sites (CWS) covering 2,443 Ha within Dartmoor National Park, with a further 133 sites covering 1,008 Ha meeting criteria but not yet designated. CWS are non-statutory wildlife sites seen to be of regional importance. These often compliment SSSIs and/or SACs and can be of similar ecological quality to SSSIs but are not afforded statutory protection.

**3.3.5** Dartmoor is home to flora and fauna of international conservation importance, and the state of Dartmoor's key wildlife is outlined in Table 10. Eight out of the twelve key species show a stable trend and an increase in species numbers is seen in Dunlin, Greater Marsh Fritillary and the Greater Horseshoe Bat. Ring Ouzel alone shows a decrease in numbers.

**3.3.6** The south-eastern edge of Dartmoor holds the largest population of greater horseshoe bats in the UK, with one roost at Buckfastleigh being the largest known maternity roost in the UK and possibly in western Europe. Monitoring of emerging adults at Buckfastleigh shows a stable population at this site. [Joint informal guidance](#)<sup>1</sup> has been written to guide development in or affecting the South Hams SAC for Greater Horseshoe Bats and has been used since October 2019.

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

**Table 10:** State of Dartmoor's key wildlife (December 2021 versus 2011 baseline, DNPA)

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

◆ Internationally protected species

■ Nationally protected species

**3.3.7** As a National Park, we want to be leading the way in terms of biodiversity enhancement. The new Local Plan includes a new Biodiversity Net Gain policy to ensure that development with the potential to impact on habitats and biodiversity makes a proportionate contribution to biodiversity enhancement. This will mean new indicators in the next AMR to monitor this new policy area.

## 4. Housing

### 4.1 Introduction

#### 4.1.1 What does this topic cover?

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

#### 4.1.2 Previous Local Plan policies

<b>COR15</b>	Providing for limited new housing to meet local needs
<b>DMD21</b>	Residential development in Local Centres
<b>DMD22</b>	Residential development in Rural Settlements
<b>DMD23</b>	Residential development outside Local Centres and Rural Settlements
<b>DMD24</b>	Extensions and alterations to dwellings
<b>DMD25</b>	Ancillary residential development
<b>DMD26</b>	Agricultural occupancy conditions
<b>DMD27</b>	Replacement dwellings in the countryside
<b>DMD28</b>	Residential caravans
<b>DMD29</b>	The accommodation needs of gypsies and travellers
<b>DMD30</b>	Low impact dwellings in the countryside

### 4.1.3 Key Challenges for housing relate to:

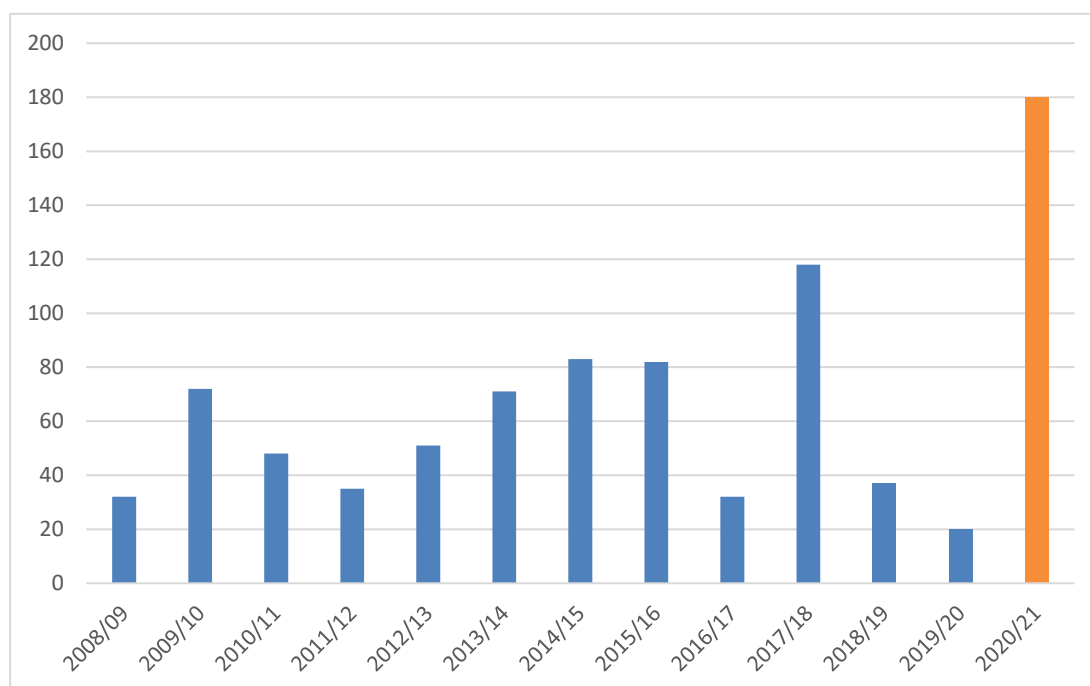
- Understanding housing need
- Development viability (at a strategic and site level)
- Affordable housing delivery
- Self-build/custom build housing delivery
- Conversions
- Rural workers' dwellings
- Defining housing for local people
- Second home ownership
- Housing affordability ratio

## 4.2 Permissions Granted Overview

**4.2.1** Permissions were granted for 180 net homes in 2020/21 (Table 11), with an additional 4 replacement dwellings permitted which were not included in this figure. This makes 20/21 the highest year for net permissions granted in the last decade (Figure 2). This is the result of a number of permissions coming forward on larger sites allocated in the Local Plan – detail of the current status of allocated sites can be seen on Table 24 (p.34).

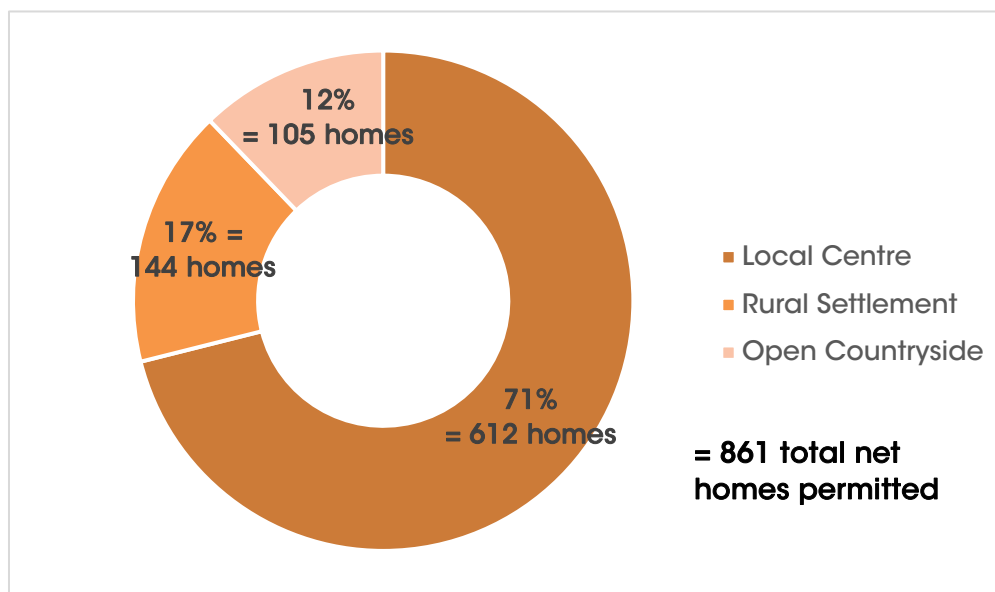
**Table 11:** Number of housing permissions granted in 2020/21

Housing permission granted	Number
Net number of homes approved 2020/21	180
Number of affordable homes approved 2020/21	104
Gross number of homes approved 2020/21 (includes replacement dwellings)	184

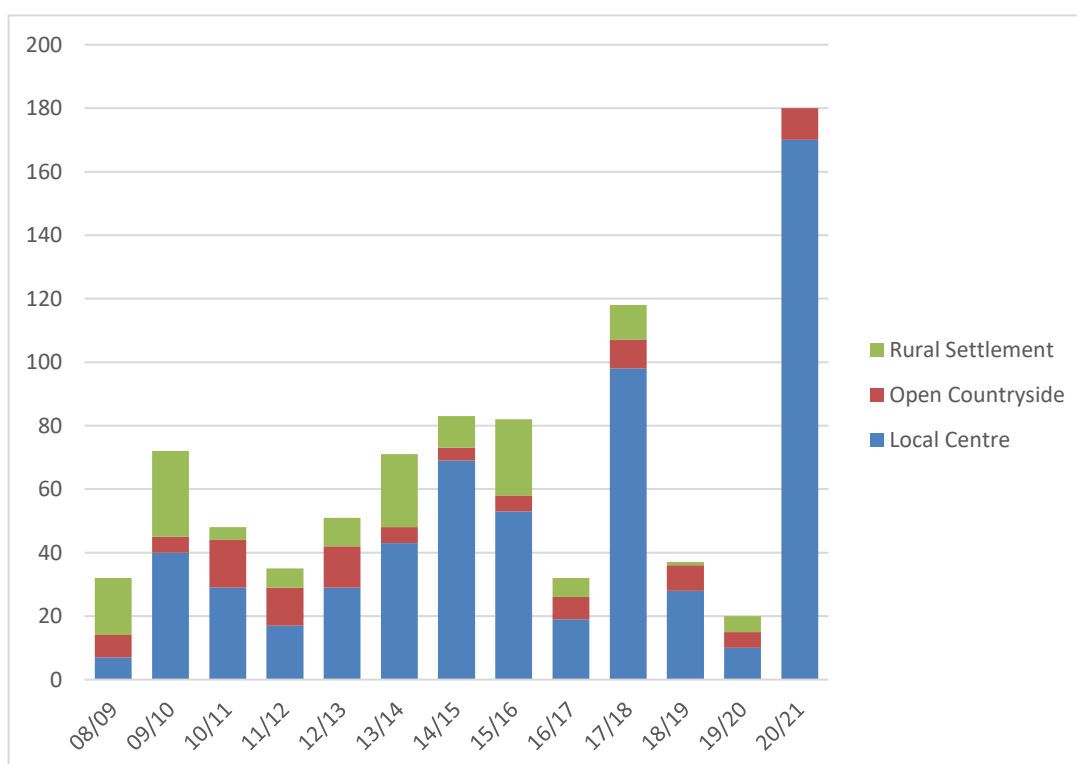


**Figure 2:** Net number of housing permissions granted per year (April 2008 – March 2021)

**4.2.2** Figure 3 gives an overview of the proportion of homes approved in Local Centres (71%), Rural Settlements (17%) and open countryside (12%) throughout the lifetime of the Core Strategy (April 2008 – March 2021), while Figure 4 shows this information broken down by year. Housing permissions granted in Local Centres generally dominate, ranging from 22% of the total in 08/09 to 94% of the total in 20/21. Notably, the large spike in permissions granted in 20/21 is due to the approval of four larger development schemes ( $\geq 29$  houses each) in Ashburton, South Brent and Moretonhampstead. Furthermore, the past three years have seen low approval figures in Rural Settlements. The new Local Plan specifically responds to this issue, with a revised spatial strategy which enables development in a new middle tier of settlements that would not be permitted under previous policies.



**Figure 3:** Number of homes granted planning permission by location (April 2008-March 2021)



**Figure 4:** Net housing permissions granted by location by year (April 2008 – March 2021).

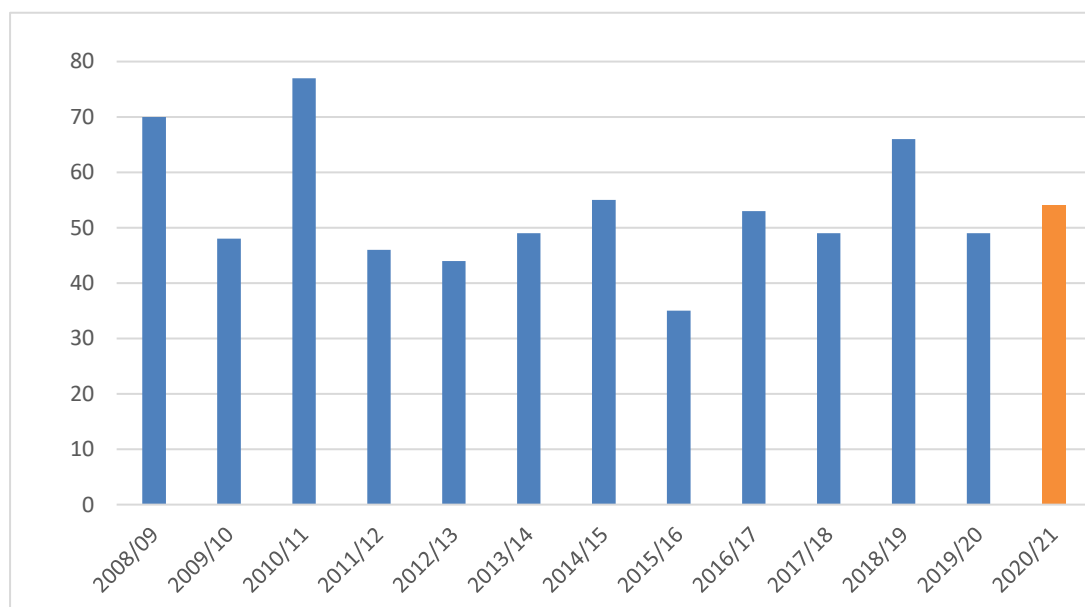
### 4.3 Completions Overview

**4.3.1** In 2020/21, 54 net homes were completed on Dartmoor with an additional 4 replacement dwellings not included in this figure (Table 12). This fits well with our indicative provision of 50 houses per year outlined in Policy COR2 of the Core Strategy.

**4.3.2** Throughout the lifetime of the Core Strategy (April 2008 – March 2021), a total of 695 houses have been delivered in Dartmoor National Park. Figure 5 shows that the number of net dwellings delivered has fluctuated over this timeline with the lowest delivery being in 2015/16 (35 net dwellings delivered) and the highest in 2010/11 (77 net dwellings delivered). This fluctuation in numbers is to be expected for two reasons. Firstly, because development comes forward only in response to an identified local need and, secondly, due to the relatively small numbers involved, one or more allocated sites coming forward in a year can increase the number significantly.

**Table 12:** Housing completions in 2020/21

Completions	Number
Net completions 2020/21	54
Indicative net completions per year	50
Affordable housing completions 2020/21	12
Gross completions 2020/21 (includes replacement dwellings)	58

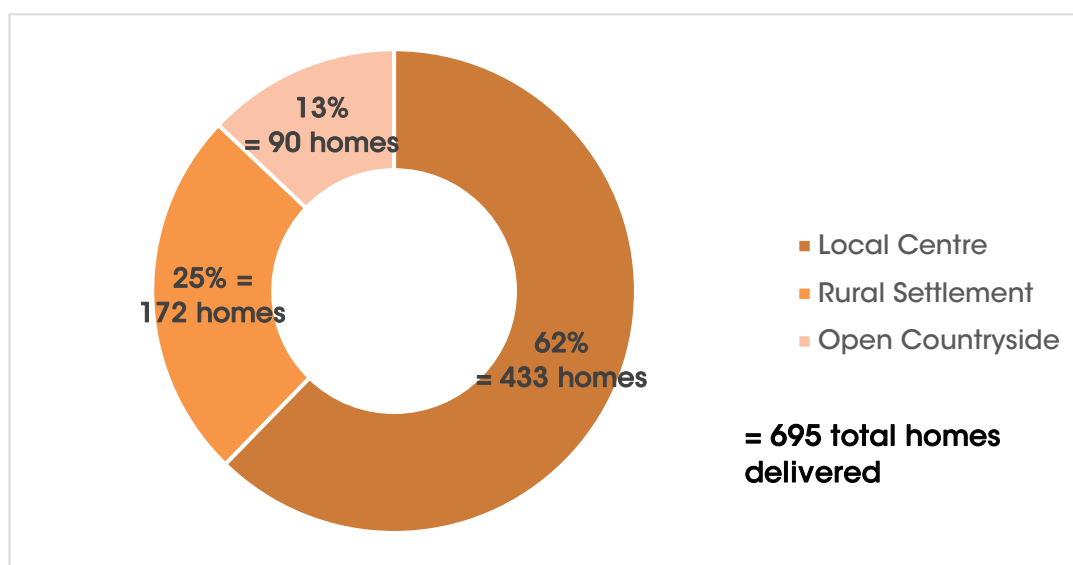


**Figure 5:** Net number of housing completions per year (April 2008 – March 2021)



## 4.4 Net Completions by Location

**4.4.1** Figure 6 gives an overview of the proportion of homes delivered in Local Centres (63%), Rural Settlements (24%) and Open Countryside (13%) over the lifetime of the Core Strategy (April 2008 – March 2021). Figure 7 below shows this information broken down by year. Delivery in Local Centres generally dominates, ranging from 34% of the total in 08/09 to 93% of the total in 20/21. Notably, 17/18 and 20/21 have the highest proportion of delivery in Local Centres and lowest proportion of delivery in Rural Settlements throughout the lifetime of the Core Strategy. As mentioned previously, the review of the Local Plan has taken this into account and responds with a revised settlement hierarchy.



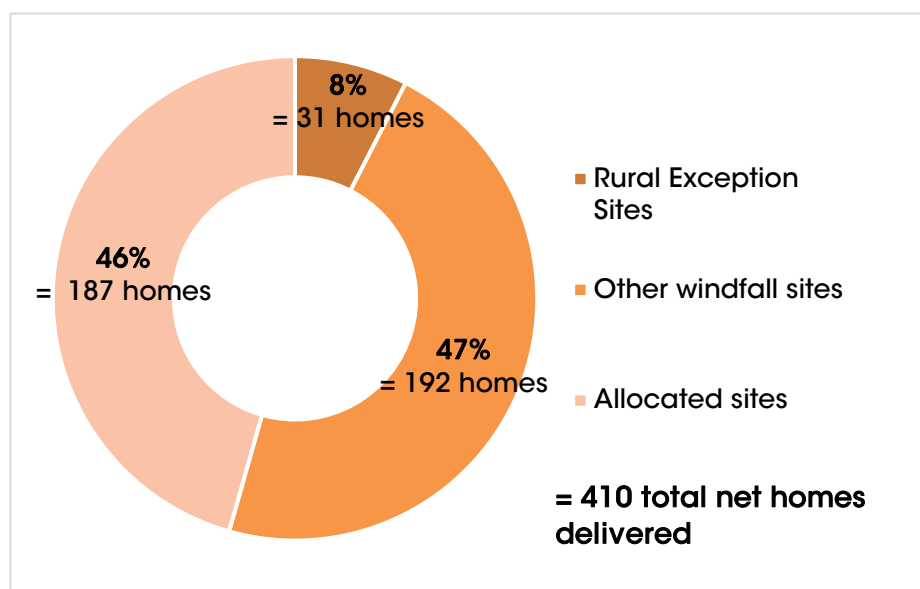
**Figure 6:** Percentage of total net homes delivered by location (April 2008-March 2021)



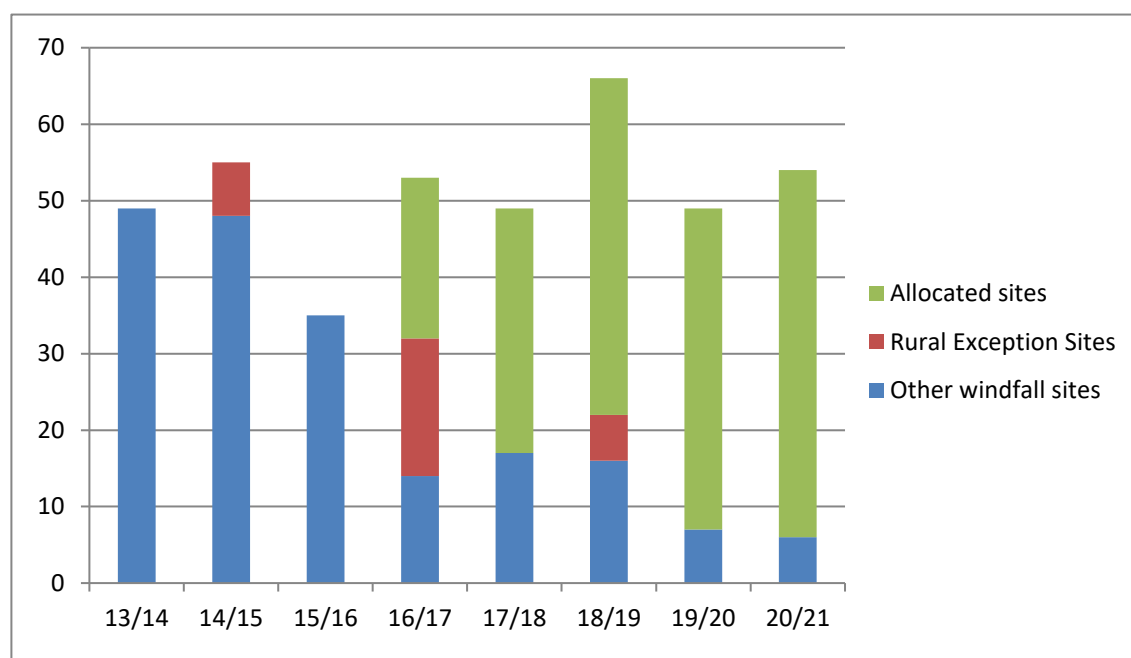
**Figure 7:** Net housing completions by location by year (April 2008 – March 2021)

## 4.5 Net Completions by Site Type

**4.5.1** Figure 8 gives an overview of the proportion of net homes delivered on allocated sites (46%), Rural Exception Sites (8%) and other windfall sites (47%) since the adoption of the DMD in April 2013. Figure 9 shows this information broken down by year. As expected, windfall delivery clearly dominates during the first three years following DMD adoption, while the latter half of the DMD lifetime to date has seen allocated sites deliver the greatest proportion of net new homes.



**Figure 8:** Percentage of net homes delivered by site type (April 2013 – March 2021)



**Figure 9:** Net housing completions by site type by year (April 2013 – March 2021)

## 4.6 Small Sites

**4.6.1** In Dartmoor 42% of affordable homes have been delivered on sites less than 10 homes in the last eight years (Table 13). NPPF Para 63 enables National Parks and other designated rural areas to deliver small scale affordable housing sites. This is important for Dartmoor as a lower rural threshold enables the provision of affordable homes on a broader range of sites and settlements, supporting overall affordability and the resilience of rural communities. For this reason, DNPA now monitors delivery on smaller sites to understand the role they play in overall delivery. The evidence shows:

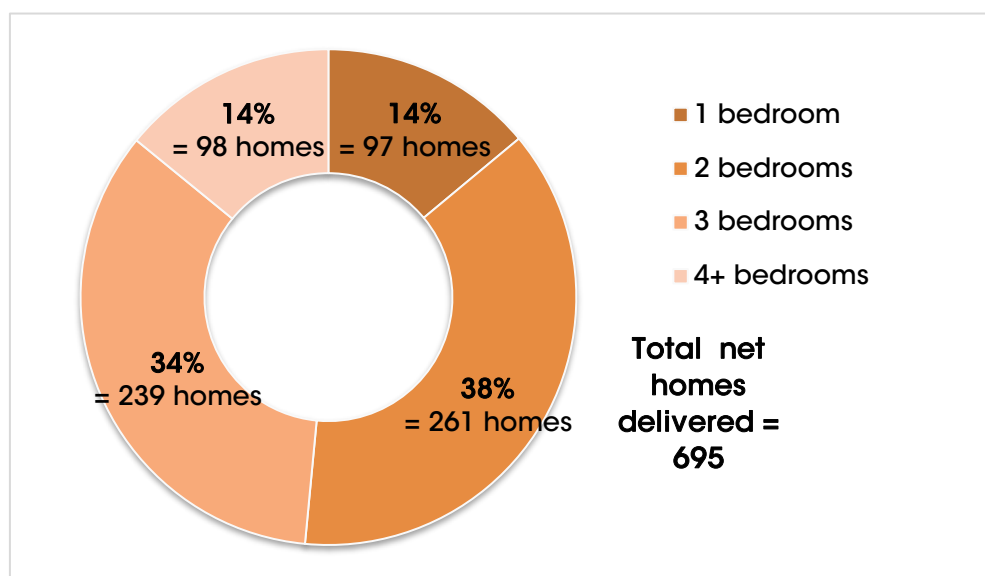
- small sites in rural communities are critical to delivery - they deliver at a rate which reflects local need, are most acceptable in landscape and design terms and achieve community support which makes them easier and quicker to deliver; and
- small sites are viable, innovative and enable flexible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

**Table 13:** Completions of affordable units on small sites (<10 units), 2012-2021

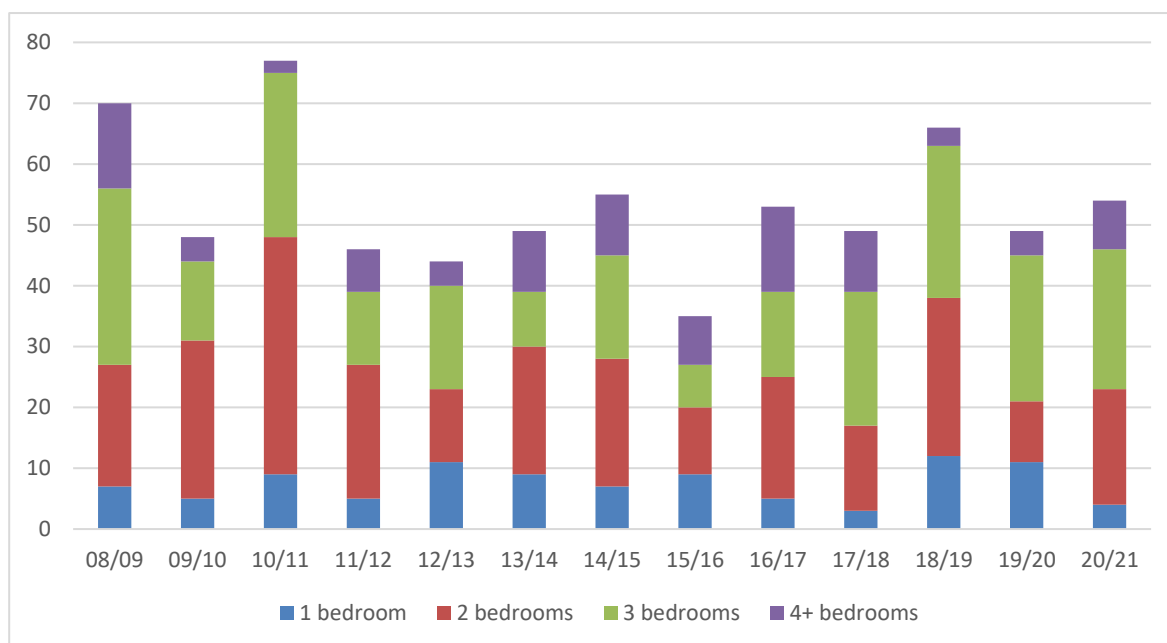
Small sites	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13
No. of affordable units on sites <10	0	0	9	3	3	5	23	14	6
No. of affordable units on sites <5	0	0	3	3	3	5	8	7	6
Total no. of affordable units (all sites)	12	18	30	17	21	4	23	15	10

## 4.7 Net Completions by House Size

**4.7.1** Figure 10 shows the size (no. of bedrooms) of net homes delivered on Dartmoor as a percentage of total net dwellings delivered throughout the lifetime of the Core Strategy (April 2008 – March 2021). The majority (38%) of homes delivered have been 2-bedroom properties, closely followed by 3-beds (34%). 1-bed and 4-bed properties are the minority of homes delivered with both making up 14% of the total homes delivered. Figure 11 shows the size of net homes delivered by year.



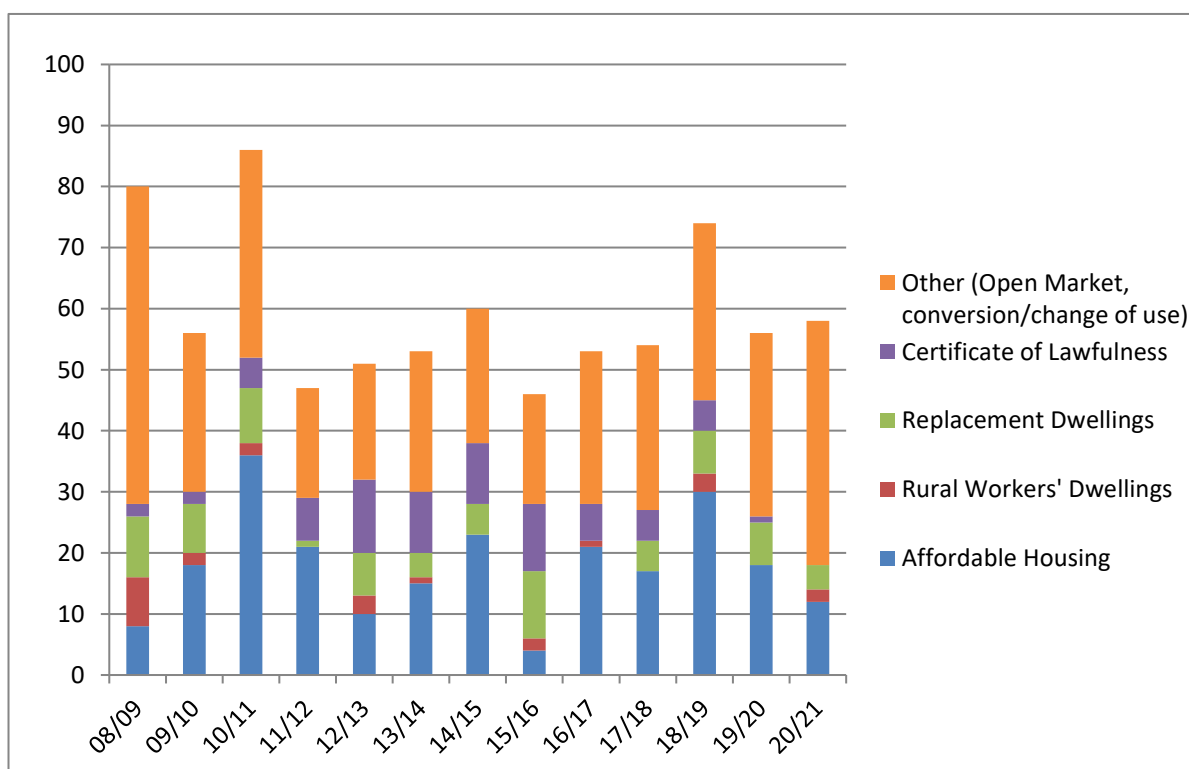
**Figure 10:** Percentage of 1, 2, 3 and 4+ -bed homes delivered (April 2008 – March 2021)



**Figure 11:** Net housing completions by number of bedrooms by year (April 2008 – March 2021)

## 4.8 Gross Completions by Type

**4.8.1** Figure 12 shows gross housing completions by year over the lifetime of the Core Strategy (April 2008 – March 2021). It shows the proportion of new homes coming forward as affordable housing, rural workers' housing, replacement dwellings and through certificates of lawfulness, which are analysed in more detail in the following sections.



**Figure 12:** Gross Housing Completions by type (April 2008 – March 2021)

## 4.9 Affordable Housing

**4.9.1** Figure 12 above shows that affordable housing delivery in Dartmoor has fluctuated year to year, this is both in terms of amount and proportion of total. Over the lifetime of the Core Strategy the financial years 2010/11 and 2018/19 have had the highest number of affordable homes, with 36 (47% of net total) and 30 (45% of net total) completions respectively.

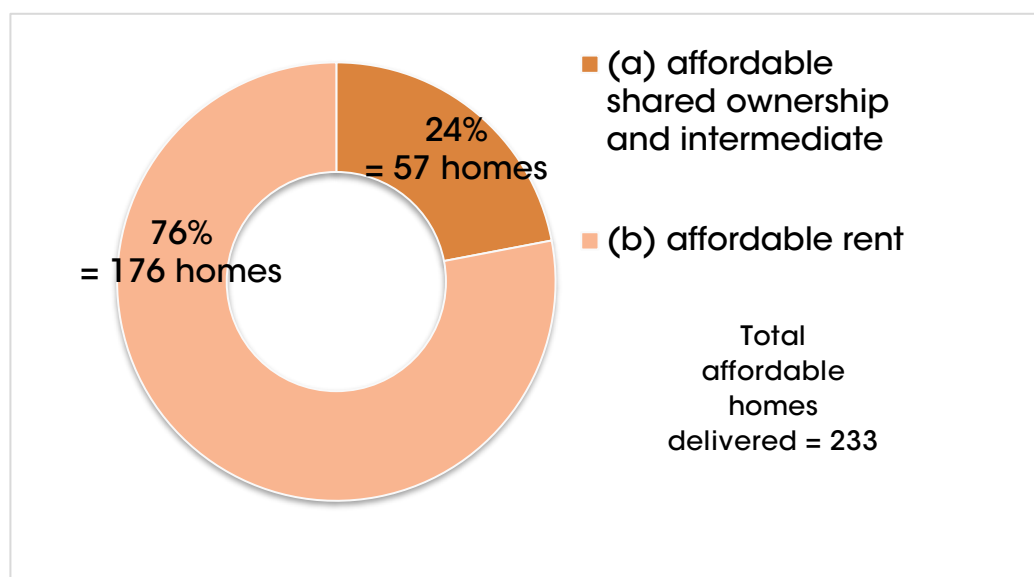
**4.9.2** Table 14 concentrates on affordable housing delivery alone. It shows that over the lifetime of the Core Strategy (April 2008 – March 2021) a total of 233 affordable homes have been delivered on Dartmoor. The pipeline indicates that there will be further affordable housing completions in 2021/22 and beyond including sites in South Brent, Moretonhampstead and Ashburton (Table 24, p.34).

**Table 14:** Net number of affordable houses delivered by year (April 2008 – March 2021)

Year	No. affordable houses delivered
2008/09	8
2009/10	18
2010/11	36
2011/12	21
2012/13	10
2013/14	15
2014/15	23
2015/16	4
2016/17	21
2017/18	17
2018/19	30
2019/20	18
2020/21	12
Total	233

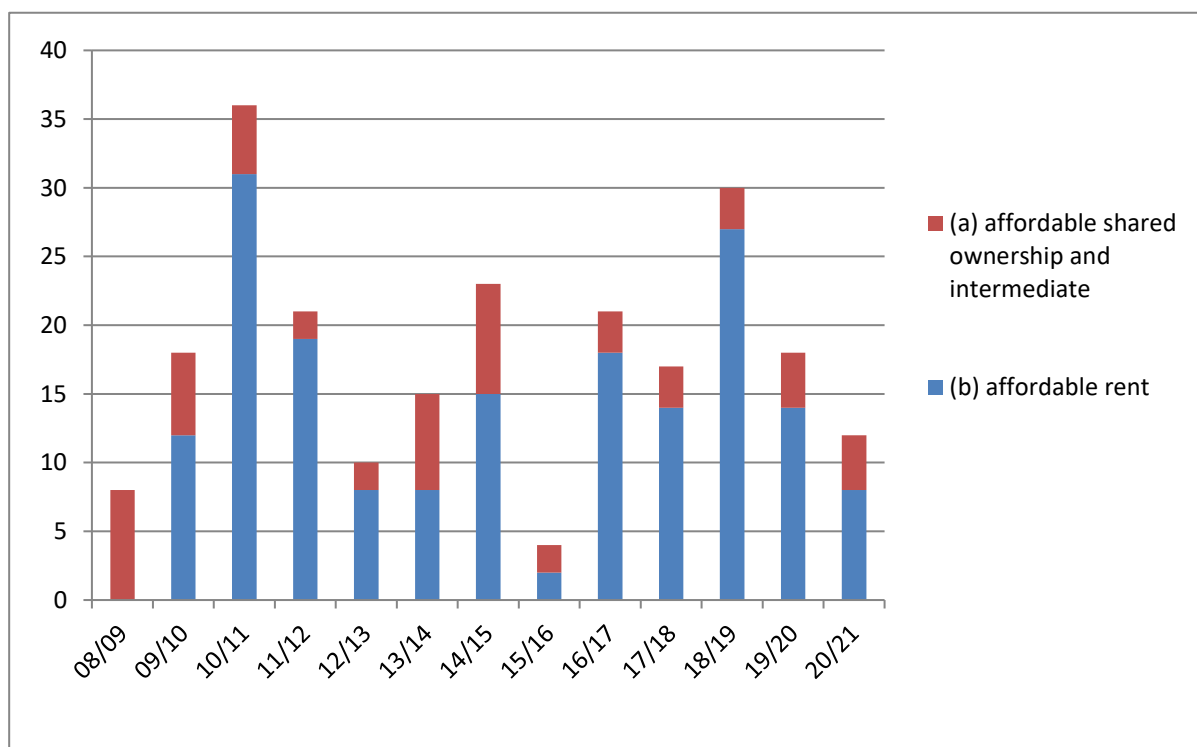
**4.9.3** Figure 13 shows that of the 233 affordable homes delivered over the lifetime of the Core Strategy (April 2008 – March 2021), just under a quarter were affordable shared ownership or intermediate affordable and just over three quarters were affordable rented. Below is a more detailed description of these two categories:

- (a) Intermediate affordable: privately owned affordable housing delivered according to Dartmoor's own affordable housing model  
and  
Affordable shared ownership (units managed by a Registered Provider or 'RP')
- (b) Affordable rented (units managed by a RP)



**Figure 13:** Percentage of affordable housing delivered by type (April 2008 – March 2021)

**4.9.4** Figure 14 shows the split we have seen between the two categories of affordable housing outlined above by year over the lifetime of the Core Strategy (April 2008 – March 2021). As expected, affordable rented generally dominates delivery, but it is positive to see that shared ownership / intermediates have been consistently delivered throughout the Core Strategy lifetime. It is important to bear in mind that the mix of affordable housing on a development site should respond to the identified need; rented housing is needed most in communities and therefore forms the largest proportion of tenure mix.



**Figure 14:** Net affordable housing completions by type by year (April 2008 – March 2021)

**4.9.5** The median house price on Dartmoor in 2020 stood at £322,000 (Table 15 and 16). Table 15 shows this is an increase of 12% since 2019 and is a continuation of a steady climb in prices since 2014, although a relatively larger increase compared with previous years. This price was 19% higher than the median house price for Devon and 29% higher than the median house price for England and Wales in 2020.

**4.9.6** In 2020, median workplace-based earnings on Dartmoor were calculated to be £26,719, an increase of 12% since 2019. This gives a housing affordability ratio of 12.05 which is consistent with the range reported for the previous 6 years.

**Table 15:** Dartmoor median house price, median work-based earnings and housing affordability ratio (2014-2020)

	2020	2019	2018	2017	2016	2015	2014
Median house price	£322,000	£288,000	270,000	£272,000	£265,000	£260,000	£250,000
Median work-based earnings*	£26,719	£23,831	£23,085	£22,034	£22,698	£22,260	£22,574
Housing affordability ratio	12.05	12.08	11.70	12.34	11.68	11.68	11.07

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

**4.9.7** Table 16 shows the total number of sales on Dartmoor decreased by 15% since 2019 with there being 532 sales in 2020. This trend is consistent with the results for Devon, the South West and England & Wales. This is an important factor to monitor as prices will be influenced by the availability of housing on the market. For instance, if demand is high but the number of sales are low, this serves as a factor in increasing average prices.

**Table 16:** Comparison of year-on-year percentage change in (a) median house price and (b) number of sales (2014-2020)

	2020	%CH ↓	2019	%CH ↓	2018	%CH ↓	2017	%CH ↓
--	------	----------	------	----------	------	----------	------	----------

	(a) Median House Price (ONS)							
Dartmoor	£322,000	12%	£288,000	7%	£270,000	-1%	£272,000	3%
Devon	£270,000	7%	£253,000	1%	£250,000	3%	£242,995	5%
South West	£270,000	7%	£252,000	1%	£250,000	3%	£242,500	5%
England & Wales	£250,000	6%	£235,000	0%	£235,000	3%	£228,500	4%

	(b) Number of House Sales							
Dartmoor	532	-15%	628	2%	614	31%	469	-9%
Devon	13875	-3%	14370	-3%	14777	-5%	15616	-3%
South West	74031	-16%	87906	-7%	94751	-9%	104082	-3%
England & Wales	651987	-22%	836390	1%	829736	-8%	899024	-2%

	2016	%CH ↓	2015	%CH ↓	2014
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	(a) Median House Price (ONS)				
Dartmoor	£265,000	2%	£260,000	4%	£250,000
Devon	£232,000	3%	£225,000	6%	£212,000
South West	£229,950	6%	£216,000	8%	£200,000
England & Wales	£220,000	6%	£208,000	7%	£195,000

	(b) Number of House Sales				
Dartmoor	513	15%	446	-1%	450
Devon	16030	2%	15777	2%	15400
South West	107423	2%	105641	0%	105264
England & Wales	920702	0%	916988	0%	918300

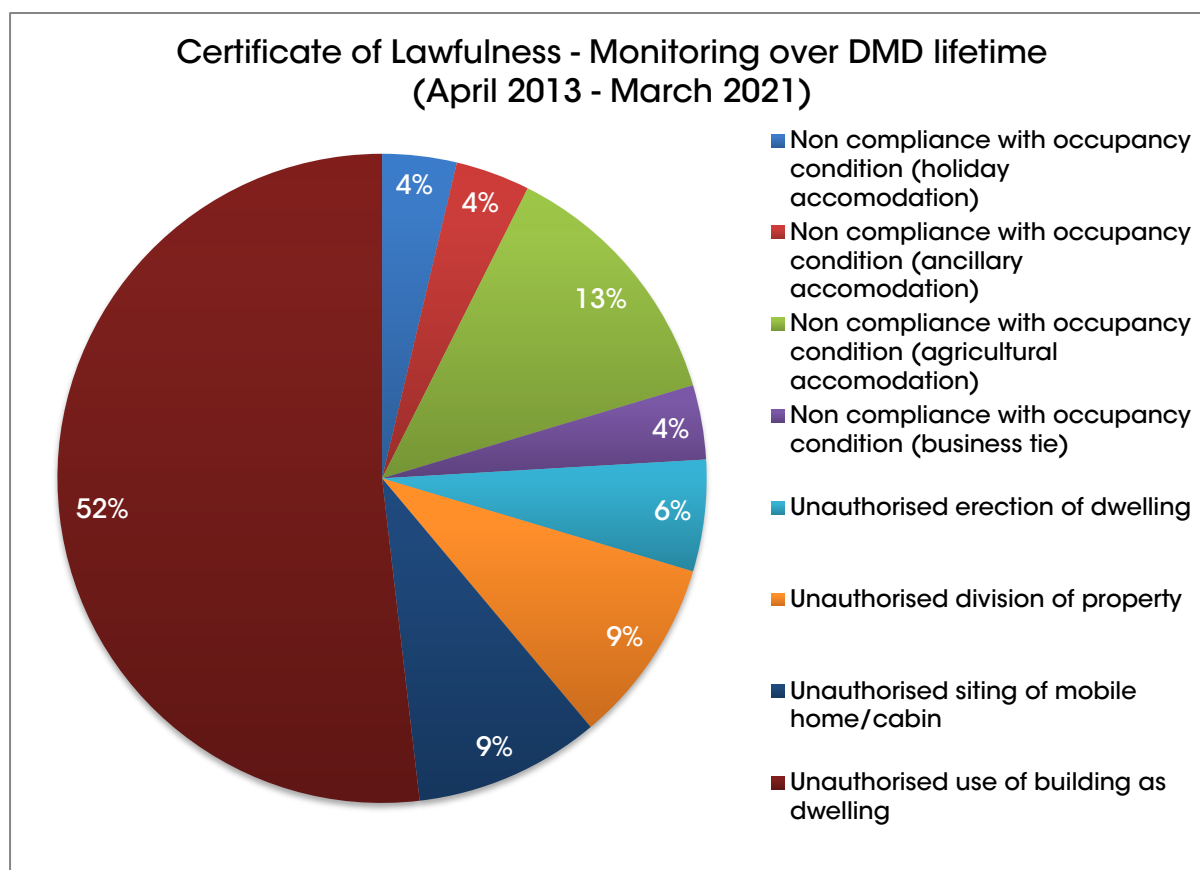


## 4.10 Certificates of Lawfulness

**4.10.1** As seen in Table 17, a total of 54 Certificates of Lawfulness have been issued for new residential uses throughout the lifetime of the DMD (April 2013 – March 2021). Figure 15 shows that the majority (52%) of these Certificates issued since April 2013 came through the unauthorised use of a building as a dwelling, with a variety of reasons contributing to the remaining 48% of Certificates.

**Table 17:** Certificates of Lawfulness issued for new residential uses (April 2013 – March 2021)

	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	7	1	5	6	7	9	9	12	54



**Figure 15:** Certificates of Lawfulness issued for new residential uses by reason for issue (April 2013 – March 2021)

## 4.11 Custom and Self-Build Housing

**4.11.1** Demand for self-build sites on Dartmoor is high, however there are limited opportunities for development due to Dartmoor's important landscape and constrained historic settlements. A significant proportion of those on the Register do not qualify as local people and therefore the Register largely reflects the desirability of Dartmoor as a place to build a house, rather than the local need. We will continue to explore our delivery mechanisms for self-build and how we can support those interested. We will also seek to better understand the need of those who have joined the Dartmoor register, summarised in Table 18, and those who express an interest in self-build in a community-level Housing Needs Assessment.

**4.11.2** Notably, a planning application for a custom-build scheme (12 affordable and 5 open market) in South Brent is due to be granted pending a s.106 Planning Obligation Agreement (0147/19). This is the first custom-built scheme of this scale in Dartmoor National Park.

**4.11.3** While previously, custom and self-build housing could only come forward as affordable or open market housing, the new Local Plan policy allows for a third category of 'local needs' custom and self-build housing. This is encouraged on small infill sites and can take place across a broader range of settlements due to the new spatial strategy. It will enable a greater degree of opportunity to deliver custom and self-build housing to benefit local communities in line with government aspirations.

**Table 18:** Number of people on the Right to Build Register

Right to Build Register (December 2021)	No. of people	%
Local connection* - affordable	23	18%
Local connection* - open market	32	25%
Without local connection - affordable	14	11%
Without local connection - open market	57	45%
<b>Total</b>	<b>126</b>	

\* Local connection has been assessed on a Dartmoor wide basis

## 4.12 Housing Trajectory

**4.12.1** Table 19 shows 106 residential units are currently under construction within the National Park and 127 currently have permission with the expectation to complete within the next 5 years. The new Local Plan makes provision for 65 homes per year, meaning it would be expected to deliver a total of 325 residential units in the next 5 years. At the time of writing, Dartmoor has the potential to deliver 495 residential units through its 5-year land supply.

**Table 19:** 5-year land supply (at December 2021)

	Number of residential units
Have permission, but not yet under construction (minus 3% non-implementation rate)	127
Under construction	106
5-year plan target total +5%	263*
5-year housing land supply total†	495

\* Figure calculated against the previous local plan strategy target (April 2008 – March 2021), i.e. 50 houses per year as per Policy COR2

†Total supply of specific deliverable sites in years 2020/21-2025/26. Includes units with current permission, units currently under construction, units submitted for planning permission but not yet decided and allocated sites which have not yet come forward.

A copy of the updated Dartmoor Local Plan Housing Trajectory can be found in Appendix B (p. 163) of [the new Local Plan](#).

**4.12.2** Table 20 shows the housing trajectory for Dartmoor, including built and estimated figures (excluding replacement dwellings), from 2004/05 to 2025/26. Figure 16 presents this information in graph format and shows clearly that the cumulative total of dwellings built far exceeds the strategic estimated cumulative total originally projected.

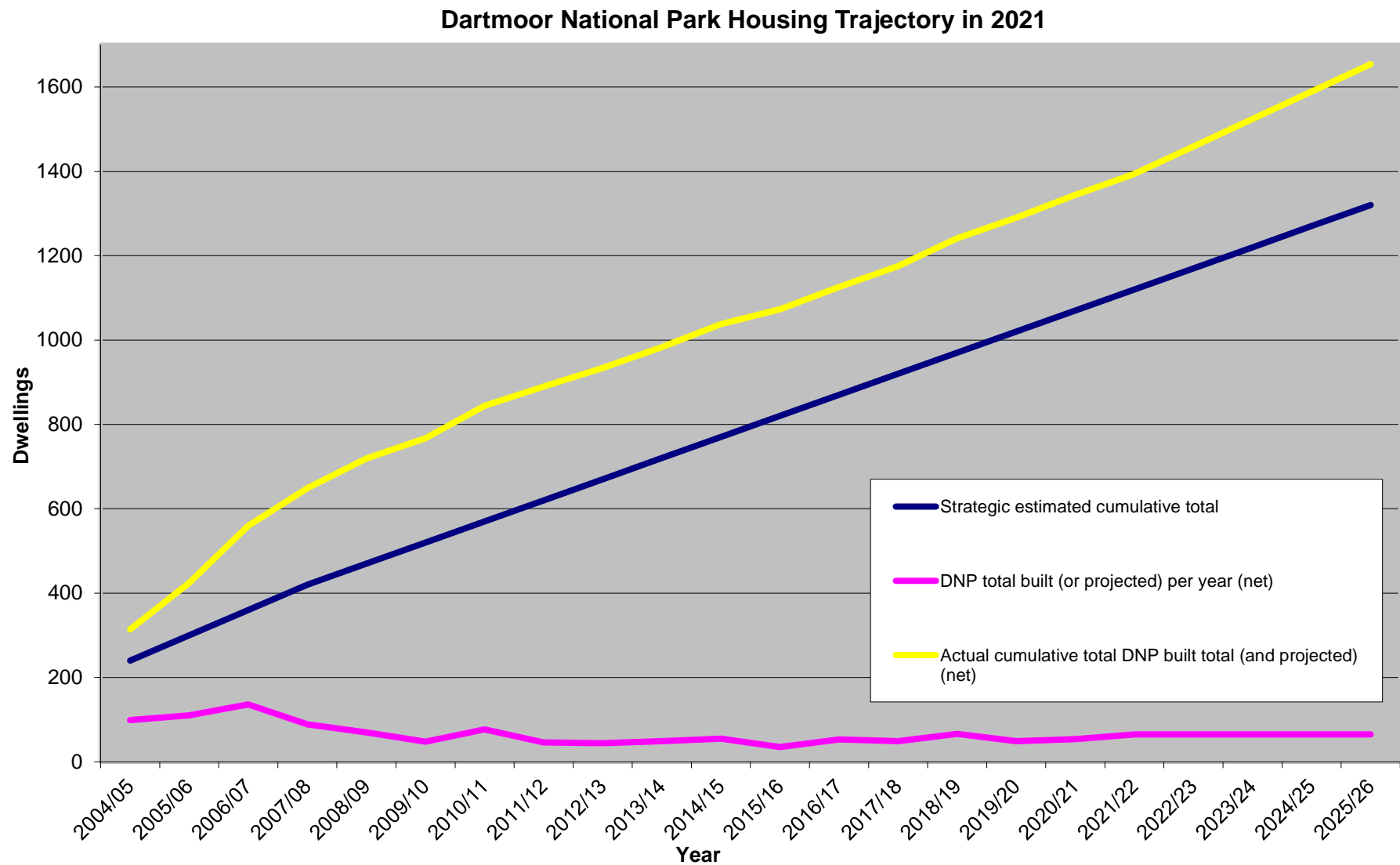
**Table 20:** Housing trajectory 2004/05 to 2025/26 (built and estimated figures, including affordable housing, excluding replacement dwellings)

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

\* In 2006/07 the opportunity was taken to take stock of the housing completion data. The peak in 2006/07 is therefore due to the clearance of outstanding developments logged as "under construction," in reality these dwellings were completed over the period 2001-2007.

<sup>†</sup> This figure reflects that identified in the subsequently revoked Devon Structure Plan and Regional Spatial Strategy for the South West.

	Built 17/18	Built 18/19	Built. 19/20	Built. 20/21	Est. 21/22	Est. 22/23	Est. 23/24	Est. 24/25	Est. 25/26
Strategic estimated cumulative total	920	970	1020	1070	1120	1170	1220	1270	1320
Built per year (net)	49	66	49	54	50	50	50	50	50
Cumulative total	1175	1241	1290	1344	1394	1444	1494	1544	1594

**Figure 16:** Dartmoor National Park Housing Trajectory in 2021

## 5. Communities, Services and Infrastructure

### 5.1 Introduction

#### 5.1.1 What does this topic cover?

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

#### 5.1.2 Previous Local Plan policies

<b>COR12</b>	Meeting the need for local infrastructure, community facilities and public services
<b>COR14</b>	Meeting the infrastructure requirements of new development
<b>COR16</b>	Meeting the needs of vulnerable groups and those with special needs
<b>COR17</b>	Promoting increased health and well-being
<b>COR21</b>	Dealing with development and transport issues in a sustainable way
<b>DMD20</b>	Telecommunications development
<b>DMD31</b>	Provision of new recreational and leisure facilities
<b>DMD32</b>	Protection of recreational and amenity open space
<b>DMD38</b>	Access onto the highway
<b>DMD39</b>	Provision of car parks
<b>DMD40</b>	Parking provision - Residential
<b>DMD41</b>	Parking provision - Non Residential
<b>DMD42</b>	Public Rights of Way

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

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

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

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

### 5.2 Neighbourhood Planning

**Table 21:** Number of Parishes engaged in Community Planning (at December 2021)

	Number
Preparing a Neighbourhood Plan	8
Adopted Neighbourhood Plans	1

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

## 6. Economy

### 6.1 Introduction

#### 6.1.1 What does this topic cover?

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

#### 6.1.2 Previous Local Plan policies

<b>DMD34</b>	Agricultural and forestry
<b>DMD35</b>	Farm diversification
<b>DMD36</b>	Signs and advertisements
<b>DMD37</b>	Advance signs
<b>DMD43</b>	New visitor attractions and development of existing enterprises
<b>DMD44</b>	Tourist accommodation

### 6.2 Employment Figures

**6.2.1** A strategic overview of employment figures through the Core Strategy Plan period for Dartmoor can be seen in section 2.3 (p.8).

**6.2.2** Table 22 shows there was a net loss of 59m<sup>2</sup> in employment floor space in 2020/21. This was a result of 294m<sup>2</sup> of new employment floor space and the loss of 353m<sup>2</sup> employment floor space being granted in the reporting year.

**6.2.3** All permissions occurred in Local Centres with the largest loss in employment floor space being granted for the change of use and conversion of an office building to three dwellings (-233m<sup>2</sup>) in South Brent (0046/19).

**6.2.4** An application for a 32 Ha extension to the existing quarry area at Linhay Hill Quarry near Ashburton was also granted in the reporting year (0322/16). While this is not employment floorspace as would normally be reported (e.g. as per Table 22 below), it is a notable application as it protects and creates a significant number of jobs in Ashburton and enables the continuation of a local business which has significant direct and indirect benefits to the local economy.

**6.2.5** At the time of writing there is also a current application with a resolution to grant subject to a s.106 Planning Obligation Agreement for a 31,562m<sup>2</sup> extra care facility at Lower Mills in Buckfast (0300/19).

**Table 22:** Description of net employment floor space permitted in 2020/21

Description	New permissions (m <sup>2</sup> )	Percentage of gross total
<i>Private school</i>	120	18%
<i>Office space</i>	-353	55%
<i>Cafes and restaurants</i>	174	27%
<b>Total</b>	<b>-59</b>	

**6.2.6** Using ONS unemployment data tailored to Dartmoor's Lower Super Output Areas, an unemployment rate of 1.23% was calculated for Dartmoor National Park in November 2021 (Table 23). This is considerably lower than the unemployment rate for Devon at 3.7% and the UK at 4.3%.

**6.2.7** Table 23 shows the unemployment rate has been slowly climbing in Dartmoor since 2015. This contradicts the overall trend for the UK which had generally seen the unemployment rate falling since late 2013 until the coronavirus (COVID-19) pandemic which began in December 2019.

**6.2.8** A large increase in the unemployment rate was seen in 2020 as an impact of the Covid-19 pandemic featuring at the time, however it has since fallen in 2021. This is consistent with the trend observed for the UK overall.

**Table 23:** Unemployment rate in Dartmoor (November 2015 - 2021).

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

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

## 6.3 Workforce Characteristics

**6.3.1** Analysis of population projections has shown an anticipated decrease in the size of the working age population resident on Dartmoor. In the context of the forecasts, for growth in employment in the accommodation & food services, business services and construction sectors, this could result in acute labour and skills shortages for local communities. There is extensive discussion on this and the way the new Local Plan responds to it in the [Economy Topic Paper](#).

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

The most recent BIS round was conducted in October 2021 as a follow up to the previous three BIS rounds conducted in May, July and October 2020. Analysis of the survey suggests Dartmoor businesses have seen an increase in prosperity compared to the twelve months previous<sup>2</sup>. In terms of economic development, a clear focus from business owners has been on the advancement and development of their businesses, rather than survival and resilience as had been apparent in surveys conducted throughout the Covid-19 pandemic. However, concerns surrounding staff shortages and rising wages, reduced winter trade and the potential reintroduction of distancing restrictions persist. Other key finds from the survey include business owners' perceived lack of public transport and provision for green transport across Dartmoor as well as the need and desire to reduce the environmental impact of their businesses being identified as a priority<sup>3</sup>.

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

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



## 7. Minerals, Waste and Energy

### 7.1 Introduction

#### 7.1.1 Previous Local Plan policies

<b>COR10</b>	Providing for renewable energy
<b>COR22</b>	Provision for minerals development
<b>COR23</b>	Dealing with waste issues
<b>COR24</b>	Protecting water resources from depletion and pollution
<b>DMD15</b>	Renewable energy
<b>M2</b>	Environmental impact of mineral workings
<b>M4</b>	New mineral workings
<b>M5</b>	Recycling of mineral waste
<b>M6</b>	Mineral Consultation Areas
<b>M7</b>	Exploratory drilling

**7.1.2** Dartmoor National Park Authority is the Mineral and Waste Planning Authority for the area. Minerals and Waste operations within the National Park are limited however, and the Authority does not have a specialist minerals team like many authorities. Still, the Authority does work closely with the adjoining mineral and waste planning authority, Devon County Council, in particular with regard to [evidence and reporting](#).

### 7.2 Minerals Applications

**7.2.1** 2020/21 has seen the ongoing consideration of two notable mineral applications. At Yennadon Quarry in Dousland, permission has been granted for an extension of the working plan area of the existing active quarry subject to conditions of a s.106 Planning Obligation Agreement (0348/15 - still outstanding). At Linhay Hill Quarry near Ashburton, an application for an extension to the existing quarry area has been granted subject to the conditions of a s.106 Planning Obligation Agreement (0322/16 - granted).

## 8. Towns, Villages and Development Sites

### 8.1 Introduction

#### 8.1.1 What information or evidence do we need for this topic?

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

#### 8.1.2 Previous Local Plan policies

##### General policies:

<b>DMD7</b>	Dartmoor's built environment
<b>DMD45</b>	Settlement boundaries
<b>DMD46</b>	Parish plans and development management

##### Policies specific to Ashburton:

<b>ASH1</b>	Housing Land at Longstone Cross
<b>ASH2</b>	Redevelopment area at Chuley Road

##### Policies specific to Mary Tavy:

<b>MTV1</b>	Primary school site off Warren Road
<b>MTV2</b>	Mixed use development site centre of Mary Tavy

##### Policies specific to Moretonhampstead:

<b>MTN1</b>	Housing land at Forder Farm
<b>MTN2</b>	Housing at Thompson's Depot

**Policies specific to Buckfastleigh:**

<b>BCK1</b>	Housing Land at Barn Park
<b>BCK2</b>	Housing Land at Holne Road
<b>BCK3</b>	Mixed use development at Devonia Products Mill

**Policies specific to Chagford:**

<b>CHG1</b>	Housing Land north of Lamb Park
<b>CHG2</b>	Mixed use development east of Bretteville Close

**Policies specific to Horrabridge:**

<b>HOR1</b>	Housing land at Walkham Meadows
<b>HOR2</b>	Housing land adjacent New Park

**Policies specific to South Brent:**

<b>SBR1</b>	Housing land adjacent Fairfield
<b>SBR2</b>	New station facilities
<b>SBR3</b>	Public car park Station Yard

**Policies specific to South Zeal:**

<b>SZL1</b>	Conserving the built environment
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**Policies specific to Yelverton:**

<b>YEL1</b>	Housing land adjacent Briar Tor
<b>YEL2</b>	Special protection areas - centre of village

## 8.2 Background Evidence

**8.2.1** A [Land Availability Assessment](#) (LAA) was carried out in 2017 and is available on our website. This is a technical exercise to help identify land that could have potential for housing, employment and gypsy and traveller uses. All local planning authorities carry out a LAA to enable them to ensure there is enough land for new homes to meet the needs of the communities.

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

**8.2.3** A community services and facilities survey has been completed with the help of Parish Councils and this has informed our [Settlement Profiles](#), available on our website. Profiles include population and housing statistics, an overview of services, facilities, sports pitches, play space and employment land, as well as information on strategic planning policies and constraints affecting each settlement.

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

## 8.3 Site Allocations

**8.3.1** Table 24 summarises the status of all sites allocated in the DMD which include housing. By December 2021, development in six of the 14 sites allocated in the development plan which include housing have been completed, equating to 152 net new homes on Dartmoor. Three allocated sites (136 homes) are currently under construction and expected to complete in 2021/2022. At present, one allocated site has detailed permission (40 homes) and a further two sites have gained outline permission (up to 59 homes altogether). One application for an allocated site (28 homes) has been received by the Authority and is pending resolution to grant subject to a s.106 Planning Obligation Agreement. Two sites are re-allocated in the new Local Plan and two are no longer considered available/developable, one of which has been refused permission (n.b., some allocations will be subject of multiple applications, such as Chuley Road Ashburton, and Bretteville Close Chagford).

**Table 24:** Sites allocated in the development plan which include housing

Settlement	Site	Policy Ref	Use	Status (at December '21)
Ashburton	Longstone Cross	ASH1	Affordable housing	Under construction: 39 affordable units
	Chuley Road	ASH2	Mixed use commercial/ housing/ car park/ open space (Masterplan rescinded).	Outdoor experience: outline permission granted for 29 units incl. 7 affordable
				✓ Brewery Meadow: Complete 23 open market units
Buckfastleigh	Barn Park	BCK1	50% affordable housing	Resolution to grant subject to S106. 28 units incl. 10 affordable
	Holne Road	BCK2	50% affordable housing, open space	Outline application - refused (site not re-allocated)
	Devonia Mill	BCK3	Mixed use housing / commercial	Removed by owner in 2017 LAA. (Site not re-allocated)
Chagford	Bretteville	CHG1	Housing (including affordable and elderly)/car park/open space	62 dwellings under construction (incl. all 28 affordable).
				✓ Complete 28 open market older persons units
	Lamb Park	CHG2	Affordable housing, open space	Allocated site
Horrabridge	Walkham Meadows	HOR1	10 affordable housing units.	✓ Complete 10 affordable units
	New Park	HOR2	Affordable housing	Allocated site
Mary Tavy	Garage sites	MTV2	Housing, parking, open space	✓ Site 1: Complete 19 units incl. 2 affordable
				Site 2: allocated site (North of Brentor Road)
				Site 3: allocated site (East of A386)
South Brent	Fairfield	SBR1	50% Affordable housing	✓ Phase 1: complete 40 units incl. 14 affordable
				Phase 2: permission granted for 40 affordable units
Moreton-hampstead	Thompson's Depot	MTN1	Open market housing	35 dwellings under construction (vacant building credit removed affordable requirement)
	Forder Farm	MTN2	50% affordable housing. Up to 30 dwellings.	Outline application approved including 50% affordable housing
Yelverton	Briar Tor	YEL1	32 dwellings of which 11 will be affordable	✓ Complete 32 units incl. 11 affordable

## Annex – Saved Policies

**Table 25:** Saved policies in the Previous Minerals Local Plan.

M2	Proposals to mitigate the adverse environmental effects of mineral working	Extend saving: incorporate into emerging Local Plan
M4	New mineral working, or extensions, or waste tipping - detailed criteria	Extend saving: incorporate into emerging Local Plan
M5	Recycling or reuse of mineral waste	Extend saving: incorporate into emerging Local Plan
M6	Development within mineral consultation areas	Extend saving: incorporate into emerging Local Plan
M7	Exploratory drilling	Extend saving: incorporate into emerging Local Plan