

**DARTMOOR NATIONAL PARK LOCAL PLAN EXAMINATION
DAILY PARTICIPANTS AND AGENDA**

Day 2: Wednesday 3 March 2012 – 2:00pm

Matter 4 – Housing policies

Participants

For Dartmoor National Park Authority

Dan Janota (Head of Forward Planning and Economy)

Alex Gandy (Senior Policy Officer)

Alice Tilley (Assistant Policy Officer)

Lin Cousins (Three Dragons and Associates)

Laura Easton (Three Dragons and Associates)

Sue Green for Home Builders Federation 0007

Lawrence Turner (Boyer Planning) on behalf of Cavanna Homes 0013

Ed Heynes (Heynes Planning) on behalf of Mr & Mrs Gorvin 0015

Ed Persse (EJFP Planning) and **Keith Fenwick** (Pegasus Planning) on behalf of Messrs Cast, Howell and Stoddard 0053, The Walkhampton Trust 0211, Hon. Andrew Lopes 0055, and EJFP Planning 0045

John Coxon (Emery Planning) on behalf of Wainhomes SW 0057

James Shorten for TerraPermaGeo 0199

Agenda

Inspector's opening announcements

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

Issue 4 SP 3.2(2) Size and accessibility

- Q1. Would the requirement for all new housing, (including affordable housing and custom and self-build housing) to meet and not significantly exceed the nationally described technical standards be justified by the evidence? Would such a requirement accord with NPPF paragraph 127 and footnote 46 and the PPG which sets out the range of evidence required to justify such an approach?
- Q2. Would the application of Building Regulations M4(2) for accessible and adaptable dwellings and M4(3) be justified by the evidence?

Issue 5 Policy 3.6(2) Custom and self-build housing

- Q1. Would this policy provide the necessary flexibility to ensure that demand for self and custom build housing in the area is met in accordance with the provisions of the Housing and Planning Act 2016?
- Q2. Is the size restriction set out in 3.6(2)2a justified by the evidence? Would it be unduly restrictive in light of the need for an occupant to actively determine design?

Issue 6 and 7 Policies 3.7(2) Residential alterations, extensions and outbuildings and 3.8(2) Replacement homes; Policies 3.9(2) Rural workers' housing and 3.10(2) Residential annexes to support farming

- Q1. NPPF paragraph 53 and PPG, together advise that planning conditions should not be used to restrict national Permitted Development (PD) rights, unless there is clear justification to do so and that conditions restricting the future exercise of PD rights may not pass the test of reasonableness or necessity¹. In light of this, would each policy reflect the 'exceptional circumstances' required to justify such an approach?

Issue 8 Policy 3.11(2) Gypsy and traveller accommodation

- Q1. In the absence of any allocations to deliver gypsy and traveller accommodation, would the Plan be likely to meet the need identified in the most recent Gypsy and Traveller Accommodation Assessment for Devon (2015)? Is the approach to include a criteria based policy to meet that need based on robust evidence?
- Q2. Would the requirement for the need for the development to be demonstrated through a Gypsy and Traveller Accommodation Assessment be reasonable, and would the policy be effective, given the timing for production of such assessments?

Issue 9 Policy 3.12(2) Low impact residential development

- Q1. Would the requirements for this type of development be reasonable and proportionate? Would the policy strike the right balance between enabling low impact residential development and conserving the natural beauty, wildlife and cultural heritage of the National Park?

Inspector's closing remarks

¹ 1 PPG ID 21a-017-20190723