



NPA/DM/25/021

Dartmoor National Park Authority
Development Management Committee

5 December 2025

Applications to be Determined by the Committee

Report of the Director of Spatial Planning

INDEX

<u>Item No.</u>	<u>Description</u>
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1.	0168/25
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	Erection of nine affordable dwellings together with associated works
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	Land adjacent to Moorland View, Princetown, PL20 6QZ
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0168-25 Land Adjacent To Moorland View, Princetown, PL20 6QZ

Scale 1:1,000



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on Cottages

Item 1

Application No: 0168/25

District/Borough: West Devon

Application Type: Full Planning Permission

Parish: Dartmoor Forest

Officer: Joanna Rumble

Proposal: Erection of nine affordable dwellings together with associated works

Location: Land adjacent to Moorland View, Princetown, PL20 6QZ

Applicant: West Devon Borough Council

Recommendation That:

- (i) subject to the following conditions, planning permission be granted; and
- (ii) prior to development commencing on site, the developer enters a S106 agreement to secure the necessary financial, education and open space contributions, off-site and on-site Biodiversity Net Gain, management of public amenity areas, maintenance of surface water drainage, and the provision of Affordable Housing.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with the approved drawing(s):

Proposed section Plot 7 to existing house - numbered PL 0027 PO1 received 04-04-2025
Surface Water Construction Phase Management Layout - numbered C-CMP-1000 P1 received 04-04-2025

Drainage Strategy - numbered C-GA-100 P1 received 04-04-2025

Tree Constraints Plan - numbered EV-4564-TCP received 04-04-2025

Suds Management Plan - numbered C-GA-101 P1 received 04-04-2025

Impermeable Areas - numbered C-GA-105 P2 received 04-04-2025

Drainage Details 1 of 2 - numbered C-GA-120 P1 received 04-04-2025

Private Drainage Details Sheet 2 - numbered C-GA-123 P1 received 04-04-2025

Highway Materials Layout - numbered C-GA-201 P1 received 04-04-2025

Private Drainage Details Sheet3 - numbered C-GA-124 P1 received 04-04-2025

Highway Layout - numbered C-GA-200 P3 received 04-04-2025

Private Drainage Details Sheet 4 - numbered C-GA-125 P1 received 04-04-2025

Plots 1-4 - Floor Plans and Elevations - numbered PL 0015 PO2 received 04-04-2025

Highway Construction Details 1 - numbered C-GA-220 P1 received 04-04-2025

Private Drainage Details Sheet 1 - numbered C-GA-122 P1 received 04-04-2025

Service Strip Layout - numbered C-GA-300 P2 received 04-04-2025

Flood Exceedance Routes - numbered C-GA-250 P2 received 04-04-2025

Proposed site sections plot 4 to existing house - numbered PL 0027 PO2 received 01-05-2025
 Proposed site levels plan - numbered C-GA-205 P1 received 01-05-2025
 Garden shed plan and elevations - numbered PL-0030 received 07-10-2025
 Plot 5 floor plans and elevations - numbered PL-0016 received 07-10-2025
 Plots 6-7 floor plans and elevations - numbered PL-0017 received 07-10-2025
 Plots 8-9 floor plans and elevations - numbered PL-0018 received 07-10-2025
 Site Location & Site Layout - numbered PL-0013-P12 received 20-11-2025
 Boundary Treatment Plan - numbered PL-0031-PO1 received 20-11-2025
 Highway Construction Details 2 - numbered C-GA-221 P1 received 04-04-2025
 Drainage Details sheet 2 of 2 - numbered C-GA-121 P1 received 04-04-2025

Reason: In the interest of clarity.

3. No development shall take place on the land until all those with a relevant interest in the land comprising the development hereby permitted has entered into a planning obligation with the local planning authority pursuant to Section 106 of the Town and Country Planning Act 1990. The obligation shall require the payment of contributions towards secondary education transport provision and towards improvements to, and maintenance of open space, sports and recreation facilities in Princetown. It shall secure the provision, management and monitoring of both off site and on site Biodiversity Net Gain (BNG) in accordance with the approved Biodiversity Gain Plan for the development, including any financial contribution required for the monitoring of the BNG provision. It shall also secure the ongoing management and maintenance of the areas of public space and of the approved surface water management system and secure the provision of Affordable Local Needs Housing.

Reason: To ensure the development delivers affordable housing and biodiversity net gain; to secure the on-going maintenance of the public realm and the surface water drainage system; and to make a proportionate contribution to education and open space provision.

4. No development shall take place on the land until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, to include details of:
 - A) parking for vehicles of site personnel, operatives and visitors;
 - B) hours of operation to include site clearance, preparation and construction work and vehicle movements to, from and on site
 - C) loading and unloading of plant and materials;
 - D) storage of plant and materials;
 - E) programme of works (including measures for traffic management);
 - F) provision of boundary hoarding behind any visibility zones;
 - G) measures to control dust; and
 - H) measures to prevent mud and other deleterious materials from entering the public highway.

Thereafter, the development shall be implemented in accordance with the approved Construction Method Statement during the construction period.

Reason: In the interest of highway safety and to protect the residential amenity of the occupiers of neighbouring properties and the amenity of the local area, in accordance with Policy 1.7 of the Dartmoor Local Plan.

5. Notwithstanding the drawings hereby approved, no development shall take place on the land until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems. No part of the development hereby approved shall be occupied until the surface water management system serving the development has been provided in accordance with the approved details. Thereafter, the drainage infrastructure shall be retained and maintained as approved for the lifetime of the development.

Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems.

6. Notwithstanding the drawings hereby approved, no development shall take place on the land until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority. This temporary surface water drainage management system must satisfactorily address the rates, volumes and quality of the surface water runoff from the construction site. Thereafter, all works shall be carried out in accordance with the approved details throughout the construction phase.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk or pose water quality issues to the surrounding area.

7. Other than that required to be carried out as part of an approved scheme of remediation, no development shall take place on the land until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, the development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

Part 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of their findings shall be submitted to and approved in writing of the Local Planning Authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines

and pipes; Adjoining land; Groundwaters and surface waters; Ecological systems; Archaeological sites and ancient monuments.

- (iii) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Part 2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted for approval in writing to the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation). The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out shall be produced, and will be subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority. A new investigation and risk assessment must be undertaken in accordance with the requirements of part 1 above and where remediation is necessary a new remediation scheme shall be prepared in accordance with the requirements of part 2. This must be subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

Part 5. Long Term Monitoring and Maintenance

Where identified as being necessary by the Local Planning Authority, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority, and the provision of reports on the same shall be prepared, both of which shall be subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have

been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced, and submitted to the Local Planning Authority. This shall be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SP1.2, P1.7, P1.8 and SP2.5 of the Dartmoor Local Plan.

8. No development shall take place on the land until a Construction and Ecological Management Plan (CECoMP), including measures to protect habitats and restrict lighting during construction, has been submitted to and approved by the Local Planning Authority in writing. Thereafter, the development shall be carried out in accordance with the approved CECoMP and the approved timetable for implementation.

Reason: To protect wildlife and habitat in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

9. No development shall take place on the land until a Landscape and Ecological Management Plan (LEMP) which will include details relating to habitat creation, species specification, management and monitoring has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved LEMP, and the approved timetable for implementation.

Reason: To secure biodiversity enhancement and to protect wildlife and habitat in accordance with policies SP2.2 and SP2.3 of the Dartmoor Local Plan.

10. No development shall take place on the land until a detailed Lighting Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall minimise impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2023) guidance has been implemented. This shall include details such as the following: artificial lighting associated with public realm lighting; car headlights associated with traffic movements through the development; and internal and external lighting associated with the residential development. Thereafter, the development hereby approved shall be undertaken in accordance with the approved Lighting Strategy. The purpose of this Lighting Strategy is to ensure that the boundaries of the site function as dark corridors and bat flight lines (0.5 lux and warm light).

Reason: To safeguard statutorily protected species, protect the character and appearance of this part of the National Park, and protect the amenity of local residents in accordance with Policies SP1.1, P1.7, SP2.1, SP2.2 and SP2.6 of the Dartmoor Local Plan.

11. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements of the Ecological Impact Assessment

prepared by Ecologic, dated February 2025, and with any measures required under licence from Natural England.

Reason: To safeguard statutorily protected species in accordance with Strategic Policy 2.2 of the Dartmoor Local Plan.

12. Other than those works specified in this condition and in Condition 7, no part of the development hereby approved shall be commenced until:
- i) the access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway;
 - ii) the ironwork has been set to base course level;
 - iii) a site compound and car park have been constructed.

Reason: To ensure that adequate on-site facilities are available for all traffic attracted to the site during the construction period, in the interests of the safety of all users of the adjoining public highway, and to protect the amenities of the adjoining residents in accordance with Policies SP1.5, P1.7 and SP4.8 of the Dartmoor Local Plan.

13. The occupation of any dwelling in an agreed phase of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority:
- i) the carriageway, including the vehicle turning head, has been laid out, kerbed, drained and constructed up to and including base course level, the ironwork set to base course level, and the sewers, manholes and service crossings completed;
 - ii) the street lighting for the development has been erected and is operational;
 - iii) the car parking and any other vehicular access facilities required for the dwelling have been completed;
 - iv) the street nameplates for the development have been provided and erected.

Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site in accordance with Strategic Policy 1.2, 1.5 and 4.8 of the Dartmoor Local Plan.

14. Once constructed, the carriageway, vehicle turning head and footways shall be maintained free of obstruction to the free movement of vehicular traffic and pedestrians, and the street lighting and nameplates shall be maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that these highway provisions remain available in accordance with Strategic Policies 1.2, 1.5 and 4.8 of the Dartmoor Local Plan.

15. Notwithstanding the drawings hereby approved, prior to the construction of the dwellings hereby permitted, details of the proposed site and plot boundary treatments, fencing, walls, gates, sheds and bin stores shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the boundary treatments, fencing, walls, gates, sheds and waste bin stores shall be maintained as approved.

Reason: To assimilate the development into the landscape and to protect the character and appearance of this part of the National Park in accordance with policies SP.1, SP1.2, SP1.5, P1.7 and SP2.1 of the Dartmoor Local Plan.

16. Prior to works commencing on the construction of the dwellings hereby approved, a detailed schedule of all external facing materials and finishes to be used shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include samples of the roof slate; details of render finishes and cladding materials; window and exterior door units; verge/soffit and rainwater goods; positions of meter boxes; air source heat pump details; electric vehicle charging points; fence and wall design; waste and recycling stores; driveway surface materials; roadway surface materials and kerbing; pathway and any patio/terrace surface materials; and any proposed exterior lighting units. Thereafter, the development shall be undertaken in accordance with the approved schedule of materials and finishes.

Reason: To enable the Local Planning Authority to consider the details of the materials to be used and ensure their suitability; and to protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.2, P1.5 and SP 2.1 of the Dartmoor Local Plan.

17. The roof of the buildings hereby approved shall be covered in slate which shall be fixed by nailing only.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5. and SP2.1 of the Dartmoor Local Plan.

18. The frames of all external windows and doors in the buildings hereby approved shall be recessed at least 100mm in their openings.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.2, P1.5 and SP 2.1 of the Dartmoor Local Plan.

19. Notwithstanding the drawings hereby approved, the windows and external doors shall be constructed of timber, aluminium or grey UPVC only. Thereafter, the windows and external doors shall be maintained as approved.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5 and SP2.1 of the Dartmoor Local Plan.

20. Notwithstanding the drawings hereby approved, there shall be no boxed eaves or verge boards and no exposed quoin stones on the development hereby approved.

Reason: To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5 and SP2.1 of the Dartmoor Local Plan.

21. The dwellings hereby permitted shall not be occupied until the parking spaces for motor vehicles shown on the approved plans have been made available for use for each dwelling; thereafter, the parking spaces shall be permanently retained for that use alone. The unallocated parking shall be made available for use within 6 months of

the occupation of the first dwelling; thereafter, these parking spaces shall be permanently retained as unallocated parking spaces.

Reason: To ensure that adequate off-street parking facilities are provided in the interests of highway safety in accordance with policies SP1.2, SP1.5, SP1.7 and P4.4 of the Dartmoor Local Plan.

22. The air source heat pumps shall be selected, installed and operated such that the specific noise level does not exceed the background noise level (day or night) by more than 5 dB(A) at the boundary of any residence. In this area, a typical background noise level can be taken as 25 dB(A) LA90, 1 hour, and the specific noise level shall be calculated in accordance with BS4142:2014.

Reason: To protect the amenity of existing and future residents from unacceptable noise levels in accordance with policies SP1.2, SP1.5 and SP1.7 of the Dartmoor Local Plan.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order with or without modification, no material alterations to the external appearance of the dwellings shall be carried out, and no extension, building, enclosure or structure shall be constructed or erected in or around the curtilage of the dwellings hereby permitted without the prior written authorisation of the Local Planning Authority.

Reason: To protect the character, appearance and amenity of this part of the Dartmoor National Park in accordance with policies SP1.2, SP1.5, SP2.1, P1.7 and 3.7 of the Dartmoor Local Plan.

1. INTRODUCTION

- 1.1 This application is presented to Members as part of the site is within the ownership of the National Park Authority (DNPA), and due to the level of public interest shown in the application.
- 1.2 The site lies on the western edge of Princetown, approximately ¼ mile from its centre. Access is provided via Hessary View, leading off from Station Road, which lies immediately to the northeast of the site.
- 1.3 Princetown is a historic settlement at its core, with further residential estate development during the 20th century. It has a population of around 900 (excluding prisoners) and, while the prison was a key employer, the economy and community are now less focused on the prison, with tourism and visitor services playing a larger role. The village supports a post office and shop, community hall, pubs and cafés.
- 1.4 The site extends to approximately 0.25 hectares (0.6 acres) and is currently a mix of a redundant compound/yard area with some scrubby areas of low-grade trees, and informal amenity garden land. It sits within the settlement boundary for Princetown, defined as a Local Centre in the Local Plan, but is set apart from the settlement's Conservation Area and listed buildings.

- 1.5 An established area of conifer plantation screens the site from the open moorland to the southwest, with the moorland rising to North Hessary Tor to the north. This offers views into the site, where it is seen in the context of the existing housing of Hessary View and Moorland View, which frame the site's eastern and southern boundaries respectively.
- 1.6 There is a small watercourse within the site that runs along the southern boundary and is then piped for the remainder of the site.

2. PLANNING HISTORY

- 2.1 The site was considered in the Land Availability Assessment (LAA) undertaken in July 2017 to support the preparation of the current Dartmoor Local Plan, adopted in December 2021. The LAA considered that the site was both developable and deliverable.
- 2.2 No previous applications have been submitted for the site.
- 2.3 Earlier this year the Authority provided pre-application advice on a scheme of 100% affordable residential units consisting of 4 flats and 6 dwellings. Support was offered in principle, recognising the affordable housing need identified in the 2023 Housing Needs Assessment and that the scheme over-provides against Local Plan Strategic Policy 3.3, which requires development of 6 dwellings or more to comprise not less than 45% affordable housing.
- 2.4 The general layout, typology and materials proposed were considered acceptable and encouraged a scheme that provides a robust boundary to the settlement to create a strong sense of place and design, reinforcing the local vernacular. It was advised that care should be taken to ensure that every effort is made to protect the amenity of the existing area and neighbouring properties.
- 2.5 It was noted that the settlement boundary to the north is currently poor and presents an opportunity for enhancement with a Devon hedge bank or stone wall to reflect the local pattern.
- 2.6 Advice from DCC Highways at this time indicated that the roads and footways serving the site do not comply with contemporary design standards. However, it was noted that there were no tangible highway safety issues if the development was to take place. A benefit was offered through the proposed provision of a full-geometry turning head, a facility not currently present in the cul-de-sac.
- 2.7 The applicant, West Devon Borough Council (WDBC), undertook a pre-application community consultation, the responses to which are, in the main, reflected in the representations received on the application detailed below. Concerns raised included the density of the development proposed; its impact on neighbours and their privacy; drainage and flooding; impact on the environment and wildlife, including through lighting; lack of jobs and facilities in the area; poor accessibility; lack of parking for the new units; and the associated parking challenges for existing homes.

- 2.8 Some responses highlighted the positive impact on local businesses, the primary school and the general wellbeing of the village; the need for good-quality, well-insulated, secure and affordable homes for local people to help retain young people in the village; and considered the homes to be in keeping, with the style and arrangement well planned.
- 2.9 The responses also indicated that achieving environmental and sustainability standards was not considered very important and that the majority of respondents were not particularly satisfied that the proposal would benefit Princetown and its community.

3. MEMBERS' SITE VISIT - 21 NOVEMBER 2025

- 3.1 Members, the Authority's Principal Planning Officer, two representatives of the Parish Council and the applicant's architect all met at the main car park in Princetown before walking over to the site at the end of Station Road.
- 3.2 Members were reminded that, as the visit precedes the Development Management Committee meeting, they will not have seen the officer's report and so the visit was for familiarisation purposes only, and that there should be no discussion or comment on the merits of the development at this time.
- 3.3 The officer presented Members and the Parish Council representatives with copies of the submitted site layout plan to help with orientation and to explain what is proposed in this application. The officer advised that additional documents will be included in the case officer's PowerPoint presentation at the Development Management Committee meeting.
- 3.4 The officer explained that the application has been submitted by WDBC, and pointed out that part of the site is currently owned by DNPA.
- 3.5 Members were advised that the development proposes the construction of nine affordable dwellings, together with associated works, and that these were to include 4 no. 2-bedroom houses, 1 no. 3-bedroom house, and 4 no. 1-bedroom flats, all to provide social rented accommodation.
- 3.6 The officer pointed out the approximate location of each of the proposed buildings and their distance from the nearest houses in Moorland View and Hessary View. He pointed out the 'green' areas that were to remain undeveloped to provide amenity space, act as a buffer between the development and existing houses, and protect both proposed and existing services in these areas.
- 3.7 Members sought clarification from the officer with regard to the existing and proposed parking facilities, the provision of garden spaces and sheds, and the means of enclosure around the development site. Where not covered in this report, the case officer will advise further on these points in her presentation to the Committee.

- 3.8 As the site visit party walked around the site, the officer asked Members to note the mix of surfacing materials, as this will be of relevance when considering the BNG requirements.

4. CONSULTATION RESPONSES

4.1 Devon County Council – Education

- 4.1.1 The above application for 5 dwellings has been considered, and in order to make the development acceptable in planning terms, an education contribution to mitigate its impact is requested, as set out below. This is in accordance with Devon County Council's Education Infrastructure Plan 2016–2033, which has been approved by Members.
- 4.1.2 It has been identified that the proposed 5 family-type dwellings will generate an additional 1.25 primary pupils and 0.75 secondary pupils, which would have a direct impact on Princetown Primary School and Tavistock College.
- 4.1.3 It has been forecast that the nearest primary and secondary schools have capacity for the number of pupils likely to be generated by the proposed development. Therefore, Devon County Council will not seek an education infrastructure contribution.
- 4.1.4 However, a contribution towards secondary school transport costs is required due to the development being further than 2.25 miles from Tavistock College. The cost required is as follows:
- $$£7.00 \text{ per day} \times 0.75 \text{ pupils} \times 190 \text{ academic days} \times 5 \text{ years} = £4,987$$
- 4.1.5 All school transport contributions will be subject to indexation using RPI. Any indexation applied to school transport contributions should be applied from the date a Section 106 agreement is signed for this application.
- 4.1.6 The amount requested is based on established educational formulae (which relate to the number of primary and secondary-age children who are likely to be living in this type of accommodation). It is considered that this is an appropriate methodology to ensure that the contribution is fairly and reasonably related in scale to the development proposed, in compliance with CIL Regulation 122.
- 4.1.7 It should be noted that, in accordance with the County Council's Education Infrastructure Plan, education contributions are required from all family-type dwellings, including both market and affordable dwellings. Affordable housing generates a need for education facilities and therefore any affordable units to be provided as part of this development should not be discounted from the request for education contributions set out above. Such an approach would be contrary to the County Council's policy and result in unmitigated development impacts.
- 4.1.8 In addition to the contribution figures quoted above, the County Council would wish to recover legal costs incurred as a result of the preparation and completion of the agreement.

4.2 Devon County Council – Lead Local Flood (initial response)

- 4.2.1 Recommendation: Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.
- 4.2.2 The applicant has submitted a document entitled 'Proposed Residential Development, Station Road, Princetown, Devon – Flood Risk Assessment and Drainage Strategy' (Report Ref. 1897-C300, Rev. B, dated 16th April 2025) to support a proposal for 9 affordable dwellings with associated access road, parking, gardens, external hard paved areas and drainage infrastructure at Station Road, Princetown, Devon.
- 4.2.3 The existing site of 0.24 ha is currently mixed use, with informal allotments on the northern side of the development and a gravel hardstanding area on the southern side.
- 4.2.4 There is a small watercourse within the site that runs along the southern boundary and is then piped for the remainder of the site.
- 4.2.5 The site typically falls from the northwest towards the southeast, with a 1.8 m fall and a typical gradient of 1 in 25. The other part of the site is relatively flat, at a gradient of 1 in 127 from southwest to northeast. The applicant shall justify this.
- 4.2.6 Infiltration testing carried out in November 2024 has identified extremely low infiltration rates and hence soakaway is not viable for the proposed development site.
- 4.2.7 The proposed impermeable area of the site is 1,301 m² (1,346 m² with 10% urban creep) and the associated greenfield runoff rate is 3.3 l/s. Looking at the model output results (File Name: Network 26.03.25.mdx, dated 26th March 2025), an area of 0.124 ha and a pump rate of 3.5 l/s are used. A Cv value of 1.0 and a MADD Factor of 0 shall be used.
- 4.2.8 The greenfield runoff rates have been calculated using the FEH method. The applicant must submit a screenshot of the FEH Web Service to evidence the values used.
- 4.2.9 It is proposed to attenuate surface water runoff via under-tanked permeable surfacing and an underground attenuation tank, as detailed in the SuDS Management Plan (Drawing No. C-GA-101, Rev. P1, dated March 2025), before discharging to the local watercourse that runs along the southern boundary. It has been stated that, due to the relatively shallow gradient of the site and the depth of the watercourse, a pump solution is proposed.
- 4.2.10 The applicant should note that the use of an underground storage tank cannot be considered a truly sustainable means of drainage because such tanks do not provide the required water quality, public amenity and biodiversity benefits, which are some of the underpinning principles of SuDS. Consequently, the applicant

should explore the use of alternative above-ground SuDS components for attenuation, or they must robustly demonstrate that they are not feasible; in almost all cases, above- and below-ground components can be used in combination where development area is limited.

- 4.2.11 The Onspot CCTV Drainage Survey (Drawing Ref. ONS2627, Rev. –, dated 4th September 2024) shows a 225 mm diameter DI pipe running from the south to the east of the site where the applicant proposes to tap into. It is unclear who owns this pipe, as the pipe extends beyond the boundary of the site. The applicant shall clarify this.
- 4.2.12 The submitted Overland Flood and Exceedance Routes plan (Drawing No. C-GA-250, Rev. P2, dated July 2024) indicates that overland flow is directed to the northern and eastern boundaries of the site, but there are no remedial works proposed to ensure that third parties further to the south will not be affected. Temporary surface water storage is denoted in the southeast corner of the site, but it is unclear how water can be stored in this location.
- 4.2.13 The proposed surface water system will remain under private ownership and be maintained by the owner or management company.

4.3 Devon County Council – Lead Local Flood (further response)

- 4.3.1 Recommendation: Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.
- 4.3.2 The gradient of the site was raised in the previous consultation response, as it was mentioned that the site typically falls from the northwest towards the southeast, with a 1.8 m fall and a typical gradient of 1 in 25. The other side is relatively flat, at a gradient of 1 in 127 from southwest to northeast. The applicant shall confirm this.
- 4.3.3 The applicant has now used a Cv value of 1.0 and a MADD Factor of 0. This is demonstrated in the updated modelling (File Name: Network 26.03.25.mdx, dated 30th May 2025).
- 4.3.4 The submitted BFIHOST value of 0.339 matches the value previously submitted within the Drainage Strategy (Report Ref. 1897-C300, Rev. B, dated 16th April 2025).
- 4.3.5 The applicant has discounted an above-ground attenuation pond due to site constraints.
- 4.3.6 The applicant has confirmed that they are the riparian owner of the 225 mm diameter DI pipe located within the planning boundary. As this is a culverted watercourse, any temporary or permanent works that need to take place within the ordinary watercourse to facilitate the proposed development will require Land Drainage Consent from Devon County Council's Flood and Coastal Risk

Management Team prior to any works commencing. Details of this procedure can be found at: <https://new.devon.gov.uk/floodriskmanagement/land-drainage-consent/>.

- 4.3.7 The applicant has stated that, due to the existing blockwork wall spanning the southern border and extending to the east, a concrete gravel board of 450 mm high will be proposed, which would provide temporary storage. For the northern and western boundaries, a flood bund will be proposed to tie in with the existing blockwork wall. The applicant shall confirm the configuration of these features during the detailed design stage.

4.4 Environment Agency

- 4.4.1 No comment received as the site lies in Flood Zone 1 and standing advice applies.

4.5 Devon County Council Highways

- 4.5.1 The site is accessed off an unclassified county route which is restricted to 30 mph, although observed traffic speeds are considerably lower. The number of personal injury collisions reported to the Police in this area between 01/01/2020 and 31/12/2024 is none.
- 4.5.2 The applicant has provided a transport note which shows that there will be no severe impact on the highway network.
- 4.5.3 The County Highway Authority has no objection to this application and has recommended that a Construction Management Plan condition be attached to any permission to control the impacts of the development during construction.

4.6 Devon County Council Ecology

- 4.6.1 It is noted that a site survey was undertaken in October 2023 and a protected species survey in 2024. No impacts on international or nationally protected sites are anticipated due to the distance to such sites.
- 4.6.2 Very limited and unconnected habitat suitable for dormice was present and no impacts are anticipated. The site is outside any Great Crested Newt consultation zone.
- 4.6.3 No reptiles were found; however, common frog, palmate newt and common toad were observed. The EcIA notes that vegetation removal will be undertaken in two stages and maintained with a short sward prior to and during construction.
- 4.6.4 No badger activity was noted, but the site is adjacent to woodland, and to prevent harm to badgers the EcIA proposes that any excavations or pipework which are to remain open overnight during construction shall be fenced or covered.
- 4.6.5 Ten species of bird were considered to be breeding on the site, including amber-listed woodpigeon, willow warbler, wren and song thrush, with a swallow nest found in building two. The development will result in the loss of nesting and foraging habitat. The EcIA indicates two-stage vegetation removal, and the habitat creation measures will be of benefit to nesting birds in future. One integral bird box per residential unit is also proposed as an enhancement measure.

- 4.6.6 No structures, buildings or trees on the site are suitable for roosting bats.
- 4.6.7 Bat activity surveys recorded low overall bat activity, with common pipistrelle bats most frequently recorded. At least seven species of bats were recorded, with specific use of the south-western boundary and the central non-native ornamental hedgerow. Light-sensitive bat species such as greater horseshoe and long-eared bats are using the site for foraging and dispersal, specifically the south-western boundary during the spring. The proposals will result in the loss of habitats used by foraging bats and introduce new lighting.
- 4.6.8 A native hedgerow is proposed for the south-western boundary and a scrub buffer on the north-western boundary. Together with tree planting, these features would provide bat habitat, and the proposed LEMP condition will secure these.
- 4.6.9 A sensitive lighting plan to prevent illumination of surrounding woodland, trees and hedgerows is required. The EclA includes recommendations for this. During construction, works should be undertaken during daylight hours and any essential lighting controlled.
- 4.6.10 The Biodiversity Net Gain baseline assessment indicates 0.68 habitat units and 0.07 hedgerow units, which DCC Ecology concur with. The submitted on-site gain includes native hedgerow, modified grassland, neutral grassland, mixed scrub, vegetated garden and 17 small urban trees. To demonstrate the 10% gain required, it will also be necessary for additional biodiversity units to be delivered off-site.
- 4.6.11 As the on-site habitat creation is assigned medium distinctiveness, it is considered significant and should be secured through a 30-year maintenance and monitoring S106 agreement.

Suggested conditions:

- 4.6.12 A Construction and Ecological Management Plan (CEcoMP), including measures to protect habitats and restrict lighting during construction, shall be conditioned and agreed with the LPA.
- 4.6.13 Lighting Strategy: Prior to any commencement works, a Lighting Strategy for agreement with the LPA must be submitted. The strategy shall minimise impacts from lighting associated with pre-construction, construction and operational activities, and demonstrate how the current best practice (BCT/ILP, 2023) guidance has been implemented. This shall include details such as: artificial lighting associated with public realm lighting, and internal and external lighting associated with the residential development. The purpose of this lighting strategy is to ensure the boundaries of the site function as dark corridors and bat flight lines (0.5 lux and warm light).
- 4.6.14 Development shall be carried out in accordance with the actions set out in the Ecological Impact Assessment, Ecologic, February 2025, and any measures required under licence from Natural England.

4.6.15 A Landscape and Ecological Management Plan (LEMP), which will include details relating to habitat creation, species specification, management and monitoring, shall be submitted to and agreed with the LPA.

4.6.16 The statutory pre-commencement BNG condition: An informative must be placed on the decision notice. The statutory condition requires the applicant to submit a Biodiversity Gain Plan to the LPA prior to commencement of development.

4.7 West Devon Borough Council Environmental Health

4.7.1 We have noted that the Phase 1 contaminated land report suggests that made ground is likely to be present on the site and may need further investigation. Should the application be approved, we would therefore recommend that the following phased condition is included:

4.7.2 Contaminated Land – Phased Condition

Unless otherwise agreed by the Local Planning Authority, development—other than that required to be carried out as part of an approved scheme of remediation—must not commence until Parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part 4 has been complied with in relation to that contamination.

Part 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Part 2. Submission of Remediation Scheme

Where identified as necessary as a result of the findings of the investigation above, a detailed remediation scheme to bring the site to a condition suitable for the intended use—by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment—must be prepared and submitted for approval in writing by the Local Planning Authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, and site management procedures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than any part of the development required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority.

The Local Planning Authority must be given two weeks' written notification of the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a "validation report") that demonstrates the effectiveness of the remediation carried out must be produced and will be subject to the approval in writing of the Local Planning Authority.

Part 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time during the approved development works that was not previously identified, the findings must be reported in writing immediately to the Local Planning Authority.

A new investigation and risk assessment must be undertaken in accordance with the requirements of Part 1 above, and where remediation is necessary a new remediation scheme must be prepared in accordance with the requirements of Part 2. This must be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part 3.

Part 5. Long-Term Monitoring and Maintenance

Where identified as necessary, a monitoring and maintenance scheme—to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority, and the provision of reports on the same—must be prepared, both of which will be subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with planning policy.

- 4.7.3 We also note that air source heat pumps are proposed, which is of course good to see. The houses will be close together, and it is therefore important to ensure that the make and model are carefully selected to ensure that there are no unacceptable noise impacts. A condition could be included which will ensure this, for example:

"The air source heat pumps shall be selected, installed and operated such that the specific noise level does not exceed the background noise level (day or night) by more than 5 dB(A) at the boundary of any residence. In this area, a typical background noise level can be taken as 25 dB(A) LA90, 1 hour, and the specific noise level shall be calculated in accordance with BS4142:2014.

Reason: To protect the amenity of existing and future residents from unacceptable noise levels."

- 4.7.4 We would also recommend that the standard CEMP condition is included on any approval.

4.8 West Devon Borough Council Open Spaces & Recreation

- 4.8.1 The proposal is able to provide a small amount of amenity/greenspace on site but is unable to provide any play or sports facilities. However, the site is within walking distance of facilities in Princetown, in particular the play area adjacent to the primary school, the community centre and library, and the football ground (Legends Park) behind the community centre, home to Princetown Football Club.
- 4.8.2 A review of the available evidence base (West Devon Playing Pitch Strategy 2022, and West Devon OSSR Study 2017 including play and greenspace audits), and liaison with the Parish Council and the football club, has identified the following improvement projects:
- The 2022 Playing Pitch Strategy identified that pitch maintenance equipment is required at Legends Park football ground, and this has been confirmed by the club.
 - The play area scored 3 (average, needs improvement) out of 5 in the West Devon 2017 OSSR Study play audit, and the Parish Council has confirmed a need for new equipment, as well as a project to develop a sensory garden within the play area with wheelchair-accessible pathways.

- 4.8.3 It is considered highly likely that the new residents would make use of the existing Princetown OSSR facilities. New residents would add pressure to these facilities, which have already been identified as in need of improvement, and this pressure would require mitigation to assist with making the facilities sustainable. A financial contribution towards improvements to, and ongoing maintenance of, the Princetown OSSR facilities should therefore be secured through a Section 106 agreement.
- 4.8.4 Using the occupancy figures and contribution amounts for playing pitches and play within the Plymouth and South West Devon Joint Local Plan Developer Contributions Evidence Base as a guide, the contribution would amount to:
- 4.8.5 £13,861 towards improvements to, and maintenance of, open space, sports and recreation facilities in Princetown.
- 4.8.6 It is noted that the application is for 100% affordable dwellings. It is understood that the requested financial contribution will need to be assessed and considered in the overall planning balance.

4.9 West Devon Borough Council Waste and Recycling

- 4.9.1 No comments have been received.

4.10 West Devon Borough Council Housing Officer

- 4.10.1 The proposal seeks to provide 9 affordable dwellings for rent for people with a local connection to the parish of Dartmoor Parish. The accommodation proposed is reflective of the need in the parish.
- 4.10.2 This is in line with Policies SP3.1 and SP3.3 of the Dartmoor Local Plan.
- 4.10.3 Size of the affordable units:

The mix of 4 × 1-bed flats, 4 × 2-bed houses and 1 × 3-bed house is reflective of the need in the area.

- 4.10.4 Housing Need:

People are facing difficulties finding properties that are affordable to them, and many are being forced to move to other locations where housing is more affordable, reinforced by the declared Housing Crisis. These properties, should they be granted consent, will assist local people in gaining access to housing that is suitable and affordable to them and their needs.

The table below shows the number of applicants who are registered with Devon Home Choice and have a local connection to the parish. Applicants may meet more than one local connection but are counted only once in this instance.

Dartmoor Forest Parish

Applicants	Banding					
Bedroom Need	Band A	Band B	Band C	Band D	Band E	Grand Total
1		2	2	5	7	16
2	1	3	2	1	4	11
3		2	2		2	6
4		1				1
5		1				1
Grand Total	1	9	6	6	13	35

4.10.5 Housing Needs Assessment:

West Devon Borough Council conducted a Housing Needs Assessment in April 2023. This identified a need for 16 affordable homes within the following 5 years. It identified a need for the following:

3 × 1-bed properties

9 × 2-bed properties

4 × 3-bed properties

The proposed mix is proportionate to the need identified within both of these datasets and helps to address a range of housing needs within the immediate parish in the first instance.

Further information on housing need was submitted in October. This consisted of Devon Home Choice registrations in adjacent West Devon and South Hams rural parishes, together with more recent updated Devon Home Choice registrations for Dartmoor Forest, now limiting it to those households who have lived at their current address for a period of five years or more.

Dartmoor Forest (5 yrs+)

Applicants	Banding					
Bedroom Need	Band A	Band B	Band C	Band D	Band E	Grand Total
1		2	2	3	1	8
2		2			1	3
3					2	2
4						
5		1				1
Grand Total		5	2	3	4	14

South Hams adjacent Rural Parishes (5 yrs+)

Applicants	Banding					
Bedroom Need	Band A	Band B	Band C	Band D	Band E	Grand Total
1		4	1	9	7	21
2		6		2	6	14
3		1	1			2
4			3			3
5						
Grand Total		11	5	11	13	40

West Devon adjacent Rural Parishes (5yrs+)

Applicants	Banding					
Bedroom Need	Band A	Band B	Band C	Band D	Band E	Grand Total
1		6	4	8	7	25
2		4	1	1	7	13
3		2	1		2	5
4			4			4
5		3	1			4
Grand Total		15	11	9	16	51

4.11 Senior Planning Policy Officer

Principle

- 4.11.1 The focus of housing delivery in Dartmoor National Park is the delivery of affordable, well-designed homes to meet the needs of local people. The proposal would reuse brownfield land within the settlement boundary of a Local Centre and therefore the principle of development is acceptable where there is a current identified affordable housing need. In accordance with Strategic Policy 3.1(2), this affordable housing need should be demonstrated by an up-to-date housing needs assessment.
- 4.11.2 The proposal is supported by the Dartmoor Forest Housing Needs Assessment (April 2023). The assessment identifies the need for 16 affordable homes within the next 5 years for households who have a local connection to Dartmoor Forest Parish. However, the local connection criteria do not align with the local person definition as set out in section 3.3 of the Local Plan, and consequently the HNA may be overestimating the number of households eligible for affordable housing in the parish. A further Housing Needs Survey within a short time of the original survey is not recommended and would be contrary to best practice outlined in paragraphs 3.6.4–3.6.5 of the Housing SPD.
- 4.11.3 To supplement the HNA, the applicant has submitted information from the Devon Home Choice Housing Register, providing the number of households who have lived in Dartmoor Forest Parish for at least 5 years and who would meet the DNPA definition of local person. The length of residency within a parish is just one type of local connection, and there may be more households on the housing register who

meet the definition in other ways. In line with the approach taken to assessing affordability in Dartmoor, households registered on Bands A–D (para. 3.1.6 Housing SPD) are considered. The information shows that there are 10 such households.

4.11.4 Princetown is classified as a Local Centre within the settlement hierarchy and is well served to meet the development needs of surrounding parishes. Strategic Policy 3.1 sets out that the affordable housing need can be identified from adjacent rural parishes. Based on the Housing Register information, a further 62 households would be eligible for affordable housing in this location.

4.11.5 There have been no proposals for new housing within Dartmoor Forest Parish since the production of the HNA that may have reduced the housing need.

4.11.6 When taken together, the HNA and Housing Register information provide an indicative measure of the likely affordable housing need for Dartmoor Forest Parish of 10–16 households. The provision of 9 affordable dwellings is therefore acceptable in accordance with Strategic Policies 1.3, 3.1 and 3.3.

4.12 Archaeology

4.12.1 No archaeological concerns are anticipated for this application.

4.12.2 Recommendations: none.

4.13 Dartmoor Forest Parish Council

4.13.1 At its meeting on 27 May 2025, the Council resolved to OBJECT to the application.

4.13.2 The Parish Council was notified of the receipt of amended plans and additional housing data. An extension of time for comments was agreed until 28 November and any further comments received will be reported at the meeting.

5. REPRESENTATIONS

5.1 Two letters of support were received stating:

- The village needs more affordable housing to attract young families.
- Support for the school and helping to maintain school numbers.
- Support for local businesses and the community.

5.2 Letters of objection were received from 26 people raising the following issues:

- Negative impact on biodiversity, including vulnerable species.
- Access road is inadequate: narrow width, shared surfaces with no pavement; turning head is substandard and ignores the DCC Highways Design Guide.
- Children frequently play on the road.
- Traffic is heavy since meters were installed in the car park, and walkers/cyclists park in the road, making the Station/Tavistock Road junction dangerous.
- Impact on access for emergency vehicles.
- Two existing residents are registered disabled and need to be able to park close to their homes.

- Closure of the road for the proposed foul drain along the centre of the highway is unacceptable.
- Already insufficient parking will be exacerbated by removing existing parking and building more houses.
- Compromising Abbots Way footpath and increased risk to pedestrian safety.
- Too high a density of development.
- Close proximity: lack of privacy for new and existing residents, loss of outlook and amenity.
- Repossession of existing garden spaces depriving residents of essential amenity space they have come to rely on.
- Damage to peatland within the site and on the adjacent open moor; dewatering of peat bog immediately adjacent to the site.
- Proximity to spring line for the Meavy and West Dart rivers.
- Visual impact: urbanising the edge of the village and high moor, contrary to the National Parks Act 1949.
- Site is highly visible and, when the conifer planting is felled, the site will be exposed and visible from as far away as Plymouth.
- Infilling does not reflect the landscape character of the village, which is characterised by development intermingled with greenspace.
- Impact on historic views of the church tower from the southwest (once the conifer plantation is felled).
- Massing of buildings not in keeping with the vicinity.
- Development only 9.5 m away, with main windows overlooking living room, back door and private garden space; falls short of planning standards, does not meet BRE guidelines for daylight and privacy, and potentially infringes Article 8 of the Human Rights Act 1998.
- Plots and parking lie within the fall line of four Sitka spruce to the west; prevailing winds are predominantly from the southwest.
- Details of boundary fencing are insufficient.
- Development will overshadow their home, reducing sunlight in winter.
- Car headlights from the flats' parking area will shine directly into the house and result in nuisance.
- Area prone to surface flooding; on several occasions it has suffered severe flooding, becoming a torrent of water with run-off from the moors.
- Site fails the sequential test; development will increase flood risk.
- Inadequate public foul and surface water drainage infrastructure, including existing sewers backing up – is this being updated?
- High groundwater levels and potential impact on neighbours from displaced groundwater – a year's groundwater monitoring should be undertaken.
- Flood exceedance routes show water being directed towards their property; temporary water storage is next to their property – how will their property be protected?
- Construction surface water management proposes a straw bale wall which will leave little protection from surface water run-off.

- Site levels plan details existing retaining wall (assumed at No. 5 Station Road / 5 Hessary View) but no details provided.
- Contaminated land introduces safety and environmental risk.
- BNG requirements not met.
- Lack of jobs within walking distance, almost non-existent bus service and lack of parking.
- More infrastructure such as hospitals and secondary schools is needed before more housing.
- Access to parking for plots 1–4 is very tight; larger vehicles/vans will struggle to navigate the corner without damage, and poor visibility poses a danger to pedestrians leaving their property.
- Other more appropriate sites exist in the village, such as the former prison officers' club.
- Princetown already has the most affordable housing in Dartmoor and West Devon in both the public and private sectors.
- Princetown is already affordable; development would be better placed in more expensive settlements such as Chagford or Tavistock.
- The HNA does not demonstrate a need for more affordable dwellings but that there will be excess capacity achieved through predicted vacancy rates.
- Adding to existing anti-social behaviour as there are no jobs or activities.
- DNPA has a conflict of interest as both landowner and LPA.
- Should not be a delegated officer decision but determined by committee.

5.3 Further comments were made by objectors in response to the revised plans. They reiterated previous concerns and raised the following additional issues (in summary):

- The new plan does nothing to improve the old plan and ignores all the problems raised by the choice of this site.
- Revised site boundary is not accurate, with one parking space shown on adjacent property.
- No location for waste bins for the flats; concern they will be located at the entrance/on the roadside, causing privacy issues for the neighbour opposite and potential nuisance.
- Significant effects on the privacy of existing dwellings.
- Building site is still on a floodplain; issues raised by the Flood and Coastal Risk Management Team have not been acknowledged or addressed.
- Statistics on proposed number of additional children (1.5) is not considered an adequate reason to build more houses to keep school numbers up.
- No public footpath; pedestrians will be forced to walk in the road alongside traffic.
- Questioning whether the green space is necessary given the location; could it be used for additional parking?
- Concern over the sizing and capacity of existing sewers, which currently overflow into properties during heavy rain.

- Limited jobs within the village and unusable public transport; proposal adds to car use.
- Evidence suggests that the development is not needed in the village and will not increase school attendance.
- Plan ignores community experiences and concerns over flooding and negative effects on ecology, flora and fauna.
- Installation of a new drainage system will block the road for residents while it is installed.
- Houses are designed taller than existing houses on Moorland View, which have low eaves; massing is therefore inappropriate. Gable ends rather than hipped ends are also inappropriate.
- The only Parish Councillor to support the application (27th May meeting) has since left their post; the argument was solely about boosting school numbers.
- Object on grounds of drainage, parking, building height and gable ends, and lack of employment opportunities in Princetown.
- Proposed dwellings will impose on multiple residents' privacy; overlooking is highly inappropriate.
- Proposal is not considered to be in the best interests of current or future residents; village businesses are struggling and closing.
- Significant drainage problems remain unresolved; proposals will add to flood and sewage issues with associated health risks.
- Proposed dwellings are not in keeping with nearby houses; will be an eyesore and significantly taller.
- Dartmoor is a place of great natural beauty; proposals harm privacy and the opportunity to enjoy the landscape.
- Contradicts the principles of the National Parks and Access to the Countryside Act 1949; harms wildlife and natural beauty, compromising the park's protected status.
- Nine houses are squeezed onto an unsuitable plot.

6. RELEVANT LOCAL PLAN POLICIES

- 6.1 Strategic Policy 1.3 – States that Local Centres are towns and larger villages defined by settlement boundaries where development intended to serve the needs of the settlement and its rural hinterland will be acceptable in principle.
- 6.2 In these settlements the priorities are:
- a) to give opportunities to meet identified local housing needs, providing around 60% of the 65 dwellings per year provided for in this plan;
 - b) to maintain employment sites and give opportunities for new or improved employment sites where appropriate opportunities exist; and
 - c) to maintain or enhance a range of services which serve the settlement and its wider rural hinterland.

6.3 Housing development should come forward in response to an identified affordable housing need.

6.4 Other policies that are relevant to this application are as follows:

Strategic Policy 1.1 – Delivering National Park purposes and protecting Dartmoor’s special qualities: permits development that conserves and enhances the natural beauty, wildlife and heritage of the area, and promotes opportunities for understanding and enjoyment of the National Park.

Strategic Policy 1.2 – Sustainable development in Dartmoor National Park seeks proposals to pursue sustainable development and sets out sustainable development principles.

Strategic Policy 1.5 – Delivering good design states that all development will create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor’s vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape.

Planning applications exhibiting anything less than good design will be refused.

It also sets out the following design features which will be scrutinised to assess the design quality of new development:

- a) urban grain and the arrangement of streets, plots and buildings relative to the texture and density of existing settlements;
- b) the development’s scale and massing, relative to views, skylines, townscapes, buildings and spaces;
- c) the development’s character and appearance, and the relationship between buildings, surfaces, open space, boundary features and the landscape;
- d) the density and mix of land uses;
- e) the texture, colour, pattern and durability of materials, construction techniques and detailing elements; and
- f) the development’s accessibility and security.

Strategic Policy 1.6 – Sustainable Construction: new residential development must achieve either a 10% reduction in carbon emissions over Building Regulations Part L 2013, or Association for Environment Conscious Building or Passivhaus certification. Sets out details required for the above.

Strategic Policy 1.7 – Protecting local amenity in Dartmoor National Park: requires development to not significantly reduce daylight and privacy of nearby properties, have an overbearing impact, introduce unacceptable levels of noise, or have an adverse impact on highway safety.

Strategic Policy 1.8 – Higher risk development and sites: development must be suitable for its proposed use, taking into account ground conditions and any risk

arising from land instability or contamination. Investigation, remediation and monitoring will be required to ensure sites are safe for their proposed use.

Strategic Policy 2.1 – Protecting the character of Dartmoor’s landscape: all development must conserve and enhance the landscape through prescribed requirements.

Strategic Policy 2.2 – Conserving and enhancing Dartmoor’s biodiversity and geodiversity: seeks development to conserve and enhance all Dartmoor’s biodiversity and geodiversity.

Strategic Policy 2.3 – Biodiversity Net Gain: requires development of more than two homes to deliver 10% Biodiversity Net Gain.

Strategic Policy 2.5 – The Water Environment and Flood Risk: all development must conserve Dartmoor’s water environment and take opportunities to enhance it.

Strategic Policy 2.6 – Protecting tranquillity and dark night skies: seeks development proposals to avoid external lighting and avoid adverse impacts on tranquillity and dark night skies.

Strategic Policy 3.1 sets out the housing strategy for the National Park and provides for the delivery of 65 homes each year across the National Park, with new housing provision focused on Local Centres.

Strategic Policy 3.2 – Size and accessibility of new housing: requires new housing development to deliver a mix of dwelling sizes and types and not significantly exceed technical housing standards. Requires dwellings to meet M4(2) accessibility standards.

Strategic Policy 3.3 identifies support for new housing in Local Centres within the settlement boundary and requires a 45% affordable housing provision on sites of more than six dwellings.

Strategic Policy 4.2 – Supporting public open space and sports facilities: seeks development to promote availability of, and access to, public open space and sports facilities.

Strategic Policy 4.3 – Enabling sustainable transport: new development must encourage and enable sustainable travel through the provision of new walking, cycling and sustainable transport routes. Seeks the submission of a transport survey.

Policy 4.4 – Parking standards for new development: requires development to provide on-site car parking in line with prescribed standards.

Policy 4.5 – Electric Vehicle Charging Points: seeks development to provide EV charging in accordance with minimum prescribed standards.

Policy 7.1 – Settlement Boundaries and Development Sites: sets out that settlement boundaries define the area within which development will be permitted where it is consistent with the Local Plan. Recognises the benefits of pre-application

discussion and community engagement in preparing a development brief or masterplan. Development should come forward only in response to an identified affordable housing need.

The Dartmoor Design Guide 2011

The Dartmoor Housing SPD 2023

7. PROPOSAL

- 7.1 The application proposes nine residential units comprising four one-bed flats, four two-bed houses and one three-bed house with associated highway and drainage infrastructure, contained within the ¼ hectare site. All dwellings are to be affordable local need, delivered in the form of social rent, secured through a S106 agreement.
- 7.2 A new vehicular access road is proposed to serve the development, leading directly from the existing single-lane road serving Hessary View. Two car parking spaces for each of the houses are proposed, with a single space for each of the flats. An additional four spaces are proposed to provide for visitors and neighbouring dwellings.
- 7.3 The flats and houses are all two storey and consist of a block of four flats, two pairs of semi-detached dwellings and one detached house. The proposed construction materials as first submitted comprised natural slate roofing, painted render blockwork with exposed quoin stones, with some natural stone elevations and uPVC windows and doors. Subsequently, revised plans omitting the areas of natural stone to the elevations have been submitted.
- 7.4 The buildings will be constructed to a high standard of thermal efficiency and air source heat pumps will be utilised to further reduce energy use. All properties have private off-road parking and electric vehicle charge points (EVCPs), with the addition of secure cycle storage for the houses only. Private garden space is provided for the houses, with the flats having more limited external space.
- 7.5 The layout of the scheme has been developed to respect and reference the existing grain and character of Hessary View and Moorland View, continuing the simple linear street frontage along the roadway. This pattern is broken by the creation of a turning head, which has not previously been provided.
- 7.6 Landscaping will include a 2.5–5.0 m wildlife buffer consisting of mixed scrub along the north-western boundary of the site to protect the adjacent moorland habitat from any negative impacts of the development, and a new native hedgerow along the south-western boundary.
- 7.7 Foul drainage will connect to the public sewer, with surface water managed through the provision of a large attenuation tank, discharging to the existing culvert.

Site Boundary

- 7.8 An issue with the drafting of the 'red line' boundary of the application site has now been resolved. The application site was originally shown including a small strip of

land on the north-eastern part of the site that is in the ownership of the adjacent property owner. The matter was drawn to the attention of the applicant and corrected revised plans have now been submitted and the adjacent owner informed. The revision does not necessitate any variation to the scheme design, and the drafting error is not considered to have prejudiced the determination of the application.

Environmental Impact Assessment

- 7.9 The proposal has been screened under the Environmental Impact Assessment (EIA) Regulations and determined, by reason of its siting, scale and nature, not to have a significant environmental impact requiring the submission of an EIA. This does not negate the need for the relevant technical reports, and these have been submitted with the application.

Principle of Development

- 7.10 Strategic Policy 1.3, the overarching spatial policy for the National Park, classifies Princetown as a Local Centre, i.e. a town or larger village defined by a settlement boundary and within which development intended to serve the needs of the settlement and its rural hinterland will be acceptable in principle.
- 7.11 The site is within the Princetown development boundary and consists of a mix of brownfield and greenfield land. The site is well located and within walking distance of village services including the community hall, primary school, church, bus stop, shops, cafés and public house.
- 7.12 Objectors have suggested that redevelopment of other brownfield sites within Princetown would be preferable. Whilst Local Plan policy does seek to meet need on previously developed land, it is unlikely that the sites suggested would be able to deliver the level of affordable housing proposed, particularly given the national policy provision of 'Vacant Building Credit' which means previously developed sites with redundant buildings can yield little or no affordable housing.

Affordable Housing

- 7.13 Strategic Policy 3.1 identifies that housing development on sites of six or more units within Local Centres will only be approved where there is a current identified affordable housing need demonstrated by an up-to-date housing needs assessment (HNA). It sets out the geographic areas from which affordable housing need should be identified and provides that for development within Rural Settlements and Princetown, it is the housing need of the parish in which the development is taking place, and that of the adjoining rural parishes (i.e. excluding those which contain a Local Centre or larger settlement) which are wholly or substantially within the National Park.
- 7.14 Strategic Policy 3.3 goes on to say that in Local Centres new housing development will be approved on allocated sites, on sites within the settlement boundary, or through repurposing existing buildings. In all developments of six dwellings or more, the development must comprise not less than 45% affordable housing provided on

site, varied only where proven essential for development viability, to allow for inclusion of custom and self-build housing or to provide for some other significant community benefit.

- 7.15 The application proposes nine residential units which will consist of 100% affordable housing. The application is accompanied by a Dartmoor Forest parish-wide Housing Needs Assessment (HNA) dated April 2023, which has identified a need for 16 affordable homes across a mix of sizes within the next five years. The HNA does note that if vacancies continue at the current rate, it is likely that some of the existing stock will become available to meet some of the identified housing need, although this will not cover the full level of need.
- 7.16 It explains that any HNA is a snapshot in time and that a number of other pressures should also be considered, such as the impacts of the cost-of-living crisis, which will directly impact on the level of housing need arising.
- 7.17 There have been no proposals for new housing within the Dartmoor Forest parish since the production of the 2023 HNA. However, it is recognised that the HNA was undertaken using the WDBC definition of 'local connection' rather than that set out in Dartmoor Local Plan housing policy, and as a result it may over-estimate the number of households eligible for affordable housing in the parish.
- 7.18 While the limitations of the HNA report are acknowledged, it is not considered appropriate to undertake another housing needs survey so soon after the last. The Housing SPD identifies at paragraph 2.6.5 that small communities can be susceptible to survey fatigue and repeat surveying in short succession is unhelpful.
- 7.19 To supplement the HNA and assist in establishing the level of housing need, Devon Home Choice applicant registration data for the Dartmoor Forest parish and for the adjoining rural parishes within West Devon and South Hams has also been submitted. This shows the number of households registered with Devon Home Choice that have lived at their current address within an eligible parish for five years or more. These figures do not include those with other eligible local connections such as through employment, past association or family connections.
- 7.20 Dartmoor Forest is a geographically large parish and has a correspondingly large hinterland of adjoining rural parishes, 21 in total. These include Gidleigh, Throwleigh, South Tawton, Belstone, land common to Bridestowe & Sourton, Okehampton Hamlets, Lydford, Peter Tavy, Whitchurch, Walkhampton, Sheepstor, Shaugh Prior, Cornwood, Harford, Ugborough, West Buckfastleigh, Dean Prior and Holne, for which Devon Home Choice registration information has been provided. In addition, there are Teignbridge parishes (Manaton, North Bovey and Widecombe-in-the-Moor) for which data has been requested but has not yet been received.
- 7.21 The Devon Home Choice registration data indicates that there are 10 applicants in Bands A–D with a local connection to Dartmoor Forest parish, seven requiring one-bed, two requiring two-bed, none requiring three-bed and one requiring five-bed accommodation.

- 7.22 In addition, a further 62 applicants are registered with a local connection to adjacent rural parishes within South Hams and West Devon, 32 requiring one-bed, 14 requiring two-bed, five requiring three-bed, seven requiring four-bed and four requiring five-bed accommodation.
- 7.23 Princetown is classified as a Local Centre within the settlement hierarchy and is well served to meet the development needs of surrounding parishes. Strategic Policy 3.1 clearly sets out that in addition to the identified need of the parish of provision, affordable housing need can also be identified from adjacent rural parishes.
- 7.24 Concern has been raised about the over-provision of social housing in Princetown. West Devon's parish profile for Dartmoor Forest indicates that the parish has 67 affordable homes, with two new affordable units having been developed within the parish since 2008.
- 7.25 It is considered, on balance, that the HNA assessment supported by Devon Home Choice registrations has identified a likely affordable housing need for Dartmoor Forest of 10–16 households. In addition to this, the Devon Home Choice registrations have indicated a substantial additional need in the adjoining rural parishes, and the provision of nine affordable dwellings in this context is considered acceptable in principle.

Affordable Housing Mix, Tenure and Size

- 7.26 The application proposes a 100% affordable housing scheme that significantly exceeds the 45% minimum required by Policy SP3.3. The social rent tenure and proposed mix of one, two and three-bed properties are considered appropriate to meet the housing need identified.
- 7.27 The units meet but do not significantly exceed the minimum prescribed space standards and are in accordance with the requirements of Policy SP3.2.
- 7.28 It is understood that the properties will be delivered and operated by a registered social landlord. A S106 agreement will be used to secure local occupancy of the dwellings as affordable social rent. The Housing SPD at Figure 3.1 identifies the eligible adjacent rural parishes that would be included within the 'local connection' definition of the S106 and are as set out above.

Design and Character of Local Area

- 7.29 Strategic Policy 1.5 states that all development will create a strong sense of place with a clear and distinctive character by reinforcing local character, respecting Dartmoor's vernacular, and maintaining and enhancing townscapes, street patterns and frontages and their relationship with the landscape.
- 7.30 The proposed layout follows and reinforces the established linear pattern and semi-detached typology of Hessary View and Moorland View, integrating with the existing street pattern and grain of development. The layout encourages accessibility across the site and integration with the existing residential development. Areas of planting within the public realm help to soften the development and will provide an attractive

visual focal point at the entrance to the site. The use of some stone walling as front boundary treatments will also help to create a sense of place and visual definition.

- 7.31 The scale and massing of the proposal are not out of place with the existing residential development. It provides a distinct group of buildings that respect the existing grain of development. Revised plans have been received which indicate buildings of a simple, robust form with rendered elevations and natural slate pitched roofs. The houses include a simple gable porch to provide interest and definition to the front elevations.
- 7.32 The proposed buildings are of a 'gable end' design in contrast to the predominantly hipped roofs of the surrounding residential development. This mix of design can be seen through other residential estates in Princetown and is not considered inappropriate. Less acceptable are the exposed corner quoins and boxed eaves currently shown on the drawings; these do not reflect the Dartmoor vernacular and any approval should be subject to these being omitted.
- 7.33 The drawings also indicate the use of white uPVC windows, a material that is not supported in the Authority's Dartmoor Design Guide, and the use of painted timber or aluminium would improve the sustainability, quality, finish and appearance of the development. The applicant has indicated that the additional cost of timber or aluminium windows would place pressure on the overall viability of the development and has suggested the use of high-quality grey uPVC as an alternative. It is noted that surrounding residential properties are fitted with white uPVC windows, and the proposed use of coloured uPVC will still represent a visual enhancement within the existing streetscape.
- 7.34 The proposals for the external spaces indicate 1.8 m close-boarded timber fencing to delineate the rear gardens and provide privacy. Some stone walling is to be used for the front gardens in the more prominent locations and knee rails elsewhere. Small timber sheds will also be provided for cycle storage for the houses. The use of close-boarded timber fencing will impact negatively on the character of external space, being rather stark and overly dominant.
- 7.35 It is proposed to retain the existing site boundary treatments to the south of the site between the development and the properties of Moorland View. Stock-proof timber and wire mesh fencing is to be used for the northern boundary.
- 7.36 The proposed boundary treatments are uninspired. The treatment of the external spaces and the public realm can be fundamental to achieving a scheme that creates a valued sense of place and helps to integrate the new development into the landscape. While 1.8 m close-boarded fencing may be beneficial for achieving privacy, a more considered scheme could achieve sufficient privacy while enhancing the appearance and setting of the development. It is recommended that the boundary treatments, fencing and sheds should be subject to a condition so that a better solution can be achieved.

Sustainable Construction

- 7.37 The Authority seeks to encourage sustainable development in everything it does and this is reflected in the policies contained within the Dartmoor Local Plan, such as Strategic Policy 1.6 relating to sustainable construction. The sustainability strategy submitted with the application sets out that the development follows a fabric-first approach to reduce energy demand at source and includes high levels of insulation, enhanced airtightness and energy-efficient glazing to reduce heat transfer. Each dwelling is fitted with an air source heat pump (ASHP) for space heating and hot water.

Lighting and Tranquillity

- 7.38 The site's position on the edge of the settlement and bordering open moorland necessitates a sensitive low-level lighting scheme. Strategic Policy 2.6 states that all development proposals should avoid external lighting and, where it is demonstrated to be absolutely necessary, its design should avoid all adverse impacts. The Design and Access Statement provides an overarching lighting strategy that seeks to minimise its impact on landscape and ecology; a detailed scheme can be secured by condition.

Neighbour Amenity

- 7.39 Policy 1.7 serves to protect residential amenity in Dartmoor National Park. Amongst other criteria, development proposals should not significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties or have an overbearing and dominant impact.
- 7.40 Significant concern has been raised with regard to the proposal's impact on the amenity enjoyed by the occupiers of Moorland View and Hessary View. Numbers 3–10 Moorland View sit to the south of the development and to the rear of Plots 1–7. The ground rises slightly from south to north and the building containing the four flats (Units 1–4) is a little over a metre higher to the ridge than the respective houses on Moorland View. The increasing difference in ground levels towards the western side of the site is mitigated by the reduced ridge height of Units 5, 6 and 7, which results in a ridge height reflective of that of Moorland View.
- 7.41 It is not considered that the proposals are overbearing; they allow sufficient outlook and natural lighting levels to avoid overshadowing or any unacceptable sense of enclosure in either the existing or proposed dwellings.
- 7.42 Maintaining privacy can be achieved by ensuring there is sufficient separation distance between properties, particularly where windows serving primary living accommodation in the rear of a development face another dwelling. While there are no minimum distances set nationally or provided for within the Authority's Design Guide, an established rule of thumb indicates a minimum 'back to back' distance of around 21 m to achieve a reasonable degree of separation, as has been shown on the submitted drawings. While the slight difference in levels may have a negligible impact on the effectiveness of this distance, it should be noted that the distance is

slightly greater than that seen between some of the existing properties on Moorland View and Hessary View.

- 7.43 Comment has also been made regarding overlooking and loss of privacy to No. 14 Moorland View from the proposed building containing the flats, particularly Units 1 and 2. Generally, where properties front each other across the public realm such as across a street, where there is an expected level of activity, separation distances are of less consequence. In this instance, the extent of the building directly opposite No. 14 Moorland View is minimal and does not contain any windows, thereby reducing the impact of any overlooking.
- 7.44 A condition removing permitted development rights is recommended to enable the LPA to consider the impact of any further development on local and neighbour amenity. WDBC's Environmental Officer has also suggested a condition to ensure that the make and model of the air source heat pump is carefully selected, thereby avoiding unacceptable noise impacts.

Landscape and Ecology

- 7.45 Policy 2.1 seeks to protect the character of Dartmoor's landscape by ensuring that development conserves or enhances the landscape. The enhancement or conservation of Dartmoor's biodiversity and geodiversity is sought through Strategic Policy 2.2, with Strategic Policy 2.3 setting out a requirement that development should contribute towards biodiversity enhancement, reinforced by the Government's mandatory requirement for 10% Biodiversity Net Gain.
- 7.46 A significant amount of local concern has been raised with regard to the landscape and visual impacts of the development. It is accepted that the development will be visible from several public vantage points, in particular the areas of open moor to the north of the site. However, it is not an isolated site; it is within the settlement boundary and any development on it will be viewed against the backdrop of existing built development to the south and east, and the shelter belt of conifers to the west. Significant hedgerow planting is proposed and this, along with the other planting, will help to assimilate the development into the landscape.
- 7.47 The conifer shelter belt does much to screen the site from the southwest. However, the acceptability of the scheme is not dependent on the retention of the plantation trees. The development does not extend further west than the existing Moorland View housing and the proposed native hedge planting along the western boundary will help to assimilate the development into the landscape, to create a discrete extension to the existing built envelope.
- 7.48 The Princetown Conservation Area and the Grade II* Church of St Michael and All Angels, Kimberley Grange (Grade II) and HM Dartmoor Prison (Grade II) all sit to the northeast of the site. Views into the village from the moorland to the south and west will take in the site, but it will be seen in the context of the existing mixed development to its rear and it will have no significant impact on the setting of the Conservation Area or the listed buildings.

- 7.49 The moorland site boundary to the north, comprising block walls and fencing, is currently very poor and visually weak. Pre-application advice encouraged the enhancement of this boundary with a Devon hedge bank or stone wall to match others in the locality. While this is referenced in the submitted Design and Access Statement, it has not been included in the submitted boundary treatment plan, which indicates stock-proof wire fencing in front of a 2.5 m wildlife buffer of mixed scrub, the scrub contributing to the delivery of on-site BNG. The applicant has indicated that introducing a formal hedge bank would reduce the delivery of on-site BNG and, as the site is already heavily constrained, this would necessitate additional off-site BNG credits, which would place further pressure on scheme viability.
- 7.50 Instead, the proposed planted scrub area between the rear garden boundaries and the site boundary will be allowed to develop naturally to form a soft, low-maintenance belt of vegetation. Over time, it will create a hedge-like appearance that softens views into the site and allows the development to blend into the wider landscape.
- 7.51 This area of scrub, along with a new native hedge to the south-west boundary, tree planting to the north-eastern corner and areas of modified and neutral grassland, is proposed as on-site Biodiversity Net Gain (BNG) provision. Off-site provision will also be required to meet statutory BNG requirements, and both this and the 30-year maintenance and monitoring of the on-site provision can be secured through a S106 agreement.
- 7.52 The application has been accompanied by an Ecological Impact Assessment (EclA) which details the range of bat, breeding bird and reptile surveys undertaken in 2024.
- 7.53 It sets out that the proposals will result in the loss of modified grassland, sparsely vegetated urban land, bramble scrub, non-native ornamental hedgerow and rubble, scrap and compost piles. The introduction of internal and external lighting may also negatively impact on protected species that the site supports.
- 7.54 The EclA concludes that with the suggested mitigation and recommendations in place, including provision of integral bird boxes, two-stage removal of vegetation, habitat creation measures, sensitive lighting during construction phases and as part of the final development, will reduce any predicted negative impacts and ensure opportunities for protected species including reptiles, birds and bats are retained or increased following development.
- 7.55 It is therefore considered that the proposal complies with local and national policy for ecology and Biodiversity Net Gain and is not in conflict with landscape policy.

Access, Parking and Highways

- 7.56 The application proposes a direct continuation of Moorland View, which itself has a direct connection to Station Road to the east. The application proposes the use of a shared surface within the site to provide an accessible and walkable neighbourhood. In addition, it will provide a turning head, which has not been

previously available, to facilitate traffic movement throughout the site. There is no continuous footway along Moorland View or Station Road other than a section of footway along the frontage of the existing dwellings at Hessary View, which is approximately 4.8 m in width with street lighting along its length.

- 7.57 Concern has been raised by residents that the existing road is unsuitable for the additional traffic likely to be generated by the development and will create additional danger to pedestrians, including walkers accessing the Abbots Way footpath and children who play in the road. However, the transport technical note submitted with the application, and the comments of the DCC Highways engineer, indicate that, based on the known accident rate and speed of vehicle movements, the development is unlikely to give rise to issues affecting capacity, operation or safety on the local highway network.
- 7.58 Concern has also been raised that the turning head is substandard and that the turn into the parking area to the rear of Units 1–4 is too tight. DCC Highways has considered these comments alongside the swept path analysis provided and has no objections to the design and the access provision made. Given the above, the proposal is considered to meet the requirements of Policy 1.7, which states that development proposals should not have an adverse effect on highway safety.
- 7.59 Policy 4.4 sets the parking standards for new development and requires one parking space for one-bed dwellings, two parking spaces for 2–3 bed dwellings, with an additional one visitor space per ten dwellings. Policy 4.5 requires an electric vehicle charge point (EVCP) per dwelling.
- 7.60 Two parking spaces will be provided for the houses, with a single parking space for each flat, supplemented by four further parking spaces for visitors or occupiers of the existing housing. All flats and houses will be provided with an EVCP.
- 7.61 It is understood that local residents have been using an area of informal hardstanding at the entrance to the site for parking, and concern has been raised that its loss will exacerbate current parking issues, particularly given that two houses do not have their own dedicated parking and that there are two disabled residents who need parking nearby. It is acknowledged that the proposals will remove the existing informal area of parking, but four spaces, in addition to those allocated to the new dwellings, will be created to help alleviate the issue.
- 7.62 Following discussions with the applicant, a revised proposal showing a reduction in the number of visitor spaces by two, to provide for cycle parking for the flats, has been withdrawn and the number of unallocated parking spaces returned to four.
- 7.63 The proposal delivers parking above the minimum requirement set by Policy 4.4 and is considered to be acceptable.

Drainage

- 7.64 Policy 2.5 requires all development to conserve Dartmoor's water environment and explore and take opportunities to enhance it. The application site is within Flood Zone 1, the lowest flood risk category; however, the site infiltration testing identified

extremely low infiltration rates, making a soakaway solution unviable for the proposed development.

- 7.65 Residents have raised a number of concerns primarily with regard to surface water flooding, particularly in periods of high rainfall leading to significant run-off from adjacent moors. The site is not within an area mapped as at risk of surface water flooding.
- 7.66 Devon County Council Lead Local Flood Authority's initial response indicated that they had no in-principle objection to the proposal. However, at that time they requested additional information be submitted to demonstrate that all aspects of the proposed surface water drainage management system had been considered. This included information on ground levels and falls in relation to exceedance routes, evidence of calculation values, attenuation methods, confirmation of the ownership of the outflow pipe, and details of temporary surface water storage to the south-east corner of the site.
- 7.67 A further response has been received which included clarification with regard to the calculation (Cv) values/methodology and confirmation that the pipe is a culverted watercourse located within the applicant's land, where the applicant is the riparian owner. Underground attenuation is proposed as there is insufficient space on site to accommodate above-ground provision in the form of a swale or similar.
- 7.68 Further information was also provided regarding exceedance routing, which clarified that the exceedance flows are directed towards the proposed highway, which will act as a conduit directing the flows off-site, away from the proposed and existing development, maintaining the status quo. Additional temporary storage of surface water (blockages or exceeding the 1 in 100-year + climate change event) will be provided in the south-east corner of the site (the existing low point) due to the blockwork wall spanning the southern border and, to the east, a proposed concrete gravel board 450 mm high, which would provide the temporary storage subject to evapo-transpiration and filtration. The proposed flood bund to the north and west ties in with the existing blockwork wall to the north of the existing development. Therefore, overland flows will be diverted away from existing and proposed development, providing betterment to the wider community.
- 7.69 In principle, the proposals as outlined are considered to be acceptable. However, it will be necessary to secure the detailed design of a robust surface water drainage system for both the construction and final development before work commences on site.
- 7.70 Foul drainage for the scheme is proposed to be met by the South West Water mains sewer. Residents have also raised concern about the size and capacity of the existing sewers, and they have indicated that they overflow in periods of high rainfall. South West Water has not indicated that it is aware of a current problem, but its comments have been sought and any received will be reported at the meeting.

Contaminated Land

- 7.71 The Phase 1 contaminated land report submitted with the application suggested that made ground is likely to be present and, as such, may warrant further investigation. This can be secured by a suitably worded phased condition requiring an investigation and risk assessment to assess the extent of any contamination; the development, approval and implementation of a remediation scheme to address the risks identified; the reporting of any unexpected contamination; and the long-term maintenance and monitoring of any remediation measures.

Archaeology

- 7.72 The site sits outside the Conservation Area. The significance of the archaeological find discovered by the owner of the adjoining property has been considered by the Authority's Archaeologist. However, it has not led him to reach a different conclusion concerning the likelihood of the presence of hidden archaeological remains, and it is not considered that an archaeological watching brief is required.

Infrastructure/S106 Considerations

- 7.73 Policy 4.2 states that development will be required to contribute to open space and/or sports provision where it creates or exacerbates a shortfall in provision.
- 7.74 Education – A request for £4,987 has been received from DCC Education as a contribution towards secondary education transport costs. A request has not been made for a contribution to educational infrastructure as both Tavistock College and Princetown Primary School currently have sufficient space to accommodate the expected increase in pupils.
- 7.75 Public Open Space – WDBC has requested £13,861 towards improvements to, and maintenance of, open space, sports and recreation facilities in Princetown, such as pitch maintenance equipment for the playing field, new play equipment for the play park and the development of a sensory garden.
- 7.76 S106 agreements are usually made between the Local Planning Authority, the landowner and any other interested parties, and signed before a decision notice is issued. As an owner of part of the application site, the DNPA is unable to enter into a S106 agreement with itself as the LPA, and an agreement will need to be secured using an alternative approach.
- 7.77 Recognising that the Authority will dispose of its interest in the land once planning permission is secured, it is considered that it would be acceptable to use a 'Grampian' condition to secure the signing of the S106 after the decision has been issued. Grampian conditions are negatively worded conditions which preclude the implementation of a development until a certain action takes place, in this case the signing of the S106 agreement by the new owner/developer of the site.
- 7.78 The S106 will secure:
- local social rent housing
 - on- and off-site BNG and monitoring

- maintenance of all landscaping and areas not within the control of individual properties
- maintenance of the surface water drainage system
- play space contribution
- education contribution

Other Matters

- 7.79 While it is understandably upsetting for those local residents involved, the loss of the privately rented garden areas is not considered to be a material planning consideration and therefore can be given little weight in the consideration of this application.

Conclusion/Planning Balance

- 7.80 It is accepted that there will be some impact on landscape and local amenity from the proposal, as is the case for any development. The development will be visible from some vantage points but will be seen in the context of the existing residential development which frames it to the south-east and north-east. It will have a more localised impact on the immediate area of Moorland View and Hessary View.
- 7.81 It has been suggested by objectors that the scheme conflicts with the statutory purposes of the National Park which are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage; and
 - To promote opportunities for public understanding and enjoyment of the special qualities of the Park.
- 7.82 However, additionally National Parks have a statutory duty to ‘foster the economic and social well-being of communities’. Sitting alongside this is the DNPA’s vision, which includes prosperous communities and businesses, with a priority to provide everyone with the opportunity for a good quality affordable home. The Sandford Principle (which establishes that where there is irreconcilable conflict between the first and second purpose, then the first purpose should take priority) is not about the first purpose being wholly overriding. It is not considered that the proposal prevents the Park from fulfilling its statutory purposes in either the conservation of the environment or enabling public enjoyment of its special qualities.
- 7.83 Paragraph 61 of the National Planning Policy Framework (NPPF) 2024 states: ‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.’
- 7.84 The scheme proposes 100% affordable housing and provides associated social and economic benefits both through the construction phase and in meeting an identified need for local affordable housing. Local Plan policy is clear that alongside the need arising from the parish of provision, evidence of need within a Local Centre’s hinterland can also be considered when assessing the need for affordable housing.

- 7.85 The proposed layout respects the existing grain of development and the design is not considered inappropriate in its context. The proposed access includes the creation of a turning head and parking provision exceeds the minimum required by policy. The development also adheres to key policies relating to landscape, ecology and local amenity, with mitigation measures to address any impacts.
- 7.86 The proposal is not considered to be in conflict with local or national planning policies and is therefore recommended for approval, subject to conditions including a Grampian condition to ensure the developer enters into a S106 agreement before commencing development.

DEAN KINSELLA



NPA/DM/25/021

Dartmoor National Park Authority Development Management Committee

5 December 2025

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

Report of the Director of Spatial Planning

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

Tree Preservation Orders Determined Under Delegated Powers - Decisions Issued 27/10/25-27/11/25			
Application Reference	Location	Proposal	Decision
25/0095	Land At Hawkmoor Parke, Bovey Tracey, TQ13 9NL	Trees identified on Plan no 001. Works to crown raise to 5 m to provide clearance for vehicles Trees adjacent road in G2 and W033 various Trees T 001, Sycamore W99.1 Oak , G002 Sycamore group , T003 sycamore , T004 sycamore G003, oak group T007 sycamore T009 Oak T 010 oak , T 011 Oak Plan 001 supersedes the TPO plan dated August 1990 as it indicated the existing trees	Withdrawn

25/0080	Sunset Cottage Harrowbeer Lane, Yelverton, Devon, PL20 6EA	T1-fraxinus excelsior- Ash, height 15m, DBH 30cm, category 4- severely effected with ash dieback 90% of crown dead- reduce to a 5m monolith structure T2-fraxinus excelsior- Ash, height 12m, DBH 25cm, category 4- severely effected with ash dieback 90% of crown dead- reduce to a 5m monolith structure T3-fraxinus excelsior- Ash, height 10m, DBH 35cm, ivy covered stem unable to visually inspect stem category 3- severely effected with ash dieback 75% of crown dead- reduce to a 5m monolith structure	Tree Grant
25/0078	2 Old Manor Close, Ashburton, Newton Abbot, Devon, TQ13 7JF	T1 - Wellingtonia, crown raise to approximately 4m from ground level around entire tree, measured garden side. Remove deadwood throughout canopy and conduct an aerial check for and remove any broken or hanging branches if necessary. Ivy to be severed at 2m and stripped to ground level	Tree Grant
25/0065	Meldon Viaduct, Granite Way, Meldon, EX20 4LT	In relation to Tree Preservation Order (TPO) No. 143 at Meldon Quarry, fell all trees to achieve a minimum clearance of 3 metres from the viaduct structure.	Tree Grant
25/0077	The Chapel, Didworthy, South Brent, Devon, TQ10 9EF	3nr Beech Trees - Dismantlement/felling of these 3 trees	Tree Grant
25/0073	Bosorne Harrowbeer Lane, Yelverton, Devon, PL20 6DZ	Crown raise 3 trees within TPO 49 to provide clearance for vehicles accessing the lane.	Tree Grant
25/0070	Becky Falls, Manaton, Newton Abbot, Devon, TQ13 9UG	Fell two groups of trees and 8 individual trees, and carry out tree work to one sweet chestnut.	Tree Grant
25/0058	Deanbrook, Totnes Road, South Brent, TQ10 9BY	T1 Douglas Fir reduce of 15 m above ground level. T5 Ash tree has ash dieback so far to ground level. T7 Catalpa Tree is dying so fell to ground level.	Tree Grant

**Section 211 Notifications (Works to Trees in Conservation Areas)
Determined Under Delegated Powers - Decisions Issued 27/10/25-27/11/25**

None during this period

DEAN KINSELLA