

QUICK GUIDE: The adopted Local Plan (2018-2036)

This quick guide gives an overview of the new Local Plan for Dartmoor National Park.

What is the Local Plan?

The Dartmoor National Park Local Plan guides what development can and cannot happen in Dartmoor National Park. It is the starting point for all planning decisions in the National Park. Planning decisions must be made in line with the Local Plan unless material planning considerations indicate otherwise.

How do I use the Local Plan?

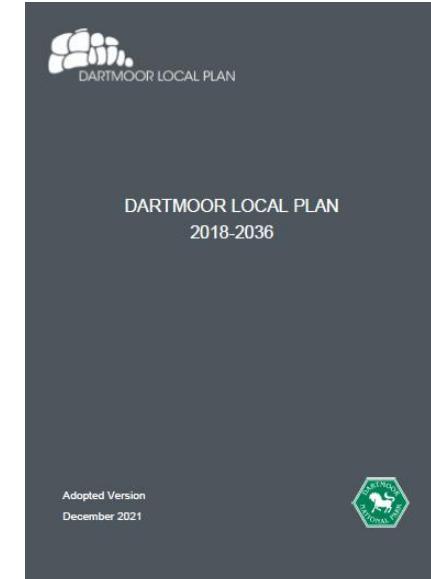
The Local Plan is divided into seven chapters; a brief summary of some of the key policy areas in each chapter is set out below. Each chapter begins with a short strategy describing what the following planning policies aim to achieve. The Local Plan should be read as a whole: No single policy can be used in isolation and all relevant policies, together with National Policy, Neighbourhood Plans, Supplementary Planning Documents and any other material planning considerations may be relevant in making a planning decision.

What are planning policies?

The planning policies in the Local Plan are what we use to decide planning applications, all development in the National Park should comply with the development plan as a whole. There is also supporting text - or preamble - before each policy. This text explains the purpose for and reasoning behind the policy.

What else do I need to think about if I'm making or commenting on a planning application?

A planning application will need to show how it is consistent with the policies in the Local Plan. To do this it will need to include enough information for anyone to understand what is proposed and for us to make a decision. The basic requirements of what should be included with an application can be found in our validation checklist.



Chapter 1 Vision, Spatial Strategy and Planning Applications

This chapter sets out the vision for Dartmoor and how the policies in the Local Plan pursue National Park purposes and protect Dartmoor's special qualities.

- **Spatial Strategy:** The Plan directs development to the most sustainable locations and avoids development where it would cause harm to the National Park.
- **Design:** A strong design policy focusses on local distinctiveness, character, quality and sustainability. The Dartmoor Design Guidance includes more detailed information and will be updated in 2022.

Sustainable Construction: A 'fabric first' approach to construction aims to drive energy efficiency, with new requirements for new buildings to exceed current building regulations for carbon reduction and demonstrate testing to show standards are being met.

Chapter 2 Environment

Environment policies set clear principles that development should conserve or enhance Dartmoor's natural and historic environment.

- **Landscape character, tranquillity and dark night skies:** Planning applications need to show a clear understanding of Dartmoor's special qualities, locating development where it respects Dartmoor's distinctive landscape, and avoiding new lighting in order to reduce light pollution.
 - **Biodiversity:** Policies give protection to local priority habitats and species as well as national and international designations.
 - **Biodiversity Net Gain:** All but the smallest housing or employment developments will be required to deliver 10% biodiversity net gain.
 - **Historic environment:** Policy requires an understanding of the 'significance' of heritage assets such as buildings or archaeology. Proposals should conserve and/or enhance heritage assets. Changes to or conversion of historic buildings will only be acceptable where the benefit of the proposal outweighs any impacts.
- Flood Risk:** Applications will need to demonstrate that they are safe from flooding and do not cause flood issues upstream or downstream.

Chapter 3 Housing

The Local Plan aims to deliver 65 new homes per year to meet identified local need for affordable housing. This is set locally – there is not a government-set housing target for Dartmoor. Most housing development will be in the larger towns and villages but some housing will be allowed in the open countryside to meet the needs of rural workers.

- **Housing Need:** Larger housing developments will only be approved where there is an identified need for affordable housing. Development should deliver a mix of tenures (homes for sale or rent) and sizes, which responds to the identified need.
- **Affordable Housing:** Legal agreements will secure affordable housing for local people into the future. The Plan sets a definition of 'affordable' and 'local'.
- **Development sites:** In the largest settlements land is allocated for housing to meet identified local need. Where there are no allocated sites a 'rural exception site' policy allows for small scale development of affordable housing within or adjoining settlements in order to meet an identified need.
- **Space and accessibility standards:** All new housing should meet higher standards of accessibility and adaptability (M4(2)) in order to meet the needs of our ageing population. House sizes should align with government space standards.
- **Custom and Self-build:** Within settlements 'local needs custom and self-build' housing will encourage high quality design and meet the needs of local people who are able to build or commission their own home. Affordable housing and market housing can also come forward as custom and self-build.
- **Extensions:** Alterations are limited to a 30% increase in order to prevent the loss of smaller, more affordable homes in the National Park.

Housing, continued:

- **Rural Workers:** In the open countryside new homes can come forward where there is a proven essential need for a rural worker, such as a farmer.
- **Gypsy and Travellers, and low impact development:** Development which meets the needs of gypsies and travellers or those seeking to adopt a very low impact lifestyle can come forward on sites where it is well related to settlements.

Chapter 4 Communities, Services and Infrastructure

The Plan aims to support the sustainability of Dartmoor's communities by resisting the loss of services and facilities and improving green travel infrastructure.

- **Electric Vehicle Charging:** New housing development will provide electric vehicle charging points on private parking and in communal parking areas.
- **Sport and play space:** Existing space is protected and new development will be expected to provide new, equipped play and sports space where it is needed.
- **Sustainable Transport:** Development should promote a network of cycling and walking routes and not impact on potential future routes.

Chapter 5 Economy

The plan encourages business development in the most sustainable locations and meets the needs of rural enterprise which conserves Dartmoor's Special Qualities.

- **Business and Tourism:** Employment sites are protected and new enterprise is encouraged in larger settlements where it is of a scale and use appropriate to its location. There is a focus on the re-use of existing buildings. Tourist accommodation should be well-located with other services and transport connections.
- **Rural business and Farm Diversification:** The plan supports rural enterprise which pursues National Park purposes and protects Dartmoor's special qualities.

Chapter 6 Minerals, Waste and Energy

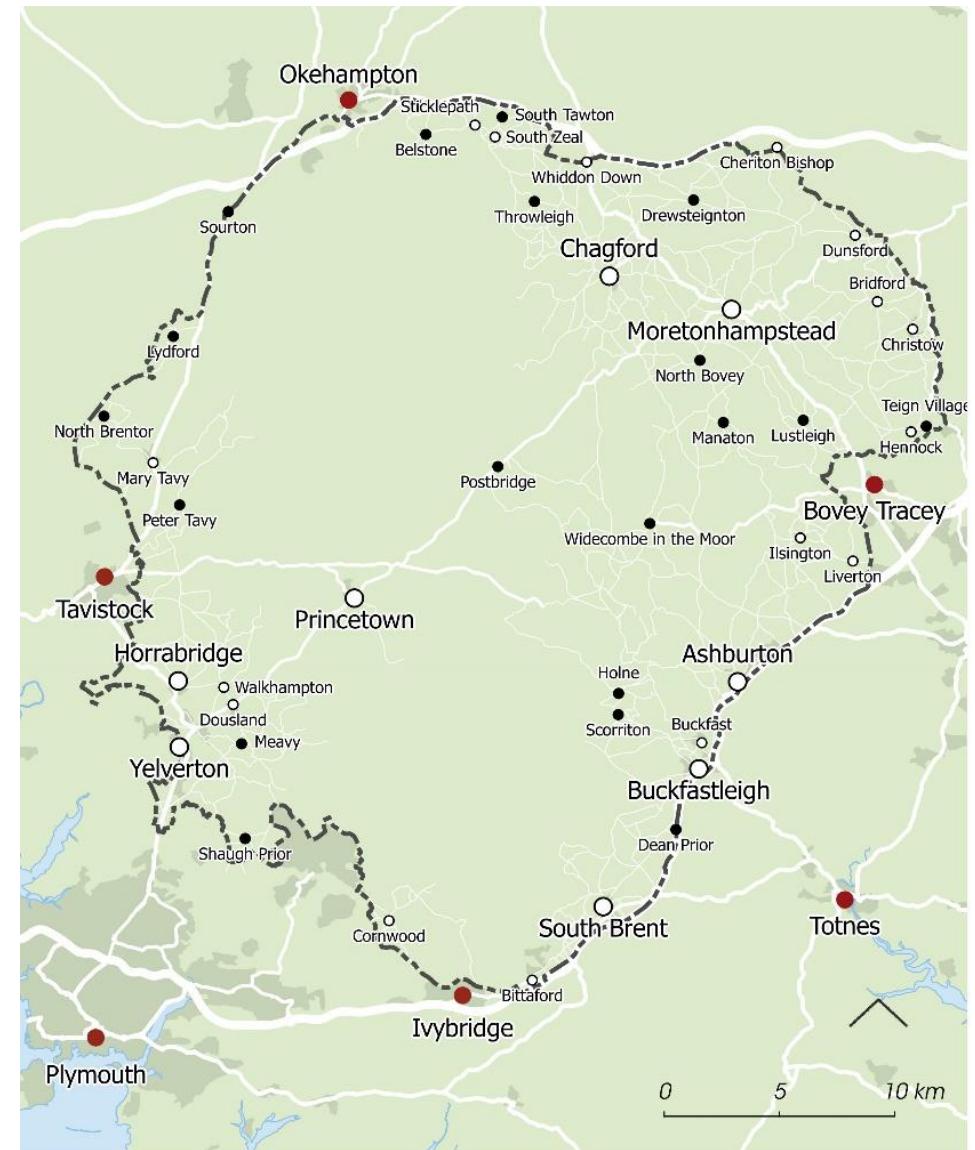
- **Quarrying:** The Local Plan allows for opportunities for small scale building stone quarrying to meet building conservation needs. Clear policies aim to minimise the impact of existing, extended or new quarries.
- **Renewable Energy:** Whilst major development is not permitted, renewable energy schemes which do not harm Dartmoor's special qualities are encouraged.

Chapter 7 Towns, Villages and Development Site

The Local Plan identifies the most appropriate locations for new housing and employment in order to promote a sustainable pattern of development.

- **Settlement boundaries:** To show which policies apply where, the *Local Centres* and *Rural Settlements* have boundaries which define the built-up area.
- **Neighbourhood Plans:** Where a community has completed a Neighbourhood Plan it sits alongside the Local Plan and is used for planning decisions.
- **Allocated sites:** Sites in Ashburton, Buckfastleigh, Chagford, Horrabridge, Moretonhampstead, South Brent and Yelverton, and a redevelopment opportunity in Mary Tavy, are identified to meet a local need for affordable housing.

Dartmoor's 12 sustainable development goals



How to get in contact:

Parke, Bovey Tracey, Devon TQ13 9JQ

01626 832093

forwardplanning@dartmoor.gov.uk

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