

COMMENT FORM

Final Draft Local Plan Consultation: 16 September – 1 November 2019

Your comments will help us and the Inspector to identify any issues with the Plan relating to soundness, legal compliance and compliance with the Duty to Cooperate, and any changes to the Plan which may therefore be needed prior to adoption. Please carefully read the [accompanying guidance](#) before answering the following questions.

Responses must be received by 5pm on Friday 1st November 2019 for your comments to be taken into account. View the Dartmoor Local Plan (2018-2036) Final Draft at www.dartmoor.gov.uk/localplanreview.

PART A - About You

Personal details

First name *	Coral							
Surname *	Ducroq							
Address	[REDACTED]							
Post code	[REDACTED]							
Email address *	[REDACTED]							
I am completing this form as (choose one)	A resident		An agent	X	A Town / Parish Council		An organisation	
	A business		A visitor		A statutory agency		Other (specify below)	
Other								
Job title (where relevant)	Associate Town Planner							
Organisation (where relevant)	Stride Treglown							
On behalf of (where relevant)	Mr S Hutchins – resident of Mary Tavy							
Did you submit comments on the Regulation 18 (First Draft) Local Plan?						Yes	X	No

* Required field

Data Protection Act 2018

Your personal data will be securely held by Dartmoor National Park Authority for the purpose of assisting with the Local Plan Review process. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has commented on the plan. For the purposes of the examination, we will share your personal details and representation with the Inspector appointed, and publish your name and representations as part of a report on our website. For more information please refer to our [Forward Planning Privacy Notice](#).

Tick the box below if you would like to be added to our Local Plan consultee database and kept up to date with the Local Plan Review process and other planning policy matters.

☐ I would like to be added to the Local Plan consultee list – yes

PART B - Your Comment

Please carefully read the [accompanying guidance](#) before answering the following questions.

Your comments should relate to specific areas of the plan, so please tell us the policy or paragraph number that your comment relates to. If there are areas which you believe not to be sound or legally compliant, please tell us why, and what changes you deem necessary, sharing any evidence you have to support your proposed changes.

If this is a report or any other document which cannot be shared via this form then you can email it to us at forwardplanning@dartmoor.gov.uk.

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	1.4 (2)
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant	Y	
ii) Sound	Y	
iii) Compliant with the Duty to co-operate	Y	

3. Please tell us why you have answered **yes** and / or **no** to the question above. Fully explain your reasoning and try to be as precise as possible.

Support the inclusion of Mary Tavy as a 'Rural Settlement'.

[Additional space on final page]

4. If you do not consider the Local Plan to be legally compliant or sound, please tell us what change(s) (or 'modifications') you consider necessary to make the Local Plan legally compliant and/or sound, and **why** these changes will make the Local Plan legally compliant and / or sound.

N/A

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Please note: where changes to the Local Plan are proposed, your comments should provide concisely all the evidence and supporting information necessary to support your suggested changes. You may not have a further opportunity to submit this evidence.

5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

<input type="checkbox"/>	No, I do not wish to participate in hearing session(s)	<input type="checkbox"/>	Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

N/A

Thank you for sharing your comments on the final draft Local Plan for Dartmoor. If you have more comments to share, please complete parts C-F below.

Following this consultation, the final draft Plan along with all comments made will be submitted for examination by a Planning Inspector. The Inspector will consider whether the plan complies with the relevant legal requirements and whether it is sound (see guidance). Keep up to date on our progress by [signing up to our Local Plan consultee list](#), and following us on Twitter [@DartmoorPlan](#) and Facebook [/DartmoorPlan](#)

PART C - Additional Comment (1)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	
Policy (enter number, e.g. 4.5)	3.1 (2)
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant	Y	
ii) Sound	Y	
iii) Compliant with the Duty to co-operate	Y	

3. Please tell us why you have answered **yes** and / or **no** to the question above. Fully explain your reasoning and try to be as precise as possible.

Policy

Policy 3.1 (2) should also allow for rural exception sites (that are well related to the settlement / adjacent to the settlement boundary) to bring forward housing for 'local people' looking to move back to the area. It is clear that you acknowledge that there are people who wish to stay within or move back to the Park that may not qualify for 'affordable housing' but for whom the house prices for a family home are outside their current grasp. Policy 3.1 (2) should allow for more flexibility for the delivery of housing within the Park, particularly the provision of housing for local people within this situation. Due to the current price of family homes within the National Park, it is often impossible for people who grew up in the Park who subsequently moved away for university or work, to move back, unless assisted by their family. Where there is the ability for a family member to assist another in moving back to the Park, particularly the village to which they grew up and their family have a long standing connection should not be hampered. At present Strategic Policy 3.1 is too restrictive, prohibiting small sites (outside of but adjacent to the settlement boundary of rural settlements) delivering housing for 'local people' if the land were provided by a family member and all parties are happy to enter a S106 requiring occupation by a local person in perpetuity.

We therefore request that Strategic Policy 3.1 (2) be amended to provide more flexibility in relation to allowing housing for local people (small sites of less than 5 units) to be delivered on well located rural exception sites.

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4. If you do not consider the Local Plan to be legally compliant or sound, please tell us what change(s) (or 'modifications') you consider necessary to make the Local Plan legally compliant and/or sound, and **why** these changes will make the Local Plan legally compliant and / or sound.

As set out above.

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5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

<input checked="" type="checkbox"/>	No, I do not wish to participate in hearing session(s)	<input type="checkbox"/>	Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

N/A

PART D - Additional Comment (2)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	Section 3.3 – Definition of a Local Person
Policy (enter number, e.g. 4.5)	
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant	Y	
ii) Sound	Y	
iii) Compliant with the Duty to co-operate	Y	

3. Please tell us why you have answered **yes** and / or **no** to the question above.
Fully explain your reasoning and try to be as precise as possible.

We support the recognition that there is a group of people who although do not qualify for affordable housing in the traditional sense, are unable to move back to the area or stay within the area as the cost of suitable housing is prohibitive. Therefore the recognition within the Local Plan that a group of people exist who can demonstrate strong local connections but unable to buy property with the Park is welcome.

Further to this, we feel that the ability for housing to accommodate these people with strong local connections should be further encouraged through the emerging local plan policy. Where there are suitable exception sites exist, which are immediately adjacent to the settlement boundary there should be the ability for these sites to deliver housing for 'local people' not just where there is an identified need for 'affordable housing', accepting that any housing for local people would require rigorous assessment of the local person criteria and be subject to a S106 Agreement ensuring the property remained for the use of a 'local person' in perpetuity.

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N/A

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5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	No, I do not wish to participate in hearing session(s)	Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

PART E - Additional Comment (3)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	3.4 (2)
Policy (enter number, e.g. 4.5)	
Policies Map	

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant	Y	
ii) Sound	Y	
iii) Compliant with the Duty to co-operate	Y	

3. Please tell us why you have answered **yes** and / or **no** to the question above. Fully explain your reasoning and try to be as precise as possible.

Part 4 of Strategic Policy 3.4(2) Housing in Rural Settlements, should be more flexible and allow for the development of local needs custom and self-build for those families/individuals who have a strong connection to the Park and rural settlement to which a site is located and not be restricted to 'affordable housing'; particularly where the housing needs of local people is acknowledged as being different to affordable housing need, but would have a section 106 legal agreement requiring they are occupied only by a Local Person in perpetuity. Therefore we request that a 'Part C' be added to this policy, permitting local needs custom and self-build housing to be built where the applicant can demonstrate qualification of a local person who is unable to afford to move back to the Park with their family.

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5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	No, I do not wish to participate in hearing session(s)		Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

PART F - Additional Comment (4)

1. Please tell us which paragraph or policy your comment relates to

Paragraph (enter number, e.g. 4.5.1)	7.4.2
Policy (enter number, e.g. 4.5)	
Policies Map	7.10 – Mary Tavy

2. Please carefully read the accompanying guidance and tell us if you consider the Local Plan to be:

	Yes	No
i) Legally compliant	Y	
ii) Sound	Y	
iii) Compliant with the Duty to co-operate	Y	

3. Please tell us why you have answered **yes** and / or **no** to the question above. Fully explain your reasoning and try to be as precise as possible.

Section 7.4.2 indicates the settlement boundaries of those areas identified as 'Rural Settlements', in the case of Mary Tavy (Map 7.10) it is felt that the settlement boundary is drawn too tightly around the village, particularly to the north west. As it stands the settlement boundary is so close to the existing settlement of Mary Tavy that there are virtually no areas within the settlement boundary to allow the village to grow in a sustainable manner. The only significant area within the village of undeveloped land within the settlement boundary is actually the village playing field. Therefore it is felt that more opportunity within the village should be provided for future growth to be realised, however small scale. Without the ability to grow in a sustainable way, rural settlements such as Mary Tavy will find it difficult to maintain a level of population to retain key rural services such as the village school, shop and pubs etc.

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4. If you do not consider the Local Plan to be legally compliant or sound, please tell us what change(s) (or 'modifications') you consider necessary to make the Local Plan legally compliant and/or sound, and **why** these changes will make the Local Plan legally compliant and / or sound.

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5. If your representation seeks a change to the plan, do you consider it necessary to participate in examination hearing session(s)?

X	No, I do not wish to participate in hearing session(s)		Yes, I wish to participate in hearing session(s)
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6. If you answered **yes** to the hearing session(s), please tell us why you consider this to be necessary.

If you require help, or would like to receive this form in an alternative format, please contact the Forward Planning team:

Forward Planning, Dartmoor National Park Authority Tel: 01626 832093

Parke, Bovey Tracey, Devon, TQ13 9JQ

Email: forwardplanning@dartmoor.gov.uk

Website: dartmoor.gov.uk/localplanreview