



## Dartmoor Local Plan (2018 - 2036) Examination

### ED25 DNPA Hearing Statement 10 Special Policy Areas

Whether the proposed Special Policy Areas are justified, effective and consistent with national policy.

#### **Issue 1 General matters**

- Q1. What is the justification for the Special Policy Area set out in Policy 7.20(2)? Is a modification required, for soundness, to ensure the policy is effective in protecting the historic residential core?
- 1.1 This Special Policy area has had longstanding protection from inappropriate development since the 2004 Local Plan (as Policy YEL1) and Development Management DPD (as Policy YEL2).
  - 1.2 It seeks to add a clear spatial articulation of:
    - SP1.6(2) in giving consideration to (a) 'urban grain' and arrangement of buildings 'relative to the texture and density of existing settlements', and (d) the 'density'.
    - SP2.1(2) in stating "All development should conserve and enhance the character of the Dartmoor landscape by: (b) ensuring its location, layout scale and design conserves and/or enhances what is special or distinctive about landscape character"
    - SP2.6(2) in considering development which may cause harm to the setting of non-designated heritage assets.
  - 1.3 In taking into account SP1.4 (2) and SP 3.3(2), with a particular potential increase in viable single dwelling opportunity through the local needs Custom and Self-Build provisions in Policy 3.6(2) it is considered that the policy should be retained in order to sustain protection for this area.
  - 1.4 More broadly, it is justified in light of the development pressure upon the settlement, where high house prices and more limited development opportunity have led to infill residential development or refusal of applications for infill residential development in other parts of the settlement, where these are inappropriate for the grain of development. Whilst these applications have been considered on a case by case basis, the clearer character of this part of Yelverton within an identifiable area,

means the articulation of this constraint can be set out more clearly. This is not considered to impact upon windfall delivery, which has been considered without taking account of provision in this area, and the allocated sites within the settlement are required to meet the local housing need, irrespective of this constraint.

- 1.5 A modification is proposed which ensures the reference is more clearly described.

MM38	Policy 7.20(2)	Special constraints will apply to development proposals within <del>the original</del> <u>this historic residential</u> core of Yelverton
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- Q2. Would the wording of Policy 7.24(2) reflect national policy in terms of the heritage balance set out in NPPF paragraph 195-196?

- 2.1 A modification is proposed which ensures the language of the policy reflects the heritage balance set out in NPPF paragraph 195-196 when considered as a whole with SP2.6(2).

MM56	Policy 7.24(2)	Within the South Zeal Conservation Area, development will not be permitted where this would <del>cause harm to, or loss of destroy or adversely affect</del> the significance or setting of burgage plots...
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