



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Authority Monitoring Report 2018/19 (AMR)

August 2019



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Headlines

Local Plan Review

The Local Plan Review process began in 2016, and since then we have undertaken considerable evidence gathering, the results of which can be viewed on our [website](#). We have also undertaken various rounds of formal and informal consultation including: an issues consultation (2016), a parishes consultation (2017), a sites consultation (2017), and a First Draft consultation (2019). All of this research and consultation has fed into the final draft of the new Local Plan for Dartmoor, which will be published for consultation in September 2019. Provided this consultation doesn't present any obstacles, submission of the final draft Local Plan to the Secretary of State for examination is expected to happen in early 2020. The length of examination period varies, but we expect to have adopted the new Dartmoor Local Plan by 2021.

Housing Applications and Completions

In 2018/19 we approved applications for 37 net homes within Dartmoor National Park.

In 2018/19 we completed (built) a total of 66 net homes, of which 30 (45%) were affordable. This fits well with our guideline provision of 50 houses per year outlined in Policy COR2 of the Core Strategy.

Notable Developments

2018/19 has seen the commencement of a number of important housing and employment schemes. In terms of employment, a total of 12 new business units have been approved in Ashburton (Dolbeare Business Park) and Chagford (Bellacouch Meadow) totalling 1,006m² of floor space. Building work continues at Bretteville Close in Chagford (93 homes incl. 28 affordable), with 5 houses completed so far and a further 38 under construction. Notable completions include affordable housing schemes at South Tawton (6 affordable houses), Horrabridge (10 affordable houses), and Yelverton (32 houses incl. 11 affordable).

Key trends

In 2017 the median house price on Dartmoor stood at £272,000, 14% higher than the median house price for Devon and 18% higher than the national median house price and leading to an affordability ratio of 12.34 (higher than Greater London). In 2018 we have seen the median house price drop considerably to £220,000, and the number of sales drop by over 50%, trends not reflected at a regional or national scale. This vastly reduces the sample size and makes it more susceptible to change, and is something we will monitor closely over the next few years (see section 4.8).

Meanwhile, figures show increased median work-based earnings on Dartmoor, with a figure of £24,090 in 2018 following a period of stagnation from 2010 – 2017.

Figures show a comparatively low number of homes being approved and delivered in rural settlements throughout 2017/18 and 2018/19, and this is something being looked at more closely as part of the Local Plan Review.

1. Introduction

1.1 The role of the AMR

1.1.1 [The Localism Act](#) (2011) requires local planning authorities to publish monitoring information at least yearly, known as the Authority Monitoring Report (AMR). The requirements of the AMR are set out in the [Town and Country Planning \(Local Planning\) \(England\) Regulations](#) (2012).

1.1.2 This AMR covers the period 1 April 2018 to 31 March 2019, though where available and appropriate, more up to date information may be included. However, in order to monitor the success of local plan policies, much of the reporting in this AMR looks at data and trends over the lifespan of the Core Strategy (April 2008 – March 2019) and the Development Management and Delivery Development Plan (the DMD; April 2013 to March 2019).

1.2 The Duty to Co-operate

1.2.1 The Localism Act also brought into effect a 'duty to cooperate' as a method of ensuring engagement and cooperation in the absence of a regional planning tier. The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters.

1.2.2 Planning Officers at Dartmoor National Park Authority continue to engage with other Local Authorities and agencies on the duty to cooperate around strategic issues for the area including:

- Close involvement with
 - The Plymouth and South West Devon Joint Local Plan, which was adopted in 2019
 - The Greater Exeter Strategic Plan (Teignbridge District Council, Mid Devon District Council, East Devon District Council and Exeter City Council);
 - Informal guidance drafted on development in or affecting the South Hams SAC for Greater Horseshoe Bats (Natural England, Devon County Council, Teignbridge District Council, South Hams District Council and Torbay Council) - which Members of the Authority will be asked to endorse at the next Authority meeting in September 2019.
- Continued liaison with statutory bodies, for example with the Environment Agency and Historic England;
- Work with Devon County Council on economic development and infrastructure planning, and Minerals evidence base; and
- Engagement with the Local Enterprise Partnership (LEP)
- A Statement of Common Ground for the draft Local Plan has been prepared in line with the latest government policy on Duty to Cooperate, which can be viewed [online](#).

1.3 The Current Planning Framework

1.3.1 The current Local Plan consists of a suite of documents (figure 1) including:

- The [Local Development Scheme](#) (LDS; 2018) sets out the timetable for the preparation of the new Local Plan document.

- The [Core Strategy](#) (2008) is the strategic local plan document and frames the policies later set out in the Development Management and Delivery Development Plan Document (2013).
- The [Development Management and Delivery Development Plan Document](#) (DMD; 2013) provides more detailed development management policies and site allocations.
- As a Minerals Planning Authority, Dartmoor National Park Authority must produce a [Minerals Plan](#) (2004) for the National Park. This includes policies for extraction of minerals resources of local and national importance and defines Minerals Safeguarding Areas.
- The [Design Guidance Supplementary Planning Document](#) (2011) provides detailed guidance to carry forward the more general design and sustainable development policies of the adopted Core Strategy and DMD.
- The [Affordable Housing Supplementary Planning Document](#) (2014) supports the housing policies in the local plan and provides guidance for applicants, agents and architects who are submitting planning applications for housing in the National Park.

Figure 1: Dartmoor National Park Local Plan structure



1.4 The Local Plan Review

1.4.1 The Authority recognises the statutory need to maintain an up to date development plan. The Authority's Core Strategy was adopted in 2008, and the DMD in 2013, and whilst both are still considered consistent with Government Policies it is recognised that the economic and statutory context has moved forward.

1.4.2 The Local Plan review began in 2016, and the timetable for preparation of the new local Plan is outlined in the Local Development Scheme (2018), summarised in table 1. Upcoming milestones include the final draft consultation from 16 September to 1 November 2019, expected submission of the final draft Local Plan to the Secretary of State for examination in early 2020, and expected adoption of the new Dartmoor Local Plan by early 2021. This section reviews the progress the Authority has made since April 2018 against the targets and milestones set out in the Local Development Scheme.

Table 1: Summary of Local Development Scheme for the new Local Plan document

Public participation (scope and content)	Publication	Submission	Adoption
2016/17	2019/20	2019/20	2020/21

1.4.3 The new local plan will replace three current plans (the Core Strategy, the DMD and the Minerals and Waste Plan) with a single consolidated Local Plan for the National Park, containing the following seven chapters. The following sections of this report will set out the headline figures and information regarding our progress in each of these areas.

1. Vision and Strategy
2. Environment
3. Housing
4. Communities, Services and Infrastructure
5. Economy
6. Minerals, Waste and Energy
7. Towns, Villages and Development Sites

1.4.4 The new Local Plan must be based on robust evidence and a good understanding of Dartmoor National Park and its issues. To this end, a range of evidence-based studies have been undertaken. Reports and Topic Papers have subsequently been published on our website. These, along with stakeholder engagement and community consultation, will help us to shape the emerging Local Plan. Below is a list of current evidence available on our website at the time of writing the AMR, though updated versions may be published on our [background evidence](#) page prior to the Regulation 19 consultation (begins on 16 September 2019):

- [Topic Papers](#)
 - 1 - Natural Environment (V2 - 2018)
 - 2 - Historic Environment (V2 - 2018)
 - 3 - Design and the Built Environment (V3 - 2018)
 - 4 - Vision and Spatial Strategy (V2 - 2018)
 - 5 - Minerals and Waste Development (V2 - 2018)
 - 6 - Housing (V1 - 2018)
 - 7 - Transport (V2 - 2018)
 - 8 - Economy (V1 - 2018)
 - 9 - Development Sites (V1 - 2018)
- [Infrastructure Delivery Plan](#) (2018)
- [Sustainability Appraisal](#) (2018), including Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment
- [Habitats Regulation Assessment](#) (2018), including HRA Screening and Appropriate Assessment report
- [Viability Assessment](#) (2018)

- [Strategic Flood Risk Assessment](#) (2018)
- [Settlement Profiles](#) for Dartmoor's 8 Local Centres, and 34 Rural Settlements and Villages and Hamlets.

1.4.5 Effective engagement and consultation with local communities, businesses and other interested parties is an essential part of Local Plan preparation. As detailed below, several rounds of informal and formal public consultation have taken place, and a final draft consultation is scheduled to run from 16 September to 1 November 2019:

- [Issues Consultation](#) (2016/17)
- [Parish/Town Council Consultation - sites](#) (2017/18)
- [First draft Consultation](#) (Regulation 18) (3 December 2018 - 4 February 2019)
- Final draft consultation (Regulation 19) (16 September - 1 November 2019)

2. Vision, Spatial Strategy and Planning Applications

2.1 Introduction

2.1.1 What does this topic cover?

- | | |
|--|---------------------|
| ✓ National Park purposes & special qualities | ✓ Spatial strategy |
| ✓ Vision for Dartmoor National Park | ✓ Major development |
| ✓ Sustainable development | ✓ Amenity |
| ✓ Higher risk development and sites | ✓ Design |

2.1.2 Current Local Plan policies

COR1	Sustainable Development Principles
COR2	Settlement Strategies
COR4	Design and sustainable development principles
COR9	Protection from and prevention of flooding
COR13	Providing for high standards of accessibility and design
DMD1a	Presumption in favour of sustainable development
DMD1b	Delivering National Park purposes and protecting Dartmoor National Park's special qualities
DMD2	Major Development
DMD3	Sustaining the quality of places in Dartmoor National Park
DMD4	Protecting local amenity
DMD16	Hazardous installations and potentially polluting activity
DMD17	Development on contaminated land
DMD18	Development on unstable land

2.2 Housing – Strategic Overview

2.2.1 Throughout the lifetime of the current Core Strategy (April 2008 – March 2019), a total of 592 houses have been delivered in Dartmoor National Park (table 2). This gives an average delivery rate of 54 net homes per year, which fits well with our guideline provision of 50 houses per year (Policy COR2).

2.2.2 Over the same period, permissions for a total of 661 houses have been granted, meaning on average 60 homes have been granted planning permission each year.

Table 2: Net houses approved and delivered (April 2008 – March 2019)

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Net approvals	32	72	48	35	51	71	83	82	32	118	37	661
Net completions	70	48	77	46	44	49	55	35	53	49	66	592

2.2.3 The Development Management DPD (2013) allocates 24ha of development. To date, we have seen the approval of 262 dwellings on allocated sites, of which 97 are complete, against a theoretical capacity of 466. Based on this, 56% of the theoretical capacity of houses on allocated sites have gained planning permission within the first six years of the DMD lifetime (plan period to 2026), and 21% have been built to date. We have received a number of applications for development on allocated sites recently, with applications for a further 206 dwellings currently pending decision. Full details regarding the status of each allocated site can be found in table 20.

2.2.4 Table 3 shows the headline housing figures for the 2018/19 reporting year. Further detail on the figures below over varying timescales is presented in section 4 (p.14), including housing approvals, housing delivery (breakdown by site type, location, no. of bedrooms), affordable housing delivery (breakdown by type), house prices and housing affordability ratio, Certificates of Lawfulness, custom and self-build housing and housing trajectory.

Table 3: Summary of headline housing figures for 2018/19 reporting year

<i>Headline figures April 2018 - March 2019</i>	<i>Permissions</i>		<i>Completions</i>	
	No.	% of total	No.	% of total
Total (net)	37	-	66	-
Total (gross)	43	-	73	-
Replacement dwellings	6	14%	7	10%
Rural workers' dwellings	3	8%	2	3%
Affordable Housing	2	5%	30	45%
of which rented	-	-	27	41%
of which shared ownership or intermediate	-	-	3	5%
Certificate of lawfulness	4	11%	4	6%
Conversion or change of use	6	16%	4	6%
Custom / Self-build	0	0%	0	0%
Other (open market)	28	76%	30	45%
1 bedroom	3	8%	12	18%
2 bedrooms	17	46%	26	39%
3 bedrooms	9	24%	25	38%
4+ bedrooms	14	38%	3	5%
Local Centre	28	76%	53	80%
Rural Settlement	1	3%	6	9%
Open countryside	8	22%	7	11%
Rural Exception Sites	-	-	6	9%
Other windfall sites	-	-	16	24%
Allocated sites	-	-	44	67%

* percent of total calculated using net total, with exception of replacement dwellings

2.3 Employment – Strategic Overview

2.3.1 Throughout the lifetime of the current DMD (April 2013 – March 2019), Dartmoor has seen around 13,368m² of new employment floor space approved (Table 4).

2.3.2 Table 4 shows that new employment floor space has been permitted every year since the adoption of the DMD. New provision is generally small (under 200 m²) and overall provision is largely determined by occasional large-scale permissions such as the Tucker’s site in Ashburton for 4,884m² in 2014/15.

2.3.3 Further details of employment floor space permitted in 2018/19 is provided in section 6.2.

Table 4: New employment floor space permitted within DNP April 2013 – March 2019

Year	Net Permissions (Sq. m)
2013/2014	470+
2014/2015	6,229+
2015/2016	2,769+
2016/2017	494+
2017/2018	2,400+
2018/19	1,006+
Total	13,368 sq. m

2.4 Planning Applications and Appeals

2.4.1 Table 5 shows that the Authority determined 475 planning applications in 2018/19, with a further 50 applications withdrawn, which is fewer than the previous five years. When compared with reporting years over the lifetime of the DMD, 2018/19 has seen the highest percentage of applications granted conditionally, but far fewer applications granted unconditionally, and the highest percentage of refusals

Table 5: Number of planning applications determined April 2013 – March 2019

Planning Applications *	2018/19		2017/18		2016/17		2015/16		2014/15		2013/14	
	No.	%										
Granted conditionally	402	77%	440	76%	441	71%	425	69%	453	68%	353	65%
Granted unconditionally	7	1%	32	6%	45	7%	41	7%	57	9%	61	11%
Refused	66	13%	58	10%	61	10%	64	10%	80	12%	58	11%
Withdrawn	50	10%	50	9%	73	12%	90	15%	80	12%	69	13%
Total	525		580		620		620		670		541	

* excludes applications for Listed Building Consent, Certificates of Lawfulness, and Prior Notifications

2.4.2 Table 6 shows the number of appeals lodged in 2018/19 was 15; considerably lower than previous figures throughout the lifetime of the DMD. Of the 13 decided, 23% were allowed, the lowest proportion recorded in the last 6 years and below the Authority’s target of 33%. Along with timeliness of decision making, the number of appeals allowed is an informal indicator of Local Planning Authority performance monitored by government.

Table 6: Number of appeals lodged, decided and allowed April 2013 – March 2019

Appeals	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	15	31	33	32	52	32
% of appeals allowed	23%	32%	40%	31%	31%	26%

3. Environment

3.1 Introduction

3.1.1 What does this topic cover

- ✓ Climate change
- ✓ Archaeology
- ✓ Tranquillity and dark night skies
- ✓ Biodiversity and geodiversity
- ✓ Historic buildings
- ✓ Water environment (including flood risk)
- ✓ Landscape
- ✓ Conservation areas

3.1.2 Current Local Plan policies

COR3	Protection of Dartmoor's special environmental qualities
COR5	Protecting the historic built environment
COR6	Protecting Dartmoor's Archaeology
COR7	Providing for the conservation of Dartmoor's varied plant and animal life and geology
COR8	Meeting the challenge of climate change
COR11	Retaining tranquillity
DMD5	National Park Landscape
DMD6	Dartmoor's moorland and woodland
DMD8	Changes to Historic Buildings
DMD9	The re-use and adoption of historic buildings in the countryside
DMD10	Enabling development involving heritage assets
DMD11	Demolition of a listed building or local heritage asset
DMD12	Conservation Areas
DMD13	Archaeology
DMD14	Biodiversity and geological conservation

3.2 Historic Environment

3.2.1 The National Park is home to a total of 2,059 listed buildings and 1,082 scheduled monuments. The Historic Environment Record (HER) contains detailed information for Dartmoor's diverse archaeological and historical resource and includes sites dating from ten thousand years ago up to the 20th century. At present the Dartmoor HER contains over 18,600 entries. Table 7 shows performance in terms of designated heritage assets during the lifetime of the current Core Strategy (2008-2019).

3.2.2 A total of 25 new listed buildings have been designated over the current plan period (2008-2019), including listing revisions for HM Prison Princetown and Okehampton Camp, as well as a number of First World War village war memorials.

3.2.3 Dartmoor's Listed Buildings at Risk were last surveyed in 2012 and 36 were found to be 'at risk' from neglect or decay, a reduction of 3 since 2010. 1.1% of Grade I and II* Listed Buildings on Dartmoor are deemed to be at risk, which compares favourably with the average for the South West (2.8%) and England (3.7%) ([Natural England](#), 2018).

3.2.4 Since 2010 the Authority has identified and surveyed some 900 historic farmsteads which have been added to the Historic Environment Record (HER), and is producing guidance on how to conserve this valuable resource.

3.2.5 Since 2010 the total number of Conservation Areas has increased, from 23 to 25, with new designated areas created for Ilsington and Walkhampton in 2013.

3.2.6 Dartmoor's Scheduled Monuments were surveyed in 2016 and 181 were found to be 'at risk' with a further 171 vulnerable or at medium risk. Since 2010, 114 'at risk' Scheduled Monuments have been removed from the register due to positive conservation interventions and works.

Table 7: Designated heritage assets in Dartmoor National Park

Heritage Assets (Contextual indicators)	No. in Dartmoor National Park	Performance indicators
Listed Buildings of which Grade I or II*	2,059 * 175	↑ + 25 since 2010
Listed Buildings at risk (2016) Of which Grade I or II*	36 (1.7%) 2 (1.1%)	↓ - 3 since 2010 ↓ 2.9% lower than national average
Historic Environment Record sites	18,600	↑ + 900 historic farmsteads since 2010
Conservation Areas	25	↑ + 2 since 2010
Registered Parks and Gardens	2	No change
Premier Archaeological Landscapes	14	No change
Scheduled Monuments	1,082	↓ (error in previous recording method)
Scheduled Monuments at high and medium risk (2016)	352 (33%)	↓ - 114 since 2010

* Does not include protected buildings or structures in the curtilage of a listed building, a listing may include a complex of buildings (e.g. HMP Dartmoor)

3.3 Natural Environment

3.3.1 Dartmoor National Park contains extensive habitats of international, national, regional and local importance, for more detailed information regarding the extent and condition of these sites please see the [State of the Park Report \(2017\)](#).

3.3.2 Much of the data in this section is based on the State of the Park report and as such has not been updated since the AMR 2017/18.

3.3.3 As Table 8 shows, 27% of Dartmoor National Park has been designated under three Special Areas of Conservation (SACs): Dartmoor, South Dartmoor Woods and South Hams. Around 30,000 hectares of Dartmoor National Park (31% of the total area) is designated for its wildlife or geological value in numerous Sites of Special Scientific Interest (SSSIs). All of Dartmoor's SACs are also SSSIs.

Table 8: Area designations within Dartmoor National Park

Designations	Total area (Ha)	% of total area of DNP
Dartmoor National Park	95,575	
SSSI	26,277	28%
SAC	25,346	27%
County Wildlife Sites	2,247	2%
Total area of Section 3: Moorland	44,910	47%
Woodland	6,095	6%
Ancient semi-natural woodland	2,957	3%

3.3.4 As table 9 shows, 98% of Dartmoor's SSSIs are in a 'favourable' or 'recovering' condition – this has risen by 2% since 2010 and is 2.24% higher than the percentage for England as a whole.

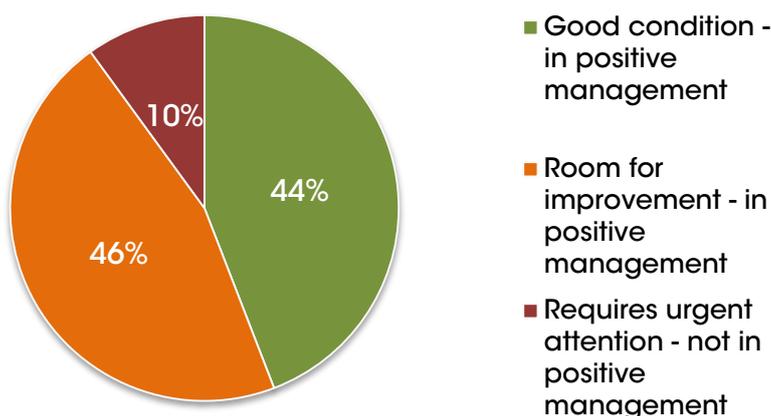
Table 9: SSSI condition for Dartmoor National Park and for England (2016).

SSSI Condition	% in 'favourable' or 'unfavourable recovering' condition	Performance indicators
DNPA	98%	↑ + 2% since 2010
England	95.76%	↑ Dartmoor +2.24% on national average

Source: Natural England.

3.3.5 As of 2016 there are 232 County Wildlife Sites (CWSs) covering 2,247 Ha within Dartmoor National Park, with a further 130 sites covering 1,031 Ha meeting criteria but not yet designated. CWSs are non-statutory wildlife sites seen to be of regional importance. These often compliment SSSIs and/or SACs and can be of similar ecological quality to SSSIs, but are not afforded statutory protection. Figure 2 shows that of the 88 sites monitored since 2009, 90% were in good condition (green) or under positive management (orange), while 10% were not in positive management (red) mostly due to inappropriate levels of grazing.

Figure 2: County Wildlife Site conditions



3.3.6 Dartmoor is home to flora and fauna of international conservation importance, and the state of Dartmoor's key wildlife is outlined in table 10. Nine out of the twelve key species show a stable trend, with the Marsh Fritillary and Southern Damselfly showing an increase in numbers and the Ring Ouzel alone showing a decrease in numbers.

3.3.7 The south-eastern edge of Dartmoor holds the largest population of greater horseshoe bats in the UK, with one roost at Buckfastleigh being the largest known maternity roost in the UK and possibly in Western Europe. Monitoring of emerging adults at Buckfastleigh shows a stable population at this site. Joint informal guidance has been written to guide development in or affecting the South Hams SAC for Greater Horseshoe Bats, which Members of the Authority will be asked to endorse in September 2019.

Table 10: State of Dartmoor's Key Wildlife (2011) Source: DNPA

Key Species	Dartmoor Importance	Trend (Performance indicator)
<i>Blue Ground Beetle</i>	Holds most of the British population	→ Stable
<i>Bog Hoverfly</i>	Holds all of the British population	→ Stable
<i>Deptford Pink</i> ■	The largest British colony	→ stable after increase
<i>Dunlin</i> ■	The most southerly breeding population in the world	→ Stable
<i>Flax leaved St John's Wort</i>	Holds most of the British population	→ Stable
<i>Greater Horseshoe Bat</i> ◆ ■	Holds one of the largest breeding sites in Europe	→ Stable (+9.2% from 2015 to 2016)
<i>Marsh Fritillary</i> ■	One of the national strongholds	↑ Up after decline
<i>High Brown Fritillary</i> ■	One of the national strongholds	→ Stable after decline
<i>Pearl-bordered Fritillary</i>	One of the national strongholds	→ Stable
<i>Ring Ouzel</i> ■	The only breeding population in southern England	↓ Down
<i>Southern Damselfly</i> ◆ ■	3 of the 5 Devon colonies	↑ Up
<i>Vigur's Eyebright</i>	Only found on Dartmoor and a few Cornish sites	→ Stable after decline

◆ Internationally protected species

■ Nationally protected species

3.3.8 As a National Park, we want to be leading the way in terms of biodiversity enhancement. The emerging Local Plan will include a new Biodiversity Net Gain policy to ensure that development with the potential to impact on habitats and biodiversity makes a proportionate contribution to biodiversity enhancement.

4. Housing

4.1 Introduction

4.1.1 What does this topic cover?

- ✓ Towns and villages
- ✓ Gypsies and travellers
- ✓ Rural workers' housing
- ✓ Replacement houses
- ✓ Conversion
- ✓ Custom and self-build
- ✓ Affordable housing
- ✓ Extensions and alterations
- ✓ Ancillary accommodation

4.1.2 Current Local Plan policies

COR15	Providing for limited new housing to meet local needs
DMD21	Residential development in Local Centres
DMD22	Residential development in Rural Settlements
DMD23	Residential development outside Local Centres and Rural Settlements
DMD24	Extensions and alterations to dwellings
DMD25	Ancillary residential development
DMD26	Agricultural occupancy conditions
DMD27	Replacement dwellings in the countryside
DMD28	Residential caravans
DMD29	The accommodation needs of gypsies and travellers
DMD30	Low impact dwellings in the countryside

4.1.3 Key Challenges for housing relate to:

- Understanding housing need
- Development viability (at a strategic and site level)
- Affordable housing delivery
- Self-build/custom build housing delivery
- Conversions
- Rural workers' dwellings
- Defining housing for local people
- Second home ownership
- Housing affordability ratio

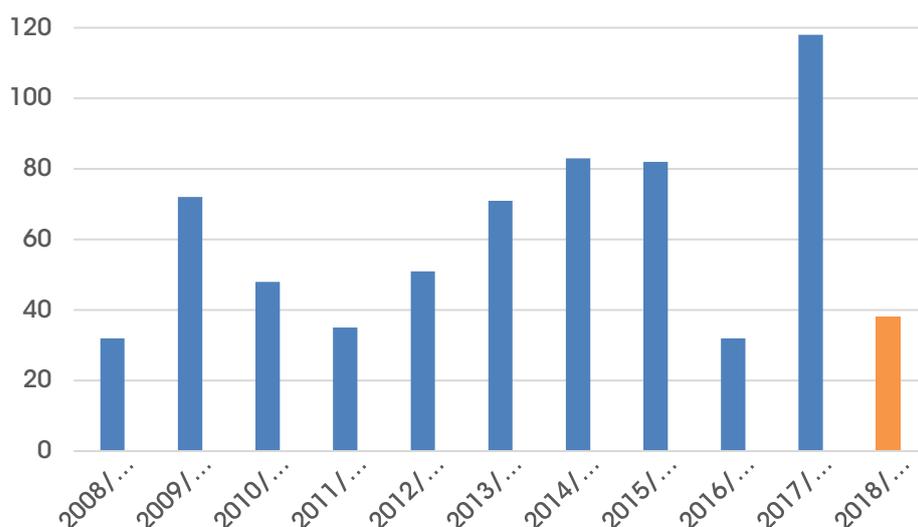
4.2 *Permissions Granted Overview*

4.2.1 Permissions were granted for 37 net homes in 2018/19 (table 11), with an additional 6 replacement dwellings permitted which were not included in this figure. This makes 18/19 the third lowest year for net permissions granted in the last decade (Figure 3).

Table 11: Number of housing permissions granted in 2018/19

Housing permission granted	Number
Net number of homes approved 2018/19	37
Number of affordable homes approved 2018/19	2 (5%)
Gross number of homes approved 2018/19 (includes replacement dwellings)	43

Figure 3: Number of housing permissions granted per year (April 2008 – March 2019)



4.2.2 Figure 4 gives an overview of the proportion of homes approved in Local Centres (65%), Rural Settlements (21%) and open countryside (14%) throughout the lifetime of the Core Strategy (April 2008 – March 2019), while Figure 5 shows this information broken down by year. Housing permissions granted in Local Centres generally dominate, ranging from 22% of the total in 08/09 to 83% of the total in 14/15 and 17/18. Notably, the large spike in permissions granted in 17/18 is due to approval of 93 houses in Chagford as part of the Bellacouch Meadow development. Furthermore, two of the three lowest years for approvals in Rural Settlements have fallen in the last two years (17/18 and 18/19), which may warrant further investigation.

Figure 4: Number of homes granted planning permission by location (April 2008-March 2019)

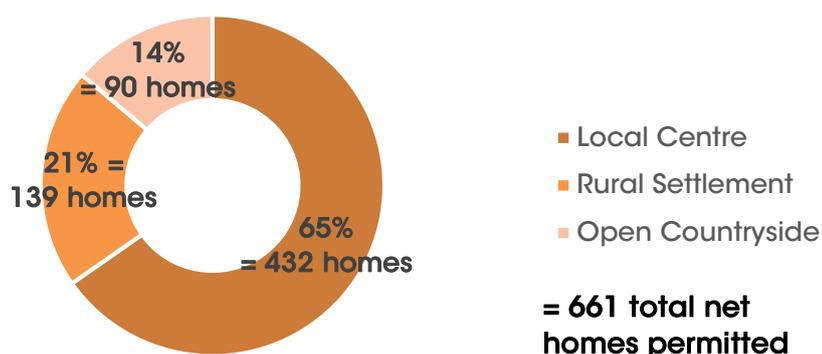
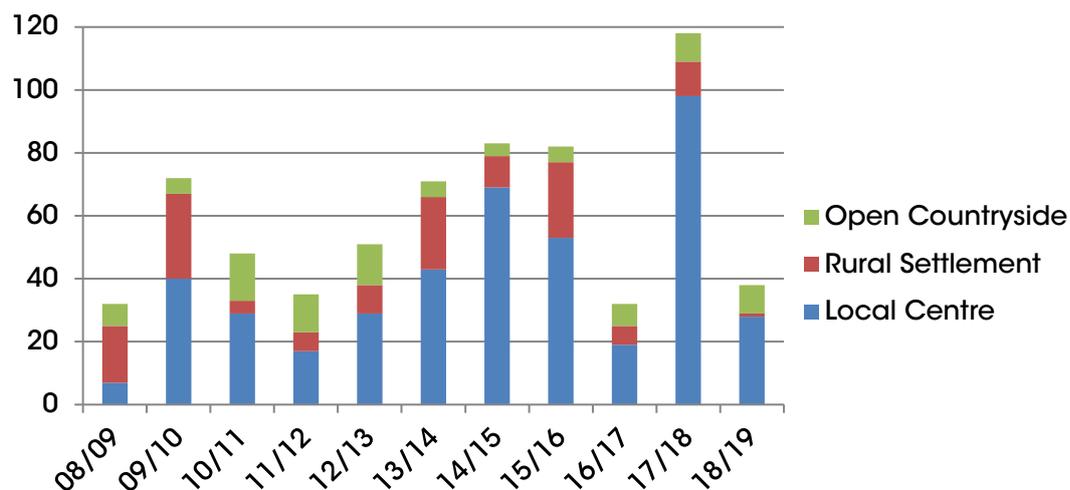


Figure 5: Net housing permissions granted by location by year (April 2008 – March 2019)

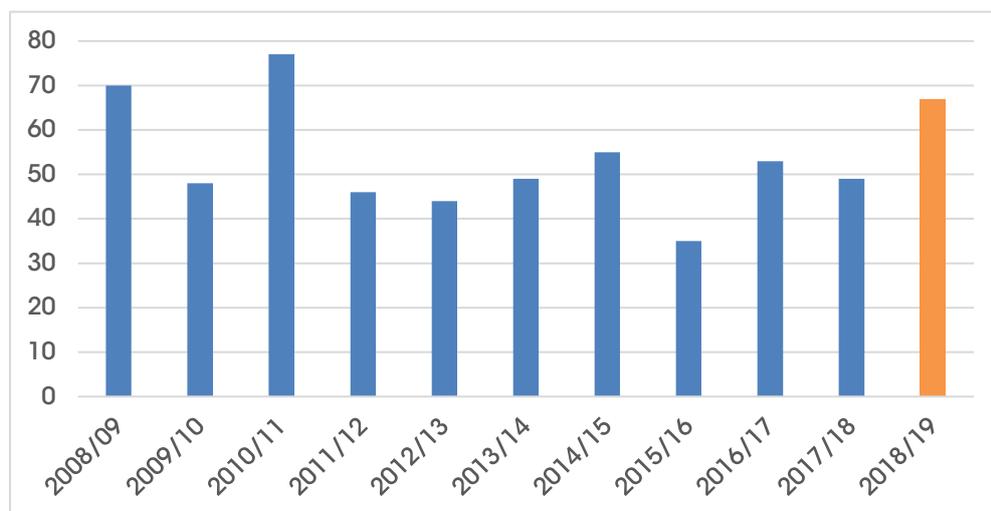
4.3 Completions Overview

4.3.1 66 net homes were completed on Dartmoor in 2018/19 (table 11), with an additional 7 replacement dwellings not included in this figure, making 2018/19 the second best year for net completions in the last decade (figure 6).

Table 11: Housing completions in 2018/19

Completions	Number
Net completions 2018/19	66
Target net completions per year	50
Affordable housing completions 2018/19	30 (45%)
Gross completions 2018/19 (includes replacement dwellings)	73

Figure 6: Number of housing completions per year (April 2008 – March 2019)



4.4 Net Completions by Location

4.4.1 Figure 7 gives an overview of the proportion of homes delivered in Local Centres (60%), Rural Settlements (26%) and open countryside (14%) over the lifetime of the Core Strategy (April 2008 – March 2019), while Figure 8 below shows this information broken down by year. Delivery in Local Centres generally dominates, ranging from 34% of the total in 08/09 to 86% of the total in 17/18. Notably, 17/18 and 18/19 have the highest proportion of delivery in Local Centres and lowest proportion of delivery in Rural Settlements throughout the lifetime of the Core Strategy. This highlights housing delivery in Rural Settlements as something warranting further investigation, to ensure that we are enabling sufficient housing in these locations to meet the local need, and work on this has already been undertaken as part of the Local Plan Review.

Figure 7: Percentage of total net homes delivered by location (April 2008-March 2019)

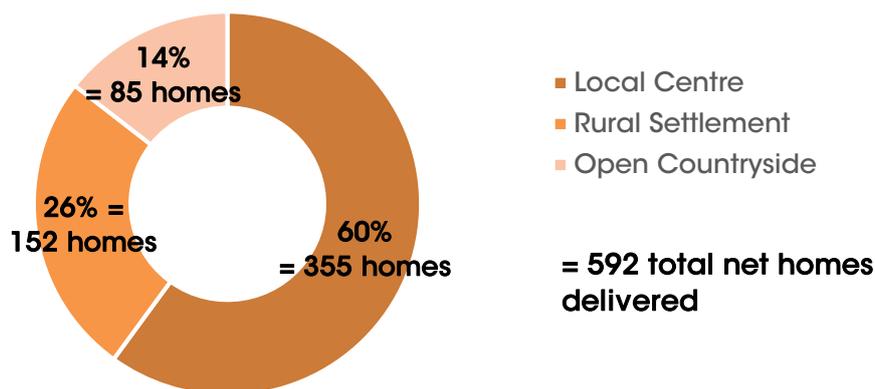
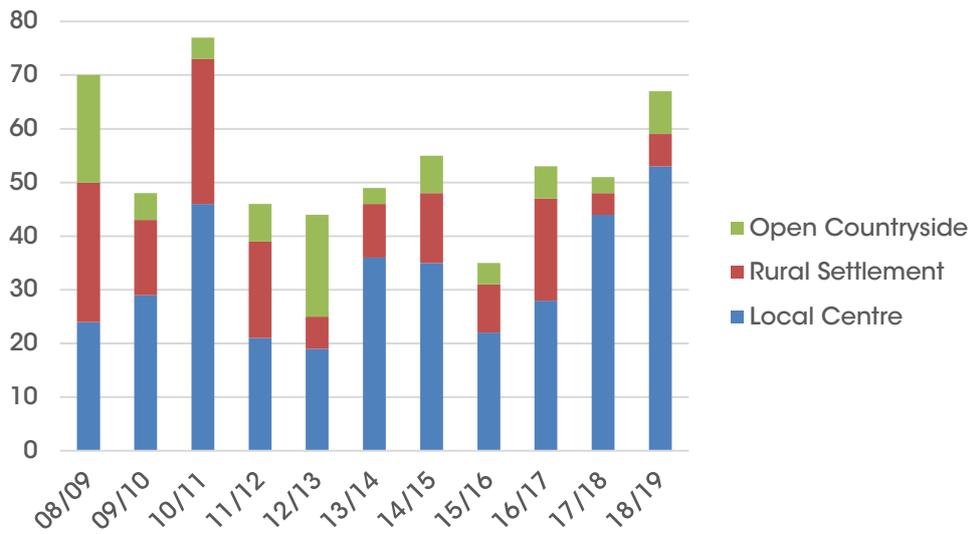


Figure 8: Net housing completions by location by year (April 2008 – March 2019)



4.5 Net Completions by Site Type

4.5.1 Figure 9 gives an overview of the proportion of net homes delivered on allocated sites (31%), Rural Exception Sites (10%), and other windfall sites (58) since the adoption of the DMD, while Figure 10 shows this information broken down by year. As expected, windfall delivery clearly dominates during the first three years following DMD adoption, while the latter half of the DMD lifetime to date has seen allocated sites deliver the greatest proportion of net new homes.

Figure 9: Percentage of net homes delivered by site type (April 2013 – March 2019)

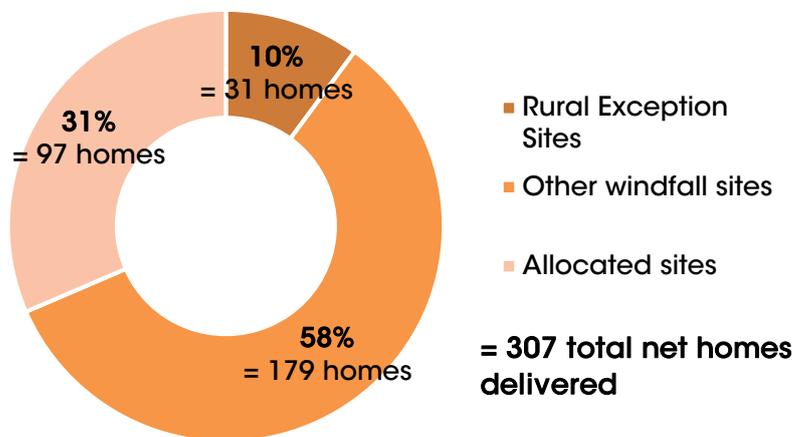
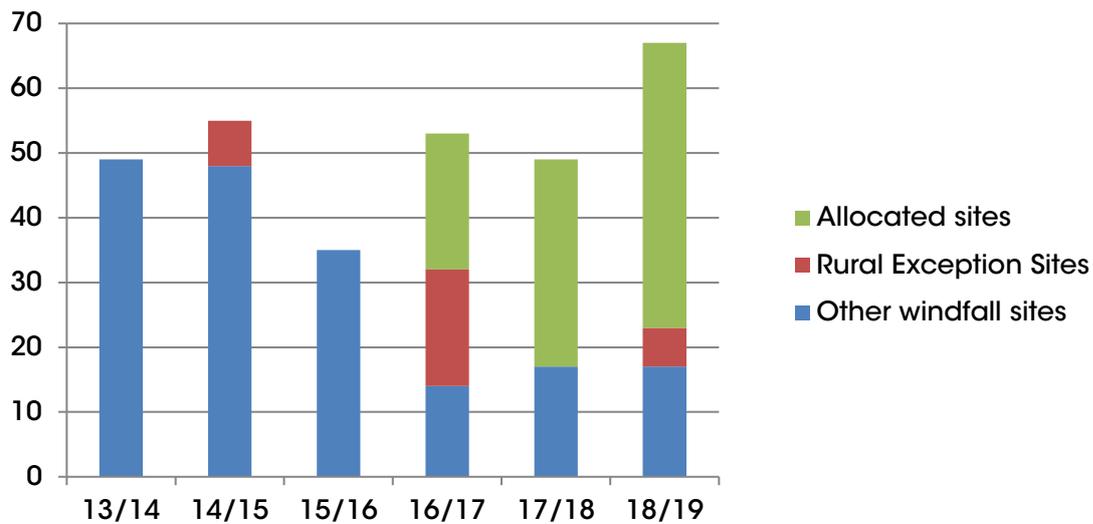


Figure 10: Net housing completions by site type by year (April 2013 – March 2019)



4.6 Net Completions by House Size

4.6.1 Figure 11 shows the size (no. of bedrooms) of net homes delivered on Dartmoor as a percentage of total net dwellings delivered throughout the lifetime of the Core Strategy (April 2008 – March 2019). The majority (39%) of homes delivered have been 2-bedroom properties, closely followed by 3-beds (32%), with 1-bed and 4-bed properties the minority (14% and 15% respectively). Figure 12 shows the size of net homes delivered by year, with no clear patterns or trends identified.

Figure 11: percentage of 1, 2, 3 and 4+ -bed homes delivered (April 2008 – March 2019)

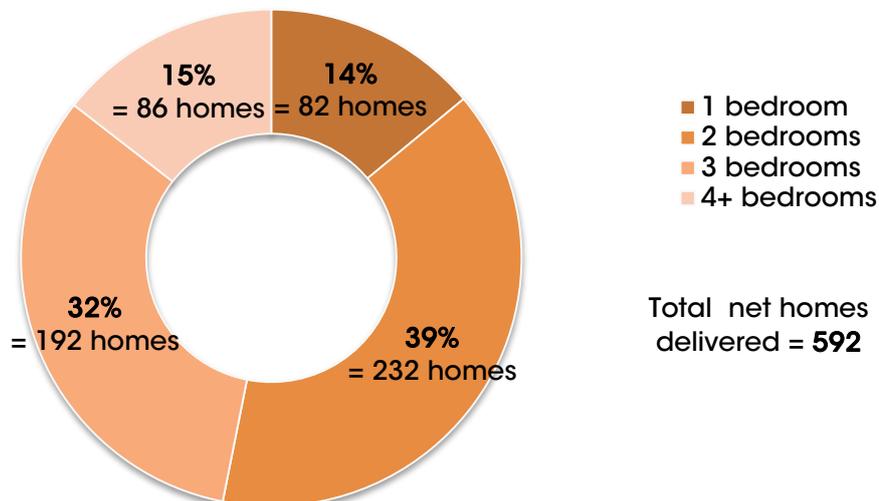
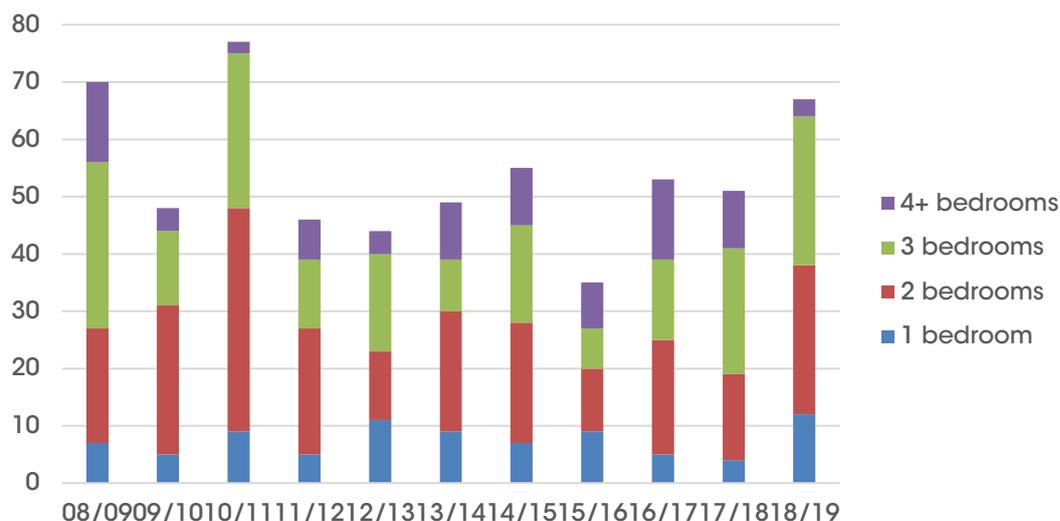


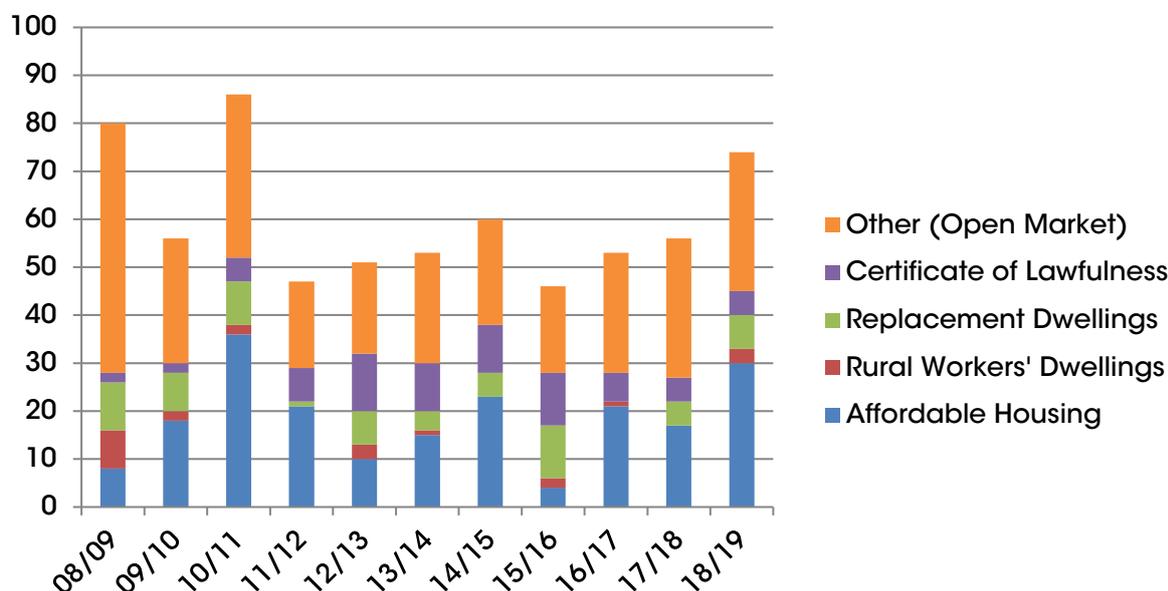
Figure 12: Net housing completions by number of bedrooms by year (April 2008 – March 2019)



4.7 Gross Completions by Type

4.7.1 Figure 13 shows gross housing completions by year over the lifetime of the Core Strategy (April 2008 – March 2019). It shows the proportion of new homes coming forward as affordable housing, rural workers’ housing, replacement dwellings, and through certificates of lawfulness, which are analysed in more detail in the following sections.

Figure 13: Gross Housing Completions by type (April 2008 – March 2019)



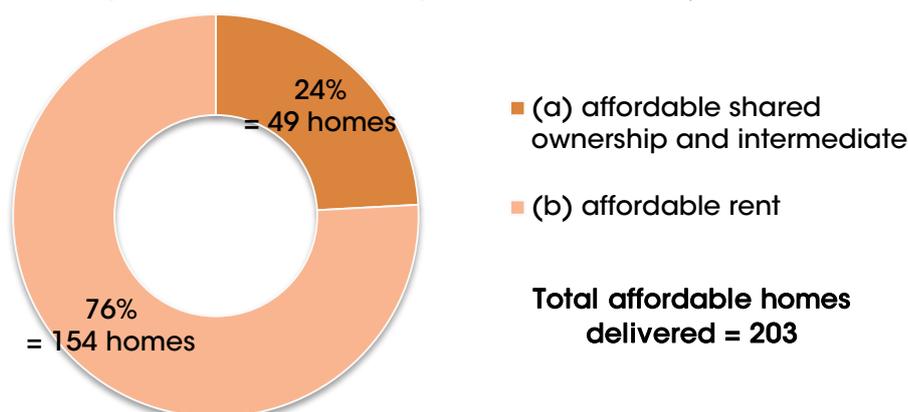
4.8 Affordable Housing

4.8.1 Figure 13 above shows that affordable housing delivery has fluctuated from year to year, both in terms of amount and proportion of total. In 2018/19, 30 affordable homes were completed (45% of net total), making it the second best year for affordable housing completions over the lifetime of the Core Strategy. The pipeline indicates that there will be further affordable housing completions in 2019/20 and 2020/21, including Chagford (28 units), Ashburton (39 units) and Buckfastleigh (10 units), and this will continue to be closely monitored.

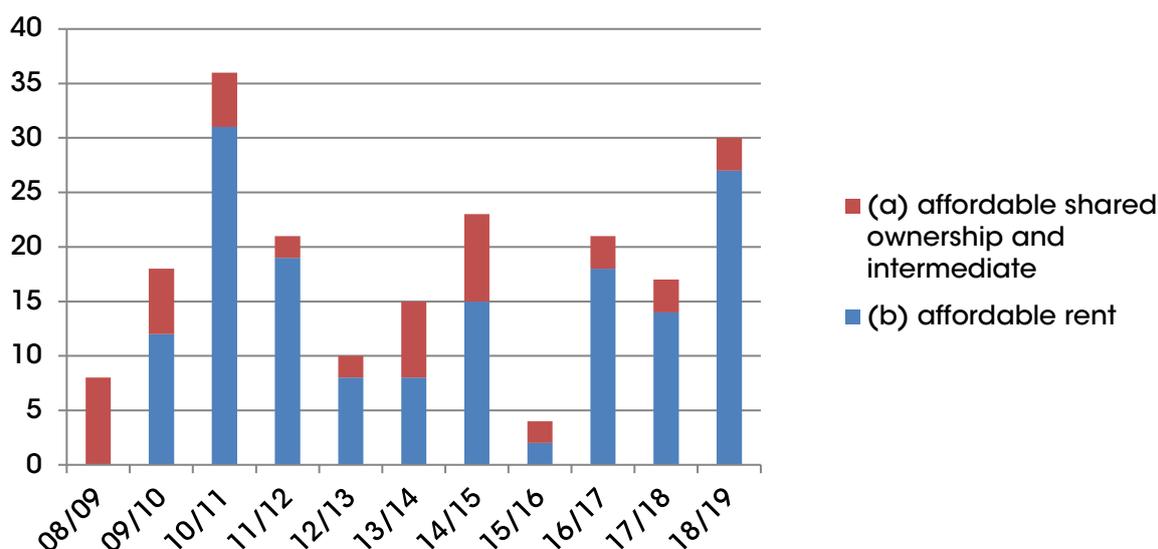
4.8.2 Figure 14 concentrates on affordable housing delivery alone. It shows that over the lifetime of the Core Strategy we have seen a total of 203 affordable homes delivered on Dartmoor, of which just under a quarter were affordable shared ownership or intermediate affordable, and just over three quarters was affordable rented. Below is a more detailed description of these two categories:

- (a) Intermediate affordable: privately owned affordable housing delivered according to Dartmoor's own affordable housing model *and* Affordable shared ownership (units managed by a Registered Provider or 'RP')
- (b) Affordable rented (units managed by a RP)

Figure 14: Percentage of affordable housing delivered by type (April 2008 – March 2019)



4.8.3 Figure 15 shows the split we have seen between the two categories of affordable housing outlined above by year over the lifetime of the Core Strategy. As expected, affordable rented generally dominates delivery, but it is positive to see that shared ownership / intermediates have been consistently delivered throughout the Core Strategy lifetime.

Figure 15: Net affordable housing completions by type by year (April 2008 – March 2019)

4.8.4 Table 12 shows that the median house price on Dartmoor in 2018 stood at £220,000, a drop of almost 20% from £272,000 in 2017, which marked the end of a steady climb in median Dartmoor house prices over recent years. The total number of sales on Dartmoor also fell from 469 in 2017 to 217 in 2018, a reduction of 54% (table 12).

4.8.5 Median workplace-based earnings on Dartmoor in 2018 were calculated to be £24,090, an increase of 9% since 2017. This gives a housing affordability ratio of 9.13 for Dartmoor in 2018, a considerable drop from a ratio of 12.34 in 2017.

4.8.6 Table 13 shows a 19% drop in the median Dartmoor house price from 2017 to 2018, something not reflected in figures for Devon, the South West or England and Wales. It also shows a 54% drop in the number of house sales in Dartmoor from 2017 to 2018, a trend also seen to a lesser degree across Devon, the South West and England and Wales. This considerable reduction in the number of sales on Dartmoor reduces the sample size by more than half, rendering it more susceptible to change. Therefore it is crucial to carefully monitor trends in median house prices and number of sales over the next few years to ascertain whether 2018 represents a deviation from the norm or the start of a continuing trend of falling house prices and sales on Dartmoor.

Table 12: Dartmoor median house price, median work-based earnings and housing affordability ratio (2014-2018)

	2018	2017	2016	2015	2014
Median house price	£220,000	£272,000	£265,000	£260,000	£250,000
Median work-based earnings*	£24,090	£22,034	£22,698	£22,260	£22,574
Housing affordability ratio	9.13	12.34	11.68	11.68	11.07

* Calculated using an average of median work-based earnings data from Teignbridge District Council, South Hams District Council and West Devon Borough Council.

Table 13: comparison of year on year percentage change in (a) median house price and (b) number of sales (2014-2018)

	2018	← %CH	2017	← %CH	2016	← %CH	2015	← %CH	2014
(a) Median House Price (ONS)									
Dartmoor	£220,000	-19%	£272,000	3%	£265,000	2%	£260,000	4%	£250,000
Devon	£250,000	3%	£242,995	5%	£232,000	3%	£225,000	6%	£212,000
South West	£250,000	3%	£242,500	5%	£229,950	6%	£216,000	8%	£200,000
England & Wales	£235,000	3%	£228,500	4%	£220,000	6%	£208,000	7%	£195,000
(b) Number of House Sales									
Dartmoor	217	-54%	469	-9%	513	15%	446	-1%	450
Devon	14777	-5%	15616	-3%	16030	2%	15777	2%	15400
South West	94751	-9%	104082	-3%	107423	2%	105641	0%	105264
England & Wales	829736	-8%	899024	-2%	920702	0%	916988	0%	918300

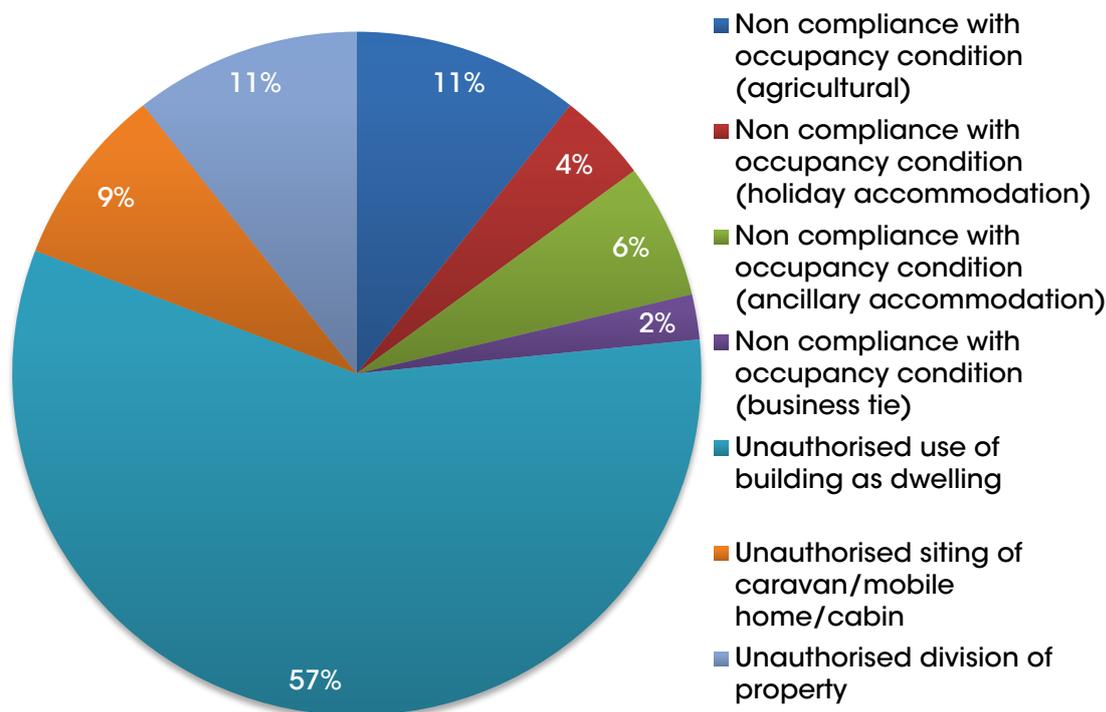
4.9 Certificates of Lawfulness

4.9.1 As seen in table 14, a total of 46 Certificates of Lawfulness have been issued for new residential uses throughout the lifetime of the DMD (April 2013 – March 2019). The annual number of certificates issued for new residential uses has decreased year on year to 4 in 2018/19, most likely a result of proactive monitoring. Figure 16 shows that the majority (57%) of these Certificates issued since April 2013 came through the unauthorised use of a building as a dwelling, with a variety of reasons contributing to the remaining 43% of Certificates.

Table 14: Certificates of Lawfulness issued for new residential uses (April 2013 – March 2019)

	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	4	6	7	9	11	10	47

Figure 16: Certificates of Lawfulness issued for new residential uses by reason for issue (April 2013 – March 2019)



4.10 Custom and Self-Build Housing

4.10.1 Demand for self-build sites on Dartmoor is high, however there are limited opportunities for development due to Dartmoor’s important landscape and constrained historic settlements. We will continue to explore our delivery mechanisms for self-build and how we can support those interested. We will also seek to better understand the need of those who have joined the Dartmoor register, summarised in table 15, and whether they are local people, those seeking affordable need, or those seeking a new open market home in the National Park.

4.10.2 Of note, a planning application for a custom-build scheme (17 affordable and 5 open market) in South Brent was submitted in April 2019 and is still pending decision. If approved, this will be the first custom-build scheme of this scale in Dartmoor National Park.

4.10.3 While previously, custom and self-build housing could only come forward as affordable or open market housing, emerging Local Plan policy allows for a third category of ‘local needs’ custom and self-build housing. This will enable a greater degree of opportunity to deliver custom and self-build housing to benefit local communities in line with government aspirations.

Table 15: Number of people on the Right to Build Register

Right to Build Register (August 2019)	No. of people	%
Local connection* - affordable	36	34%
Local connection* - open market	28	26%
Without local connection - affordable	4	4%
Without local connection - open market	38	36%
Total	106	

* Local connection has been assessed on a Dartmoor wide basis

4.11 Housing Trajectory

Table 16: 5 year land supply (at August 2019)

	Number
Residential units with current permission, but not yet under construction (minus 3% non-implementation rate)	111
Residential units currently under construction	137
5 year plan target total +5%	263
5 year housing land supply total *	556

**Total supply of specific deliverable sites in years 2019/20-2023/24. Includes units with current permission, units currently under construction, units submitted for planning permission but not yet decided and allocated sites which have not yet come forward.*

Table 17: Housing trajectory (built and estimated figures, including affordable housing, excluding replacement dwellings)

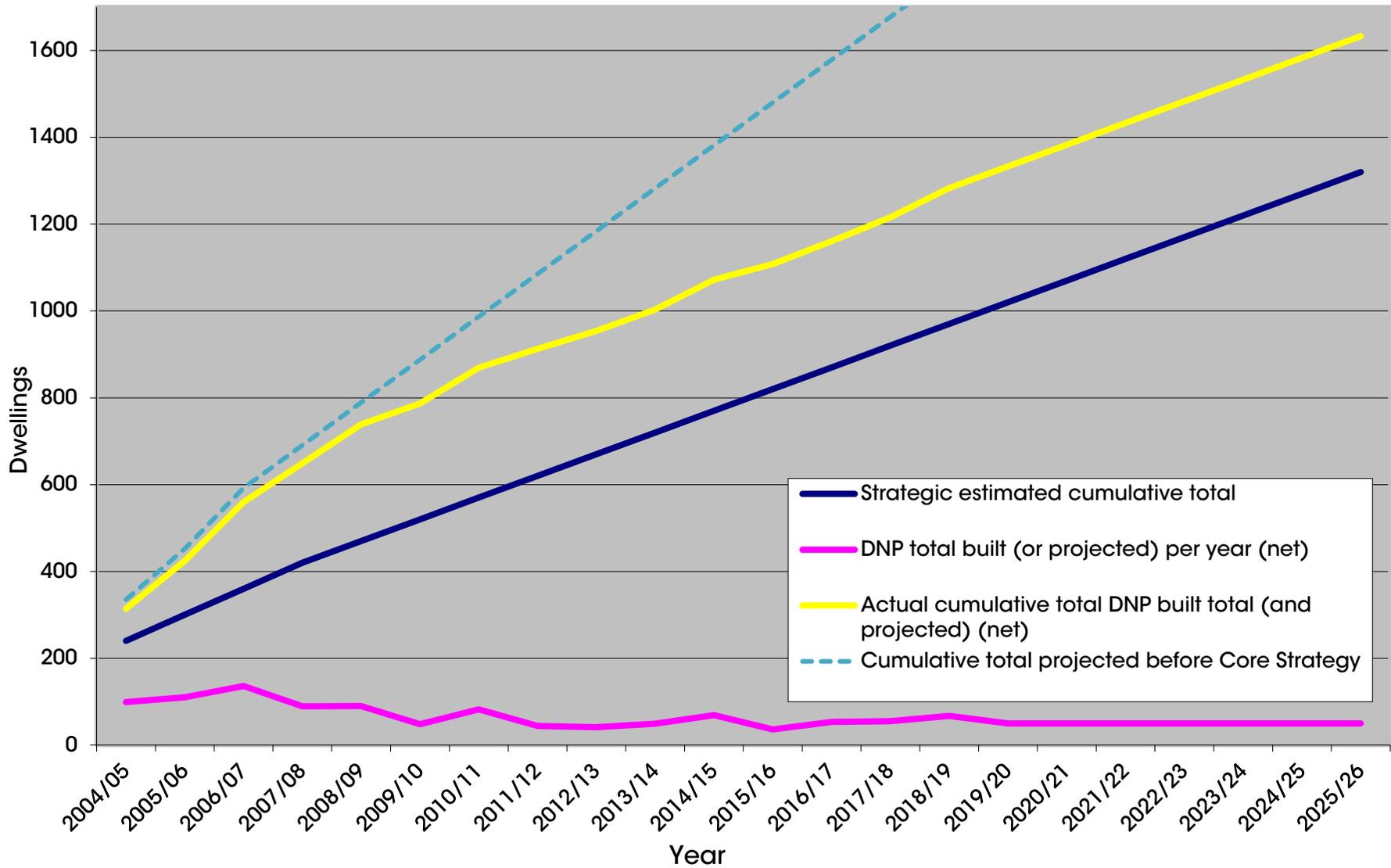
	Built 04/05	Built 05/06	Built 06/07*	Built 07/08	Built 08/09	Built 09/10	Built 10/11	Built 11/12	Built 12/13	Built 13/14	Built 14/15	Built 15/16	Built 16/17
Strategic estimated cumulative total †	240	300	360	420	470	520	570	620	670	720	770	820	870
Built per year (net)	99	110	136	89	90	48	82	44	41	49	69	36	53
Cumulative total	314	424	560	649	739	787	869	913	954	1003	1072	1108	1161

* In 2006/07 the opportunity was taken to take stock of the housing completion data. The peak in 2006/07 is therefore due to the clearance of outstanding developments logged as "under construction," in reality these dwellings were completed over the period 2001-2007.

† This figure reflects that identified in the subsequently revoked Devon Structure Plan and Regional Spatial Strategy for the South West.

	Built 17/18	Built 18/19	Est. 19/20	Est. 20/21	Est. 21/22	Est. 22/23	Est. 23/24	Est. 25/26	Est. 26/27
Strategic estimated cumulative total	920	970	1020	1070	1120	1170	1220	1270	1320
Built per year (net)	55	66	50	50	50	50	50	50	50
Cumulative total	1216	1282	1332	1382	1432	1482	1532	1582	1632

Figure 17: Dartmoor National Park Housing Trajectory at 2019



5. Communities, Services and Infrastructure

5.1 Introduction

5.1.1 What does this topic cover?

- ✓ Infrastructure
- ✓ Parking and car parks
- ✓ Signs and adverts
- ✓ Public open space and sport facilities
- ✓ Community services and facilities
- ✓ Public rights of way
- ✓ Electric vehicle charging points
- ✓ Telecoms
- ✓ Highways
- ✓ Transport

5.1.2 Current Local Plan policies

COR12	Meeting the need for local infrastructure, community facilities and public services
COR14	Meeting the infrastructure requirements of new development
COR16	Meeting the needs of vulnerable groups and those with special needs
COR17	Promoting increased health and well-being
COR21	Dealing with development and transport issues in a sustainable way
DMD20	Telecommunications development
DMD31	Provision of new recreational and leisure facilities
DMD32	Protection of recreational and amenity open space
DMD38	Access onto the highway
DMD39	Provision of car parks
DMD40	Parking provision - Residential
DMD41	Parking provision - Non Residential
DMD42	Public Rights of Way

5.1.3 Dartmoor is a challenging environment to support robust and vibrant communities, and key challenges include:

- Isolated rural villages can rely heavily on the private car
- Young people can struggle to stay in their local communities with difficulties to access housing, education and employment,
- Services and facilities face challenges to remain viable. The Communities, Services and Infrastructure section of the local plan review will explore these issues, considering an appropriate strategy for growth and change in the National Park, how best to enable communities to thrive and continue to be viable and sustainable places to live and work.

5.1.4 Research in this area has led to the production of the [Infrastructure Delivery Plan](#) (2018) and the [Settlement Profiles](#).

5.1.5 A new Primary School building is now complete in Chagford.

5.2 Neighbourhood planning

Table 18: Number of Parishes engaged in Community Planning (as of August 2019)

	Number
Preparing a Parish Plan	2 (4%)
Preparing a Neighbourhood Plan	10 (19%)
Adopted Neighbourhood Plans	0

5.2.1 Of note, Buckland Monochorum Neighbourhood Plan is now progressing again following a brief hiatus. The Regulation 14 consultation ran throughout May 2019 and we submitted comments for consideration. We will work with the Neighbourhood Plan Group as the Plan progresses and report on progress made in the next AMR.

6. Economy

6.1 Introduction

6.1.1 What does this topic cover?

- ✓ Camping and caravan sites
- ✓ Town centre development
- ✓ Visitor attractions
- ✓ Equestrian development
- ✓ New and expanding businesses
- ✓ Tourist accommodation
- ✓ Visitor facilities & recreational development
- ✓ Farm diversification

6.1.2 Current Local Plan policies

DMD34	Agricultural and forestry
DMD35	Farm diversification
DMD36	Signs and advertisements
DMD37	Advance signs
DMD43	New visitor attractions and development of existing enterprises
DMD44	Tourist accommodation

6.2 Employment Figures

6.2.1 A strategic overview of employment figures through the Core Strategy Plan period for Dartmoor can be seen in section 2.3 (p.7).

6.2.2 Table 19 shows that 1,006m² of new employment floor space was permitted in 2018/19, with 100% occurring in Local Centres. The predominant use class for new employment floor space in 18/19 was Class B (82%). The most notable approvals were:

- 8 new business units at Dolbeare Business Park in Ashburton (0506/18)
831m² (82% of total)
- 4 new employment units at Bellacouch Meadow in Chagford (0153/18)
175m² (18% of total)

6.2.3 More recently in June 2019 (and therefore not included in table 19), a 490m² veterinary centre was approved in the open countryside near to South Brent (0052/19). Furthermore there are current applications pending decision for a 2882m² 80-bed Premier Inn Hotel at Dolbeare Business Park in Ashburton (0251/19), and a 31,562m² extra care facility at Lower Mills in Buckfast (0300/19).

Table 19: New employment floor space permitted in 2018/19 by use class

Use Class	Net new permissions (m ²)	Percentage of total
B1 (offices, light industrial)	826	82%
D1 (vets)	180	18%
Total	1006	

6.2.4 While unemployment data for Dartmoor is not provided by the Labour Force Survey, the DCC's Local Economic Profile for Dartmoor estimates an unemployment rate of 2.6%± on Dartmoor and from this a claimant count of 215 for February 2018¹. This rate is lower than the Devon average of 3% and the national average of 4.2%.

6.2.5 Using ONS unemployment data tailored to Dartmoor's Lower Super Output Areas, an unemployment rate of 0.14% was calculated for Dartmoor National Park in November 2018, equating to approximately 58 people within the National Park claiming job seekers allowance. This rate is considerably lower than the rate estimated from DCC's Local Economic Profile for Dartmoor in 6.2.4.

6.3 Workforce Characteristics

6.3.1 Analysis of population projections has shown an anticipated decrease in the size of the working age population resident on Dartmoor. In the context of the forecasts for growth in employment in the accommodation & food services, business services and construction sectors, this could result in acute labour and skills shortages for local businesses¹².

6.4 New Policy Focus

6.4.1 One of the key aims of the local plan review is to encourage a sustainable and diverse economic base for Dartmoor, which is both sensitive to the environment, and the needs of local communities. The Economy chapter of the emerging Local Plan focusses on supporting existing businesses to thrive and expand, creating opportunities for new businesses appropriate for Dartmoor, encouraging tourism development, supporting the agricultural sector and enabling home working.

7. Minerals, Waste and Energy

7.1 Introduction

7.1.1 Current Local Plan policies

COR10	Providing for renewable energy
COR22	Provision for minerals development
COR23	Dealing with waste issues
COR24	Protecting water resources from depletion and pollution
DMD15	Renewable energy
M2	Environmental impact of mineral workings
M4	New mineral workings
M5	Recycling of mineral waste
M6	Mineral Consultation Areas
M7	Exploratory drilling

7.1.2 Dartmoor National Park Authority is the Mineral and Waste Planning Authority for the area. Minerals and Waste operations within the National Park are limited however, and the Authority does not have a specialist minerals team like many authorities. The Authority does however work closely with the adjoining mineral and waste planning authority, Devon County Council, in particular with regard to [evidence and reporting](#).

¹ Topic Paper 8 – Economy (DNP, 2018) available at our [Background Evidence page](#)

7.2 Minerals Applications

7.2.1 2018/19 has seen the ongoing consideration of two notable mineral applications. At Yennadon Quarry in Dousland, permission has been granted for an extension of the working plan area of the existing active quarry, subject to conditions and the completion of a s.106 Planning Obligation Agreement ([0348/15](#) - still outstanding). At Linhay Hill Quarry near Ashburton, an application for an extension to the existing quarry area remains ongoing ([0322/16](#)).

8. Towns, Villages and Development Sites

8.1 Introduction

8.1.1 What information or evidence do we need for this topic?

- ✓ Land Availability Assessment (LAA)
- ✓ Community services and facilities survey
- ✓ Strategic Housing Market Need Assessment (SHMNA)
- ✓ Landscape Character Assessment
- ✓ Housing Needs Assessment (parish level)

8.1.2 Current Local Plan policies

General policies:

DMD7	Dartmoor's built environment
DMD45	Settlement boundaries
DMD46	Parish plans and development management

Policies specific to Ashburton:

ASH1	Housing Land at Longstone Cross
ASH2	Redevelopment area at Chuley Road

Policies specific to Buckfastleigh:

BCK1	Housing Land at Barn Park
BCK2	Housing Land at Holne Road
BCK3	Mixed use development at Devonian Products Mill

Policies specific to Chagford:

CHG1	Housing Land north of Lamb Park
CHG2	Mixed use development east of Bretteville Close

Policies specific to Horrabridge:

HOR1	Housing land at Walkham Meadows
HOR2	Housing land adjacent New Park

Policies specific to Mary Tavy:

MTV1	Primary school site off Warren Road
MTV2	Mixed use development site centre of Mary Tavy

Policies specific to Moretonhampstead:

MTN1	Housing land at Forder Farm
MTN2	Housing at Thompson's Depot

Policies specific to South Brent:

SBR1	Housing land adjacent Fairfield
SBR2	New station facilities
SBR3	Public car park Station Yard

Policies specific to South Zeal:

SZL1	Conserving the built environment
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Policies specific to Yelverton:

YEL1	Housing land adjacent Briar Tor
YEL2	Special protection areas - centre of village

8.2 Background evidence

8.2.1 A [Land Availability Assessment](#) (LAA) was carried out in 2017 and is available on our website. This is a technical exercise to help identify land that could have potential for housing, employment and gypsy and traveller uses. All local planning authorities carry out a LAA to enable them to ensure there is enough land for new homes to meet the needs of the communities.

8.2.2 The [Landscape Character Assessment](#) (LCA) and [Landscape Sensitivity Assessment](#) (LSA) were updated in 2017 and are available on our website.

8.2.3 Dartmoor National Park is split between two SHMNA areas. As such the SHMNA reports for both [Plymouth](#) (2013) and [Exeter](#) (2014/15) are relevant, and both are available on our website (under housing section).

8.2.4 A community services and facilities survey has been completed with the help of Parish Councils and this has informed our [Settlement Profiles](#), available on our website. Profiles include population and housing statistics, an overview of services, facilities, sports pitches, play space and employment land as well as information on strategic planning policies and constraints affecting each settlement.

8.2.5 Housing need assessments are completed at a Parish level for areas considering development of housing.

8.3 *Site allocations*

8.3.1 Table 20 summarises the status of all sites allocated in the DMD which include housing. At August 2019, development of 4 of the 14 sites including housing have been completed, equating to 97 net new homes on Dartmoor. A fifth site is nearly complete and being marketed in Mary Tavy (19 net homes). A further two sites (116 homes) are currently under construction and expected to complete in 2020/2021, and one allocated site has outline permission (pending S106 agreement) with a detailed application expected within 12 months. A further 6 applications for allocated sites (206 homes) have been received by the Authority and are pending decision. Of the remaining 5 sites shown in white, 3 are proposed for re-allocation in the emerging draft Local Plan, with the remaining two no longer considered available / developable.

Table 20: Sites allocated in the development plan which include housing

Settlement	Site	Policy Ref	Use	Size (Ha)	Status (at August 2019)
Ashburton	Longstone Cross	ASH1	Affordable housing	1.1	Application received - pending decision 39 affordable units
	Chuley Road	ASH2	Mixed use commercial/ housing/ car park/ open space (Masterplan rescinded).	3.54	Outdoor experience: outline application received - pending decision 29 units incl. 6 affordable ✓ Brewery Meadow: under construction 23 open market units
Buckfastleigh	Barn Park	BCK1	50% affordable housing	0.76	Application received - pending decision 28 units incl. 10 affordable
	Holne Road	BCK2	50% affordable housing, open space	1.73	Outline application received - pending decision 30 open market units
	Devonia Mill	BCK3	Mixed use housing / commercial	2.67	Removed by owner in 2017 LAA
Chagford	Bretteville	CHG1	Housing (including affordable and elderly)/car park/open space	3.65	✓ Specialist dwellings for the elderly completed 15 open market units ✓ Under construction 93 units incl. 28 affordable.
	Lamb Park	CHG2	Affordable housing, open space	1.29	Allocated site - proposed for re-allocation
Horrabridge	Walkham Meadows	HOR1	10 affordable housing units.	0.27	✓ Complete 10 affordable units
	New Park	HOR2	50% Affordable housing, open space	1.46	Allocated site - proposed for re-allocation
Mary Tavy	Garage sites	MTV2	Housing, parking, open space	1.04	✓ Site 1: Under construction (South of Brentor Road) 19 units incl. 2 affordable Site 2: allocated site (North of Brentor Road) - proposed for re-allocation Site 3: allocated site (East of A386) - not proposed for re-allocation
Moreton-hampstead	Thompson's Depot	MTN1	50% affordable housing	0.94	Application received - pending decision 40 open market units
	Forder Farm	MTN2	50% affordable housing. Up to 30 dwellings.	0.78	✓ Outline application approved including 50% affordable housing
South Brent	Fairfield	SBR1	50% affordable housing	2.42	✓ Phase 1 complete 40 units incl. 14 affordable
					Phase 2: permission granted subject to S106 agreement (pending) 40 units incl. 14 affordable

Settlement	Site	Policy Ref	Use	Size (Ha)	Status (at August 2019)
Yelverton	Briar Tor	YEL1	32 dwellings of which 11 will be affordable	0.95	✓ Complete 32 units incl. 11 affordable

Annex – Saved Policies

Table 21: Saved policies in the Minerals Local Plan.

M2	Proposals to mitigate the adverse environmental effects of mineral working	Extend saving: incorporate into emerging Local Plan
M4	New mineral working, or extensions, or waste tipping - detailed criteria	Extend saving: incorporate into emerging Local Plan
M5	Recycling or reuse of mineral waste	Extend saving: incorporate into emerging Local Plan
M6	Development within mineral consultation areas	Extend saving: incorporate into emerging Local Plan
M7	Exploratory drilling	Extend saving: incorporate into emerging Local Plan