

QUICK GUIDE: How we select housing sites for the Local Plan



As we review the local plan we will need to consider how much housing might be built in the future, what type of housing, and where. This guide gives you a brief overview of how we will consider potential housing sites in the Local Plan Review, and how you can have your say.

Stage / Process	How to get involved
<p>2016 LAND AVAILABILITY ASSESSMENT (LAA) CALL FOR SITES – Potential sites are submitted by landowners or developers. We visit each site and prepare a report.</p>	<p>We ran a call for sites Oct 2016 - Jan 2017</p>
<p>2017 LAA PANEL - A panel of specialists and experts in their field review each site for whether it could, in technical terms, be developed LAA REPORT - We prepare a report – this gives a list of sites which could be considered for future housing. The report has no formal status; it is not a grant of permission and does not mean sites should be developed.</p>	<p>You can view the final report here.</p>
<p>2018 ENVIRONMENTAL ASSESSMENT We will look at other factors such as location and landscape impact, which may affect whether a site is suitable for development. This normally removes a few more sites from the shortlist.</p>	<p>We will talk with parish councils and Neighbourhood Plan Groups about the different site options.</p>
<p>FIRST DRAFT LOCAL PLAN (Regulation 18) In the draft plan you will be able to see which sites are considered the best options, and the alternatives which have not been selected or 'allocated'. Where there is a Neighbourhood Plan, this may allocate sites instead, or as well.</p>	<p>Public consultation We encourage you to comment as early as possible, to make the most difference.</p>
<p>2019 FINAL DRAFT LOCAL PLAN (Regulation 19) We will take comments that we have received on board, for example we may select a different site, or change the requirements for a site. We will then publish a final draft plan.</p>	<p>Public consultation This time your comments go to the Inspector.</p>
<p>EXAMINATION An Inspector will consider the plan, and the comments received. They will test whether it is 'sound', which means whether it is: - Positively prepared (is it trying to deliver what is required in the area?) - Justified (is it backed up by evidence? Have we considered other options?) - Effective (will it achieve what it aims to do?) - Consistent with National policy It is rare that everyone is happy with the final draft. For example some developers may try to argue for different sites to be included in the plan.</p>	<p>You can watch the public hearings. If you have commented, you may be invited to speak.</p>
<p>ADOPTION If the Inspector finds the Plan 'sound' it is adopted by DNPA as the starting point for all planning decisions on Dartmoor. Allocated sites are accepted 'in principle' but applications are still needed to set out the details of any development.</p>	

How can I get involved?

We would like to give you lots of opportunities to have your say on the Local Plan Review.

- **Have an opinion?** Share it with us.
- **Application didn't turn out how you expected?** That decision will have been made using our policies in the Local Plan, let us now if you think they need to change.
- **Have ideas or know of something working well elsewhere?** Share your ideas with us.

Please try to get involved as early in the process as possible. It is easier for us to make changes at the beginning of the review rather than later.

Things to think about when you comment

- **Tell us what you do like as well as what you don't** – otherwise a policy or site may be changed or taken out as only those against it spoke up
- **Keep to issues which are [relevant to planning](#)**
- **Give reasons, examples or evidence** which back-up your views

We will make our decisions based on the evidence we are collecting and publishing. The evidence can be quite technical, but you may find it interesting and it may answer your questions or back up your views. You can view the evidence on our [website](#). Our [Quick Guide](#) provides a quick summary of the role each piece of evidence plays in the local plan.

How to get in contact:

Contact the Forward Planning Team at:

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www.dartmoor.gov.uk/localplan



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