

Authority Monitoring Report 2023/24 (AMR)



March 2025

Contents

Headlines.....	1
1 Introduction.....	2
1.1 The role of the Authority Monitoring Report (AMR)	2
1.2 The Duty to Co-operate	2
1.3 The Planning Framework.....	2
1.4 Development Plan Preparation Progress	3
1.5 Dartmoor Local Plan 2018 - 2036	6
2 Vision, Spatial Strategy and Planning Applications.....	7
2.1 Introduction.....	7
2.2 Housing – Strategic Overview.....	7
2.3 Employment – Strategic Overview	9
2.4 Planning Applications and Appeals	9
3 Environment.....	11
3.1 Introduction.....	11
3.2 Historic Environment.....	11
3.3 Natural Environment.....	13
3.4 Biodiversity Net Gain.	15
4 Housing	17
4.1 Introduction.....	17
4.2 Permissions granted overview	17
4.3 Completions Overview.....	19
4.4 Net Completions by Location	20
4.5 Net completions by site type	21
4.6 Small Sites	22
4.7 Net Completions by House Size	23
4.8 Gross Completions by Type.....	24
4.9 Affordable Housing	25
4.10 Certificates of Lawfulness.....	27
4.11 Custom and Self-Build Housing	28
4.12 Housing Trajectory.....	29
5 Communities, Services and Infrastructure.....	32
5.1 Introduction.....	32
5.2 Neighbourhood Planning	32
6 Economy.....	33
6.1 Introduction.....	33
6.2 Employment	33
6.3 Workforce Characteristics.....	34
7 Minerals, Waste and Energy	36
7.1 Introduction.....	36
7.2 Minerals Applications	36
7.3 Waste Applications	36
8 Towns, Villages and Development Sites.....	37
8.1 Introduction.....	37
8.2 Background Evidence.....	37
8.3 Site llocations	38

Headlines

Local Plan Review

The Dartmoor Local Plan was adopted in December 2021. The review of the previous Local Plan began in 2016 and then a considerable amount of evidence and research was undertaken to inform what is now the adopted Local Plan, the reports can still be viewed on our website. Several rounds of formal and informal consultation were undertaken including: an issues consultation (2016), a parishes consultation (2017), a sites consultation (2017), a First Draft consultation (2019) and a Final Draft consultation (2019). Following adoption, we have provided training on the new Local Plan to DNPA Members, Parish and Town Councillors, and local professional agents and architects.

Housing Applications and Completions

In 2023/24 we approved applications for 19 homes (net) within Dartmoor National Park.

A total of 62 net homes were completed (built), of which 9 (15%) were affordable. No allocated sites were approved and only one allocated site was completed which has resulted in lower numbers of affordable housing being delivered this year.

Notable Developments

Development at the allocated site at Thompsons Depot, Moretonhampstead (proposal 7.12) was completed delivering 32 dwellings. In addition, permission was granted for five new business units at Dolbeare Meadow Business Park, Ashburton (0043/23) providing 620 sq metres of employment space.

An application for Yennadon Quarry (0432/23) to continue for an additional 15.5 years beyond the term of the previous permission was approved.

Biodiversity Net Gain

Our local policy on Biodiversity Net Gain has secured an additional 11.62 of habitat units and 4.2 of hedgerow units to be delivered within development. This represents just over 50% increase in biodiversity value of these development sites.

1 Introduction

1.1 The role of the Authority Monitoring Report (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 2023 to 31 March 2024, though where available and appropriate more up to date information may be included.
- 1.1.3 The Dartmoor Local Plan was adopted in December 2021, meaning this AMR is the second report to cover a complete 12-month period with the Local Plan in place.

1.2 The Duty to Co-operate

- 1.2.1 The Localism Act (2011) also brought into effect a 'duty to cooperate' as a method of ensuring engagement and cooperation in the absence of regional planning. The Duty requires that a Local Planning Authority engages constructively, actively and on an on-going basis with relevant or prescribed bodies 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:
 - Engagement with the:
 - Implementation of the Plymouth and South West Devon Joint Local Plan
 - Review of the Teignbridge Local Plan
 - Ongoing liaison with statutory bodies, for example with the Environment Agency and Natural England, in particular through the National Park Partnership Plan;
 - Work with Devon County Council on economic development, transport and infrastructure planning, and minerals and waste monitoring;
 - Engagement with the Local Enterprise Partnership (LEP) and Team Devon; and
 - A [Statement of Common Ground](#) for the preparation of the current Local Plan was agreed with partners.

1.3 The Planning Framework

- 1.3.1 The current Local Plan comprises a suite of documents (Figure 1) including:
 - The [Local Development Scheme](#) (LDS 2025) has been updated following the adoption of the Local Plan. It sets out the timetable for the review of the Local Plan document and Local Development Documents.
 - The [Local Plan \(2018 – 2036\)](#), the principal strategic planning policy document for Dartmoor, which includes strategic, development management and minerals planning policies.
 - The [Design Guidance Supplementary Planning Document \(2011\)](#) provides detailed guidance to further the design and sustainable development policies of the adopted Local Plan.

- The [Housing Supplementary Planning Document \(2023\)](#) replaces the 2014 affordable housing SPD and provides guidance to support the delivery of housing in Dartmoor National Park.



1.4 Development Plan Preparation Progress

- 1.4.1 A work schedule for the preparation of Local Development Documents is published by the Authority in a Local Development Scheme (LDS). During the reporting period, 2023/24, the LDS has been updated. The previous LDS from 2022 is provided below in table 1.

Local Development Document	2022/23	2023/24	2024/25	2025/26
Local Plan (DPD) review	-	-	Call for evidence Scoping paper Evidence review Draft Report	Final Report
Statement of Community Involvement	-	Consultation Adoption	-	-
Housing SPD	Consultation Adoption	-	-	-
Design Guidance SPD	Consultation	Adoption	-	-

Table 1 Summary of 2022 LDS

- 1.4.2 The Housing SPD has been completed and adopted in accordance with the 2022 schedule. Work on the review of the Local Plan and the other Local Development Documents has been delayed and a new work schedule for these documents has been produced. The new schedule will ensure the review of the Local Plan is undertaken before December 2026 and allows opportunity for public consultation. It also includes the preparation of a new Local Plan as required by [Ministry of Housing, Communities and Local Government newsletter dated 13 December 2024](#).
- 1.4.3 The Local Development Scheme was discussed and approved by [Authority on 07 February 2025](#). A summary of the Local Development Scheme is provided below in table 2. As the LDS has only recently been adopted the key milestones are within later reporting periods and there are no milestones to report on for this year.

Local Development Document	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Local Plan (DPD) review	Evidence review Consultation	Final report (Summer 2026)					
Local Plan (DPD) update				Evidence review Issues and Options consultation	Ongoing Plan preparation	Draft Local Plan consultation Submission consultation	Submission to Secretary of State Examination Adoption
Statement of Community Involvement	Consultation Adoption						
Design Guidance SPD			Consultation Adoption				

Table 2 Summary of 2025 LDS

1.5 Dartmoor Local Plan 2018 - 2036

1.5.1 The current Local Plan is 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:

- Vision, Spatial Strategy and Planning Applications
- Environment
- Housing
- Communities, Services and Infrastructure
- Economy
- Minerals, Waste and Energy
- Towns, Villages and Development Sites

1.5.2 The Local Plan is 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, have helped us shape the Local Plan.

- [Topic Papers](#)
- [Infrastructure Delivery Plan \(2019\)](#)
- [Sustainability Appraisal \(2019\)](#), including Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment
- [Habitats Regulation Assessment \(2019\)](#), including HRA Screening and Appropriate Assessment report
- [Whole Plan Viability Assessment \(2018\)](#)
- [Strategic Flood Risk Assessment \(2019\)](#)
- [Settlement Profiles](#) for Dartmoor's 8 Local Centres, and 16 Rural Settlements and 19 Villages and Hamlets.

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 construction & development | ✓ Amenity |
| ✓ Higher risk development and sites | ✓ Design |

2.1.2 Local Plan policies

Strategic Policy 1.1	Delivering National Park purposes & protecting Dartmoor's Special Qualities
Strategic Policy 1.2	Sustainable development in Dartmoor National Park
Strategic Policy 1.3	Spatial Strategy
Strategic Policy 1.4	Major Development
Strategic Policy 1.5	Delivering good design
Strategic Policy 1.6	Sustainable construction
Policy 1.7	Protecting local amenity in Dartmoor National Park
Policy 1.8	Higher risk development and sites

2.2 Housing – Strategic Overview

- 2.2.1 Over the past 10 years (April 2014 – March 2024) permission has been granted for a total of 655 new homes (net), resulting in an average 65 homes having been granted planning permission each year.
- 2.2.2 Over the past 10 years (April 2014 – March 2024), a total of 589 houses have been delivered (completed) in Dartmoor National Park (table 3). This gives an average delivery rate of 59 net homes per year.
- 2.2.3 In 2023/24 19 new homes (net) were approved and 62 were delivered within Dartmoor National Park. The Local Plan does not set out a housing requirement or target (in respect of NPPF paragraph 69) but describes in Strategic Policy 3.1 that the Local Plan makes provision for 1,125 homes across the plan period in order to meet the identified need of local communities. The delivery in 2023/24 therefore fits well with the indicative provision of 65 houses per year outlined in Strategic Policy 3.1.

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Net houses approved	83	82	32	118	37	20	180	70	14	19	655
Net houses delivered	55	35	53	49	66	49	54	64	102	62	589

Table 3 Net houses approved and delivered (April 2014 – March 2024)

2.2.4 Table 4 shows the headline housing figures for the 2023/24 reporting year. Further detail on the figures below over varying timescales is presented in section 4 (p.18), 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.

Headline figures April 2019 – March 2020	Permissions		Completions	
	No.*	% of total**	No.*	% of total**
Total (net)	19	-	62	-
Total (gross)	23	-	73	-
Replacement dwellings	4	17%	11	15%
Rural workers' dwellings	2	11%	4	6%
Affordable Housing	1	5%	9	15%
of which rented	0	0%	2	3%
of which shared ownership or intermediate	1	5%	7	11%
Certificate of lawfulness	4	21%	5	8%
Conversion or change of use	3	16%	6	10%
Custom / Self-build	7	37%	4	6%
Other (open market)	5	26%	40	65%
1 bedroom	0	0%	2	3%
2 bedrooms	5	26%	15	24%
3 bedrooms	7	37%	35	56%
4+ bedrooms	1	5%	6	10%
bedrooms unknown	6	32%	4	6%
Local Centre	9	47%	45	73%
Rural Settlement	2	11%	7	11%
Villages and Hamlets	1	5%	0	0%
Open countryside	7	37%	10	16%
Rural Exception Sites	0	0%	0	0%
Other windfall sites	19	100%	27	44%
Allocated sites	0	0%	35	56%

**figures present net dwellings only, with the exception of replacement dwellings*
***percent of total calculated using net total, with the exception of replacement dwellings*

Table 4 Summary of headline figures for 2023/24

2.3 Employment – Strategic Overview

2.3.1 Over the last 10 years (April 2014- April 2024), Dartmoor has seen 15,297m² of new employment floor space approved (Table 5).

2.3.2 In 2023/24 1111m² of new employment floor space was approved (Table 5). Provision of new employment space fluctuates greatly year from year however, the general trend over the last 10 years for gain in employment floorspace has been positive. New provision is generally small (under 200 m²) and overall provision is largely determined by occasional large-scale permissions.

2.3.3 Further details of employment floor space permitted in 2023/24 is provided in section 6.2 (p.34).

Year	Net Floor Space (Sq. m)
2014/2015	6,229+
2015/2016	2,769+
2016/2017	494+
2017/2018	2,400+
2018/19	1,006+
2019/20	900+
2020/21	-59
2021/22	609+
2022/23	-162
2023/24	1111+
Total	15767 +

Table 5 New employment space permitted (or lost) within DNP 2014 – 2024

2.4 Planning Applications and Appeals

2.4.1 Table 6 shows that the Authority determined 416 planning applications in 2023/24, with a further 85 applications withdrawn. This number is consistent with previous years, bar 2020/21 which saw the lowest number of planning applications determined (310).

	2023/24		2022/23		2021/22		2020/21		2019/20		2018/19	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Granted conditionally	351	70%	307	70%	499	76%	254	68%	424	76%	402	77%
Granted unconditionally	1	0%	1	0%	0	0%	8	2%	2	0%	7	1%

Refused	64	13%	59	14%	65	10%	48	13%	66	12%	66	13%
Withdrawn	85	17%	70	16%	94	14%	62	17%	66	12%	50	10%
Total	501		437		658		372		558		525	

Table 6 Number of planning applications determined April 2018 – March 2024

2.4.2 Table 7 shows the number of appeals lodged in 2023/24 was 34 which is slightly higher than previous figures. However, the percentage of appeals allowed by the Planning Inspectorate (applications granted permission following a refusal or non-determination by Dartmoor National Park) was significantly lower than any other time over the previous 10 years. Along with timeliness of decision making, the number of appeals allowed is an informal indicator of Local Planning Authority performance monitored by government.

Appeals	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	34	18	24	21	34	29	31	21	22	26	4
% of appeals allowed	12%	44%	38%	29%	26%	28%	29%	43%	41%	38%	25%
* Appeals lodged by date lodged (future years may change historic numbers where appeals are not decided yet)											
* Enforcement appeals not included											

Table 7 Appeals lodged April 2014 – March 2024

3 Environment

3.1 Introduction

3.1.1 What does this topic cover?

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

3.1.2 Local Plan policies

- Strategic Policy 2.1** Protecting the character of Dartmoor's landscape
- Strategic Policy 2.2** Conserving and enhancing Dartmoor's biodiversity and geodiversity
- Strategic Policy 2.3** Biodiversity Net Gain
- Strategic Policy 2.4** Conserving and enhancing Dartmoor's moorland, heathland and woodland
- Policy 2.5** The Water Environment and Flood risk
- Strategic Policy 2.6** Protecting tranquillity and dark night skies
- Strategic Policy 2.7** Conserving and enhancing heritage assets
- Strategic Policy 2.8** Conservation of historic non-residential buildings in the open countryside
- Policy 2.9** Enabling Development

3.2 Historic Environment

3.2.1 Table 8 shows data related to the quantity of designated heritage assets from 2010 to present. The baseline year is set at 2010 as it marks when a Historic Environment Record (HER) Officer was first appointed at DNPA and started to actively maintain and update the HER for the National Park.

3.2.2 The 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. HERs are a dynamic resource and are regularly updated based on new data from events such as evaluations, surveys and excavation work, but also reflect updated information from wider research and study, as well as including information on nationally designated sites such as Listed Buildings and Scheduled Monuments. At present the Dartmoor HER contains 24,022 entries.

3.2.3 Since 2010, a total of 7,688 new records have been added to the HER. The dramatic increase in the total number of HER records since 2010 is largely the result of a targeted work programme to address an outstanding backlog of HER information for Dartmoor.

3.2.4 A total of 2,076 listed building entries are recorded in the National Park. This change from previous AMR reporting reflects a correction in how the figure has been reported and is not the result of a change in the number of listings. Although a Listed Building entry usually only refers to a single building, this figure is only indicative of the

number of listed buildings in the National Park as more than one building (e.g. a pair of buildings or a whole terrace) may be listed together under one designation.

- 3.2.5 A total of 46 new Listings have been designated since 2010, including building listing revisions for HM Prison Princetown and Okehampton Camp, and new listings for a handful of buildings and many village war memorials. Around half of this total are 'newly listed' sites (primarily war memorials); the remainder mostly constitute the result of work disaggregating group listings (e.g. HM Prison Princetown and Okehampton Camp).
- 3.2.6 Of Dartmoor's Listed Buildings, 30 (approx. 1.4%) are currently identified as 'at risk' from neglect or decay, 3 of which are grade I or II listed. This is a reduction of 9 overall since 2010.
- 3.2.7 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.
- 3.2.8 Since 2010, the total number of National Park's Registered Parks and Gardens increased from 1 to 2 in 2016.
- 3.2.9 The National Park has 14 Premier Archaeological Landscapes designated. This figure has not changed since 2010.
- 3.2.10 There are a total of 1,083 Schedule Monuments recorded in the National Park, an increase in 8 since 2010. On Dartmoor Schedule Monument designations often cover large areas, within which there can be multiple archaeological features. Generally, the HER seeks to include records for individual features where possible, so each designation may be linked to multiple HER records to reflect this.
- 3.2.11 At the time of writing, 355 of Dartmoor's Schedule Monuments are registered as 'at risk', either ranked 'high' or 'medium'. This is a reduction of 91 since 2010, due to positive conservation interventions and works.

Heritage Assets (Contextual indicators)	No. in Dartmoor National Park	Trend
Historic Environment Record sites	24,022	↑ + 7,688 since 2010
Listed Buildings ¹	2076 ²	↑ + 46 since 2010
Listed Buildings at risk (Grade I or II) ¹	30(3)	↓ - 9 since 2010
Conservation Areas	25	↑ + 2 since 2010
Registered Parks and Gardens	2	↑ + 1 since 2010
Premier Archaeological Landscapes	14	No change
Scheduled Monuments	1,083	↑ + 8 since 2010
Scheduled Monuments at high and medium risk	355 (32%)	↓ - 91 since 2010
¹ Does not include protected buildings or structures in the curtilage of a listed building, a listing may include a complex of buildings ² This figure has been amended since the previous AMR to reflect a recording correction.. Figure is the number of entries on the Statutory List. This figure is only indicative of the number of listed buildings in the National Park as each entry can contain more than one building		

Table 8 Designated heritage assets in Dartmoor National Park

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 \(2025\)](#).
- 3.3.2 As Table 9 shows, 27% of Dartmoor National Park has been designated under three Special Areas of Conservation (SACs): Dartmoor, South Dartmoor Woods and South Hams. Over 26,000 hectares of Dartmoor National Park (27% of the total area) is designated for its wildlife or geological value in numerous Sites of Special Scientific Interest (SSSIs). Note that all of Dartmoor's SACs are also SSSIs.

Designations	Total area (Ha)	% of total area of DNP
Dartmoor National Park	95,575	
SSSI	26,262	27%
SAC	25,344	27%
County Wildlife Sites	2,759	3%
Total area of Section 3: Moorland	44,910	47%
Woodland	6,095	6%
Ancient semi-natural woodland	2,205	2%

Table 9 Area designations within Dartmoor National Park

- 3.3.3 The way in which Natural England report on the condition of SSSIs in England has changed since the last AMR was completed. The previous geographical unit-based

assessment approach has now been replaced with a whole feature approach. This means that instead of subdividing SSSIs into units and making assessments of condition at the unit scale, the condition of special features across the whole of a SSSI are assessed.

- 3.3.4 As Table 10 shows, 58% of Dartmoor's SSSIs are in a 'favourable' or 'unfavourable recovering' condition, with 42% in an 'unfavourable no change' condition.

	% SSSIs in 'favourable' or 'unfavourable recovering' condition	Trend
DNPA	58%	None – new reporting system
England	82%	None – new reporting system

Table 10 SSSI condition for Dartmoor National Park and England (Natural England Jan 2025)

- 3.3.5 As of 2024 there are 264 County Wildlife Sites (CWS) covering 2,759 ha within Dartmoor National Park, with a further 136 sites covering 1,073 Ha meeting criteria but not yet designated. CWS 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.
- 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 11.
- 3.3.7 Out of the 12 key species, 6 show a stable trend and 3 show a trend of increases in species numbers. These include Dunlin, Greater Marsh Fritillary, and Blue Ground Beetle. As of 2022/23, the trend for Vigur's Eyebright has changed from stable to down however there are actions in place with those managing its main site on Dartmoor to address this. High Brown Fritillary numbers remain buoyant, although in 2023 the butterfly did not fare as well as in recent years which could be the result of a number of factors. The longterm population trend shows a moderate 18% increase since 2002, compared with 39% increase nationally.
- 3.3.8 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 and has been used since October 2019.

Key Species	Dartmoor Importance	Trend (Performance indicator)
Blue Ground Beetle	Holds most of the British population	↑ Increase
Bog Hoverfly	Holds all of the British population	→ Stable
Deptford Pink ^{3/4}	The largest British colony	→ Stable
Dunlin ^{3/4}	The most southerly breeding population in the world	↑ Increase (localised - associated with peatland restoration)
Flax leaved St John's Wort	Holds most of the British population	→ Stable
Greater Horseshoe Bat ^{3/4}	Holds one of the largest breeding sites in Europe	→ Stable
Marsh Fritillary ^{3/4}	One of the national strongholds	↑ Increase
High Brown Fritillary ^{3/4}	One of the national strongholds	↓ Down
Pearl-bordered Fritillary	One of the national strongholds	→ Stable (no data for current year)
Ring Ouzel ^{3/4}	The only breeding population in southern England	↓ Down
Southern Damselfly ^{3/4}	3 of the 5 Devon colonies	→ Stable
Vigur's Eyebright	Only found on Dartmoor and a few Cornish sites	↓ Down

🔗 Internationally protected species

^{3/4} Nationally protected species

Table 11 State of Dartmoor's key wildlife (Feb 2025 versus 2011 baseline, DNPA)

3.4 Biodiversity Net Gain

- 3.4.1 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity. The Local Plan includes a Biodiversity Net Gain policy to ensure that development with the potential to impact on habitats and biodiversity makes a proportionate contribution to biodiversity enhancement.
- 3.4.2 Larger proposals are required to provide a 10% uplift in habitat value and evidence this using Natural England's Biodiversity Metric. Within the reporting year 9 proposals were subject to this requirement. Of these 4 were applications for outline permission and confirmation of the amount and how Biodiversity Net Gain will be delivered will need to be updated at the Reserved Matters stage. The total amount of biodiversity units secured through the other 5 planning applications is shown in table 12.

	Before development	Proposed after development	Total increase	Percentage increase
Habitat units on site	22.89	34.51	11.62	51%
Hedgerow units on site	8.03	12.2334	4.2	52%

Table 12 Biodiversity Units secured through local planning policy

- 3.4.3 On the 12th February 2024, a national statutory framework for Biodiversity Net Gain commenced for major development, (subject to some exceptions). No permissions were granted during the reporting period that were subject to the statutory biodiversity net gain.

4 Housing

4.1 Introduction

4.1.1 What does this topic cover?

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

4.1.2 Local Plan policies

Strategic Policy 3.1	Meeting Housing Need in Dartmoor National Park
Strategic Policy 3.2	Size and accessibility of new housing
Strategic Policy 3.3	Housing in Local Centres
Strategic Policy 3.4	Housing in Rural Settlements
Strategic Policy 3.5	Housing in Villages and Hamlets
Policy 3.6	Custom and Self-Build Housing
Policy 3.7	Residential alterations, extensions and outbuildings
Policy 3.8	Replacement Homes
Policy 3.9	Rural Workers' Housing
Policy 3.10	Residential annexes to support farming
Policy 3.11	Gypsy and Traveller Accommodation
Policy 3.12	Low Impact Residential Development

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 19 net homes in 2023/24 (Table 13), with an additional 4 replacement dwellings permitted which were not included in this figure. Figure 1 shows the net number of dwellings approved fluctuates greatly between years and is affected by permissions coming forward on larger sites allocated in the Local Plan.

Housing permission granted	Number
Net number of homes approved 2023/24	19
Number of affordable homes approved 2023/24	1
Gross number of homes approved 2023/24 (including replacement dwellings)	23

Table 13 Number of housing permissions granted in 2023/24

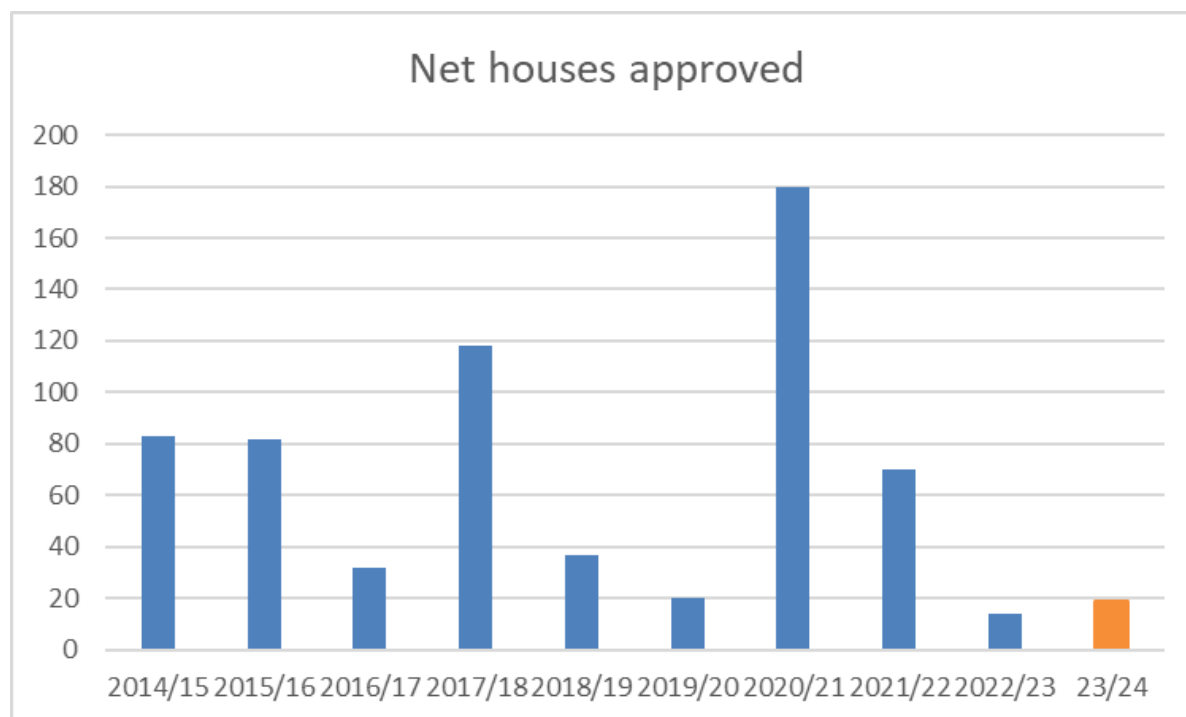


Figure 1 Net number of housing permissions granted per year

- 4.2.2 Figure 2 gives an overview of the proportion of homes approved in Local Centres (47%), Rural Settlements (11%), Villages and Hamlets (5%) and Open Countryside (37%).
- 4.2.3 Figure 3 shows the proportion of homes approved by location over the most recent 10 years (April 2014 – March 2024). The current local plan introduced the Villages and Hamlets category as part of a revised spatial strategy. This explains why Figure 3 shows no homes granted permission in Villages or Hamlets between 2012/13 and 2020/21.
- 4.2.4 Housing permissions granted in Local Centres generally dominate, however, this year has seen the smallest proportion of new dwellings being approved in Local Centres. This is resulting from a dip in approvals on allocated sites. Furthermore, in recent years low approval figures have been seen in Rural Settlements. The new Local Plan specifically responds to this issue with a revised spatial strategy which enables a broader range of development opportunities across Rural Settlement, as well as in the Villages and Hamlets.

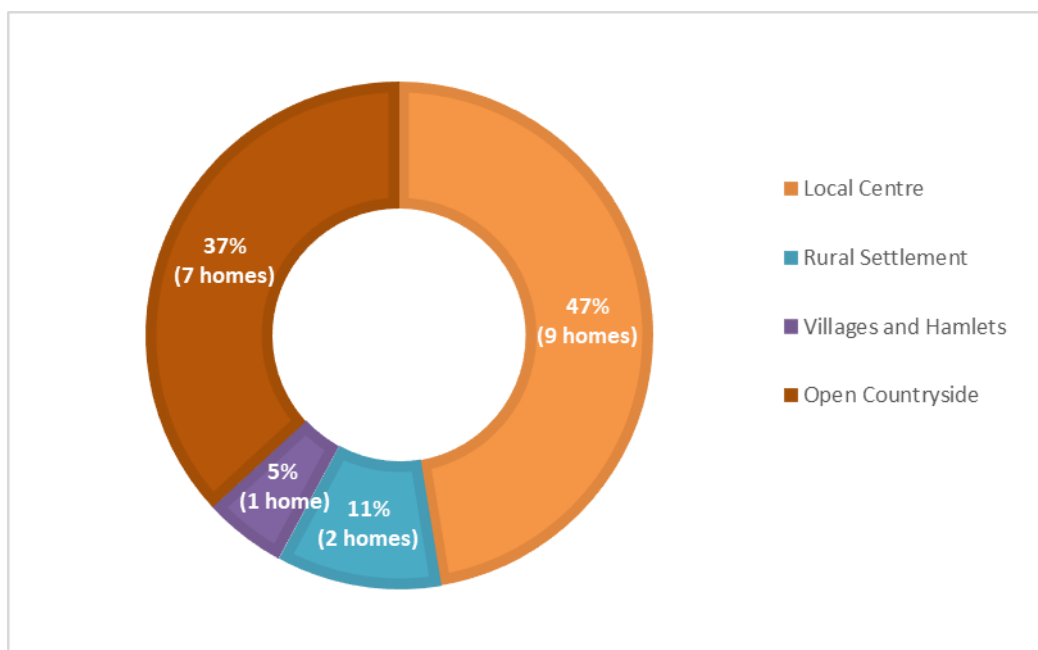


Figure 2 Number of homes granted by location 2023/24

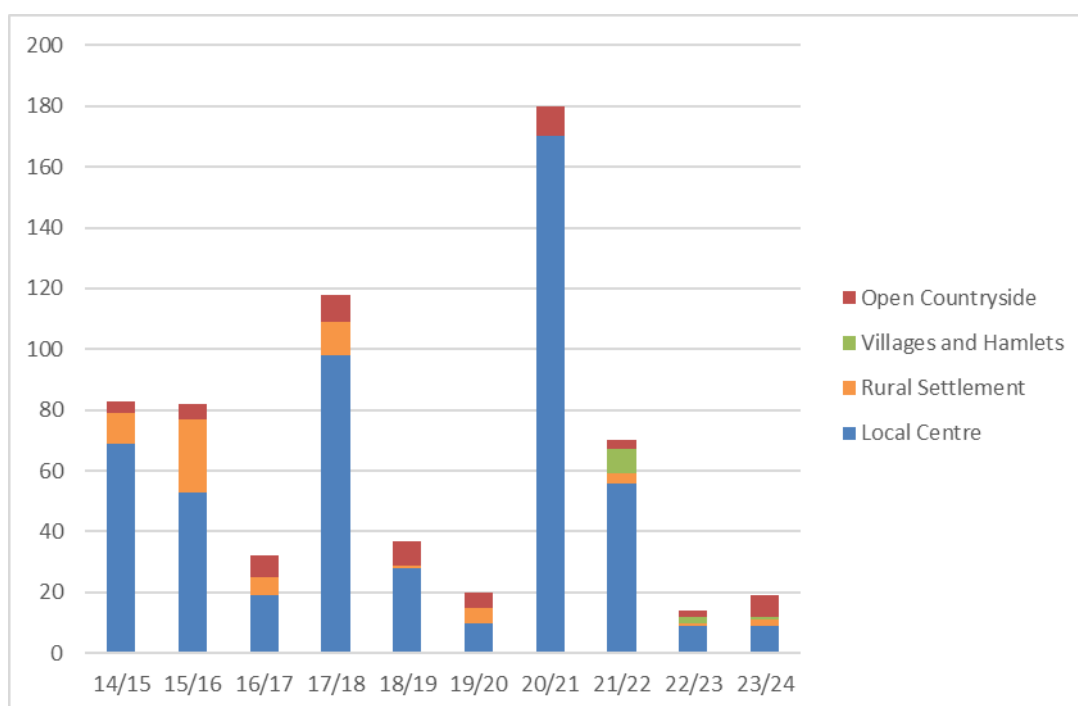


Figure 3 Number of homes granted by year and location (2014 - 2024)

4.3 Completions Overview

- 4.3.1 In 2023/24, 62 (net) homes were completed on Dartmoor with an additional 11 replacement dwellings not included in this figure. This fits well with our indicative provision of 65 houses per year outlined in Strategic Policy 3.1 of the local plan.

4.3.2 During the last 10 years (April 2014 – March 2024), a net total of 590 houses have been delivered in Dartmoor National Park. Figure 4 shows that the number of net dwellings delivered has fluctuated over this timeline with the lowest delivery being in 2015/16 (35 net dwellings delivered) and the highest in 2022/23 (102 net dwellings delivered). This fluctuation in numbers is to be expected for two reasons. Firstly, because development comes forward only in response to an identified local need and, secondly, due to the relatively small numbers involved, one or more allocated sites coming forward in a year can increase the number significantly. Over half the completions for 2023/24 were due to the completion of allocated site 7.12 *Land at Thompson's Haulage Depot, Moretonhampstead*.

Completions	Number
Net completions	62
Local Plan indicative annual housing figure	65
Affordable housing completions	9
Gross completions (includes replacement dwellings)	73

Table 14 Dwellings completed 2023/24

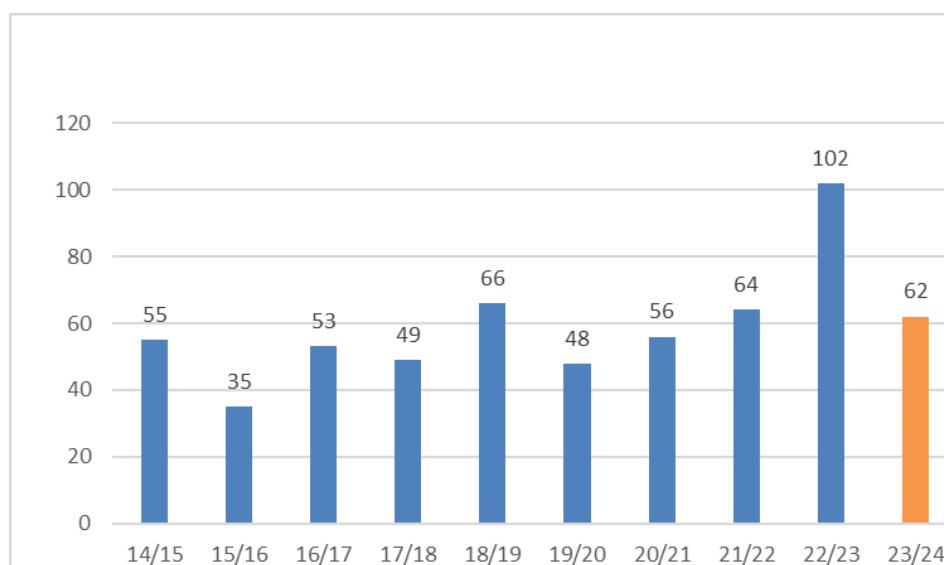


Figure 4 Net dwellings completed by year

4.4 Net Completions by Location

4.4.1 Figure 5 gives an overview of the proportion of homes delivered in Local Centres (76%), Rural Settlements (14%), Villages and Hamlets (0%) and Open Countryside (9%) over the previous 10 years (April 2014 – March 2024). The current local plan introduced the Villages and Hamlets category in 2021 which explains the small number of dwellings delivered in this category.

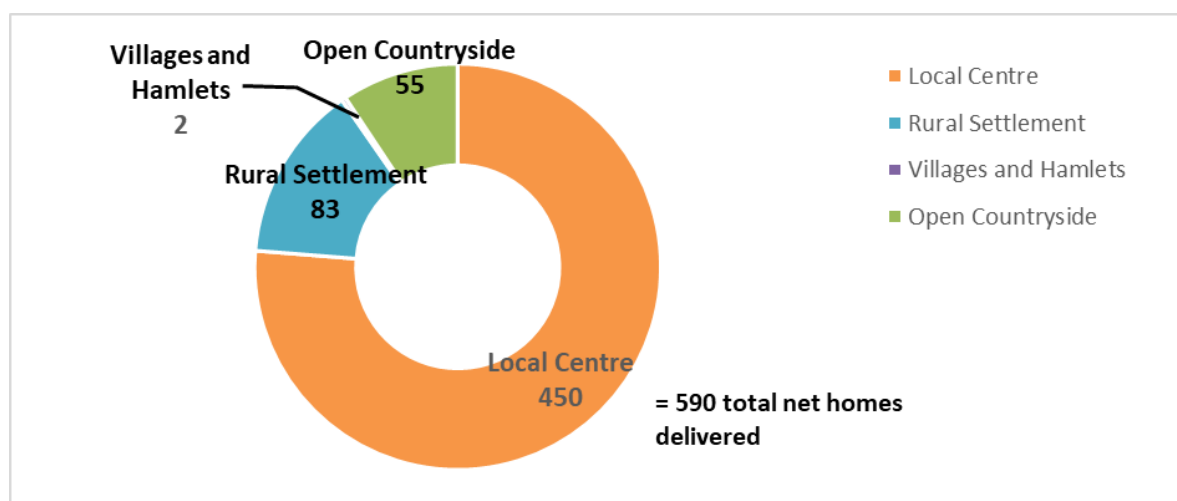


Figure 5 Proportion of dwellings delivered by location 2014/15 - 2023/24

4.4.2 Figure 6 shows the proportion of homes delivered by location over the most recent 10 years (April 2014 – March 2024). Delivery in Local Centres generally dominates, ranging from 53% of the total in 16/17 to 92% of the total in 22/23. Notably, the years 17/18, 20/21 and 22/23 have the highest proportion of delivery in Local Centres and lowest proportion of delivery in Rural Settlements throughout this period. The Local Plan specifically responds to this issue with a revised spatial strategy and policy approach which enables development in Rural Settlements and Villages and Hamlets that would not have been delivered under previous policies.

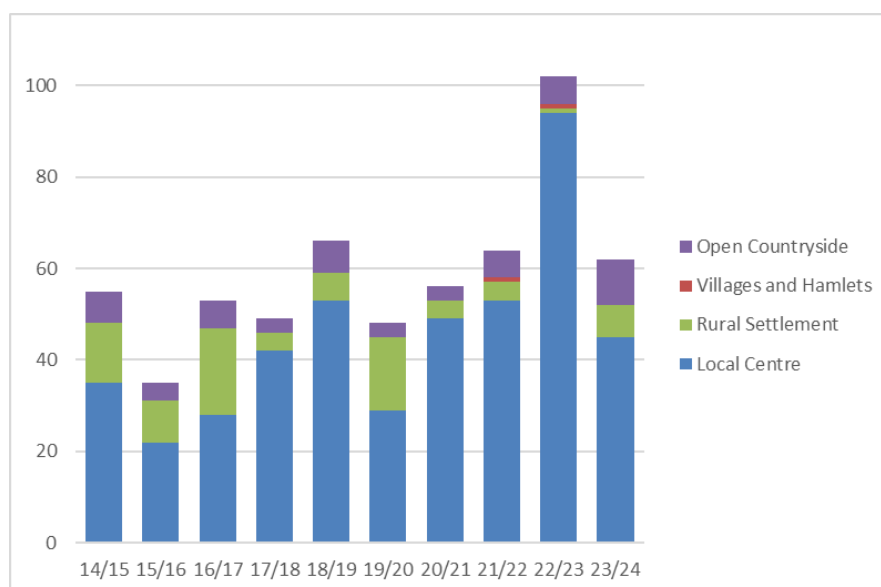


Figure 6 Number of dwellings delivered by location and year

4.5 Net completions by site type

4.5.1 Figure 7 gives an overview of the proportion of net homes delivered on allocated sites (74%), Rural Exception Sites (2%) and other windfall sites (25%) since the start

of the Local Plan period (2018). Figure 8 shows this information broken down by year. Over this timeline, allocated sites have delivered the greatest proportion of net new homes.

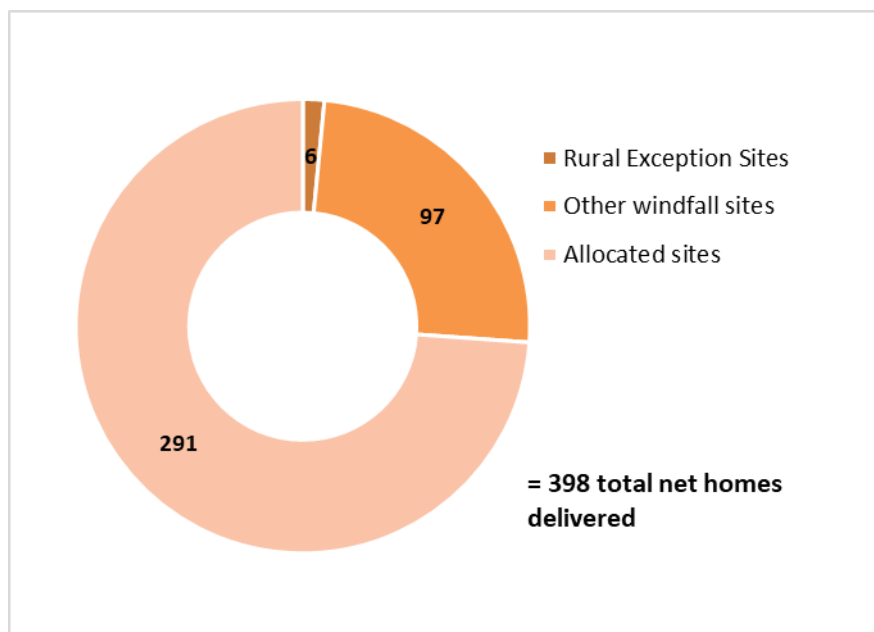


Figure 7 Net dwellings completed 2018/19 - 2023/24

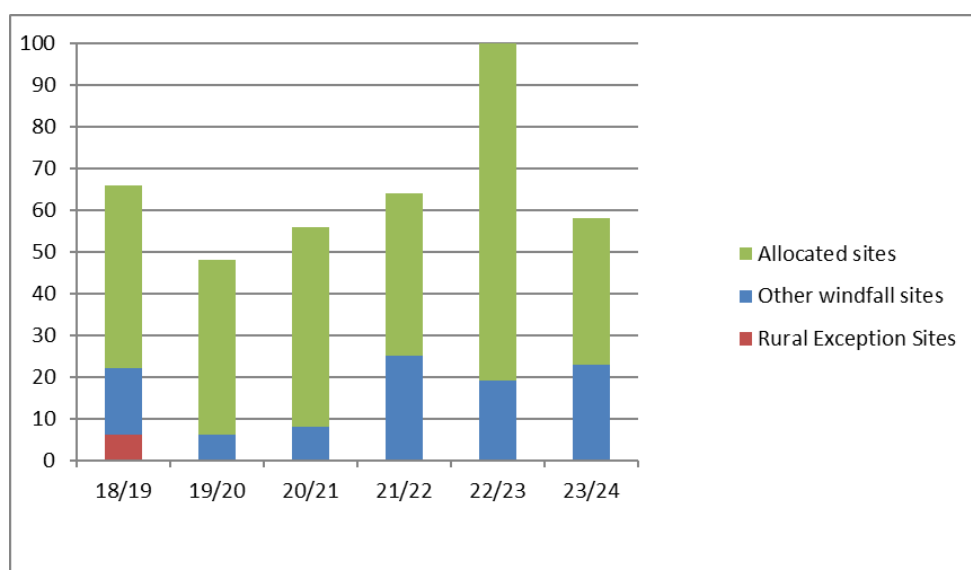


Figure 8 Net dwellings completed by year and type 2018/19 - 2023/24

4.6 Small Sites

- 4.6.1 On Dartmoor 31% of affordable homes have been delivered on sites less than 10 homes in the last 10 years (Table 15). NPPF Para 65 enables National Parks and other designated rural areas to deliver small scale affordable housing sites. This is important for Dartmoor as a lower rural threshold enables the provision of affordable

homes on a broader range of sites and settlements, supporting overall affordability and the resilience of rural communities. For this reason, DNPA now monitors delivery on smaller sites to understand the role they play in overall delivery. The evidence shows:

- small sites in rural communities are critical to delivery - they deliver at a rate which reflects local need, are most acceptable in landscape and design terms and achieve community support which makes them easier and quicker to deliver; and
- small sites are viable, innovative and enable flexible solutions to be found, to achieve affordable housing delivery across rural areas, with and without subsidy.

Small sites	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	Total
No. of affordable units on sites between 6 - 10 dwellings	0	0	3	0	0	9	3	3	0	15	33
No. of affordable units on sites of 5 or less dwellings	9	6	1	0	0	3	3	3	4	8	37
Total no. of affordable units on all sites	9	72	17	12	18	30	17	21	4	23	223
Percentage of affordable units on small sites	100%	8%	24%	0%	0%	40%	35%	29%	100%	100%	31%

Table 15 Affordable dwellings completed on small sites

4.7 Net Completions by House Size

- 4.7.1 Figure 9 shows the size (number of bedrooms) of net homes delivered on Dartmoor as a percentage of total net dwellings delivered over the past 10 years (April 2014 – March 2024). The majority (38%) of homes delivered have been 3-bedroom properties, closely followed by 2-beds (31%). 1-bed (13%) and 4-bed (15%) properties make up the minority of the total homes delivered. Figure 10 shows the size of net homes delivered by year.

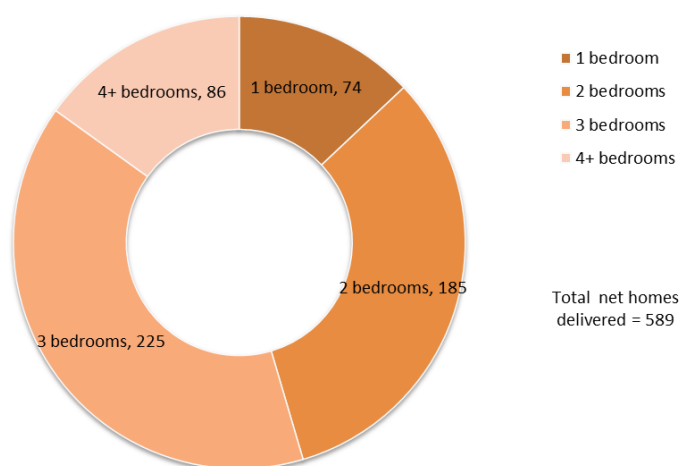


Figure 9 Percentage of 1, 2, 3 and 4+ dwellings delivered 2014/15 - 2023/24

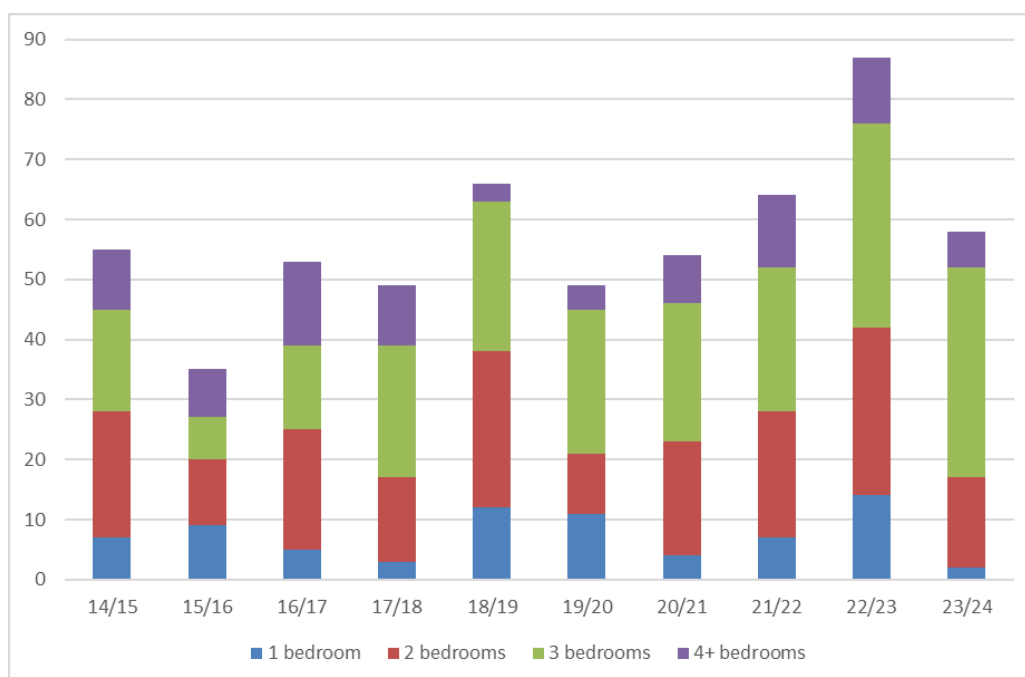


Figure 10 Net dwellings delivered by number of bedrooms and year

4.8 Gross Completions by Type

- 4.8.1 Figure 11 shows gross housing completions by year over the most recent 10 years (April 2014 – March 2024). 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.

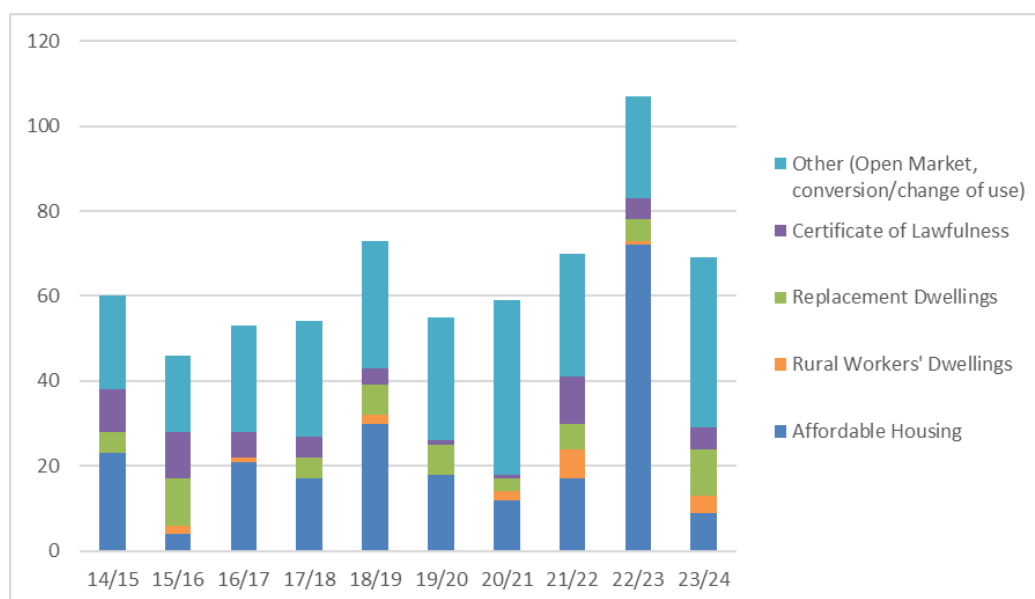


Figure 11 Gross housing completions by type 2014/15 – 2023/24

4.9 Affordable Housing

4.9.1 Figure 12 concentrates on affordable housing delivery alone. It shows that over the past 10 years (April 2014 – March 2024) we have seen a total of 222 affordable homes delivered on Dartmoor. Of these, 32% were affordable shared ownership or discount market sale whilst 69% were affordable rented. This very closely reflects the Local Plan's indicative target tenure split of 70:30 between rented and intermediate affordable housing. Below is a more detailed description of these two categories:

- Intermediate affordable: affordable housing discounted from open market (privately owned), and shared ownership (units managed by a Registered Provider or 'RP')
- Affordable or social rent (units managed by a RP)

4.9.2 Figure 13 shows the split we have seen between the two categories of affordable housing outlined above over the past 10 years (April 2014 – March 2024). Greater levels of affordable rented delivery generally reflects the greater level of need for this tenure of affordable housing in Dartmoor's communities. The current year is an anomaly to this trend and may be reflective of the small size of sites that have delivered affordable housing this year.

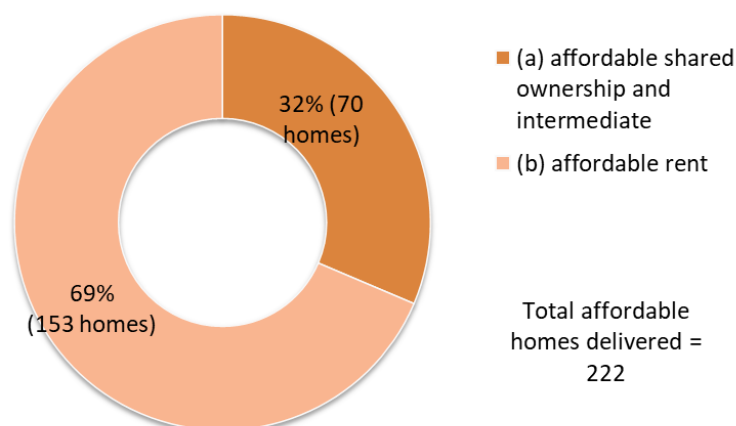


Figure 12 Percentage of affordable housing by type 2014/15 - 2023/24

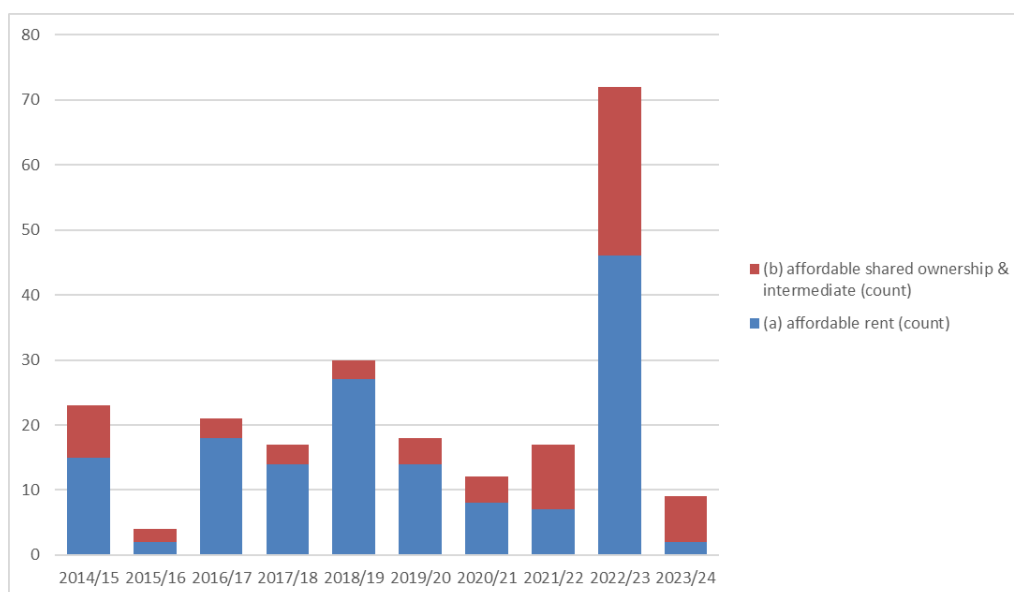


Figure 13 Net affordable dwellings delivered by type and year 2014/15 – 2023/24

4.9.3 The median house price on Dartmoor in 2023 stood at £345,000 (Table 16 and 17). Table 17 shows a small decrease of median house price of -3% since 2022, but still a significant rise in price from 2019 due to large increases in house prices in 2020 and 2022. In 2023 the median house price for Dartmoor was 10% higher than the median house price for Devon and 21% higher than the median house price for England and Wales.

- 4.9.4 In 2023, median workplace-based earnings on Dartmoor were calculated to be £29,071, a small increase of 1% since 2022. This gives a housing affordability ratio of 11.9 which is consistent with the range reported for the previous 6 years.

	2023	2022	2021	2020	2019	2018
Median house price	£345,000	£355,000	£312,250	£322,000	£288,000	£270,000
Median work-based earnings*	£29,071	£28,765	£25,634	£26,719	£23,831	£23,085
Housing affordability ratio	11.9	12.3	12.2	12.05	12.08	11.70

Table 16 Dartmoor median house price, median work-based earnings and housing affordability ratio (2018-2023)

	2023	%CH	2022		2021		2020		2019		2018
Median House Price (ONS)											
Dartmoor	£345,000	-3%	£355,000	14%	£312,250	-3%	£322,000	12%	£288,000	7%	£270,000
Devon	£315,000	3%	£305,250	5%	£290,000	7%	£270,000	7%	£253,000	1%	£250,000
South West	£310,000	3%	£300,000	3%	£290,000	7%	£270,000	7%	£252,000	1%	£250,000
England and Wales	£285,000	4%	£275,000	-2%	£279,783	12%	£250,000	6%	£235,000	0%	£235,000
Number of House Sales (ONS)											
Dartmoor	467	-9%	511	-10%	570	7%	532	-15%	628	2%	614
Devon	10545	-25%	14133	-7%	15137	19%	12722	-11%	14362	-5%	15042
South West	39021	-48%	74429	-25%	98794	22%	80931	-14%	93866	-6%	99633
England and Wales	618701	-32%	912337	5%	864964	21%	716726	-15%	838919	1%	829736

Table 17 Comparison of year-on-year percentage change in (a) median house price and (b) number of sales (2018-2023)

- 4.9.5 Table 17 shows a trend over the past two years of decreasing house sales on Dartmoor, however, this is more moderate in comparison with the downturn in sales for Devon and the South West region in particular. This is an important factor to monitor as prices will be influenced by the availability of housing on the market. For instance, if demand is high but the number of sales are low, this serves as a factor in increasing average prices.

4.10 Certificates of Lawfulness

- 4.10.1 As seen in Table 18, a total of 61 Certificates of Lawfulness have been issued for new residential uses over the last 10 years (April 2014- March 2024). Figure 14 shows that the majority (58%) of Certificates issued since April 2014 came through the unauthorised use of a building as a dwelling, with a variety of reasons contributing to the remaining 42% of Certificates.

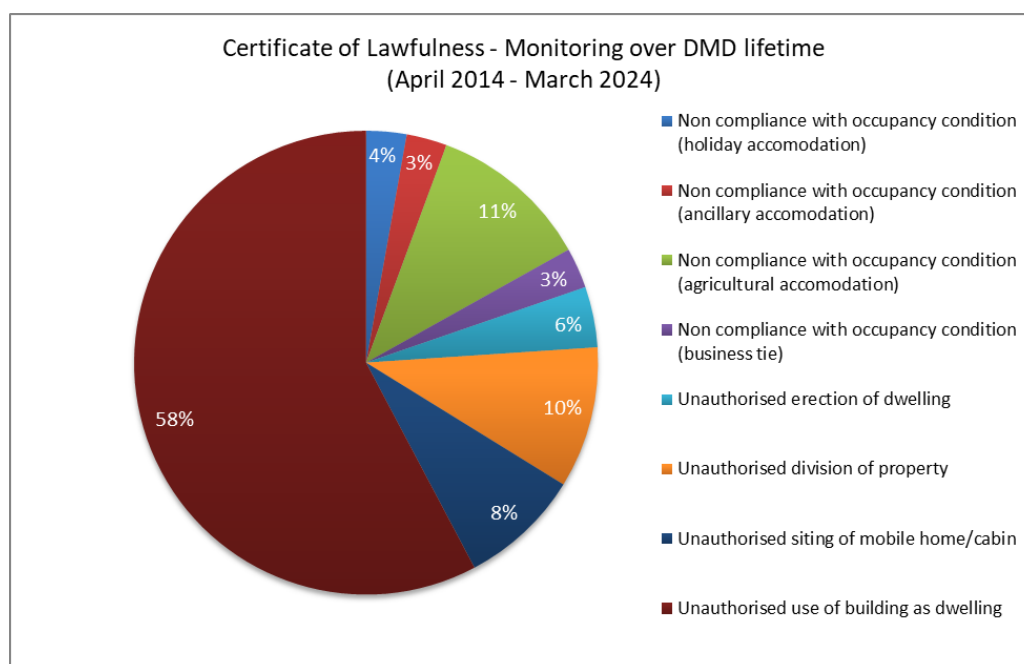


Figure 14 Reasons for issuing certificates of lawfulness (April 2014 – March 2024)

	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	Total
Number of Certificates	3	6	8	7	1	5	6	7	9	9	61

Table 18 Certificates of Lawfulness issued for new residential uses (April 2014 – March 2024)

4.11 Custom and Self-Build Housing

4.11.1 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. A significant proportion of those on the Register do not qualify as local people and therefore the Register largely reflects the desirability of Dartmoor as a place to build a house, rather than the local need. 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 19, and those who express an interest in self-build in a community-level Housing Needs Assessment.

4.11.2 Notably, in 2021/22 a planning permission was granted for a custom-build scheme (12 affordable and 5 open market) in South Brent subject to the conditions of a s.106 Planning Obligation Agreement (0147/19). This is the first custom-built scheme of this scale in Dartmoor National Park. In 2023/24, an outline planning application for 5 local custom/self-build plots was granted in Horrabridge (0085/22) and outline permission for 2 local custom/self-build plots was granted in Buckfastleigh (0510/22).

- 4.11.3 While previously, custom and self-build housing could only come forward as affordable or open market housing, the newly adopted Local Plan Policy 3.6 introduces a third category of 'local needs' custom and self-build housing whereby housing is restricted to occupancy by a local person, but is not subject to an affordable discount. This is encouraged on small infill sites within settlements. It will enable a greater degree of opportunity to deliver custom and self-build housing to benefit local communities in line with government aspirations.

Custom and Self-Build Register (March 2024)	No. of people	%
Local connection* (Part 1)	96	48%
Without local connection* (Part 2)	102	52%

*Local connection has been assessed on a Dartmoor wide basis

Table 19 Number of people on Dartmoor Self-Build Register (February 2025)

4.12 Housing Trajectory

- 4.12.1 13 (net) residential units are currently under construction within the National Park and 83 (net) currently have permission but are not yet under construction. A copy of the updated Dartmoor Local Plan Housing Trajectory can be found in Appendix B (p. 169) of the Local Plan.
- 4.12.2 Table 20 shows the housing trajectory for Dartmoor, including built and estimated figures (excluding replacement dwellings), from 2004/05 to 2026/27. Figure 15 presents this information in graph format and shows clearly that the cumulative total of dwellings built far exceeds the strategic estimated cumulative total originally projected.

	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	70	48	77	46	44	49	55	35	53
Cumulative total	314	424	560	649	719	767	844	890	934	983	1038	1073	1126

* 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.

	Built 17/18	Built 18/19	Built. 19/20	Built. 20/21	Built. 21/22	Built. 22/23	Built 23/24	Est. 24/25	Est. 25/26	Est. 26/27
Strategic estimated cumulative total †	920	970	1020	1070	1135†	1200	1265	1330	1395	1460
Built per year (net)	49	66	49	54	64	102	62	65	65	65
Cumulative total	1175	1241	1290	1344	1408	1510	1572	1637	1702	1767

† Marks when the yearly increment changed from increasing by 50 to 65 following the adoption of the local plan in 21/22 as per Policy 3.1.

Table 20 Housing trajectory 2004/05 to 2026/27 (built and estimated figures, including affordable housing, excluding replacement dwellings)

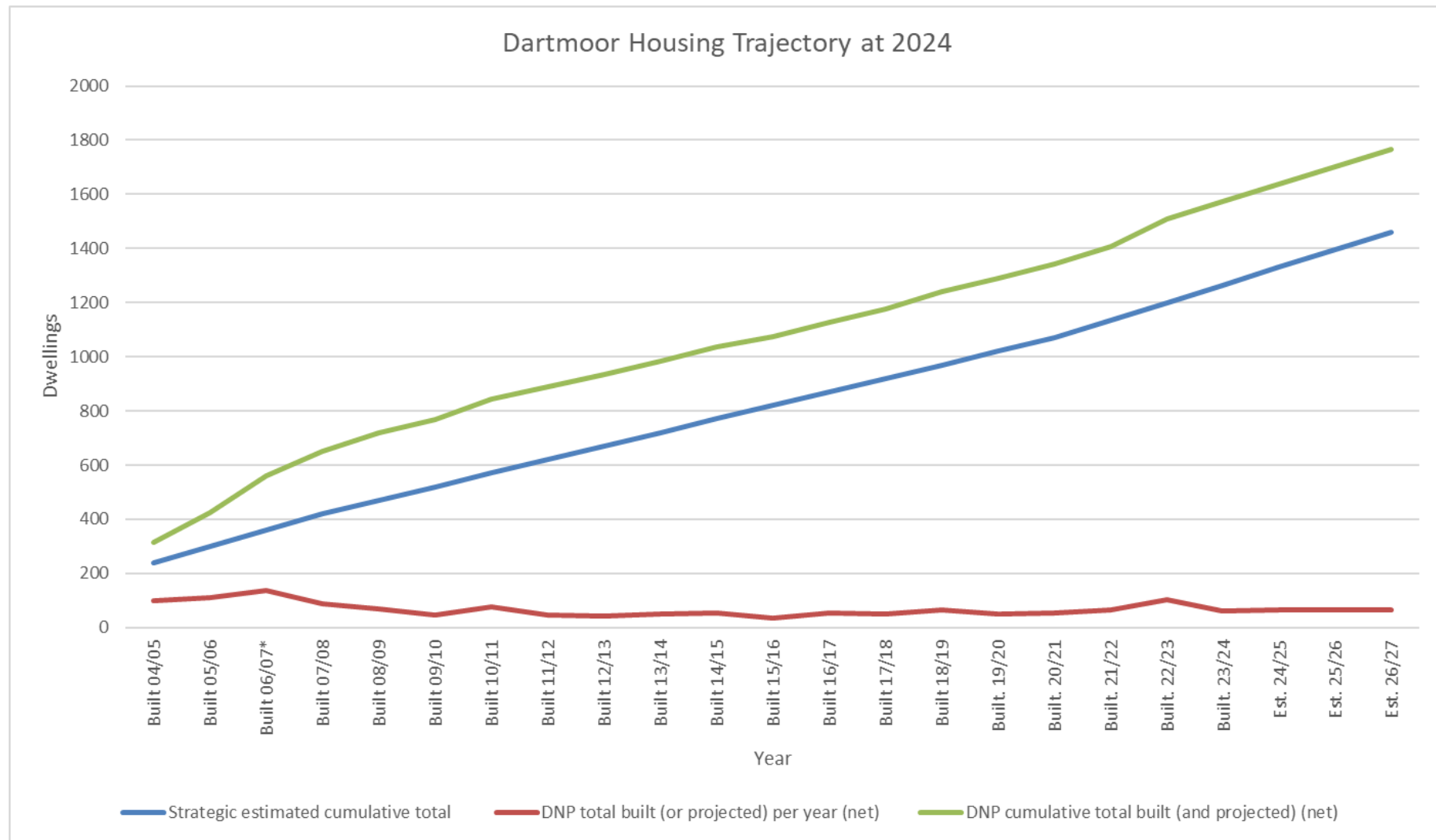


Figure 15 Dartmoor Housing Trajectory at 2024

5 Communities, Services and Infrastructure

5.1 Introduction

5.1.1 What does this topic cover?

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

5.1.2 Local Plan policies

- | | |
|----------------------|--|
| Strategic Policy 4.1 | Supporting community services and facilities |
| Strategic Policy 4.2 | Supporting public open space and sports facilities |
| Policy 4.3 | Enabling sustainable transport |
| Policy 4.4 | Parking standards for new development |
| Policy 4.5 | Electric Vehicle Charging Points (EVCPs) |
| Policy 4.6 | Public car parks |
| Policy 4.7 | Telecommunications Development |
| Strategic Policy 4.8 | The Access Network |

5.1.3 Dartmoor is a challenging environment to support robust and vibrant communities.

Key challenges include:

- Isolated rural villages can rely heavily on the use of privately owned cars;
- Young people can struggle to stay in their local communities with difficulties to access housing, education and employment; and
- Services and facilities face challenges to remain viable.

5.1.4 The Communities, Services and Infrastructure section of the local plan review explored these issues by considering an appropriate strategy for growth and change in the National Park. This was to approach how best to enable communities to thrive and continue to be viable and sustainable places to live and work.

5.1.5 Research in this area has led to the production of the [Infrastructure Delivery Plan](#) (2019) and the [Settlement Profiles](#).

5.2 Neighbourhood Planning

	Number
Preparing a Neighbourhood Plan	8
Made Neighbourhood Plans	2

Table 21 Number of Parishes engaged in Community Planning

5.2.1 The two made plans are Bovey Tracey Neighbourhood Plan and Bridestowe and Sourton Parish Neighbourhood Plan.

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 Local Plan policies

Strategic Policy 5.1	Non-residential Business and Tourism Development
Strategic Policy 5.2	Development affecting Town Centres
Strategic Policy 5.3	Protecting Active Uses in Dartmoor's Settlements
Policy 5.4	Signs and Advertisements
Policy 5.5	Tourist accommodation
Policy 5.6	Staff accommodation for serviced accommodation businesses
Policy 5.7	Camping and touring caravan sites
Policy 5.8	Agriculture, forestry and rural land-based enterprise development
Policy 5.9	Farm diversification
Policy 5.10	Equestrian development

6.2 Employment

6.2.1 A strategic overview of employment figures through the Plan period for Dartmoor can be seen in section 2.3 (p.11).

6.2.2 Table 22 shows there was a net gain of 1291m² in employment floor space in 2023/24.

6.2.3 Net gain in employment floor space was a result of five permissions; the largest of these being an application for five new business units at Dolbeare Meadow Business Park (0043/23), the conversion of an agricultural barn to industrial use at Lydford (0539/23) and the erection of a storage unit at Hayes Torr Storage in Sticklepath (0456/23).

Description	New permissions (m ²)	Percentage of total
Café	171	13%
Office	34	3%
Storage	177	14%
MOT centre	60	5%
Light Industrial	400	31%
Flexible Use Class E	449	35%
Total	1291	100%

Table 22 Net employment space permitted 2023/24

6.2.4 Using ONS data tailored to Dartmoor's Lower Super Output Areas, an unemployment rate of 1% was calculated for Dartmoor National Park in November 2024 (Table 23).

This figure is based on the claimant count for Job Seekers Allowance, plus those who claim Universal Credit and are required to seek work and is considerably lower than the claimant rate for Devon at 2.8% (Nov 2024) and the UK at 5% (Nov 2024).

- 6.2.5 Table 23 shows a peak in claimants in 2020 which was the result of Covid-19 and since then there has been a decline in the claimant rate. Changes to the thresholds in 2022, 2023 and 2024 have meant there are discontinuities in the data. The increase in claimant count in 2024 is due to the increase in thresholds which increased the claimant count.

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Unemployment rate	0.26%	0.25%	0.35%	0.44%	0.61%	1.80%	1.23%	0.88%	0.83%	1.00%
<i>*These percentages are approximate as the dataset used to calculate these round the number of claimants in each output area to the nearest 5 and may not precisely add to the sum of the number of people claiming unemployment.</i>										

Table 23 Unemployment rate in Dartmoor (November 2015 - November 2024)

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 communities. There is extensive discussion on this and the way the Local Plan responds to it in the Economy Topic Paper.
- 6.3.2 Through 2020/21 a number of Business Impact Survey (BIS) rounds of local businesses were carried out to understand the impact of Covid-19, in particular to understand the impact of lockdowns on customers, supplies and workforce. The outcome of each of these surveys is published on our website.
- 6.3.3 The most recent BIS round was conducted in October 2021 as a follow up to the previous three BIS rounds conducted in May, July and October 2020. Analysis of the survey suggests Dartmoor businesses have seen an increase in prosperity compared to the twelve months previous¹. In terms of economic development, a clear focus from business owners has been on the advancement and development of their businesses, rather than survival and resilience as had been apparent in surveys conducted throughout the Covid-19 pandemic. However, concerns surrounding staff shortages and rising wages, reduced winter trade and the potential reintroduction of distancing restrictions persist. Other key finds from the survey include business owners' perceived lack of public transport and provision for green transport across

¹ 87% of business owners surveyed described their 2021 summer trading as excellent, good or fair. Businesses who define the impact of covid as 'Severe' has decreased from 30% to 18% in 12 months.

Dartmoor as well as the need and desire to reduce the environmental impact of their businesses being identified as a priority³.

- 6.3.4 Further business research conducted in Summer – Autumn of 2022 has shown that some businesses are still finding recruitment and retention of staff challenging. Many cite the continued problems with fuel costs and public transport in rural areas, with some locations seeing a reduction in bus services, owing to a shortage of bus drivers.
- 6.3.5 However, there has been a small increase in the number of training providers offering vocational skills training and there are plans to improve the number of college courses and apprenticeships being offered across the area, particularly in the Social Care and Hospitality sectors. The cost of living crisis has affected the incomes of many rural business, with some having to reduce production volume to reduce energy costs, especially in the important food and drink production sector.

7 Minerals, Waste and Energy

7.1 Introduction

Local Plan policies

Strategic Policy 6.1
Strategic Policy 6.2
Strategic Policy 6.3
Policy 6.4
Policy 6.5
Policy 6.6

New or Extended Minerals Operations
Minimising the Impact of Minerals Operations
Minerals Safeguarding
Waste Prevention
Waste Disposal and Recycling Facilities
Renewable energy development

- 7.1.1 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. Still, the Authority does work closely with the adjoining mineral and waste planning authority, Devon County Council, in particular with regard to [evidence and reporting](#).

7.2 Minerals Applications

- 7.2.1 In 2023/24, an application (0432/23) was submitted to enable the working of the Yennadon Quarry to continue for an additional 15.5 years beyond the term of the previous permission. This would require the works to cease and the land to be restored by 2042. Members resolved to grant the permission subject to conditions and a deed of variation to ensure compliance with the existing S106 legal agreement. Work to finalise these matters is ongoing at the time of this report. Further information related to minerals can be found in the Devon Local Aggregate Assessment - [Local Aggregate Assessment - Planning \(devon.gov.uk\)](#)

7.3 Waste Applications

- 7.3.1 During 2023/24 an application was submitted for a waste management facility to the south of Linhay Hill Quarry, Ashburton. This application was refused and subsequently allowed by Appeal in January 2025. The proposal would change the use of land from former quarry to a waste transfer station for waste importation and treatment to produce recycled aggregates.

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 Local Plan policies

General policies:

- Policy 7.1 Settlement Boundaries and Development Sites
- Policy 7.2 Community Planning

Policies specific to Ashburton:

- Proposal 7.3 Land at Longstone Cross
- Proposal 7.4 Land at Chuley Road

Policies specific to Buckfastleigh:

- Proposal 7.5 Land at Barn Park
- Proposal 7.6 Land at Timbers Road

Policies specific to Chagford:

- Proposal 7.7 Land at Lamb Park
- Proposal 7.8 Land at Crannaforde

Policies specific to Horrabridge:

- Proposal 7.9 Land at New Park

Policies specific to Moretonhampstead:

- Proposal 7.10 Land at Betton Way
- Proposal 7.11 Land at Forder Farm
- Proposal 7.12 Land at Thompson's Haulage Depot

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 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.

- 8.2.4 Housing Needs Assessments are completed at a Parish level for areas considering development of housing.

8.3 Site Allocations

- 8.3.1 Table 24 summarises the status of sites allocated in the previous DMD, and those which have been retained or added in the new Local Plan, which include housing and allocated sites in the current local plan.
- 8.3.2 The current Local Plan allocates 16 sites, and these are identified in table 24 by a proposal number. At the time of writing, 3 of these sites had been built out, 1 had an extant permission and 4 had applications pending determination. In addition, the Chuley Road site in Ashburton (proposal 7.4) has come forward via two applications, both approved and one built out. This leaves 7 sites still to be progressed.
- 8.3.3 During the reporting year, 2023-24, an application for Timbers Road (proposal 7.6) was taken to appeal for 'non-determination' and was subsequently dismissed by the Planning Inspector for insufficient information. An application for Forder Farm, Moretonhampstead (proposal 7.11) was submitted for consideration.
- 8.3.4 Since the end of the reporting year, an application for up to 36 dwellings at Lamb Park (proposal 7.7) has been submitted for consideration. In addition, 41 dwellings providing 19 affordable dwellings at Blinkham Hill (proposal 7.19) has been approved. Several sites have also been confirmed as completed; Davy House (Horrabridge), Kinsman Dale (Moretonhampstead), Devonia House (Yelverton) and Brook Lane (Widdecombe-in-the-Moor).

Settlement	Site	Policy Ref (where applicable)	Use	Status (Updated March 2025)
Ashburton	Longstone Cross	Proposal 7.3 (ASH1)	39 affordable dwellings	Complete
	Chuley Road (Outdoor Experience)	Proposal 7.4 (ASH2)	29 dwellings (inc. 7 affordable)	Detailed permission granted (lapses May 2027)
	Chuley Road (Tuckers)	Proposal 7.4	23 dwellings	Complete
	Great Hall, North Street		4 dwellings (inc. 1 affordable)	Under construction
Buckfastleigh	Land at Glebelands		3 dwellings of which 2 will be affordable	Complete
	Land at Barn Park	Proposal 7.5	28 dwellings (inc. 7 affordable)	Resolution to grant subject to S106
	Land at Timbers Road	Proposal 7.6	70 homes, 45% affordable and highway improvements	Application refused
Buckfast	Axminster Carpets (also known as Lower Mills)	Proposal 7.21	Care Village comprising care units, associated open space, car parking and access.	Resolution to grant subject to S106
Chagford	Woodcote		7 dwellings (inc. 3 affordable)	Complete
	Bretteville Close	CHG1	Housing development inc. employment units, public car	Complete

			park and fire station. 93 homes (inc. 28 affordable)	
	Lamb Park		2 dwellings of which 1 will be affordable	Complete
	Lamb Park	Proposal 7.7	Allocation for around 36 homes, of which 45% affordable	Application being processed
Horrabridge	Davy House, New Park		4 affordable dwellings	Complete
	Magpie Mill		Conversion to 2 open market dwellings	Detailed permission granted (lapses Aug. 2025)
	Land at Highlands		5 Local Custom/Self-build plots	Outline permission granted (lapses May 2026)
	Land at New Park	Proposal 7.9	Allocation for around 35 homes, 45% of which are affordable	No application made
Ilington	Methodist Chapel		Conversion to 1 affordable dwelling and 1 holiday let	Complete
Mary Tavy	Land in Mary Tavy	Proposal 7.23	Allocation for 19 homes, of which 45% affordable	Pre-application
Moreton-hampstead	Land south of Kinsman Dale		2 market and 2 affordable dwellings	Complete
	Land at Betton Way	Proposal 7.10	Allocation for around 18 homes, of which 45% are affordable	No application made
	Land to the East of Betton Way, Forder Farm	Proposal 7.11 (MTN2)	24 dwellings (incl. 11 affordable)	Application being processed
	Thompson's Depot (Land at Station Road)	Proposal 7.12 (MTN1)	35 open market dwellings (vacant building credit removed affordable requirement)	Complete
	Former Primary School		3 open market dwellings	Under construction
South Brent	Land at Palstone Lane (a)	Proposal 7.14	17 dwellings (custom/ self-build) of which 12 will be affordable (custom/self-build)	Application lapsed.
	Land at Palstone Lane (b)	Proposal 7.15	Allocation for 34 homes, of which 45% affordable	No application made.
	Land adj. to Fairfield	Proposal 7.16	40 affordable dwellings	Complete
	Mill House, Exeter Road		Conversion to 3 dwellings (two affordable)	Under construction
South Zeal	Land adj. to The Old Telephone Exchange		4 affordable self-build housing	Complete
Yelverton	Land at Elfordtown	Proposal 7.18	Allocation of around 40 homes, of which 45% affordable	No application made
	Land at Blinkham Hill	Proposal 7.19	41 dwellings (incl. 19 affordable)	Detailed permission granted (lapse Feb 2028)
	Devonia House Nursing Home		11 open market dwellings	Complete
Widecombe in the Moor	Brook Lane		8 affordable dwellings	Complete

Table 24 Sites allocated in local plan which include housing