

## COMMENT FORM

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

Your comments will help us and the Inspector to identify any issues with the Plan relating to soundness, legal compliance and compliance with the Duty to Cooperate, and any changes to the Plan which may therefore be needed prior to adoption.

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

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

### PART A - About You

#### Personal details

First name *	Ed							
Surname *	Persse							
Address	[REDACTED]							
Post code	[REDACTED]							
Email address *	[REDACTED]							
I am completing this form as (choose one)	A resident	<input type="checkbox"/>	An agent	<input checked="" type="checkbox"/>	A Town / Parish Council	<input type="checkbox"/>	An organisation	<input type="checkbox"/>
	A business	<input type="checkbox"/>	A visitor	<input type="checkbox"/>	A statutory agency	<input type="checkbox"/>	Other (specify below)	<input type="checkbox"/>
Other								
Job title (where relevant)	Planning Consultant							
Organisation (where relevant)	EJFP Planning Ltd							
On behalf of (where relevant)								
Did you submit comments on the Regulation 18 (First Draft) Local Plan?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>				

\* Required field

#### Data Protection Act 2018

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

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

I would like to be added to the Local Plan consultee list

**PART B - Your Comment**

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

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

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

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

Paragraph (enter number, e.g. 4.5.1)	3.9.8
Policy (enter number, e.g. 4.5)	3.9(2)
Policies Map	

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

	Yes	No
<b>i)</b> Legally compliant		
<b>ii)</b> Sound		
<b>iii)</b> Compliant with the Duty to co-operate		

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

The comments in this section relate primarily to paragraph 3.8.8 and criterion 2(c) of the above stated policy.

The fundatmental point is that the proposed size of 106 sqm is too small, furthermore, the justification in the respect of the building possibly being used at some point in the future as an affordable dwelling is floored. In dealing with this point I would like to refer the officers to appeal APP/J9497/W/18/3194784 and APP/J9497/W/17/3177227.

[Additional space on final page]

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

Paragraph 3.9.8 seeks to justify the restriction in the size of the dwellings to safeguard the viability of the holding (this is considered as part of the financial test0, this is reasonable but also flexible and should not be restricted to such a small size. The second relates to the possible future use as an affordable dwelling. Typically rural worker dwellings are located in areas where they would not utilised as affordable dwellings. The DNPA are seeking to make a one size fits all policy for workers dwellings. This flies in the face of each case being judged on its own merits.



Finally the 106sqm also include boot rooms, storage areas and equipment areas. It is noted that a farm office is not included nor locker rooms and kitchen/dining area for farm workers. Accordingly, it is suggested that the 106 sqm restriction is removed, if not removed then relaxed to 160 sqm for first or main dwelling. Second or third dwellings can reasonably be smaller given that much of what has been listed above (farm officer etc) is not required in a second/third dwelling.

The appeal decisions mentioned above are both located in the national park boundaries and the Inspectors both cases referred to the Affordable Housing SPD and in both cases the Inspectors gave the SDP little weight. At paragraph 14 of appeal APP/J9497/W/17/3177227 it states *'The proposed dwelling would be very much larger than the indicative size for a three bedroom unit specified within the affordable housing SPD. However, the figure within the SPD is only guidance. As noted by the 2015 Inspector, the proposal should also be considered in relation to the needs of a stock manager who is likely to require suitably sized family accommodation. In addition, DNPA's Land Agent Consultant has advised that as the principal dwelling on the holding there would be a need for extra rooms for meetings/other needs relating to the management of the farm rather than just a place to reside.'* This view is supported in paragraph 12 of appeal APP/J9497/W/18/3194784 it states *'For the above reasons, I conclude on this issue that the proposed dwelling, by reason of its size, would relate to the functional requirements of the agricultural holding. As such, in respect of this issue, it would accord with policy DMD23 of the DMDDPD and would not be at odds with the principles set out in the SPD'*. In the two cases set out above the approved size of the dwellings was 162 sqm and 180 sqm respectively.

Therefore, it is considered that agricultural/rural workers dwellings should not be restricted to the size set out in the policy. There needs to be greater flexibility in the size of the dwelling, dependent on the functional needs of the holding rather than the possibility that it could be used as an affordable dwelling sometime or not in the future.

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

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

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

To expand on the above comments

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

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

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Policy (enter number, e.g. 4.5)	
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<b>iii)</b> Compliant with the Duty to co-operate		

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

[Additional space on final page]

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

[Additional space on final page]

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

## PART D - Additional Comment (2)

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

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

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

	Yes	No
<b>i)</b> Legally compliant		
<b>ii)</b> Sound		
<b>iii)</b> Compliant with the Duty to co-operate		

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

[Additional space on final page]

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

[Additional space on final page]

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



## PART E - Additional Comment (3)

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

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

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

	Yes	No
<b>i)</b> Legally compliant		
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<b>iii)</b> Compliant with the Duty to co-operate		

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

[Additional space on final page]

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

[Additional space on final page]

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

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

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

## PART F - Additional Comment (4)

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

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

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

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

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

[Additional space on final page]

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[Additional space on final page]

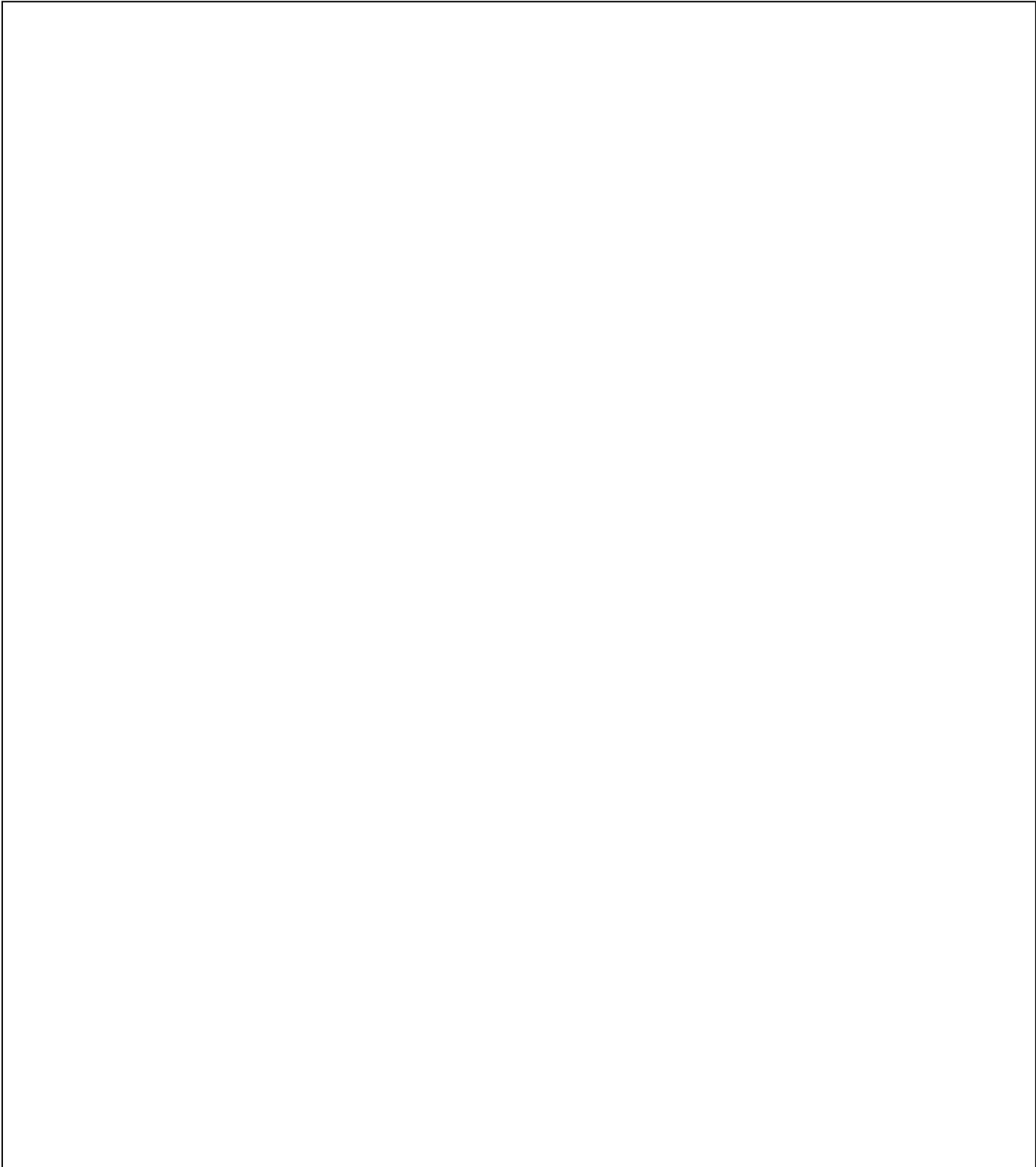
Please note: where changes to the Local Plan are proposed, your comments should provide concisely all the evidence and supporting information necessary to support your suggested changes. You may not have a further opportunity to submit this evidence.

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

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

**Additional space** (please tell us which question you are continuing from):



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

Forward Planning, Dartmoor National Park Authority  
Parke, Bovey Tracey, Devon, TQ13 9JQ  
Website: [dartmoor.gov.uk/localplanreview](http://dartmoor.gov.uk/localplanreview)

Tel: 01626 832093  
Email: [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk)