



**DARTMOOR LOCAL PLAN**  
guiding planning applications in Dartmoor National Park

# Authority Monitoring Report 2019/20 (AMR)

February 2021



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## Headlines

### Local Plan Review

The Local Plan Review has now entered the [examination stage](#); the plan was submitted to the Planning Inspectorate for Examination on 22 September 2020. 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), a First Draft consultation (2019) and a Final Draft consultation (2019). The length of the examination period varies, but we expect to have adopted the new Dartmoor Local Plan by the end of 2021.

### Housing Applications and Completions

In 2019/20 we approved applications for 25 net homes within Dartmoor National Park.

In 2019/20 we completed (built) a total of 68 net homes, of which 30 (44%) were affordable. This fits well with our guideline provision of 50 houses per year outlined in Policy COR2 of the Core Strategy.

### Notable Developments

2019/20 has seen the continuation of the important housing schemes commenced in 2018/19. At Bretteville Close in Chagford (93 homes incl. 28 affordable) 36 homes have been built so far, with 7 more currently under construction. Notable development include the completion of the scheme at Mary Tavy (19 units incl. 2 affordable) and detailed permission granted for schemes at Ashburton (40 affordable units), Moretonhampstead (35 units, incl. 50% affordable) and South Brent (40 units incl. 14 affordable).

### Key trends

In 2019 the median house price on Dartmoor stood at £288,000, 14% higher than the median house price for Devon and 23% higher than the national median house price and leading to an affordability ratio of 12.08 (higher than Greater London).

Meanwhile, figures show increased median work-based earnings on Dartmoor, with a figure of £23,831 in 2019 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, 2018/19 and 2019/20, and this is something being addressed 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 2019 to 31 March 2020, 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:

- Engagement with, for example
  - The Plymouth and South West Devon Joint Local Plan, which was adopted in 2019
  - Local Plans reviews
  - New joint Planning guidance 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);
- Ongoing liaison with statutory bodies, for example with the Environment Agency and Natural England, in particular through the National Park Management Plan review;
- Work with Devon County Council on economic development, transport and infrastructure planning, and minerals and waste evidence base; and
- Engagement with the Local Enterprise Partnership (LEP)
- A Statement of Common Ground for the emerging 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 examination of the draft Local Plan in early 2021 and expected adoption of the new Dartmoor Local Plan by late 2021. This section reviews the progress the Authority has made since April 2019 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, have helped us shape the emerging Local Plan. Below is a consolidated list of evidence submitted to the Planning Inspectorate available at the time of writing the AMR.

- [Topic Papers](#)
  - 1 - Natural Environment (V4 -2020)
  - 2 - Historic Environment (V2 - 2018)
  - 3 - Design and the Built Environment (V3 - 2019)
  - 4 - Vision and Spatial Strategy (V3 - 2019)
  - 5 - Minerals and Waste Development (V4 - 2020)
  - 6 - Housing (V4 - 2020)
  - 7 - Transport (V3 - 2019)
  - 8 - Economy (V1 - 2018)
  - 9 - Development Sites (V2 - 2019)
  - 10 - Monitoring and Governance (V1 - 2019)
- [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
- [Viability Assessment](#) (2018)
- [Strategic Flood Risk Assessment](#) (2019)
- [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:

- [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
- ✓ Vision for Dartmoor National Park
- ✓ Sustainable development
- ✓ Higher risk development and sites
- ✓ Spatial strategy
- ✓ Major development
- ✓ Amenity
- ✓ 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 2020), a total of 649 houses have been delivered in Dartmoor National Park (table 2). This gives an average delivery 54 rate of 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 686 houses have been granted, meaning on average 57 homes have been granted planning permission each year.

**Table 2:** Net houses approved and delivered (April 2008 – March 2020)

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Net approvals	32	72	48	35	51	71	83	82	32	118	37	25	686
Net completions	70	48	77	46	44	49	55	35	53	49	66	68	660

**2.2.3** The Development Management DPD (2013) allocates 24ha of development. To date, we have seen the approval of 377 dwellings on allocated sites, of which 116 are complete, against a theoretical capacity of 466. Based on this, 81% of the theoretical capacity of houses on allocated sites have gained planning permission since the beginning of the DMD lifetime, (plan period to 2026), of which 31% have been built to date. A further 57 dwellings on allocated sites are 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 2019/20 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 2019/20 reporting year

Headline figures April 2019 – March 2020	Permissions		Completions	
	No.	% of total	No.	% of total
Total (net)	29	-	68	-
Total (gross)	41	-	75	-
Replacement dwellings	12	29%	7	9%
Rural workers' dwellings	5	17%	0	0%
Affordable Housing	9	31%	30	44%
of which rented	-	-	28	41%
of which shared ownership or intermediate	-	-	2	3%
Certificate of lawfulness	2	7%	1	1%
Conversion or change of use	7	24%	5	7%
Custom / Self-build	4	14%	0	0%
Other (open market)	6	21%	32	47%
1 bedroom	4	16%	11	16%
2 bedrooms	13	45%	15	22%
3 bedrooms	7	28%	23	34%
4+ bedrooms	5	20%	5	7%
Local Centre	13	52%	49	72%
Rural Settlement	9	31%	16	24%
Open countryside	7	28%	3	4%
Rural Exception Sites	-	-	0	0%
Other windfall sites	-	-	7	10%
Allocated sites	-	-	61	90%

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

**2.2.5** At the time of writing, the new Local Plan has entered the Examination stage. Three matters are considered when determining the weight of emerging policies; consistency with national policy, how contentious the policy is, and the stage of plan preparation. Please see the [Authority's Policy Weighting Report](#) for more information on emerging policies.

## 2.3 Employment – Strategic Overview

**2.3.1** Throughout the lifetime of the current DMD (April 2013 – March 2020), Dartmoor has seen around 14,268m<sup>2</sup> 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 m<sup>2</sup>) and overall provision is largely determined by occasional large-scale permissions such as the Peartree Cross site in Ashburton for 4,884m<sup>2</sup> in 2014/15.

**2.3.3** Further details of employment floor space permitted in 2019/20 is provided in section 6.2.

**Table 4:** New employment floor space permitted within DNP April 2013 – March 2020

Year	Net Permissions (Sq. m)
2013/2014	470+
2014/2015	6,229+
2015/2016	2,769+
2016/2017	494+
2017/2018	2,400+
2018/2019	1,006+
2019/2020	900+
Total	14,268+

## 2.4 Planning Applications and Appeals

**2.4.1** Table 5 shows that the Authority determined 492 planning applications in 2019/20, with a further 66 applications withdrawn, which is greater than the previous five years. When compared with reporting years over the lifetime of the DMD, 2019/20 has seen the highest percentage of applications granted conditionally, but far fewer applications granted unconditionally, and the second highest percentage of refusals.

**Table 5:** Number of planning applications determined April 2013 – March 2020

Planning Applications *	2019/20		2018/19		2017/18		2016/17		2015/16		2014/15		2013/14	
	No.	%												
Granted conditionally	424	81%	402	77%	440	76%	441	71%	425	69%	453	68%	353	65%
Granted unconditionally	2	0%	7	1%	32	6%	45	7%	41	7%	57	9%	61	11%
Refused	66	12%	66	13%	58	10%	61	10%	64	10%	80	12%	58	11%
Withdrawn	66	12%	50	10%	50	9%	73	12%	90	15%	80	12%	69	13%
Total	558		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 2019/20 was 31; this is on par with previous figures throughout the lifetime of the DMD. Of the 31 decided, 23% were allowed, the lowest proportion recorded in the last 7 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	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14
Total appeals lodged	31	15	31	33	32	52	32
% of appeals allowed	23%	23%	32%	40%	31%	31%	26%

## 3. Environment

### 3.1 Introduction

#### 3.1.1 What does this topic cover?

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

#### 3.1.2 Current Local Plan policies

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

### 3.2 Historic Environment

**3.2.1** The National Park is home to a total of 2,058 listed buildings and 1,208 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 21,500 entries. This is a significant increase from the previous reporting year. Due to errors in previous data, the increase from 18,600 records to over 21,500 occurred over a period of 5 years, from 2014 – 2019, as opposed to a single reporting year.

**3.2.2** Table 7 shows performance in terms of designated heritage assets during the lifetime of the current Core Strategy (2008-2020).

**3.2.3** A total of 25 new listed buildings have been designated over the current plan period (2008-2020), including listing revisions for HM Prison Princetown and Okehampton Camp, as well as a number of First World War village war memorials.

**3.2.4** 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%) ([Historic England](#), 2018).

**3.2.5** Since 2010 the Authority has identified and surveyed some 900 historic farmsteads which have been added to the Historic Environment Record (HER).

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

**3.2.7** 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	2,443	3%
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 4.9% 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	93.1%	↑ Dartmoor +4.9% on national average

Source: Natural England.

**3.3.5** As of 2020 there are 245 County Wildlife Sites (CWS) covering 2,443 Ha within Dartmoor National Park, with a further 133 sites covering 1,008 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. Of the 99 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.

**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](#)<sup>1</sup> has been written to guide development in or affecting the South Hams SAC for Greater Horseshoe Bats, has been used since October 2019.

<sup>1</sup> South Hams Special Area of Conservation (SAC), Greater Horseshoe Bats, Habitat Regulations Assessment Guidance, October 2019

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

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

### 3.3.9

## 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

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

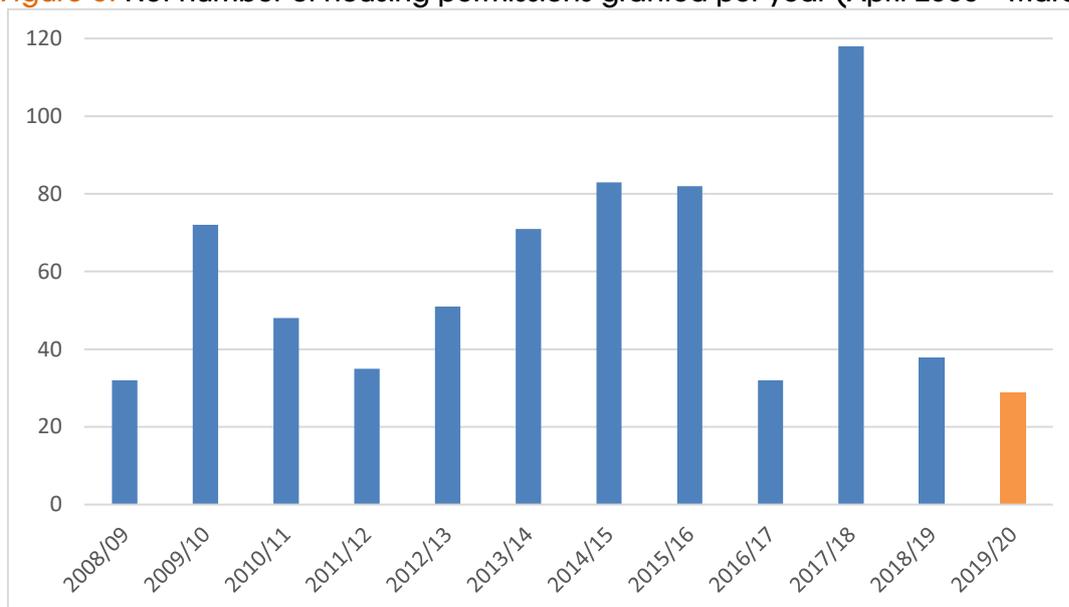
### 4.2 Permissions Granted Overview

**4.2.1** Permissions were granted for 29 net homes in 2019/20 (table 11), with an additional 12 replacement dwellings permitted which were not included in this figure. This makes 19/20 the lowest year for net permissions granted in the last decade (Figure 3).

**Table 11:** Number of housing permissions granted in 2019/20

Housing permission granted	Number
Net number of homes approved 2019/20	29
Number of affordable homes approved 2019/20	9 (31%)
Gross number of homes approved 2019/20 (includes replacement dwellings)	41

**Figure 3:** Net number of housing permissions granted per year (April 2008 – March 2020)



**4.2.2** Figure 4 gives an overview of the proportion of homes approved in Local Centres (64%), Rural Settlements (22%) and open countryside (14%) throughout the lifetime of the Core Strategy (April 2008 – March 2020), 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, the past three years have seen the lowest approval figures in Rural Settlements. The new local plan will specifically respond to this issue, with a revised spatial strategy which enables development in a new middle tier of settlements that would not be permitted under current policies.

**Figure 4:** Number of homes granted planning permission by location (April 2008-March 2020)

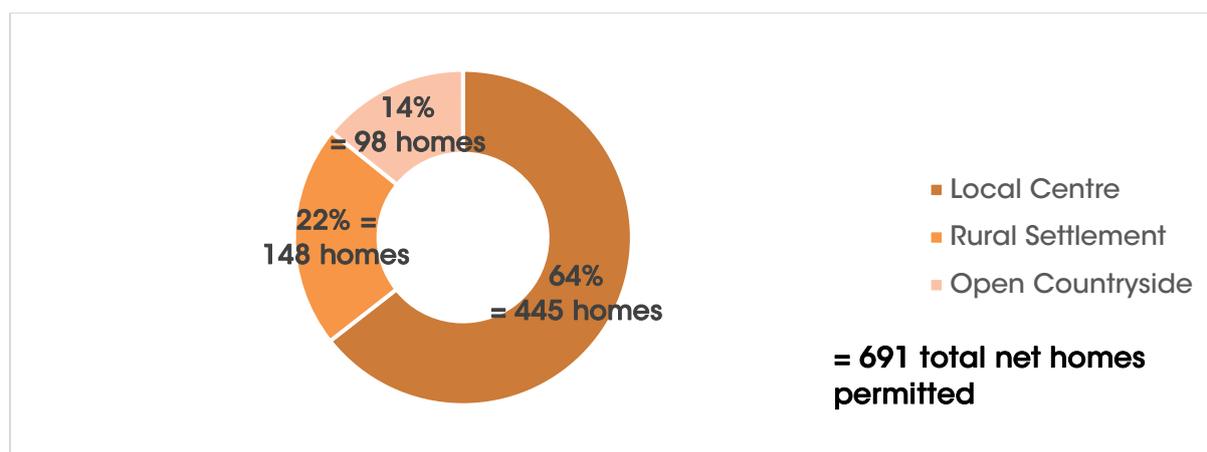
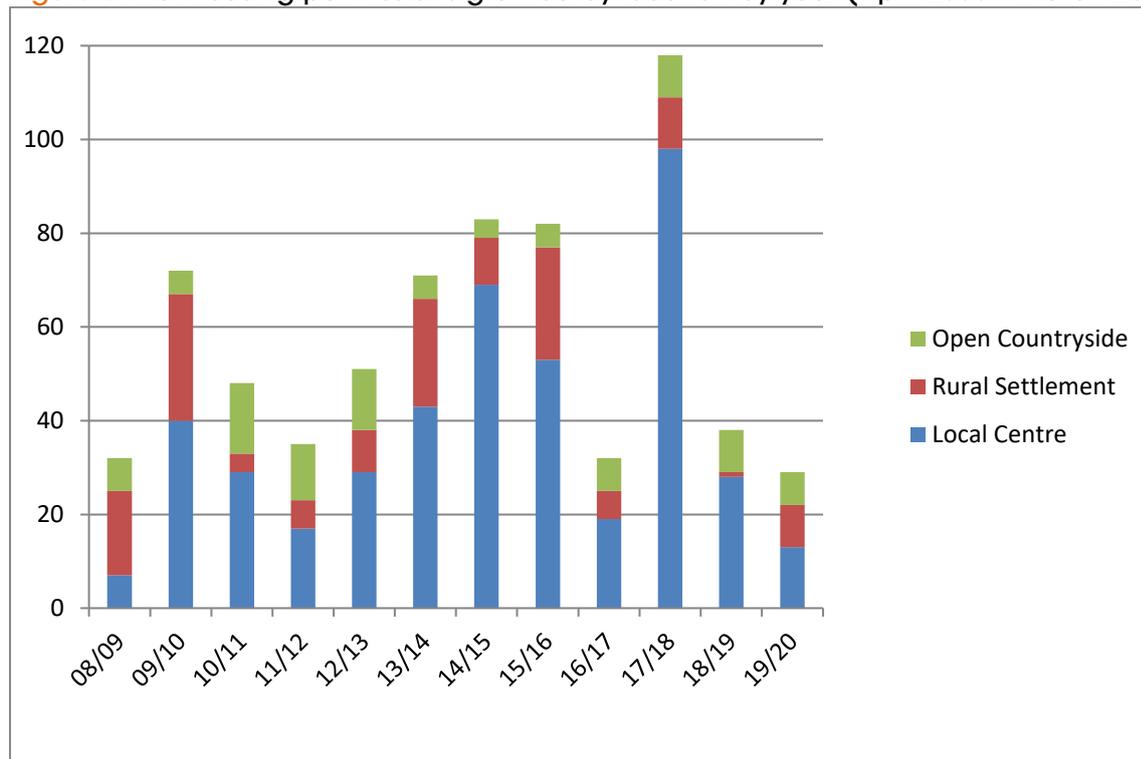


Figure 5: Net housing permissions granted by location by year (April 2008 – March 2020)



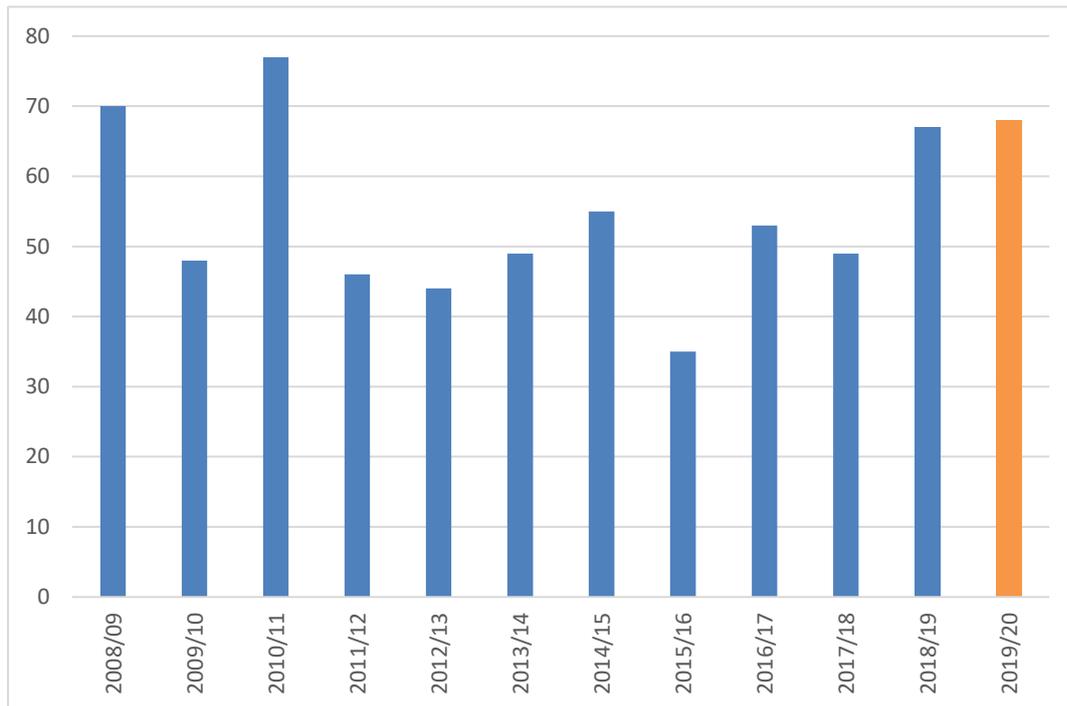
### 4.3 Completions Overview

4.3.1 68 net homes were completed on Dartmoor in 2019/20 (table 11), with an additional 7 replacement dwellings not included in this figure, making 2019/20 the third highest year for net completions in the last decade (figure 6).

Table 11: Housing completions in 2019/20

Completions	Number
Net completions 2019/20	68
Target net completions per year	50
Affordable housing completions 2019/20	30 (44%)
Gross completions 2019/20 (includes replacement dwellings)	75

Figure 6: Net number of housing completions per year (April 2008 – March 2020)



### 4.4 Net Completions by Location

**4.4.1** Figure 7 gives an overview of the proportion of homes delivered in Local Centres (61%), Rural Settlements (25%) and Open Countryside (13%) over the lifetime of the Core Strategy (April 2008 – March 2020), 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. As described above, the review of the Local Plan has taken this into account, and responds with a revised settlement hierarchy.

Figure 7: Percentage of total net homes delivered by location (April 2008-March 2020)

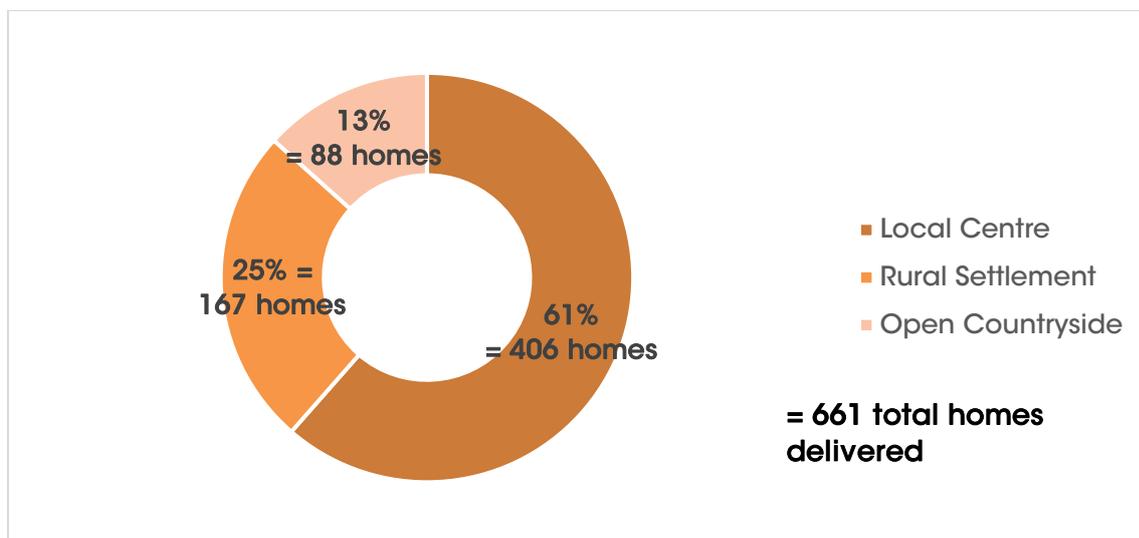
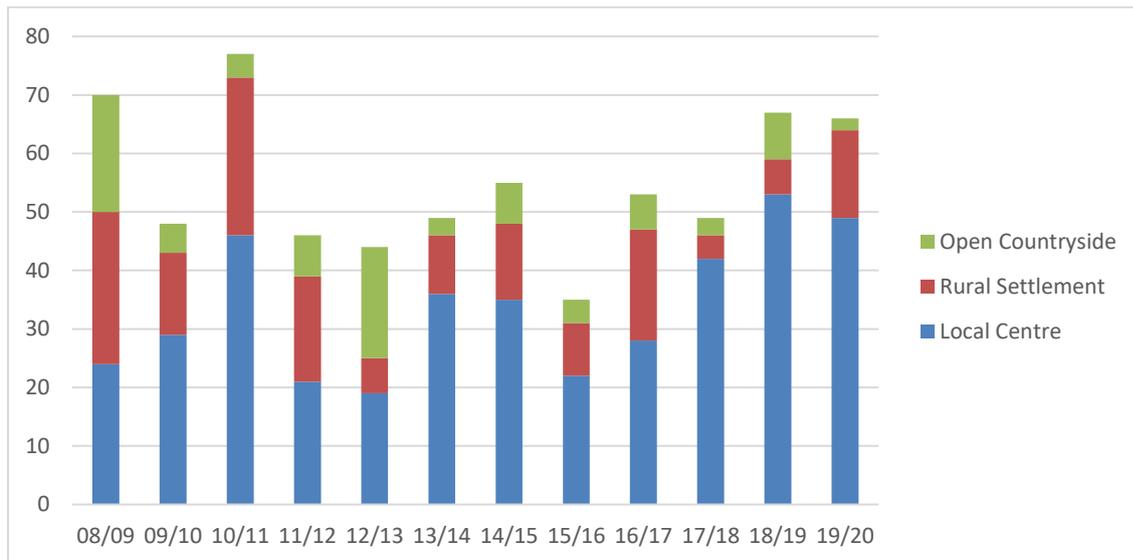


Figure 8: Net housing completions by location by year (April 2008 – March 2020)



### 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 (43%), Rural Exception Sites (8%), and other windfall sites (51%) 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 2020)

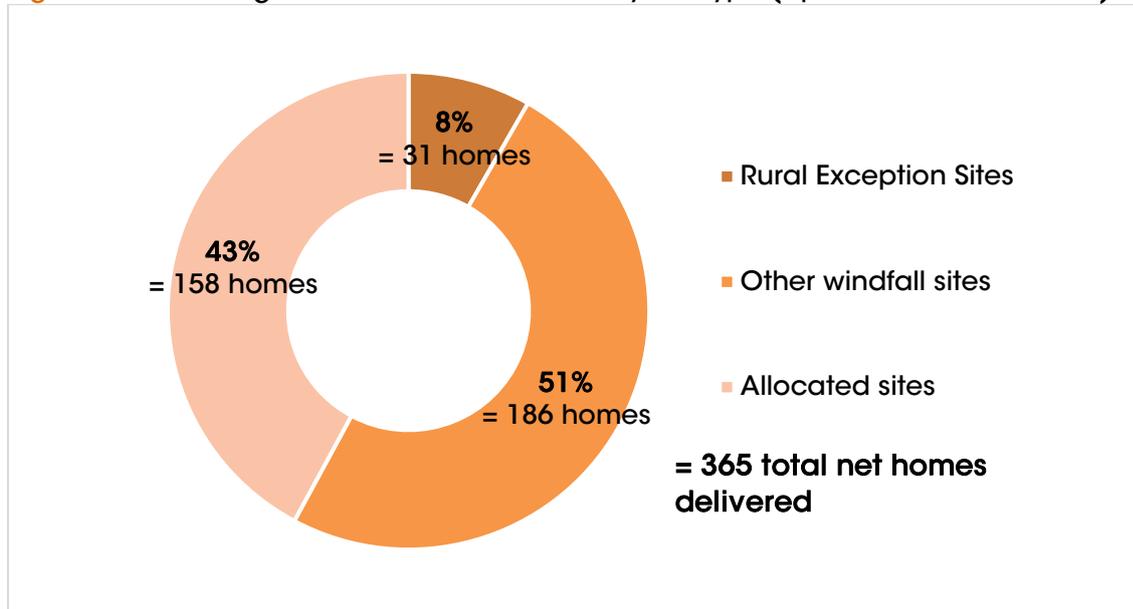
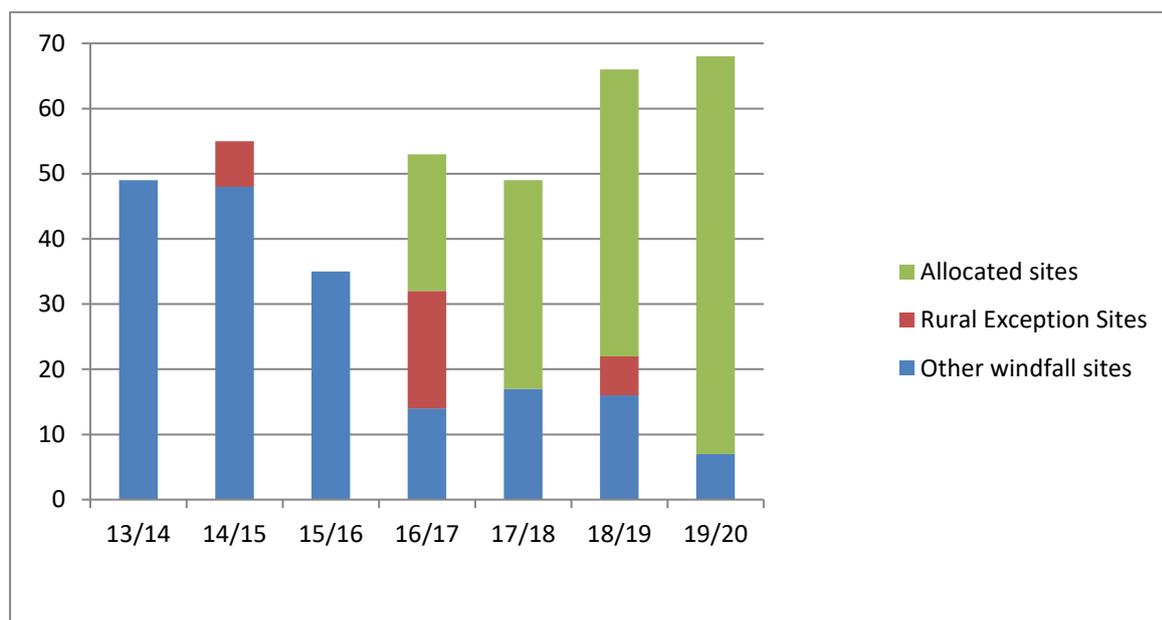


Figure 10: Net housing completions by site type by year (April 2013 – March 2020)



## 4.6 Small Sites

**4.6.1** In Dartmoor 22% of affordable homes have been delivered on sites less than 10 homes in the last 10 years (Table 12). NPPF Para 63 enables National Parks and other designated rural areas to deliver small scale affordable housing sites. This is important for Dartmoor; 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. Evidence shows that:

- 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, making them easier and quicker to deliver
- small sites are viable, innovative and enable flexible solutions to be found, to achieve affordable housing delivery across rural areas, with and without subsidy

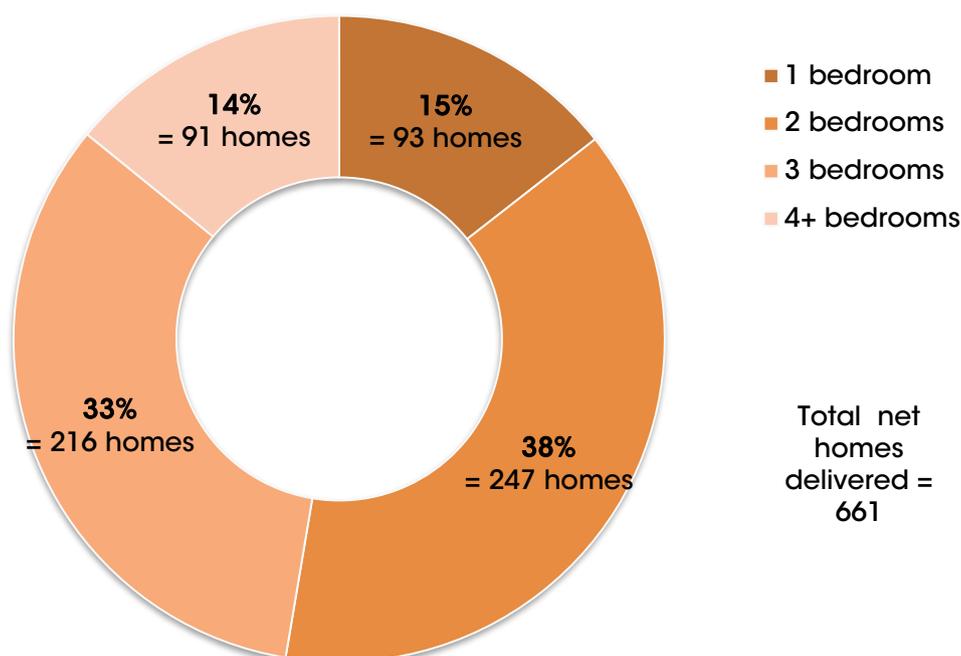
Table 12: Completions of affordable units on small sites (<10 units), 2012-2020

Small sites	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13
No. of affordable units on sites <10	0	9	3	3	5	23	14	6
No. of affordable units on sites <5	0	3	3	3	5	8	7	6

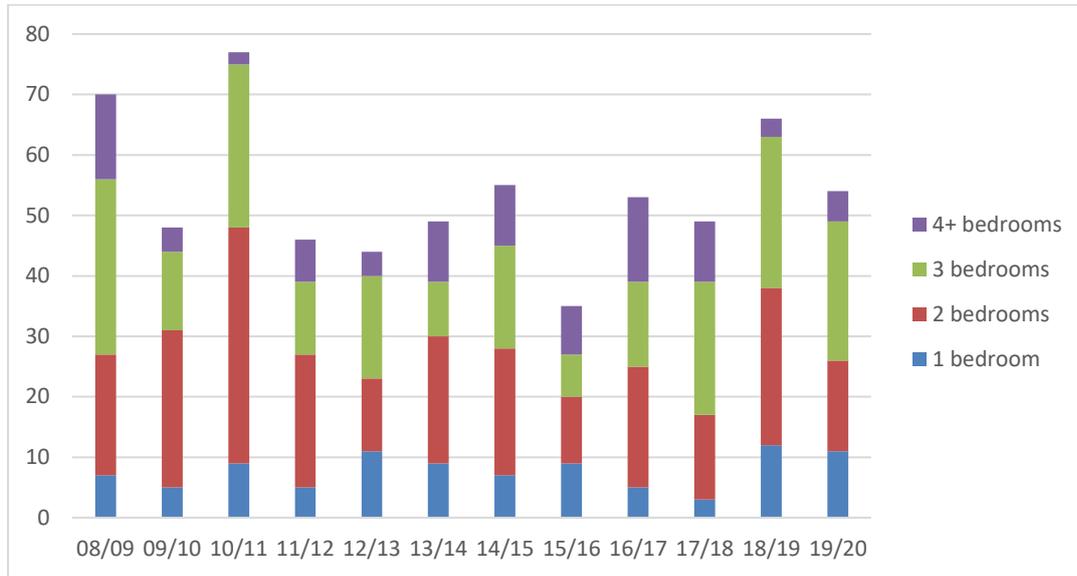
## 4.7 Net Completions by House Size

**4.7.1** 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 2020). The majority (38%) of homes delivered have been 2-bedroom properties, closely followed by 3-beds (33%), with 1-bed and 4-bed properties the minority (15% and 14% 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 2020)



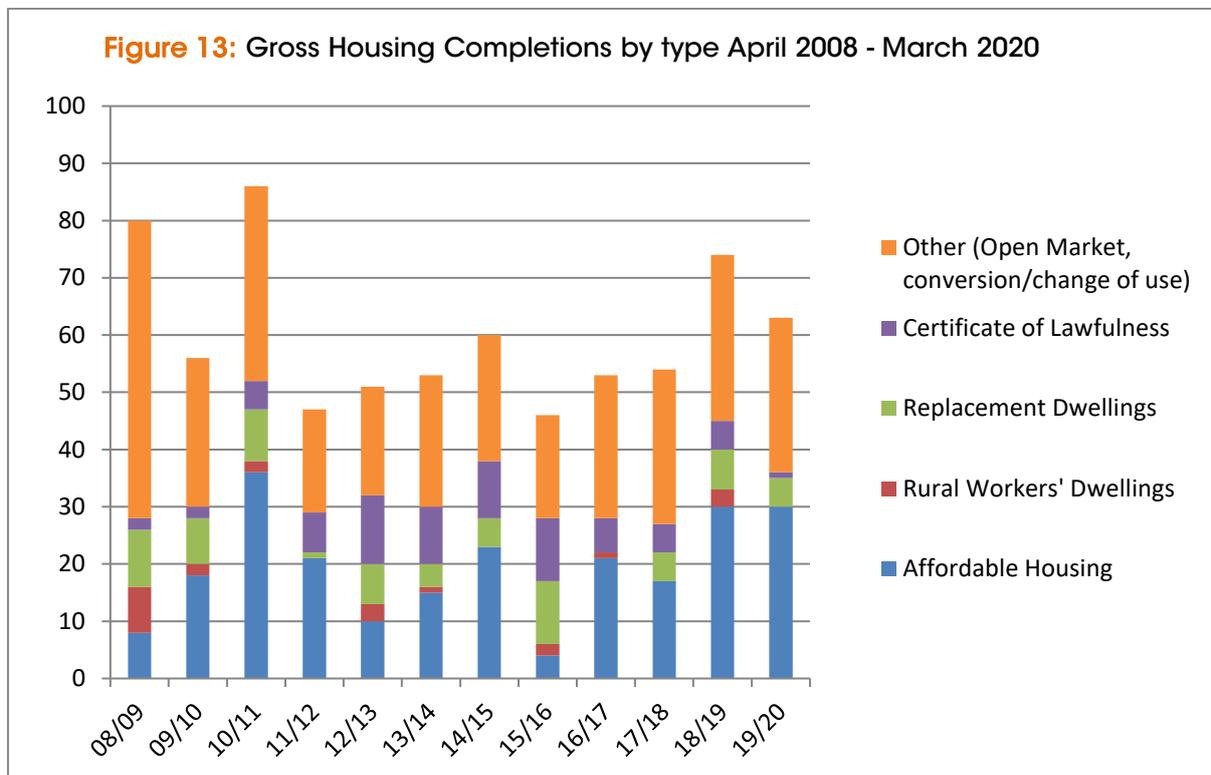
**Figure 12:** Net housing completions by number of bedrooms by year (April 2008 – March 2020)



## 4.8 Gross Completions by Type

**4.8.1** Figure 13 shows gross housing completions by year over the lifetime of the Core Strategy (April 2008 – March 2020). 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 2020)



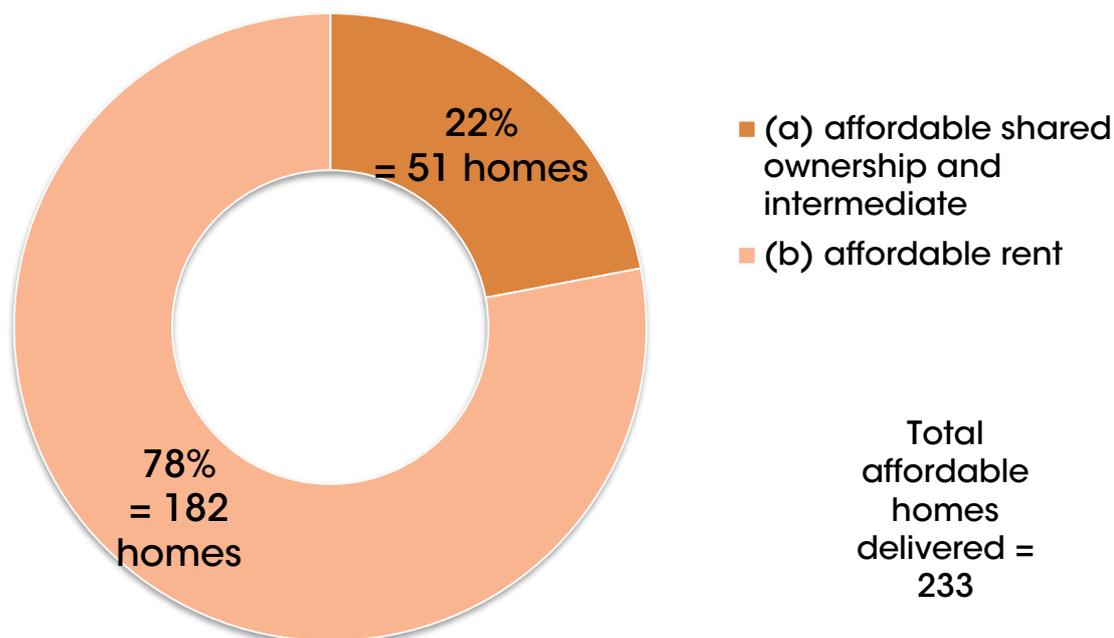
## 4.9 Affordable Housing

**4.9.1** Figure 13 above shows that affordable housing delivery has fluctuated from year to year, both in terms of amount and proportion of total. In 2019/20, 30 affordable homes were completed (52% of net total), making it the second highest year for affordable housing completions over the lifetime of the Core Strategy. The pipeline indicates that there will be further affordable housing completions in 2020/21 and 2021/22, including sites in Chagford, Moretonhampstead and Ashburton.

**4.9.2** Figure 14 concentrates on affordable housing delivery alone. It shows that over the lifetime of the Core Strategy we have seen a total of 233 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:

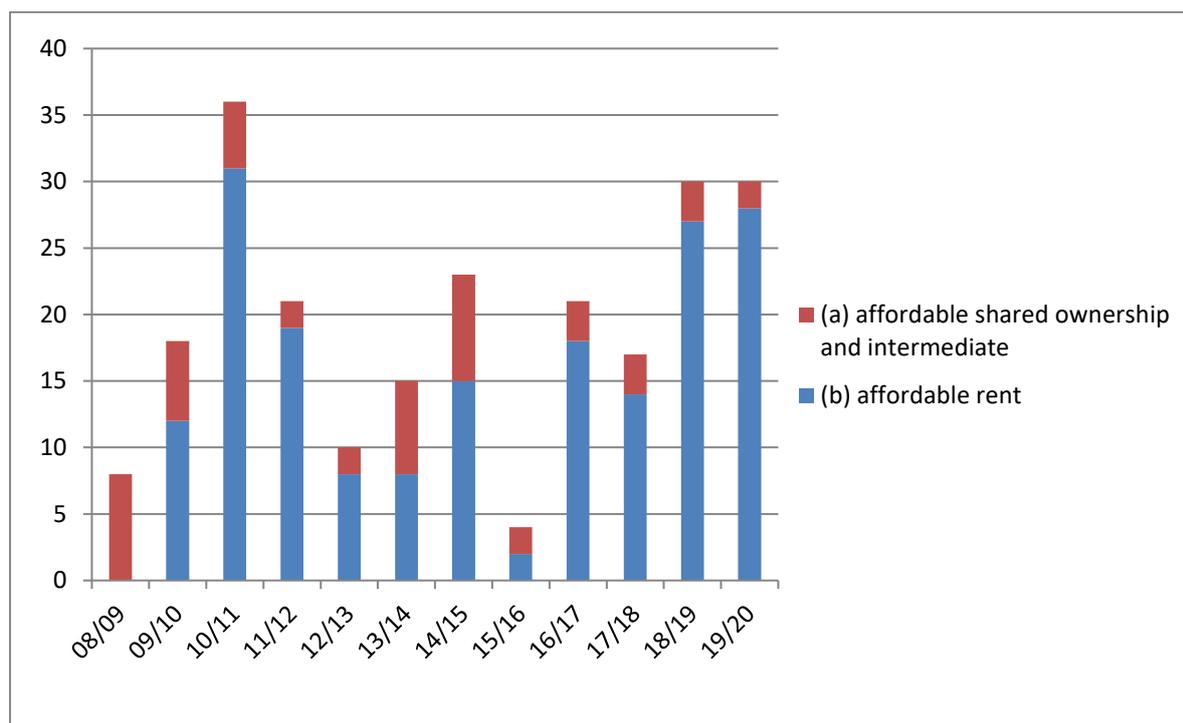
- (a) Intermediate affordable: privately owned affordable housing delivered according to Dartmoor’s own affordable housing model *and* Affordable shared ownership (units managed by a Registered Provider or ‘RP’)
- (b) Affordable rented (units managed by a RP)

**Figure 14:** Percentage of affordable housing delivered by type (April 2008 – March 2020)



**4.9.3** 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 2020)



4.9.4 Table 13 shows that the median house price on Dartmoor in 2019 stood at £288,000, a continuation of a steady climb in prices since 2014. The total number of sales on Dartmoor climbed by 2% since 2018, resulting in 628 sale (Table 13).

4.9.5 Median workplace-based earnings on Dartmoor in 2019 were calculated to be £23,831, an increase of 3% since 2018. This gives a housing affordability ratio of 12.08, which is within the range reported for the previous 5 years.

4.9.6 The significant drop in median house prices in Dartmoor and the subsequently low affordability ratio reported in 2018 occurred due a calculation error within the database. The figures displayed in Tables 13 and 14 show the updated figures for 2018.

Table 13: Dartmoor median house price, median work-based earnings and housing affordability ratio (2014-2019)

	2019	2018	2017	2016	2015	2014
Median house price	£288,000	£270,000	£272,000	£265,000	£260,000	£250,000
Median work-based earnings*	£23,831	£23,085	£22,034	£22,698	£22,260	£22,574
Housing affordability ratio	12.08	11.70	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 14:** comparison of year-on-year percentage change in (a) median house price and (b) number of sales (2014-2019)

	2019	%CH ↓	2018	%CH ↓	2017	%CH ↓	2016	%CH ↓	2015	%CH ↓	2014
<b>(a) Median House Price (ONS)</b>											
Dartmoor	£288,000	7%	£270,000	-1%	£272,000	3%	£265,000	2%	£260,000	4%	£250,000
Devon	£253,000	1%	£250,000	3%	£242,995	5%	£232,000	3%	£225,000	6%	£212,000
South West	£252,000	1%	£250,000	3%	£242,500	5%	£229,950	6%	£216,000	8%	£200,000
England & Wales	£235,000	0%	£235,000	3%	£228,500	4%	£220,000	6%	£208,000	7%	£195,000
<b>(b) Number of House Sales</b>											
Dartmoor	628	2%	614	31%	469	-9%	513	15%	446	-1%	450
Devon	14370	-3%	14777	-5%	15616	-3%	16030	2%	15777	2%	15400
South West	87906	-7%	94751	-9%	104082	-3%	107423	2%	105641	0%	105264
England & Wales	836390	1%	829736	-8%	899024	-2%	920702	0%	916988	0%	918300

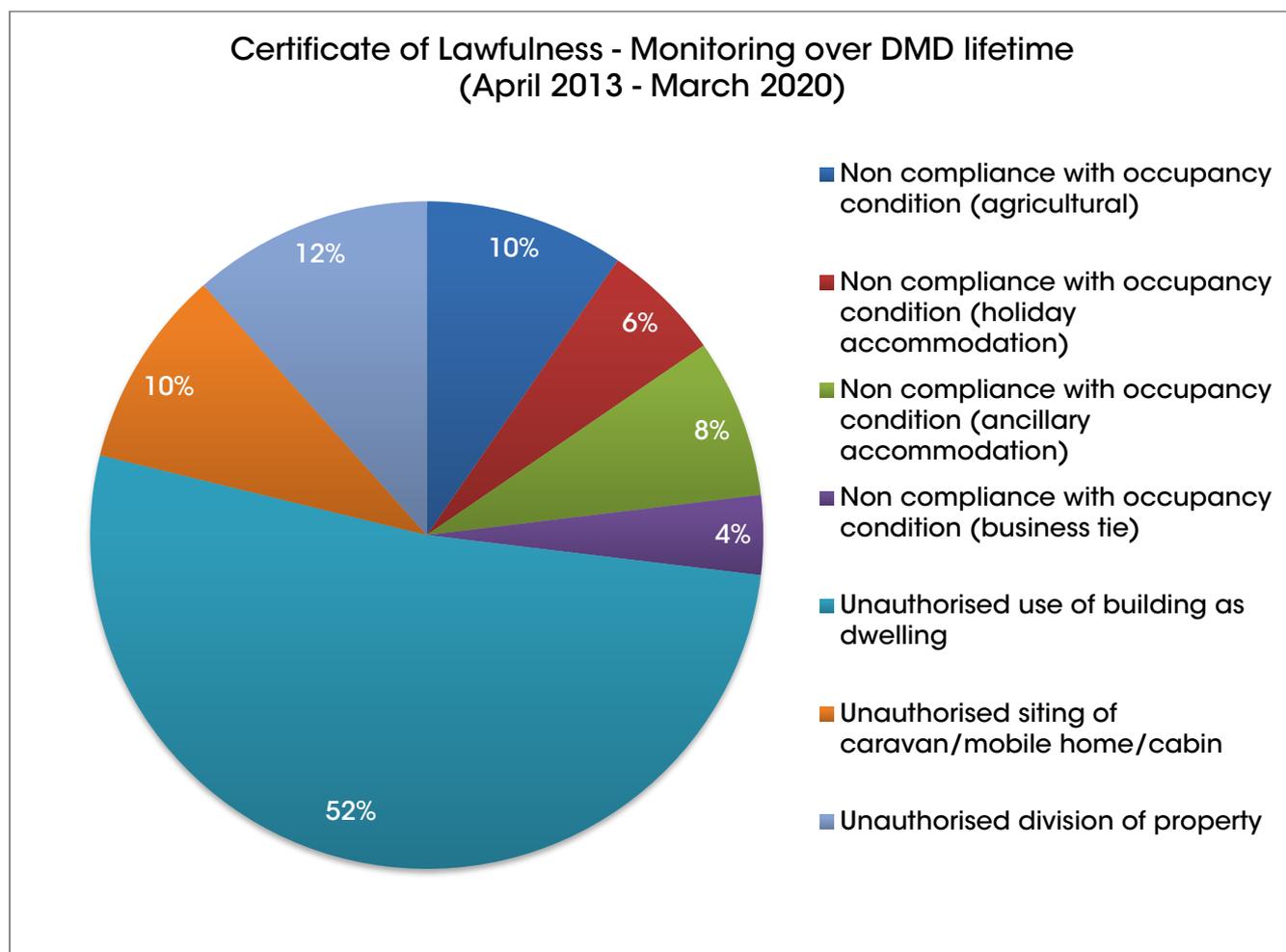
## 4.10 Certificates of Lawfulness

**4.10.1** As seen in Table 15, a total of 52 Certificates of Lawfulness have been issued for new residential uses throughout the lifetime of the DMD (April 2013 – March 2020). The annual number of certificates issued for new residential uses has decreased since the adoption of the DMD, most likely a result of proactive monitoring. Figure 16 shows that the majority (52%) 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 48% of Certificates.

**Table 15:** Certificates of Lawfulness issued for new residential uses (April 2013 – March 2020)

	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	Total
Number of Certificates	5	4	6	7	9	11	10	52

**Figure 16:** Certificates of Lawfulness issued for new residential uses by reason for issue (April 2013 – March 2020)



### 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. 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 16, and whether they are local people, those seeking affordable need, or those seeking a new open market home in the National Park.

**4.11.2** Of note, one application for a custom-build scheme of four affordable units in South Tawton (0476/18) has been granted in the reporting year. Furthermore, a planning application for a custom-build scheme (12 affordable and 5 open market) in South Brent will be granted pending a S106 agreement. This is the first custom-built scheme of this scale in Dartmoor National Park.

**4.11.3** 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 16:** Number of people on the Right to Build Register

Right to Build Register (August 2019)	No. of people	%
Local connection* - affordable	38	28%
Local connection* - open market	34	25%
Without local connection - affordable	13	9%
Without local connection - open market	53	38%
<b>Total</b>	<b>138</b>	

\* Local connection has been assessed on a Dartmoor wide basis

## 4.12 Housing Trajectory

**Table 17:** 5-year land supply (at January 2021)

	Number
Residential units with current permission, but not yet under construction (minus 3% non-implementation rate)	101
Residential units currently under construction	40
5-year plan target total +5%	263
<b>5-year housing land supply total *</b>	<b>329</b>

\*Total supply of specific deliverable sites in years 2020/21-2024/25. 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 18:** Housing trajectory (built and estimated figures, including affordable housing, excluding replacement dwellings)

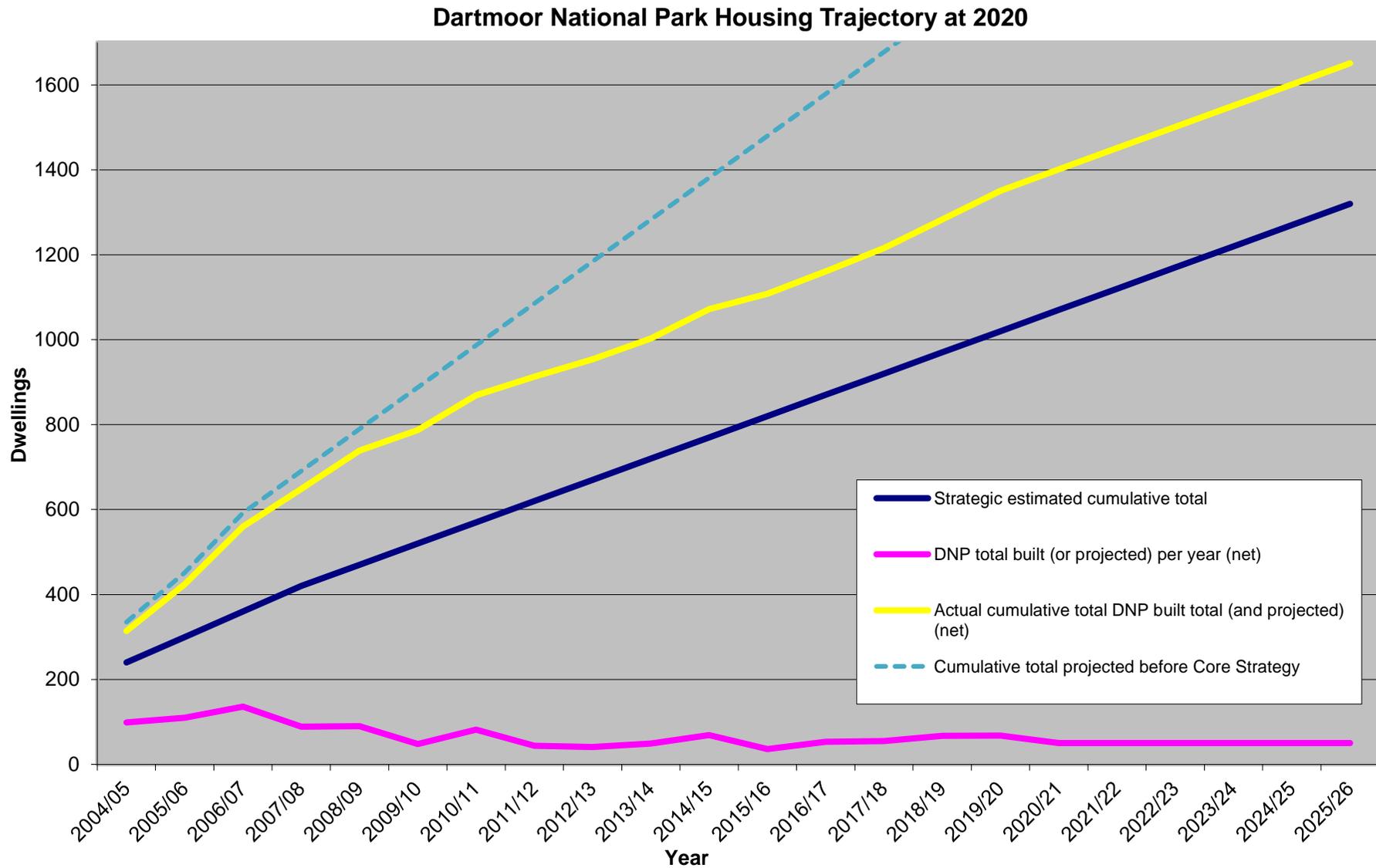
	Built 04/05	Built 05/06	Built 06/07*	Built 07/08	Built 08/09	Built 09/10	Built 10/11	Built 11/12	Built 12/13	Built 13/14	Built 14/15	Built 15/16	Built 16/17
Strategic estimated cumulative total †	240	300	360	420	470	520	570	620	670	720	770	820	870
Built per year (net)	99	110	136	89	90	48	82	44	41	49	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	Built. 19/20	Est. 20/21	Est. 21/22	Est. 22/23	Est. 23/24	Est. 24/25	Est. 25/26
Strategic estimated cumulative total	920	970	1020	1070	1120	1170	1220	1270	1320
Built per year (net)	55	66	68	50	50	50	50	50	50
Cumulative total	1216	1282	1351	1401	1451	1501	1551	1601	1651

Figure 17: Dartmoor National Park Housing Trajectory at 2020



## 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

<b>COR12</b>	Meeting the need for local infrastructure, community facilities and public services
<b>COR14</b>	Meeting the infrastructure requirements of new development
<b>COR16</b>	Meeting the needs of vulnerable groups and those with special needs
<b>COR17</b>	Promoting increased health and well-being
<b>COR21</b>	Dealing with development and transport issues in a sustainable way
<b>DMD20</b>	Telecommunications development
<b>DMD31</b>	Provision of new recreational and leisure facilities
<b>DMD32</b>	Protection of recreational and amenity open space
<b>DMD38</b>	Access onto the highway
<b>DMD39</b>	Provision of car parks
<b>DMD40</b>	Parking provision - Residential
<b>DMD41</b>	Parking provision - Non Residential
<b>DMD42</b>	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 December 2020)

	Number
Preparing a Neighbourhood Plan	7
Adopted Neighbourhood Plans	0

#### 5.2.1 Of note, at the time of writing the Bridestowe and Sourton Neighbourhood Plan will soon be going to referendum and is likely to be adopted.

## 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 900m<sup>2</sup> of net employment floor space was permitted in 2019/20, with the majority (78%) occurring in Local Centres. The predominant use class for new employment floor space in 19/20 was Class D (70% of net floorspace). The most notable approvals were:

- The change of use of part of the second floor of the Town Mill in Buckfastleigh to a dance studio (0110/19) 1050 m<sup>2</sup> (48% of total)
- Construction of a veterinary centre outside South Brent (0052/19) 490m<sup>2</sup> (22% of total)

**6.2.3** There is also a current application with a resolution to grant subject to S106 for a 31,562m<sup>2</sup> extra care facility at Lower Mills in Buckfast (0300/19).

**Table 19:** Net employment floor space permitted in 2019/20 by use class

Use Class	Net new permissions (m <sup>2</sup> )	Percentage of total
A1 (shops)	-475	22%
A3 (restaurants and cafes)	-165	8%
D1 (vets)	490	22%
D1 (dance studio)	1050	48%
Total	900	

**6.2.4** Dartmoor has an estimated unemployment rate of 2.6% according to DCC's Local Economic Profile in February 2018. 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. This rate is considerably lower than the rate estimated from DCC's Local Economic Profile for Dartmoor. Further detail can be found in the [Economy Topic Paper](#).

### *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 businesses<sup>12</sup>.

### *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

<b>COR10</b>	Providing for renewable energy
<b>COR22</b>	Provision for minerals development
<b>COR23</b>	Dealing with waste issues
<b>COR24</b>	Protecting water resources from depletion and pollution
<b>DMD15</b>	Renewable energy
<b>M2</b>	Environmental impact of mineral workings
<b>M4</b>	New mineral workings
<b>M5</b>	Recycling of mineral waste
<b>M6</b>	Mineral Consultation Areas
<b>M7</b>	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](#).

### 7.2 Minerals Applications

**7.2.1** 2019/20 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)
- ✓ Landscape Character Assessment
- ✓ Community services and facilities survey
- ✓ Housing Needs Assessment (parish level)
- ✓ Strategic Housing Market Need Assessment (SHMNA)

#### 8.1.2 Current Local Plan policies

##### General policies:

<b>DMD7</b>	Dartmoor's built environment
<b>DMD45</b>	Settlement boundaries
<b>DMD46</b>	Parish plans and development management

##### Policies specific to Ashburton:

<b>ASH1</b>	Housing Land at Longstone Cross
<b>ASH2</b>	Redevelopment area at Chuley Road

##### Policies specific to Buckfastleigh:

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

##### Policies specific to Chagford:

<b>CHG1</b>	Housing Land north of Lamb Park
<b>CHG2</b>	Mixed use development east of Bretteville Close

##### Policies specific to Horrabridge:

<b>HOR1</b>	Housing land at Walkham Meadows
<b>HOR2</b>	Housing land adjacent New Park

##### Policies specific to Mary Tavy:

<b>MTV1</b>	Primary school site off Warren Road
<b>MTV2</b>	Mixed use development site centre of Mary Tavy

##### Policies specific to Moretonhampstead:

<b>MTN1</b>	Housing land at Forder Farm
<b>MTN2</b>	Housing at Thompson's Depot

##### Policies specific to South Brent:

<b>SBR1</b>	Housing land adjacent Fairfield
<b>SBR2</b>	New station facilities
<b>SBR3</b>	Public car park Station Yard

##### Policies specific to South Zeal:

<b>SZL1</b>	Conserving the built environment
-------------	----------------------------------

##### Policies specific to Yelverton:

<b>YEL1</b>	Housing land adjacent Briar Tor
<b>YEL2</b>	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** 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 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. In January 2021, development of 5 of the 14 sites including housing have been completed, equating to 116 net new homes on Dartmoor. A further two sites (116 homes) are currently under construction and expected to complete in 2020/2021, Three allocated sites have detailed permission (115 homes), with one further site gaining outline permission (up to 30 homes). Two applications for allocated sites (57 homes) have been received by the Authority and are pending decision. Of the remaining 6 sites shown in white, 3 are proposed for re-allocation in the emerging draft Local Plan, two are no longer considered available / developable, and one allocated site has been refused permission.

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

Settlement	Site	Policy Ref	Use	Size (Ha)	Status (at December '20)
Ashburton	Longstone Cross	ASH1	Affordable housing	1.1	<p>✓ Detailed application approved for 40 affordable units</p>
	Chuley Road	ASH2	Mixed use commercial/ housing/ car park/ open space (Masterplan rescinded).	3.54	<p>Outdoor experience: outline application received - pending decision 29 units incl. 6 affordable</p> <p>✓ Brewery Meadow: under construction 23 open market units</p>
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 - refused
	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	<p>✓ Specialist dwellings for the elderly completed 15 open market units</p> <p>✓ Under construction 93 units incl. 28 affordable.</p>
	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	<p>✓ Site 1: Complete 19 units incl. 2 affordable</p>
					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	<p>✓ Permission granted for demolition of vacant depot buildings, erection of 35 dwellings</p>
	Forder Farm	MTN2	50% affordable housing. Up to 30 dwellings.	0.78	<p>✓ Outline application approved including 50% affordable housing</p>
South Brent	Fairfield	SBR1	50% affordable housing	2.42	<p>✓ Phase 1 complete 40 units incl. 14 affordable</p>
					<p>✓ Phase 2: permission granted 40 units incl. 14 affordable</p>
Yelverton	Briar Tor	YEL1	32 dwellings of which 11 will be affordable	0.95	<p>✓ Complete 32 units incl. 11 affordable</p>

## 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