

Further evidence in support of Matter 4 - Housing, of ED11 Dartmoor Local Plan 2018-2036 (the Local Plan/the Plan) Examination - Inspector Notes

Provided by Paul Pine - Resident of Binkham Hill, Yelverton.

Issue 1 - Housing Needs

Q1 - Notes that local housing need 'should be identified using a locally determined method, using best available information on changes in households and local affordability levels.'

Further Evidence

Reference Proposal 7.19 Land at Binkham Hill as a case study. Since the publication of the Dartmoor Local Plan, Planning Permission has been approved, on 22 May 2020, for a development of 11 homes (3 x Two-Bed, and 6 x Three Bed new houses, plus conversion of existing buildings into 2 x Two Bed Houses) at the closed down Devonia House Nursing Home in Yelverton. Details at below link:

<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0018%2F20>

It is not clear in the Plan how windfall developments, such as the above, impact the stated housing need and the current green field Land for Development Proposals such as 7.19?

Additionally, as this new windfall development is inside the current Settlement Boundary, will the Plan be updated to reflect this addition and other proposals in this Local Centre be reviewed in the light of this?

This is raised, in part, as the inclusions of Proposal 7.19 (Land at Binkham Hill) in the Draft Dartmoor Local Plan has led to Housing Developers already approaching local residents, causing considerable distress, and making the local news. Details at link below.

<http://gvdland.com/yelverton>

<http://horrabridgetimes.net/index.php/2020/06/11/weir-park-decision-more-house-building-news-couple-of-tips/>

<https://www.okehampton-today.co.uk/article.cfm?id=438468&headline=Phase%20one%20of%20new%20homes%20in%20Yelverton§ionIs=news&searchyear=2020>

Photographs of people conducting surveys can also be provided.

With this in mind, will the Plan, which spans 18 years, be routinely reviewed and updated with regard to housing need so that existing residents are not adversely affected by out of date housing need assessments?

Issue 1 - Housing Needs

Q3 - Asks if Plymouth Housing Market Area has taken into account.

Further Evidence

There is no reference within the Dartmoor Local Plan of significant housing developments in or around Plymouth, nor the impact on adjoining Local Centres such as Yelverton (Ref 7.3.10).

Yelverton is the closest Village to Plymouth within the Dartmoor Local Plan and there is an identified development for 2,000 new homes in Woolwell, less than 5 miles away. This development has been in the Plymouth & South West Devon Joint Local Plan since 2014, so should have been considered in the Dartmoor Plan, or at least in the Yelverton Settlement Profile. Details of the Woolwell development are at the links below.

<https://plymswdevonplan.co.uk/policy/so4/ply44>

<https://www.landatwoolwell.co.uk>

Although Policy 4.6.6 recognises the recreational impacts from housing growth in general, there is no consideration specifically to Yelverton, the adjoining Roborough Down or the A386 Road between them and Plymouth with the proposed 2,000 new homes. As Yelverton and Roborough Down, including the old air field of RAF Harrowbeer on the settlement boundary of Yelverton, are key recreational areas for the residents of the local area including significant number from Plymouth, there is no mention in the plan how Yelverton will be supported to deal with this issue.

This is further compounded by approximately 1,000 new homes being built in Tavistock, Yelverton's closest Town and only 8 miles away, also on the A386. Tavistock is also not in the Dartmoor Plan as it falls outside of the National Park.

Details in the link below

<https://www.princetown-today.co.uk/article.cfm?id=438148&headline=A386%20should%20be%20priority%20in%20new%20homes%20plans§ionIs=news&searchyear=2020>

As a resident of Yelverton and with the development of up to 3,000 new homes within a 8 mile distance, I do not feel that the Dartmoor Plan has taken sufficient notice of Housing Markets from adjoining cities and towns into account. This is worrying when Green Field proposals, including productive farm land, is being offered as proposed development sites.

Issue 2 - Housing Requirement

Q8 - Asks whether the Plan promotes the use of previously developed land.

Further Evidence

Within the Local Centre of Yelverton there is the unique application of a 'Special Policy Area' (Policy 7.20) preventing development of already developed land.

This is the only 'special' policy area within the whole Plan, and is only one of two restrictive policy areas, the other being South Zeal Conservation Area protecting medieval Burgage Plot, which was supported by a Character Appraisal.

This Special Policy Area was questioned in the responses to the Plan (Respondent Number 0114) recognising that it aims to protect the 'original core of Yelverton', yet the area it covers is not the original core, but large houses built in the 1930s, the same time as the houses in Binkham Hill which are not in the area. For info, the original core of Yelverton was built in the 1820s around the Rock Hotel, 1840s around the Leg O Mutton and 1850's around the Roborough Inn, all of which are outside the Special Policy Area.

Respondent Number 0114 can be seen at the below link:

https://www.dartmoor.gov.uk/_data/assets/pdf_file/0026/329633/Pine,-Paul.pdf

In the response from the Authority to this concern, they did not see an issue with application of the Special Policy, although did note that the "historic core' is noted as potentially misleading and a modification is proposed'.

They did argue that 'There is no evidence that the removal of this policy area would make a contribution towards meeting the local affordable housing need.' Yet in August 2020 the owners of Westella House, Dousland Road applied for planning permission for the 'Demolition of dwelling and erection of four town houses (open market)', details are in the link below:

<https://www.dartmoor.gov.uk/living-and-working/planning/search-for-an-application/db-links/detailed-application-result?AppNo=0283%2F20>

Although this application was withdrawn, it highlights that large properties in Yelverton can be converted into numerous affordable homes. Westella House is typical of the houses in the Special Policy Area, yet because it was until 2020 a retail property, it was not included in the area and sits excluded on its edge.

This Special Policy Area, the only one in the whole Plan, prevents the development of meeting the housing need of the Yelverton area through the use of existing 'large' properties/plots, in preference of building on green field sites in Proposal 7.18 and 7.19.

This also appears at odds with Issue 9 - Low Impact Residential Development, of this Inspection which aims to find the 'right balance between enabling low impact residential development and conserving the natural beauty, wildlife and cultural heritage of the National Park'.

Any questions, or requests for additional details/evidence in support of these observations are available from:

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