

1.3 Strategic policies for Dartmoor National Park

Core Strategy policies

1.3.1

There are 24 policies in the Core Strategy Development Plan Document and they are grouped to reflect the main sustainable development themes:

- **Sustainable development and settlement strategy**
- **Environment and heritage**
- **Social well-being**
- **Economy and transport**
- **Prudent use of resources.**

1.3.2

The settlement strategy for the National Park is set out in policy COR2. Three kinds of place are defined and levels and types of appropriate development are set out.

The three places are:

(i) Local Centres

(ii) Rural Settlements

(iii) Elsewhere in Dartmoor National Park

(i.e. the smaller villages, hamlets, groups of buildings, individual buildings, farmland and open countryside).

Local Centres are the larger towns and villages in Dartmoor, providing for the development needs of the settlements themselves and their rural hinterlands.

The designated Local Centres are:

- **Ashburton**
- **Buckfastleigh**
- **Chagford**
- **Horrabridge**
- **Moretonhampstead**
- **Princetown**
- **South Brent**
- **Yelverton.**

The strategy looks to the majority (at least 60%) of all new housing development in the National Park in the period to 2026 being located in these Local Centres.

Settlement Boundaries

Delivering land for housing

A settlement boundary defines land that is considered for the application of planning policy to be within the settlements.

DMD 2.19.15

The Authority will continue to operate a **rural exceptions** policy to provide additional **affordable housing** to meet clearly identified local needs where this is needed during the life of this plan.

The rural exception sites policy provides flexibility within the planning system to enable affordable housing to be delivered in response to clearly identified local needs. Significant numbers of dwellings in the National Park have been achieved through this means. This type of development is only permitted on sites within or adjoining the settlement boundary of a Local Centre.

DMD 2.19.18

Policy DMD21: Residential development in Local Centres

In the Local Centres, new dwellings will be permitted within the designated settlement boundaries:

(i) on previously developed land; or

(ii) on small infill plots within an existing built frontage; or

(iii) where they will be provided through the conversion or subdivision of existing residential or non-residential building; or

(iv) on other sites where the development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure; or

(v) on sites allocated in this document.

In all cases, except as where indicated in a specific settlement policy, the proportion of affordable housing to meet local need should not be less than 50% of the units provided, although this may be varied where a higher proportion of open market housing can be shown to be essential to secure the overall viability of development or the delivery of significant local infrastructure provision of clear benefit to the local community.

Exceptionally, where the need for affordable housing cannot be met within the settlement boundary, and there is a specific local need identified for such housing, then permission will be granted for a development on suitable sites adjoining the settlement boundary. In such cases all the housing will be required to be affordable.

