

## Comments of Holne Parish Council on the Local Development Framework Core Strategy Consultation

Comments in blue ink, otherwise no comment being made.

### Issues for Consideration

2i) A policy similar to Devon SP policy CO2 may be incorporated into the Regional Spatial Strategy. Do you consider that this policy expresses the right overall contexts for development in the Dartmoor National Park? If not, how should it be amended? **Approve CO2, no need to amend**

2ii) Should a more detailed general sustainability policy than is currently in the adopted Local Plan be part of the Core Strategy DPD? **Yes**

2iii) The Government's Rural Strategy (see 2.5) sets *Economic and Social Regeneration, Social Justice for All and Enhancing the Value of our Countryside* as priorities. Are these appropriate priorities for spatial development in Dartmoor National Park?

2iv) Do the Government's objectives set out in PPS7 (see 2.6) set appropriate aspirations for the Dartmoor National Park?

### Issues for Consideration

2v) Do these sustainability objectives represent suitable goals to underpin the overall approach of the Dartmoor National Park's Core Strategy DPD?

2vi) Do these sustainability objectives strike the right balance between environmental, social and economic considerations? **Yes**

### Issues for Consideration

3i) Is this 'Vision for Dartmoor' appropriate for the Dartmoor National Park Core Strategy DPD? If not, how should it be amended?

3ii) Do you consider that the National Park's special qualities are defined appropriately in the list above? Are any special qualities missing?

### Issues for Consideration

3iii) Is this set of planning aims appropriate for the Core Strategy?

3iv) Do the redefined planning aims reflect the fundamental planning aspirations that should underpin the spatial policies of the National Park's Local Development Framework?

### Issues for Consideration

5.2i) Do you agree with the set of characteristic features of sustainable communities and the list of desired qualities?  
**No**

5.2ii) Should the characteristic features be modified to reflect Dartmoor's situation as a National Park? Are there any that are missing? **Holne PC would like more flexibility in defining sustainable settlements to allow settlements such as Holne to be regarded as sustainable settlements.**

5.2iii) To what extent does the Dartmoor National Park already act as a 'model for the sustainable management of the wider countryside'; to what extent does it 'help further general understanding and appreciation of the means by which development and conservation can be better balanced'? [Circular 12/96 - National Parks]

5.2iv) Do the themes emerging from the Community Strategies cover all those that might be expected to apply in the National Park? Are some more important or relevant than others?

### Issues for Consideration

5.3i) In the light of options for change to the settlement strategy, should settlements be identified where new housing will be concentrated, or should there be a more flexible approach to housing provision, one which reflects the changing nature, scale and place of housing need? **A more flexible approach is needed that reflects the changing nature, scale and place of housing need.**

5.3ii) Is the existing general housing policy (policy HS1), sufficiently responsive to facilitate the development of a balanced housing market in the National Park whilst being sufficiently robust to protect the special qualities of the National Park?

5.3iii) Should the main focus on residential development in the National Park be on the provision of affordable housing for local needs? If so, how should this provision be promoted and supported?

5.3iv) Are the (eligibility) definitions of 'local people' in the adopted Local Plan still appropriate?

5.3v) Should the Authority take advantage of the opportunity to allocate sites for affordable housing for local needs?

5.3vi) Should the housing policy framework be strengthened to ensure better convergence with the housing provisions of the Devon Structure Plan, or would that severely limit the opportunities for small scale development within the National Park?

5.3vii) Should all housing to meet local needs originating within the National Park be catered for within the National Park, or is it more sensible to provide for some of those needs in peripheral towns outside the National Park boundary, e.g., Okehampton, Ivybridge, Bovey Tracey? Conversely, should settlements within the National Park (e.g. Buckfastleigh, Yelverton, South Brent), provide for affordable housing needs arising in areas outside the National Park? [Yes, in the case of these larger settlements only.](#)

5.3viii) How and where should the accommodation needs of Gypsy, Romany and travellers' groups be met?

#### Issues for Consideration

5.4i) Should there be stronger constraints against the conversion of shops and other community service buildings or facilities to non-community uses? [Yes](#)

5.4ii) Should the community services policy be more flexible - to enable sensitive/rapid response to market signals, local needs and windfall opportunities?

5.4iii) How important are design policy and heritage/conservation measures in enhancing and sustaining the vitality and viability of town centres and local shopping areas? Should policies to conserve and enhance the built environment offer more opportunity to introduce changes where that would offer clear local socio-economic benefits?

5.4iv) How can the accessibility of the shops and facilities in the National Park be improved? Can public transport initiatives, better cycle routes and pedestrian access improvements help, or must easier car-borne access and more on and off-street parking provision be accepted as a necessity in a rural area? [Need to improve public transport, extend routes \(eg include Holne on 172 trans Moor route\) to assist local businesses and parking problems in villages\)](#)

#### Issues for Consideration

5.5i) What would be the most effective policy approach to provide for the diverse health, well being and community safety needs of local communities in Dartmoor? Should policy be flexible and reactive, able to respond to opportunities as they arise, or should there be a more focused and prescriptive approach based on needs assessments?

5.5ii) Should community plans and parish plans have more influence in defining the need for and planning the provision of local community facilities and infrastructure? What are the best structures to enable community partnership working

#### Issues for Consideration

5.6i) Should there be a proactive approach to the provision of new areas for employment development in the National Park, with sites being allocated for development, or would an opportunistic and responsive approach be better?

5.6ii) If there should be allocation of land for business and employment purposes, should sites be selected for their strategic relevance (sites to serve broad areas of the National Park), or should settlement by settlement provision, according to need, be undertaken?

5.6iii) Should the smaller settlements (the Selected Rural Settlements) be considered sustainable locations for the development of new industries and businesses?

5.6iv) Should a more flexible approach be taken towards development in the countryside, to assist not only the agricultural industry but also the wider population in the rural areas?

5.6v) Should a more flexible approach be taken towards the expanding (non-traditional) sectors of the economy or would this lead to a dilution of the distinctiveness and special qualities of the National Park? Should the development needs associated with home working (craft workshops, home office, studio provision, etc.) be viewed sympathetically? [Yes, as long as no unsightly development or disturbance of local people.](#)

#### Issues for Consideration

5.7i) How should the Core Strategy approach the planning needed to help achieve the Government objectives of promoting sustainable transport choices, promoting accessibility and reducing the need to travel? Is there a role for spatial policies as well as management policies?

5.7ii) How can the Core Strategy help promote sustainable communities by improving the ease of connection between local communities and between local communities and places outside the National Park?

5.7iii) Should the Core Strategy DPD set parameters/criteria for the development of a service area along the A38 margin of the National Park?

#### Issues for Consideration

5.8i) Should the current tourism development policy framework be modified to enable a wider variety of tourism related enterprises to be developed? [No ok as existing](#)

5.8ii) Are there particular types of tourism development that should be regarded as being more sustainable than others? Should a tourism proposal only be accepted where 'green tourism' principles are embodied, including where appropriate, green travel plans.

5.8iii) Should policy be modified to enable a more flexible approach to be applied to the provision of new tourist accommodation in settlements and the countryside?

5.8iv) Should the Core Strategy be more responsive to changing trends in countryside recreation?

#### Issues for Consideration

5.9i) Should the focus of renewable energy policy for Dartmoor be on small scale production of renewable energy only, or should the full potential of the National Park's ability to contribute to Devon's targets be maximised?

[No windfarms. Need to look at other sources: hydro power. Need to allow solar panels and encourage installation by accessing grant aid where possible.](#)

5.9ii) Are there types of renewable energy production that should not be permitted in Dartmoor?

5.9iii) Should there be a requirement for all major development to provide for a proportion of its energy requirements from on-site or local community sources?

#### Issues for Consideration

5.9iv) Should National Park built environment design policies promote the use of innovative technologies to be incorporated into new buildings in the National Park?

5.9v) Should all new buildings be designed to reflect the latest standards in environmental design and energy efficiency?

5.9vi) Is there a role for a set of policies designed to protect buildings from the damaging effects of climate change?

#### Issues for Consideration

5.10i) What are the most important factors concerning reduction of the adverse effects on the tranquillity of Dartmoor?

5.10ii) Should there be greater efforts made to reduce the impact of traffic noise on Dartmoor? What efforts would be appropriate?

5.10iii) What principle should apply in considering the effects of military training on the tranquillity of Dartmoor? Is the issue primarily one of management, or is there a role for spatial planning policy?

5.10iv) Should there be a Core Strategy policy relating specifically to National Park tranquillity? [Need a core strategy to maintain existing conditions](#)

#### Issues for Consideration

5.11i) Should a landscape character approach be built into the Core Strategy to give a more objective basis for the assessment of proposals that might have an effect on the National Park landscape?

5.11ii) Should there be a more flexible approach to proposals intended to support Moorland farming activity, particularly with regard to tourism related development, 'hobby' farming, new forms of production, and other kinds of diversification?

5.11iii) What is the most important function of the Core Strategy in relation to the conservation of the quality of the built environments of Dartmoor? Should policy be strong in order to conserve local character, quality and appearance or should it be more flexible and responsive to promote economic health and the provision for local needs?

#### Issues for Consideration

5.12i) Should spatial planning policy act to 'maximise the biodiversity of the National Park' as is stated in the existing Local Plan Aim? Does this accord with principles of sustainable development?

5.12ii) The proposed change to the nature conservation planning aim (see section 3.5) envisages all policies proposals in the LDF being based on 'ecological principles of habitat and wildlife conservation'. Is this appropriate, particularly when set against social and economic aspirations?

5.12iii) Is there scope for allowing more innovative, contemporary buildings within the National Park's built environment? Would this enhance or detract from the National Park's special qualities?

5.12iv) How flexible should policy be in considering the change of use or conversion of buildings, particularly those that have historic or cultural associations? Is it better to have a building in use, even if that use does not relate to original use?

[Barn conversions, where allowed, should be for full residential use:](#)

["That holiday cottages/accommodation should be converted, where wished by their owners, to permanent residential use. This proposal was unanimously approved."](#) Extract of Minutes of Holne Parish Council Minutes November 2005

#### Issues for Consideration

5.13i) How are Dartmoor's mineral resources to be met in a sustainable manner? Should there be more encouragement for the use of secondary and recycled aggregates? How strongly should the National Park's minerals resources areas be protected from development that could prevent them being worked in the future?

5.13ii) How can protection of the special qualities of the National Park be balanced against the need for industrial and aggregate minerals.

5.13iii) Should there be encouragement for the provision of stone for local building uses?

5.13iv) As there is limited scope for increasing the supply of water from Dartmoor and as it looks as though local (S Devon) demand will rise, should policy require the provision of water conservation measures in all new development?

5.13v) Whilst the development of wind farms would not be appropriate in the National Park, smaller scale renewable energy schemes would be appropriate. How can policy protect the special qualities of the National Park whilst enabling this kind of development? Should a sub-strategy for renewable energy generation in the Dartmoor National Park form a part of the Core Strategy? [See response to 5.9 i\)](#)

5.13vi) How should the policy framework for waste management facilities be framed, bearing in mind that it is incumbent on the National Park's local communities to play their part in realising the value in waste and reducing the amounts being buried in the ground?

[These comments were discussed and approved at the meeting of Holne Parish Council on 4 January 2006.](#)

Signed:

Clerk, 7 January 2006