Dartmoor National Park Authority
Local Development Framework
Core Strategy Development Plan Document
2006 - 2026

June 2008
National Park purposes and sustainable development

2.4
Two statutory purposes of National Park designation were set out in the National Parks and Access to the Countryside Act 1949. The purposes were amended by the Environment Act 1995 to the following:

- to conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and
- to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.

The 1995 Act also states that, in pursuing National Park purposes, National Park Authorities have a duty:

- to seek to foster the economic and social well-being of local communities (within the National Park) by working closely with the agencies and local authorities responsible for these matters.

The integration of the two National Park purposes and the socio-economic duty ensures that sustainability principles must underpin the work of the National Park Authorities.

2.5
National Parks have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty and the statutory purposes help ensure their continued protection. Section 62 of the Environment Act 1995 amended the 1949 legislation and placed a general statutory duty on all relevant authorities requiring them to have regard to National Park purposes. This ensures that relevant authorities take account of these purposes when coming to decisions or carrying out their activities relating to or affecting land within the National Parks. It acknowledges that the fulfilment of protected area purposes rests not only with the National Park authorities but also relies on effective collaborative working to deliver National Park purposes and achieve sustainable development.

2.6
Under the 1995 Act, the National Park Authority has to prepare a Management Plan, which is the single most important document for the National Park. The Defra Review of the English National Park Authorities (July 2002) stated in recommendation 19:

ii) the National Park Management Plan should be given renewed importance in Government policy advice – providing the long term policy framework for action to further Park purposes.

The Management Plan is the overarching strategic document for the National Park, co-ordinating and integrating other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. The Management Plan is a plan for the National Park and not just the National Park Authority; it is for all those people and organisations that have influence over the future of the National Park. At the same time that this Core Strategy had been in preparation, work on a review of the 2001 Management Plan had also been in hand. Opportunities were taken to consider the Core Strategy within the emerging ambitions of the Management Plan. In particular, this Strategy has embodied the vision statement that has been developed for the Management Plan Review. It also attempts to reflect the land use implications of the themes set out in the Review, such as climate change, social inclusion and the need to encourage a living and working landscape.

The National Park’s special qualities

2.7
The second National Park purpose, as amended by the Environment Act 1995, is:

‘to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public’.

7 Any Minister of the Crown, any public body, any statutory undertaker, or any person holding public office
5.9 Affordable housing for local needs

Sustainability objectives

Housing
To ensure that all of the National Park's residents have access to good quality affordable housing.

Core Strategic Aim - Housing
Actively to encourage and promote affordable housing to meet the needs of local communities, in the Local Centres and Rural Settlements, whilst resisting residential development where it would be damaging to National Park purposes.

Population and age structure 5.9.1
The 2001 Census showed that there were 33,550 residents in the Dartmoor National Park, a 3.9% increase on the population in 1991. The population projections for the National Park are indicated in Table 1, below:

Table 1: Population projections to 2021 - Dartmoor National Park

<table>
<thead>
<tr>
<th>Year</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>33,853</td>
<td>34,054</td>
<td>34,224</td>
<td>34,624</td>
<td>35,230</td>
<td>35,299</td>
</tr>
<tr>
<td>Increase on 2001 figure</td>
<td>+0.9%</td>
<td>+1.5%</td>
<td>+2.0%</td>
<td>+3.2%</td>
<td>+5.0%</td>
<td>+5.2%</td>
</tr>
</tbody>
</table>

Source: DCC CIS [Data based on parish populations adjusted to the Registrar General's mid-year estimates.]

Table 2: Age structure - Dartmoor National Park and Devon County - 2001

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Dartmoor National Park</th>
<th>Devon County</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>4.8</td>
<td>4.9</td>
</tr>
<tr>
<td>5-9</td>
<td>13.9</td>
<td>13.2</td>
</tr>
<tr>
<td>10-14</td>
<td>11.7</td>
<td>14.7</td>
</tr>
<tr>
<td>15-44</td>
<td>20.2</td>
<td>19.7</td>
</tr>
<tr>
<td>45-64</td>
<td>29.4</td>
<td>26.6</td>
</tr>
<tr>
<td>65-74</td>
<td>17.2</td>
<td>18.0</td>
</tr>
<tr>
<td>75+</td>
<td>2.8</td>
<td>3.0</td>
</tr>
</tbody>
</table>

Source: 2001 Census - Office for National Statistics (ONS)

5.9.2
The age structure of the National Park population is similar to that of the County as a whole, but with slightly fewer young adults. (See Table 2) Future demographic trends in the National Park are expected to reflect those of the South West region and Devon County, with higher proportions of people in the higher age groups. Figures for the County show the percentage of those people over retirement age rising steadily from 21.0% in 2001 to 23.2% in 2011, to 27.2% in 2021. This change will have implications for the types of housing needed, for instance, more sheltered accommodation. A gradual reduction in household size is also likely to increase housing demand - in 1991 there were 2.33 persons per household; this had fallen to 2.29 persons per household in 2001. Assuming the population grows in accordance with the projections in Table 1 and there is a linear reduction in household size down to 2.23 in 2016, there would be a need to accommodate 753 new households in the National Park between 2001 and 2016.
Residential development

5.9.3
The Government’s key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. The specific outcomes that the planning system is expected to deliver are:

- high quality housing that is well-designed and built to a high standard
- a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural
- a sufficient quantity of housing taking into account need and demand and seeking to improve choice
- housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure
- a flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

5.9.4
The Devon Structure Plan anticipates that the application of Local Plan policies within the National Park will result in about 900 dwellings within the period 2001-2016. This is equivalent to an annual development rate of 60 units per year intended to meet local social and economic needs only and not to provide for general open market demand. The draft Regional Spatial Strategy gives an estimated strictly local needs housing provision for the Dartmoor National Park of 50 units per year between 2006 and 2026. The housing trajectory (Figure 1, opposite) shows the actual and estimated rates of provision compared with the indicative Devon Structure Plan and draft Regional Spatial Strategy figures.

Figure 1 indicates a potential overshoot of around 80 units. However, the actual rates of housing provision will be influenced by levels of identified local housing need over the period, the responsiveness of housing delivery mechanisms in catering for it and environmentally acceptable sites coming forward.

5.9.5
Table 3 shows that of the 449 new dwellings build since April 2001, 28% were affordable dwellings to meet the needs of local people unable to afford open market housing. There are even lower levels of affordable dwellings among the houses under construction at March 2006 and unimplemented permissions for dwellings. RPG10 Regional Planning Guidance for the South West (now the interim RSS) looked to the provision of around 30-50% of all residential development being affordable housing for local needs. The draft RSS states that local planning authorities should routinely require more than 30% housing provided annually to be affordable but recognises that 60% or greater may be appropriate in areas of greatest need. It is clear that extra effort will be needed to reach that figure, including a shift in established policies.

5.9.6
The pattern of residential development in Dartmoor in the recent past shows a concentration of development in the larger settlements. (See Figure 2, opposite.) The residential development that has taken place outside the classified settlements has, for the most part, resulted from the provision of farm workers’ dwellings or from the conversion of existing buildings (e.g. redundant hotels and barns) in the smaller hamlets or in the open countryside.

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