

Hearing Session Agenda 1

Matters 1 to 3 – Achievement of the Restrained Level of Housing Growth; Settlement Pattern; and Affordable Housing

To be held in The Meeting Room, Parke, Bovey Tracey
on Tuesday 11th December 2007 at 10:00

Note: Where I have received a statement in response to the 'Matters and Issues to be Examined' document which I believe meets my needs, I have not included that issue on the following Agenda. However, this does not prevent any participant raising the subject under 'Any other issues' if relevant to my understanding.

1. Introductions, Inspector's opening remarks and Procedural Tests.
2. Authority's opening statement.

Matter 1 - Achievement of the Restrained Level of Housing Growth set out in the Emerging Regional Spatial Strategy (RSS)

**Participants: Dartmoor National Park Authority
Teignbridge District Council (Planning Officer)
(Participants for Matter 2 are invited to attend this session)**

3. Necessary changes to Table 1 (p49) to correct the forecasting error - are there any consequential changes required elsewhere?
4. Policy differences between the adopted Local Plan and the Core Strategy –
 - o the background to the over-provision of market housing;
 - o types of schemes that have received permission over the last 2 – 3 years that would not receive permission following adoption of the Core Strategy;
 - o proposed changes in Policy COR2 and ¶ 5.9.16 to "at least 60%";
 - o proposed changes to ¶s 5.9.13 & 14.
5. Should Ashburton and Buckfastleigh be defined as District Centres in line with PPS6 -
 - o would there be any additional benefit of clarity?
 - o suggested changes by Teignbridge District Council;
 - o would there be any consequential changes required elsewhere?

6. Any other issues?

Matter 2 - Settlement Pattern and the Definition of Rural Settlements in Policy COR2

Participants: DNPA
Mr J Burrows
Mrs J Burrows
Mr R Burdfield, Brentor Parish Council
Mr T Cunningham
Mr S Martin
Miss A Steers, Co-ordinator – Meavy Residents
Mr D Allison, Burrator Parish Council (Meavy)

7. Selected Rural Settlements (SRSs - 18), Designated Local Housing Needs Settlements (DLHNSs - 16) and Rural Settlements (34) –
- the interpretation of “sustainable development”;
 - the change from both the Local Plan and the preferred option stage of the CS to the Rural Settlements list in Policy COR2;
 - the robustness of the policies which would be applicable to the combined list in COR2, including business and live-work units mentioned in COR18 (if not covered in 4 above);
 - would a more widely drafted “rural exceptions site policy” (PPS3 ¶ 30) deal effectively with needs in those settlements now defined as DLHNS?
 - changes recommended by Throwleigh Parish Council, particularly the replacement of “priority” to achieve greater certainty.
8. Specific issues relating to Meavy –
- what undesirable change has resulted from its current definition in the Local Plan as a Rural Settlement?
 - the “semi-detached houses” example;
 - is a SFRA relevant to a settlement with no specific development proposals?
 - what are the specific fears?
9. Specific issues relating to North Brentor –
- has its lack of recognition (and thus covered by countryside policies) caused problems in the recent past?
 - the “artist’s studio” example;
 - what are the specific fears that would result from its change of status?
10. Walkhampton and Dousland are also suggested for removal from the list of Rural Settlements (Dousland not appearing in the adopted Local Plan). Do similar considerations to those above apply?
11. Any other issues?

Matter 3 - Local Housing Need and Affordable Housing

**Participants: DNPA
Teignbridge District Council (Housing & Planning Officers)
Hastoe Housing Association - Ms A Harries**

12. Sources of funding for affordable housing in the NP. What is the usual basis for s106 undertakings?
13. Is a figure of 50 units per year in the NP achievable within the likely funding priorities? If not, is there a 'plan B'?
14. Is there a minimum scheme size for the involvement of a RSL?
15. What is the sequence of events in achieving affordable housing on a particular site in a Local Centre and a Rural Settlement?
16. Definitions of intermediate housing – Annex B to PPS3.
17. ¶ 5.9.8 of the CS refers to the specific model of intermediate affordable housing contained in the LP. Does both the 25% discount and the occupancy condition remain in perpetuity? Should the ¶ make this clear?
18. Why is it necessary for a CS to contain a detailed definition of intermediate affordable housing linking income to rent/mortgage outgoings?
19. Is there a DNPA programme for the land availability assessment of each local centre? Is a 5 dwelling threshold adequate in the NP?
20. Possible change to Policy COR15 to contain a reference to the precise split between social rented and intermediate housing being determined on a site by site basis.
21. Any other issues?

Hearing Session Agenda 2

Matters 4 to 6 & 8 to 11 – Landscape; Built and Historic Environment; Biodiversity; Climate Change; and Tranquillity; Sustainable Communities; Social Inclusion; Health and Well-Being; Economy and Transport; Monitoring; Potential Clarifications and Key Diagram; Appropriate Assessment; Any Other Matters of Concern to the Authority

To be held in The Meeting Room, Parke, Bovey Tracey
on Tuesday 11th December 2007 at 14:00

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22. Introduction.

Matter 4 - Landscape; Built and Historic Environment; Biodiversity; Climate Change; and Tranquillity

**Participants: DNPA
Natural England – Mr S Bates**

23. Identification of landscape character zones and/or strategic nature areas on the key Diagram or separately in the CS. Would it provide any effective benefit?
24. Proposed changes to Policy COR3 and ¶ 5.2.6.
25. Policy COR4(b) and the inclusion in ¶ 5.3.3 of a cross-reference to ¶ 5.6.1.
26. The role of Premier Archaeological Landscapes within a CS.
27. PPG15's inclusion in the reasoned justification for Policy COR6.
28. Policy COR7 and its supporting text.

29. Proposed changes to Policy COR8. How is "major development" defined?
30. The relationship between PPS25 and Policy COR9.
31. Dartmoor's special qualities - aligning the Core Strategy with the latest Management Plan.
32. Any other issues?

Matter 5 - Sustainable Communities; Social Inclusion; Health and Well-Being

Participants: DNPA

33. Examples of how Policy COR12 can be delivered.
34. Policies COR13 and 17.
35. Policy COR16.
36. Any other issues?

Matter 6 - Economy And Transport

Participants: DNPA

37. Policy COR18.
38. Policy COR21.
39. Any other issues?

Matter 8 – Monitoring

Participants: DNPA Natural England – Mr S Bates

40. Revised monitoring schedules.
41. Any other issues?

Matter 9 - Potential Clarifications And Key Diagram

Participants: DNPA

42. Changes Schedule -
 - o Glossary;
 - o beginning of the plan period - 2006;
 - o references to other DPDs;
 - o font change at the end of ¶ 5.15.3;
 - o other changes.
43. Regulation 13(5) Annex to the CS.
44. Changes to the Key Diagram.
45. Any other issues?

Matter 10 – Appropriate Assessment

Participants: DNPA
Natural England – Mr S Bates

46. Conclusions of the Assessment.
47. Any other issues?

Matter 11 – Any Other Matters of Concern to the Authority

Participants: DNPA

48. Soundness Test 5 – confirmation from the Joint Strategic Partnerships that satisfactory “regard” has been had to the five SCSs.
49. As this is the first Examination of a “1949 Act” National Park CS, there is the opportunity in my report to pass on any lessons and experiences that have emerged for the benefit of other NPAs. I remain concerned at the overlap between MPs and CSs and the lack of recognition nationally of the special circumstances of NPs. I would welcome a discussion on constructive points that could be included in my report.
50. Any other issues?

Hearing Session Agenda 3

Matter 7 – The Prudent Use of Resources: Minerals, Waste and Water

To be held in The Meeting Room, Parke, Bovey Tracey
on Wednesday 12th December 2007 at 10:00

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Participants: **DNPA**
 Devon County Council – Mr A Hill, Minerals and Waste
 Policy Officer
 Mrs A Hoey, ATKINS Design Solutions for: Devon Stone
 Federation and E&JW Glendinning
 Mr K Hobden, Quarry Products Association

51. Introductions.

Minerals

- 52. Proposed changes to Policy COR22 to include "Major" and simplify text – DNPA further response (3rd December).
- 53. Proposed change to Policy COR22 to cover non major mineral development, based on MSP1 – DNPA further response (3rd December).
- 54. Proposed change to ¶ 5.14.2 concerning safeguarding – DNPA statement page 5 and the DSF's comments on this. Is this sufficient or does COR22 itself need to include a reference?
- 55. Is there now a need to edit the reasoned justification to mention MSP1, including reference to the potential impacts on the local economy?
- 56. Any other issues.

Waste

- 57. Proposed change to first line of Policy COR23.

58. Any other issues

Water

59. Proposed changes to ¶ 5.16.1.

60. Any other issues.

Any Matters Carried Forward from Day 1