
YENNADON QUARRY

PLANNING POLICY FRAMEWORK

This Appendix has been prepared by PCL Planning to set out the planning policy framework germane to the consideration of the attached planning application.

Devon Structure Plan – Devon to 2016

The Devon Structure Plan provides the strategic planning policy framework for all development in Devon, including the Dartmoor National Park. There are three key policies to which the proposals should have regard; defining the nature and purpose of the Dartmoor National Park and also consideration of the impacts of mineral working.

Policy CO2 (former Policy C3) National Parks

In Dartmoor National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. Development will only be provided for where it would:

- 1) Conserve and enhance the natural beauty, wildlife and cultural heritage of the Park; or*
- 2) Promote the understanding and enjoyment of the special qualities of the Park; or*
- 3) foster the social or economic well-being of the communities within the Park provided that such development is compatible with the pursuit of National Park purposes.*

Particular care will also be taken to ensure that no development is permitted outside Dartmoor or Exmoor National Parks which would damage their natural beauty, character and special qualities or otherwise prejudice the achievement of National Park purposes.

Policy MN2 (Policy E15 revised) Environmental Effects of Mineral Working

Any adverse effects on the environment or the amenity of local residents of mineral development should be minimised. Land which has been subject to mineral working should be reclaimed at the earliest opportunity in order to maintain or, where possible,

enhance its long term usefulness, quality and appearance and take into account relevant landscape character issues.

Policy MN3 (former Policy E16) Mineral Development in National Parks and Areas of Outstanding Natural Beauty

Proposals for mineral development within Dartmoor National Park and the Areas of Outstanding Natural Beauty will be subject to the most rigorous examination, and will only be approved where development can be demonstrated to be in the public interest and where there is an overriding national need for development which cannot reasonably be met in some other way.

Dartmoor National Park Core Strategy (Adopted June 2008)

Policy COR1 (Sustainable Development)

In order to ensure that development within the Dartmoor National Park is undertaken in a sustainable manner, the following considerations should be taken into account:

- a) The need to make efficient use of land and infrastructure;*
- b) The conservation of scarce resources and the reduction of waste;*
- c) The promotion of the health, safety, economic and social well-being and access to services opportunities of the local population;*
- d) Support for the socio-economic vitality of the National Park;*
- e) The conservation of the quality and quantity of natural resources including water, air, soils, geodiversity and biodiversity;*
- f) Allowance for the natural drainage of surface water;*
- g) The provision of high quality design and construction;*
- h) Respect for and enhancement of the character, quality and tranquillity of local landscapes and the wider countryside;*
- i) The need to sustain the local distinctiveness, character, townscape, and the setting of settlements;*
- j) The need to conserve or enhance important historic and cultural features;*
- k) The provision of essential services to the public;*
- l) The accessibility by the public via public transport, cycle or foot to destinations in daily life;*
- m) The avoidance of new development and a reduction in vulnerability of redevelopment carried out within medium to high risk flood zones.*

Policy COR3 (Landscape and Environment)

Development will conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special

environmental qualities and in making an assessment of development particular regard will be had to:

- underlying geology and watercourses, river corridors and wetlands;*
- moor and heath;*
- woodlands, trees and orchards;*
- wildlife habitats;*
- field boundaries;*
- settlements, roads and lanes;*
- historic and archaeological landscapes, features and artefacts; and*
- Vernacular and other historic buildings and traditional man-made features.*

Policy COR7 (Biodiversity and Geodiversity)

Development proposals will protect, maintain or enhance the biodiversity and geodiversity interests of the Dartmoor National Park. Opportunities will be sought to restore or re-create habitats or enhance the linkages between them.

Policy COR11 (Residential Tranquillity)

"The Authority will seek to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents, those who work in the National Park and those who visit it."

Policy COR21 (Accessibility)

Development should be located so as to facilitate access to local services and reduce the need to travel, especially by car, providing for and promoting choice in transport modes. Development proposals should:

- (i) Not conflict with the standard, capacity and function of local roads as defined in the Dartmoor Route Network;*
- (ii) not have a detrimental impact on road safety or the existing capacity of the highway network such that congestion is created or increased, thereby placing responsibility on the highway authority to make improvements;*
- (iii) Provide sufficient parking and turning space;*
- (iv) Provide dedicated footways for pedestrians and, wherever possible, links to existing and proposed networks of footpaths and cycleways;*

(v) Assist in the provision of infrastructure, facilities and resources needed to support public transport services and other community transport initiatives. All major development proposals should be accompanied by a Transport Assessment.

Policy COR22 (Mineral Development)

Major mineral development will not be allowed unless, after rigorous examination, it can be demonstrated that there is a national need which cannot reasonably be met in any other way, and which is sufficient to override the potential damage to the natural beauty, wildlife, cultural heritage or quiet enjoyment of the National Park. Other mineral development will be carefully assessed, with great weight being given in decisions to the conservation of the landscape and the countryside, the conservation of wildlife and cultural heritage and the need to avoid adverse impacts on recreational opportunities. Small scale quarrying of traditional building stone will be granted in locations where this would not be damaging to the landscape, archaeological, ecological or geological interests, or to the amenity of local residents and where the local road network is adequate to cope with the traffic generated by or associated with the proposed development.

Policy COR23 (Waste Management)

Proposals for the management of waste arising from within the Dartmoor National Park, including that generated by new development, will be considered in accordance with the waste hierarchy. Wherever possible, waste should be managed on the site where it arises. No waste disposal sites will be permitted unless there are significant environmental benefits for the Dartmoor National Park to be derived from their provision.

Dartmoor National Park Local Plan First Review (2004)

Policy M2

Planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings, mineral waste tipping operations, or approved but unimplemented minerals development.

Policy M3 (Superseded by COR22)

Planning permission will be granted for small scale quarrying of traditional stone in locations where this would not be damaging to

the landscape, archaeological interests, or to the interests of neighbours and where traffic is generated by the development is acceptable on the local road network.

Policy M4

Applications for new minerals workings; extension of existing workings; mineral waste tipping, recycling or re-use; and ancillary development, will be rigorously examined and determined having regard in particular to the following factors:

- (i) Evidence of the presence of the mineral;*
- (ii) The loss of agricultural land;*
- (iii) the effects on the local environment, including the generation and routing of heavy lorry traffic, potential nuisance by noise, dust or vibration, and interference with, or pollution of, water supplies;*
- (iv) The effect on landscape and on land with recognised conservation interest, including sites of nature conservation importance, and on Ancient Monuments and other archaeological remains and their settings;*
- (v) The local, regional or national economic benefits of extracting the mineral;*
- (vi) The local, regional or national need for the particular mineral, and alternative ways of meeting that need;*
- (vii) The proposals by the applicant for the method of working, and for restoration to agriculture, forestry or other appropriate use (to include details for the aftercare necessary to ensure proper establishment to a condition suitable for that use);*
- (viii) The effects of the proposal on flood risk;*
- (ix) The effects of the proposal on the amenities of local residents;*
- (x) The effects of the proposal on recreational use in the locality;*
- (xi) The potential for mitigating adverse effects through the use of planning obligations.*

If, in the light of these factors, a planning permission is granted under the terms of Policy M1, M2, M3 or M5 then conditions will be imposed, and legal obligations

May be sought, to remove or reduce to an acceptable level any potential adverse effects which the examination of the proposal has identified in relation to the factors listed.

A condition removing permitted development rights will be imposed where there are compelling reasons to do so because of potential environmental damage in terms of the factors listed.

Dartmoor National Park Authority Development Management and Delivery DPD (July 2013)

DMD1a Presumption in favour sustainable development

When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will

always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Authority will grant permission unless material considerations indicate otherwise – taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

Policy DMD1b: Delivering National Park purposes and protecting Dartmoor National Park’s special qualities

Within Dartmoor National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals.

Development

will only be provided for where it would:

a) conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; or

b) promote the understanding and enjoyment of the special qualities of the National Park; or

c) foster the social or economic wellbeing of the communities in the National Park provided that such development is compatible with the pursuit of National Park purposes. In all cases, development should not detract from, and where appropriate enhance, the special qualities of the National Park.

Policy DMD2: Major development in Dartmoor National Park

Planning permission will not be granted for major development unless after the most rigorous examination it can be demonstrated that there is an overriding public interest in permitting the development which outweighs National Park purposes and the development cannot reasonably be accommodated in any other way.

Policy DMD4: Protecting residential amenity in Dartmoor National Park

Development proposals should not:

-
- *significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties;*
 - *have an overbearing and dominant impact;*
 - *introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health and well-being;*
 - *have an adverse effect on highway safety;*
 - *detract from the special qualities of the area.*

Policy DMD5: Protecting the character of Dartmoor's landscape

Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:

- *respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment;*
- *ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character;*
- *retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features;*
- *avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution;*
- *respecting the tranquillity and sense of remoteness of Dartmoor.*

Policy DMD6: Development affecting moor, heath and woodland

Within the areas of moor, heath and woodland of conservation importance, as shown on the Policies Map, development will only be permitted where it:

- *would lead to the reinstatement or enhancement of damaged moorland; or*
- *conserves or enhances features of landscape, archaeological, historic or*
- *nature conservation significance; or*
- *maintains or improves public access; or*
- *is necessary for the proper husbandry of moor and heath or the management of the areas of woodland; or*
- *would enhance small scale recreation opportunities and is in keeping with the special qualities of the area.*

Development affecting other areas of woodland will be considered on its merits.

Policy DMD7: The quality and distinctiveness of the built environment

Within the built environment of Dartmoor National Park, high standards of design and construction will be promoted to conserve or enhance urban settings, settlement layouts and distinctive historic, cultural and architectural features.

Development proposals should:

-
- (i) conserve and enhance the character of the local built environment including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;*
 - (ii) reinforce the distinctive qualities of places through the consideration of uses, scale, height, solid form, alignment, design detailing, materials and finishes;*
 - (iii) respect the integrity of historic town or village plans including boundary and street elements;*
 - (iv) have particular regard to the quality, integrity, character and settings of heritage assets;*
 - (v) conserve the special characteristics of the defined Areas of Historic Setting adjoining conservation areas;*
 - (vi) reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.*

Policy DMD9: Conversion or re-use of non-residential buildings outside classified settlements

- (iv) the proposed conversion work should be in keeping with local building styles and materials, not adversely affecting the rural character and appearance of the locality or significant public views;*

Policy DMD12: Development in or affecting a conservation area

Development in or affecting a conservation area will only be permitted where the character or appearance of the conservation area is preserved or enhanced. In particular:

- (iii) the change of use, extension or alteration of a building within a conservation area will be permitted only where the character or appearance of the area is preserved or enhanced;*
 - (iv) good quality contemporary design which enhances the character or appearance of the conservation area will be considered.*
- Development outside a conservation area including within the defined Areas of Historic Setting that would harm the conservation area's character or appearance will not be permitted.*

Policy DMD14: Natural environment, biodiversity and geodiversity

Development proposals will conserve, enhance and/or restore biodiversity and geodiversity within Dartmoor National Park by:

- providing Special Areas of Conservation with the highest level of protection and enhancement;*
- furthering the conservation and enhancement of nationally protected sites, habitats and species;*
- conserving, enhancing or restoring priority habitats, species and geodiversity assets identified in the Dartmoor Biodiversity Action Plan;*
- protecting and where appropriate enhancing other defined sites, features, habitats, species or networks or natural processes of ecological or geological importance;*
- ensuring that effective avoidance or on-site mitigation measures are put in place where there may be an adverse effect on biodiversity or*

*geodiversity interests. In rare cases, off-site compensation may be feasible and acceptable.
There should be no net loss of biodiversity or geodiversity as a result of development.*