

251202 – Item 7 – Planning Matters

Dear all,

From today, **Friday 7 November 2025**, the Dartmoor National Park Authority's updated **Local Validation Checklist** is in effect.

The checklist attached sets out the information that must be provided with planning and related applications submitted within the National Park. Any application **received on or after Monday 10 November 2025** will be validated in accordance with the updated requirements.

Key updates from the 2022 version

- Updated format to make the document easier to use
- Further detail on the required content and format of each supporting document type to ensure submitted information is consistent and complete
- Updates to validation requirements in light of changes with national policy

In addition, the following supporting documents are now required for some applications:

- **A Carbon Reduction Statement:** to evidence how proposals are complying with *Strategic Policy 1.6 Sustainable Construction*. This requirement requires a short statement for householder applications and requires technical assessments for new residential and non-residential buildings.
- **Evidence for Replacement Homes:** this clarifies the requirements for wholesale replacement of existing houses (*policy 3.8 Replacement Homes*) and in particular the supporting information required to show the energy efficiency of a new build would outweigh the carbon cost of the demolition of an existing building.
- **An Accessible and Adaptable Dwellings Statement:** For new dwellings, this statement confirms whether a scheme can fully or partly comply with *Strategic Policy 3.2 Size and accessibility of new housing*. Where schemes cannot comply with the requirements the statement provides an opportunity for applicants to explain why and this in turn enables planning officers to make an informed decision.

What this means for you

- **Agents:** Please ensure that any new applications submitted from **10 November 2025** onwards meet the updated validation requirements. Supplying all necessary information at submission will help us validate your applications promptly and avoid delays.
- **Consultees:** This update is being shared for awareness so that you are familiar with the current information requirements for planning applications within the Dartmoor National Park.

If you have any questions, don't hesitate to get in touch.

Best,

Anna Wych

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Dartmoor National Park Authority