

3.13 Buckfast

3.13.1

Buckfast has been part of a busy and prosperous industrial area over many years, as well as being part of a religious community centred on the Abbey. In earlier times there were corn mills, iron foundries, limestone quarries, woollen mills, tanneries and later an electroplating works operating locally. A new wine production plant was built in 2010. While the carpet yarn spinning factory closed in 2013, the premises present an opportunity for new industrial and business uses to sustain local employment.

3.13.2

Buckfast Abbey and its precincts and associated buildings dominate Buckfast. A religious Benedictine community was established here in 1018, later changing to Cistercian, until the monasteries were dissolved under Henry VIII. It wasn't until 1907, with the rebuilding of the Abbey by Benedictine monks (completed in 1932), that it became an active religious community again. It is now also an important tourist destination. The various associated outlets and the conference and retreat centres generate a lot of business and provide a great deal of local employment.

3.13.3

While Buckfast has a limited range of facilities, it is close to Buckfastleigh, which can provide some of those that are lacking within the settlement itself. It has a small shop/Post Office (part of the Mill Shop outlet), a Methodist church and a primary school, as well as the range of tourist, monastic produce and book shops within the Abbey precincts.

Housing

3.13.4

A housing needs survey for Buckfastleigh parish was published in December 2009, which showed a need for 38 units in a five year period. There was no specific request for housing in Buckfast, although some of the supplementary comments did

note that there should be provision in Buckfast if needed.

3.13.5

However, with the scope offered by Buckfastleigh close by, it would be appropriate that any new housing, other than very small scale proposals for local needs, should be located in Buckfastleigh.

Conserving the quality of the built environment

3.13.6

A large proportion of the built up area of Buckfast is dominated by the Abbey, its precincts, and associated buildings. Housing in the settlement comprises a mixture of existing and former council houses along with a range of open market dwellings, some of them large and with ample gardens. New development should reflect the unobtrusive nature of the built up area around the Abbey and its grounds.

3.13.7

There are no specific policies or proposals for this settlement. The policies in the Core Strategy and the general policies of this document will be sufficient for development management purposes.

**Adopted Version
Development Management and
Delivery Development Plan Document**

Inset Map 17

BUCKFAST

Scale: 1 : 5000



July 2013

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|-----------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | Housing Development Site |  | Flood Zone |
|  | Health and Safety Executive Notification Area |  | County Wildlife Site |
|  | Woodland of Conservation Importance |  | Site of Special Scientific Interest |
|  | Special Area of Conservation |  | Access Route |
| | |  | Service Route |

