



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *North Brentor*

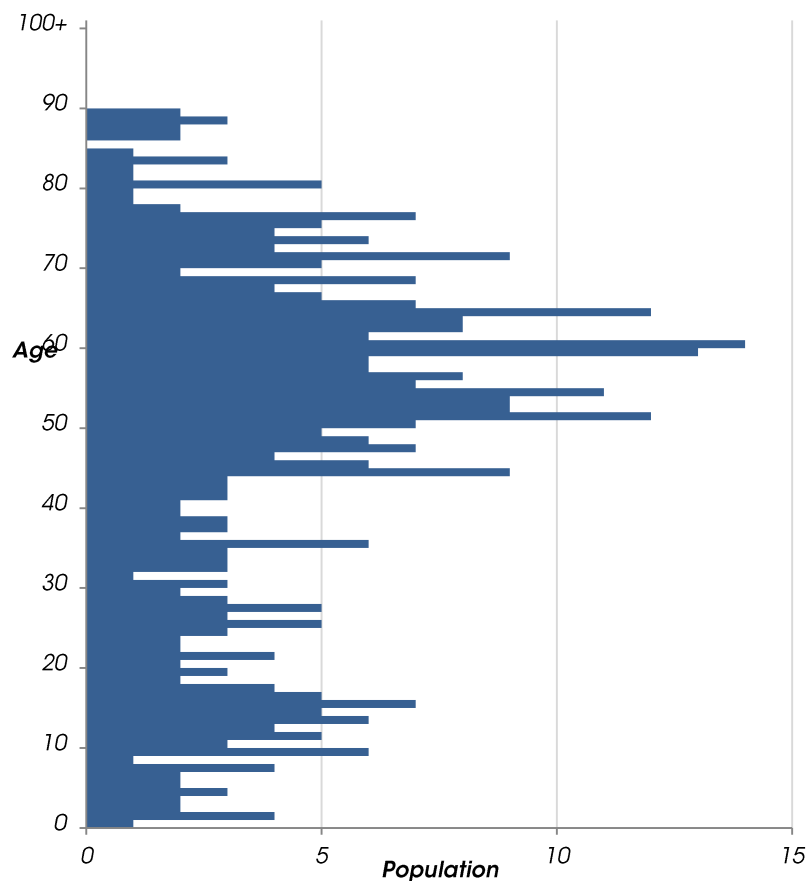
June 2017

This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.

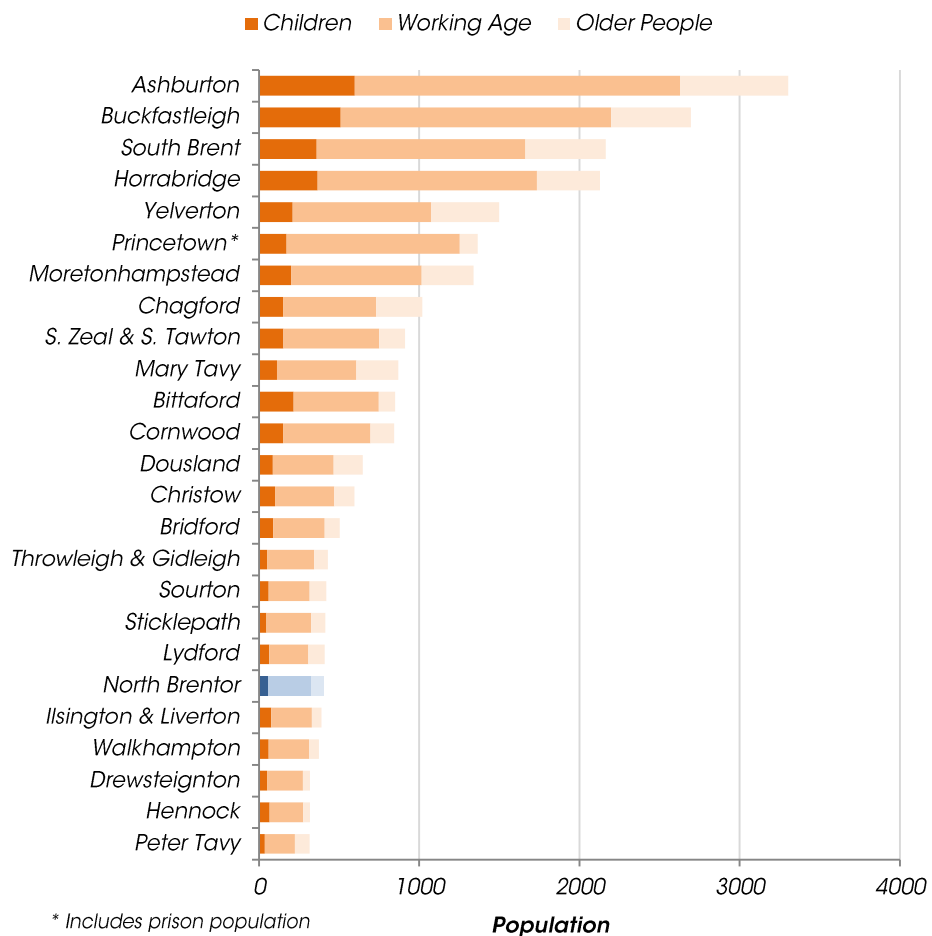
Population 404

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

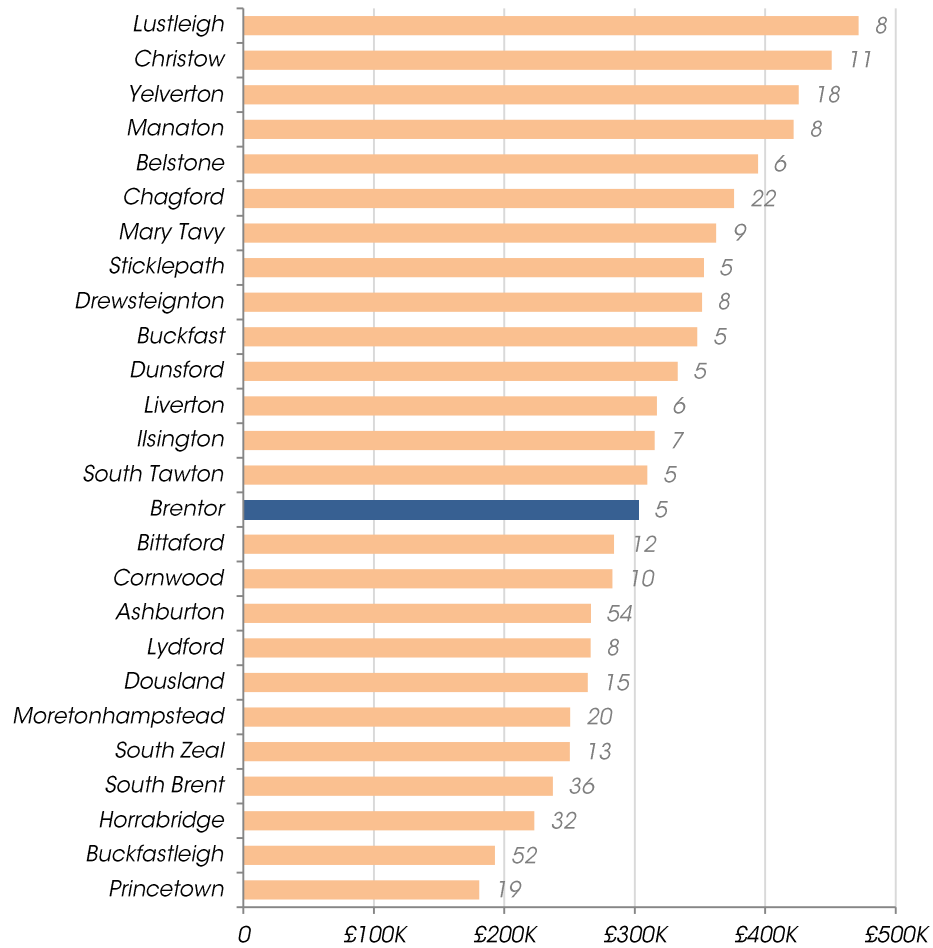


Settlement comparison (Census 2011)



Average House Prices 2016

Excluding settlements with less than five sales, number of sales labelled



Land Registry, 2016

Sites allocated for development in current local plan:

No sites allocated for development

No residential units have been delivered on other sites since 2008

The February 2011 Housing Needs Assessment recommended:

10 affordable homes needed within 5 years

9 one-bed or small two-bed and 1 two-bed

6 rented accommodation and 4 shared ownership

Issues Paper Consultation (Dec 2016)

No comments received from the Parish Council. The following summarises issues identified by residents:

- *Encourage improved access to public transport and superfast broadband access*
- *Prioritise social housing (rented accommodation) and a broad range of accommodation sizes, encourage employment uses in new housing development*
- *Prioritise protection of biodiversity, habitats, archaeology and landscape quality*
- *Prioritise development of brownfield sites over greenfield*
- *Locate housing where there is access to good public transport*
- *Ensure open and transparent consultation with residents as well as Parish Councils and make this accessible to all*
- *Support sympathetic conversion of redundant historic agricultural buildings for residential and business uses*
- *Improve frequency and quality of housing needs assessments*
- *Query whether North Brentor should be a Rural Settlement*

Infrastructure delivery

We are aware of the following items of infrastructure which are needed and have a reasonable prospect of being funded in the next 20 years:

- *None known*

North Brentor is a **Rural Settlement** in the current local plan. Key planning policies related to Rural Settlements are set out below.

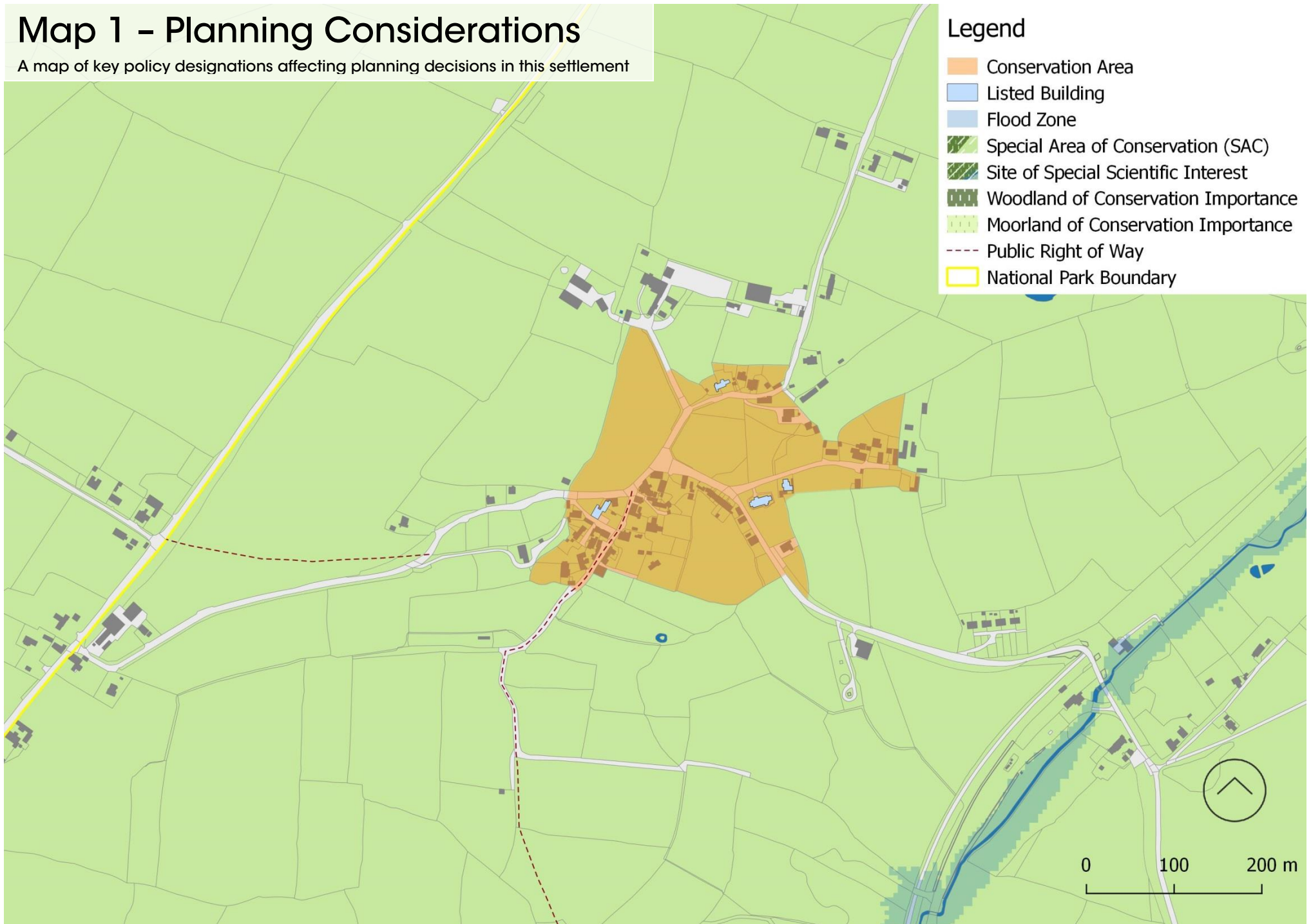
Strategic	<p>In rural settlements current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none">• Provides scope for small scale housing development to meet identified needs for affordable housing• Provides scope for small scale development to sustain local enterprises, facilitate business growth, provide new services or safeguard existing services• Settlement boundaries are not drawn	
Residential	<p>In rural settlements current residential development policy (DMD 22) states unless identified in settlement proposals no new open market housing will be permitted:</p> <ul style="list-style-type: none">• <u>All new housing will be affordable;</u>• located on small infill plots within an existing built frontage; and• within the settlement; or• provided through the conversion of an existing building. <p>Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land <u>within or adjoining</u> the settlement.</p>	Employment <p>In rural settlements the following types of local employment and business development are considered appropriate (COR 18):</p> <ul style="list-style-type: none">• Provision for the controlled expansion and development of existing businesses;• Support for small scale development needed to facilitate the establishment of office, light industrial, service and creative industries and home-based enterprises, including live-work units. <p>Proposals for the development of shops, professional and financial services, cafes, restaurants and drinking establishments will be permitted <u>within the built up area of rural settlements</u> and where they are <u>well related to the centre of the community</u> (DMD 19).</p>

COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document

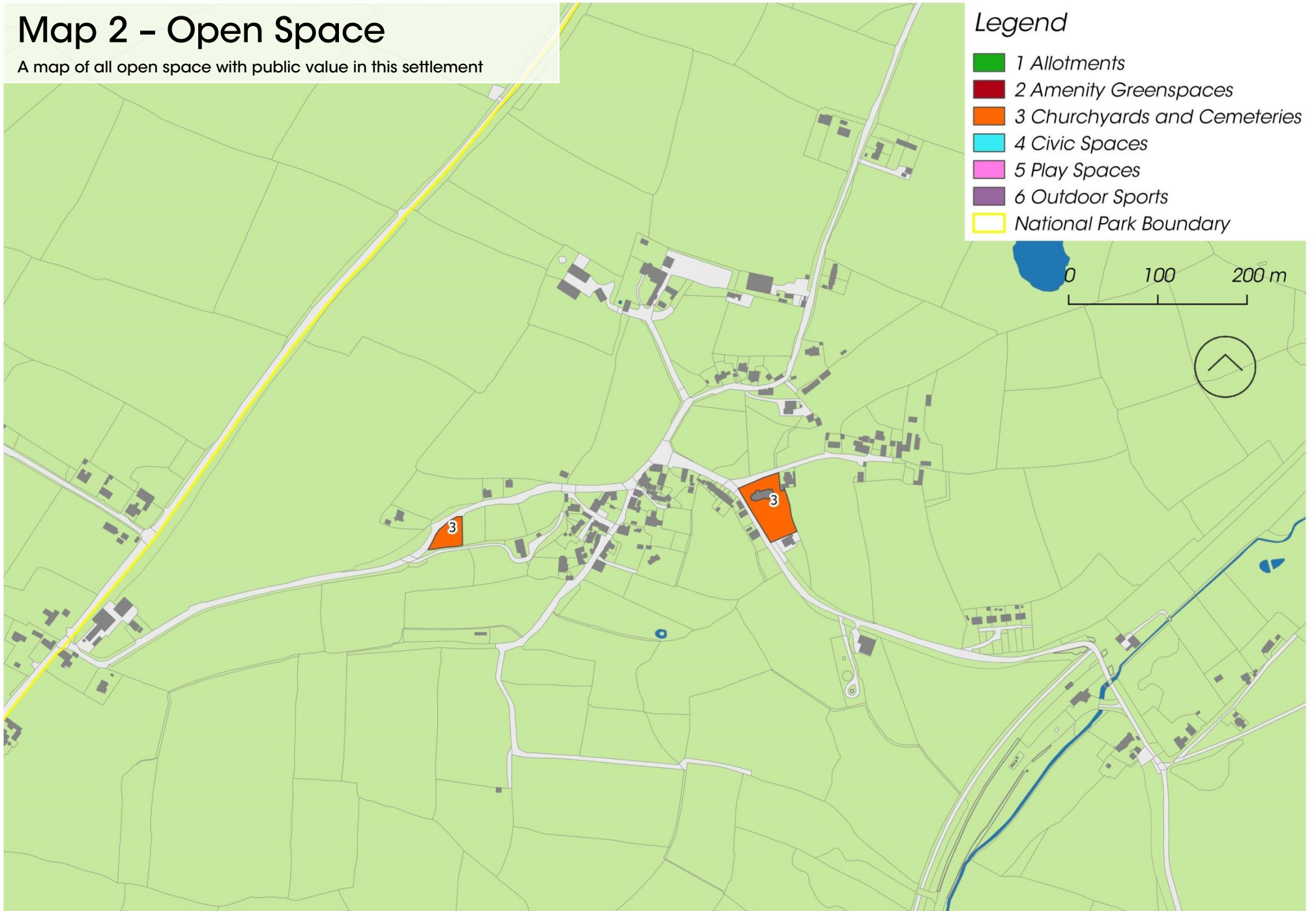
Map 1 – Planning Considerations

A map of key policy designations affecting planning decisions in this settlement



Map 2 - Open Space

A map of all open space with public value in this settlement



Settlement Services and Connectivity

Information on this settlement's services and how well connected it is

Settlement Services

Settlement	Post Office	Village Store	Village Hall	Primary School	Regular Bus Service	Recreation Ground	Children's Play Area	Church	Pub	Health Centre	Branch Surgery	Pharmacy	Garage (fuel)	A-Road	B-Road	U-Road
North Brentor	x	x	✓	x	✓	✓	x	✓	x	x	x	x	x	x	x	✓
<i>If no, distance to nearest</i>	2.6-5km	2.6-5km		2.6-5km												

Method of Travelling to work (Census 2011)

