



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile: *Yelverton*

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 town. It will be updated as necessary to inform the Local Plan review.

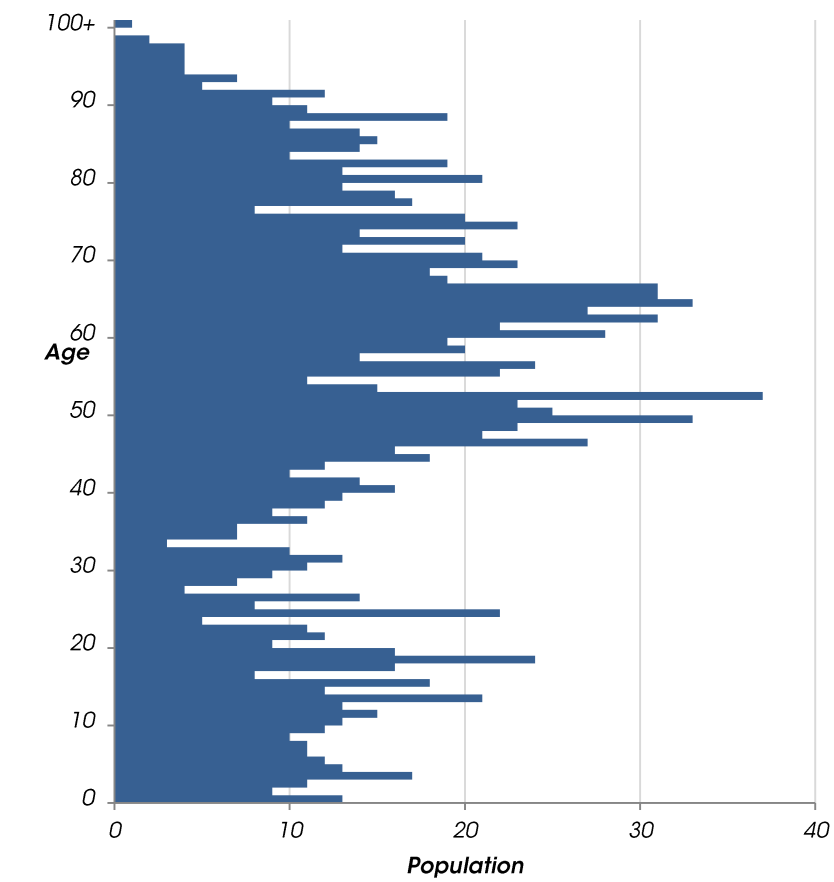


Population

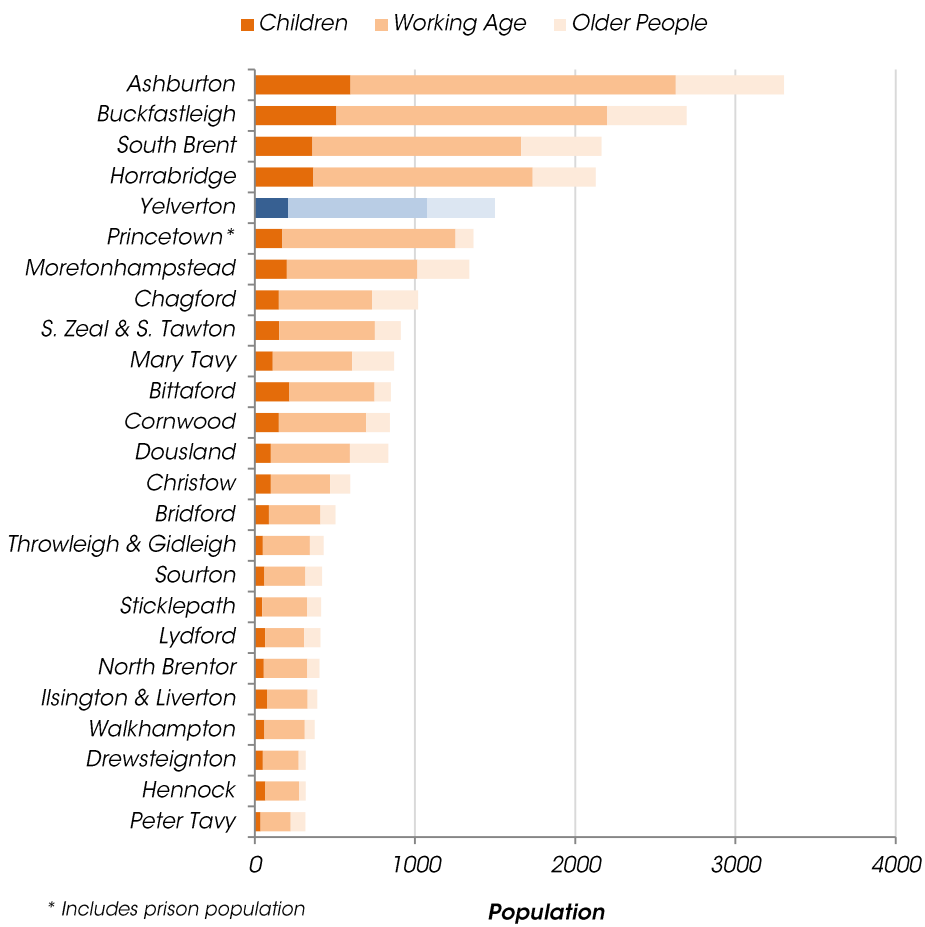
1,498

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

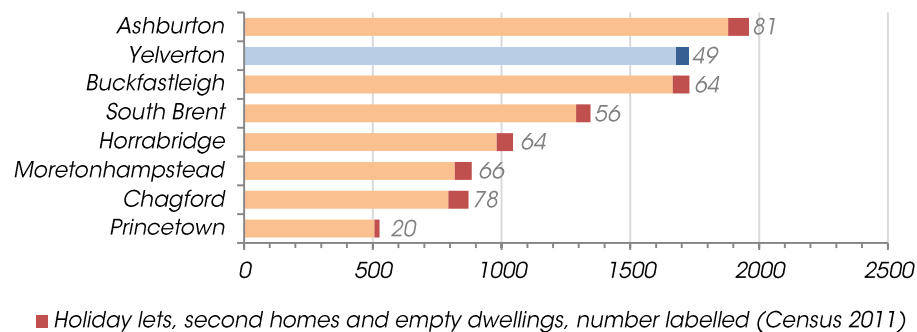


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



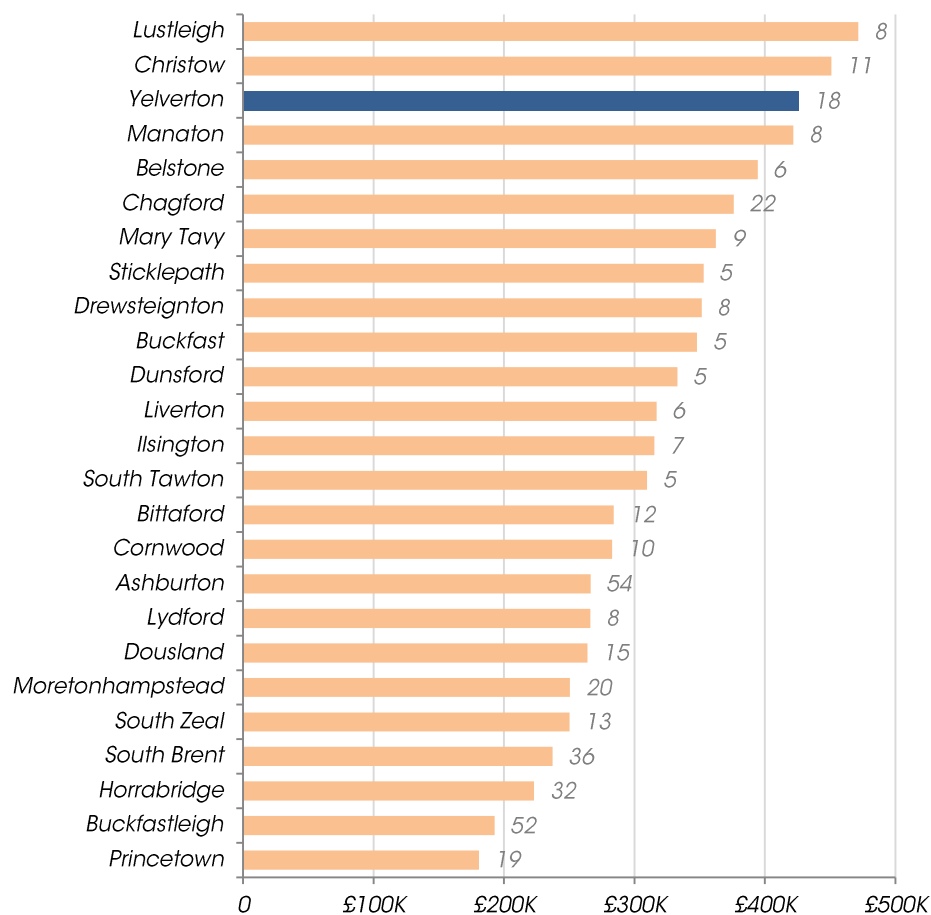
Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
42	16	6	0	0	64

Devon Communities Together, 2016

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:

1 site allocated for housing

Total land area of 0.95 Ha

Planning permission granted for 32 units in 2015

37 units have come forward on other sites since 2008

The March 2013 Housing Needs Assessment recommended:*

**for Parish of Buckland Monachorum*

18 affordable homes needed within next 5 years

9 one-bed, 8 two-bed and 1 three-bed

4 shared ownership and fourteen rented homes

Issues Paper Consultation (Dec 2016)

The following summarises the issues identified by Yelverton's residents, Parish Council and other local organisations:

- *Prioritise development of brownfield sites and in locations with access to vital services*
- *Prioritise housing for elderly residents wishing to down-size*
- *Ensure sufficient land is available within the settlement boundary to meet local needs*
- *Ensure robust protection of valuable habitats from impact of development*
- *Concern over whether existing transport network can accommodate future development, particularly parking at the retail forecourt*
- *Support mitigation of increasing traffic on A386 through pedestrian-friendly enhancements and by careful selection of development sites to avoid worsening air quality*
- *Consider meeting housing need of West Devon villages in Buckland Monachorum Parish within Yelverton*

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:

- *Improvement of cycle links along A386*
- *Facility to allow parking and change to a public mode of transport (DCC)*
- *Recreational open space to be provided as part of Briar Tor development*
- *Footpath link between Yelverton and Dousland*

Yelverton is a **Local Centre** in the current local plan. Key planning policies related to Local Centres are set out below.

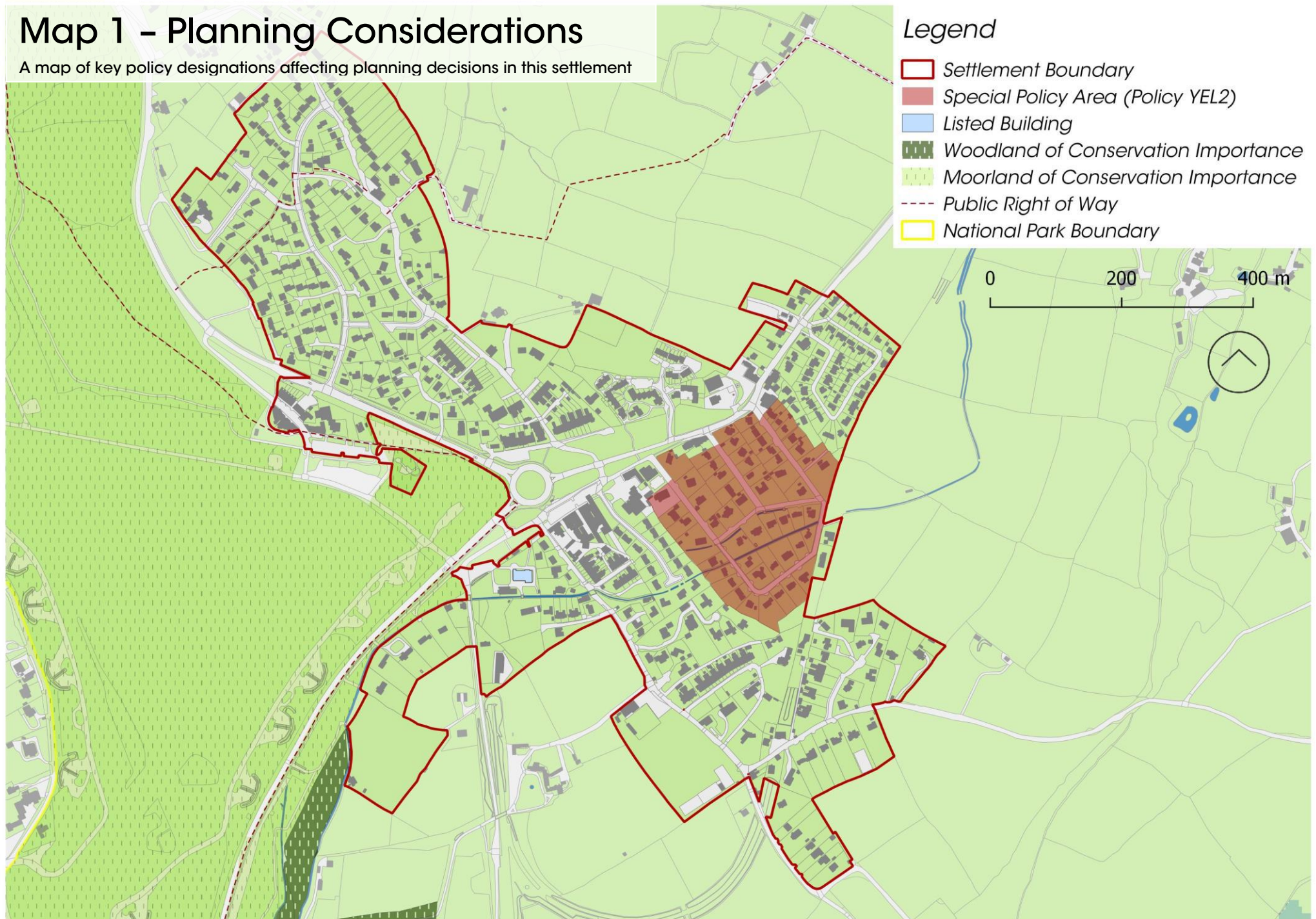
Strategic	<p>In local centres current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> • Provides scope for delivering 60% of projected new housing needed in the National Park • Provides scope for maintaining and improving employment opportunities and commercial activity consistent with local business needs and environmental capacity • Ensures a range of local services are maintained and where possible enhanced • Settlement boundaries are drawn
Residential	<p>In local centres current residential development policy states new dwellings will be permitted <u>within the designated settlement boundaries</u>:</p> <ul style="list-style-type: none"> • On previously developed land; or • On small infill plots within an existing frontage; or • Where they will be provided through the conversion or subdivision of existing residential or non-residential building; or • On other sites where development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure; • On sites allocated. <p>In all cases on sites in local centres <u>the proportion of affordable housing should not be less than 50% of the units provided, except where a higher proportion of open market is shown to be essential to secure overall development viability.</u></p> <p>Exceptionally, where the need for affordable housing cannot be met within the settlement boundary, and there is a specific local need identified for such housing, then permission will be granted for a development on suitable sites <u>adjoining the settlement boundary</u>. In such cases <u>all housing will be required to be affordable.</u></p>
Employment	<p>Current policy (COR 18) allows the provision of new employment sites <u>within and adjoining the Local Centres</u> where there is evidence that demand cannot be met by existing or permitted sites.</p> <p>In Local Centres the following types of local employment and business development are considered appropriate:</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.

COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document

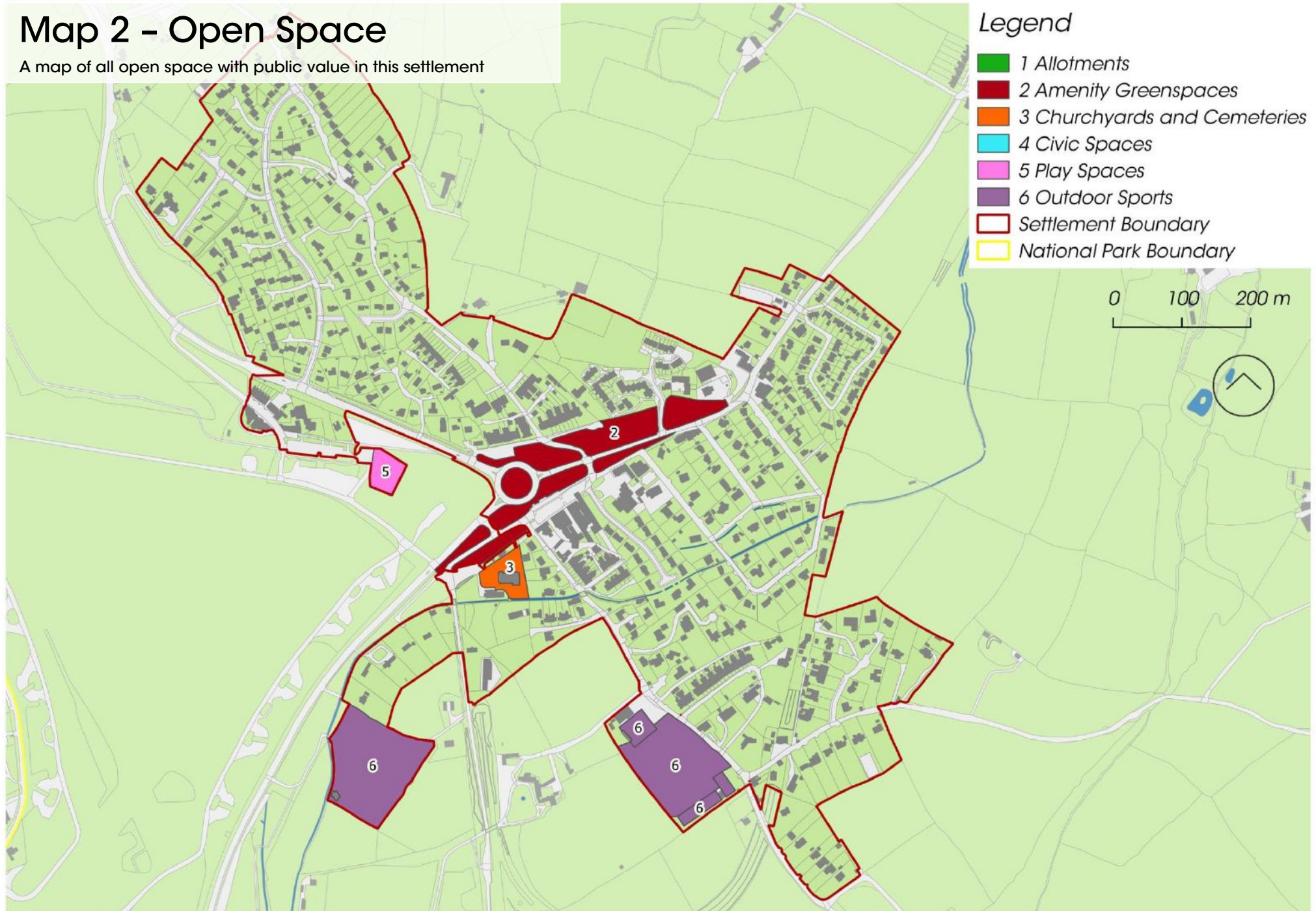
Map 1 – Planning Considerations

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



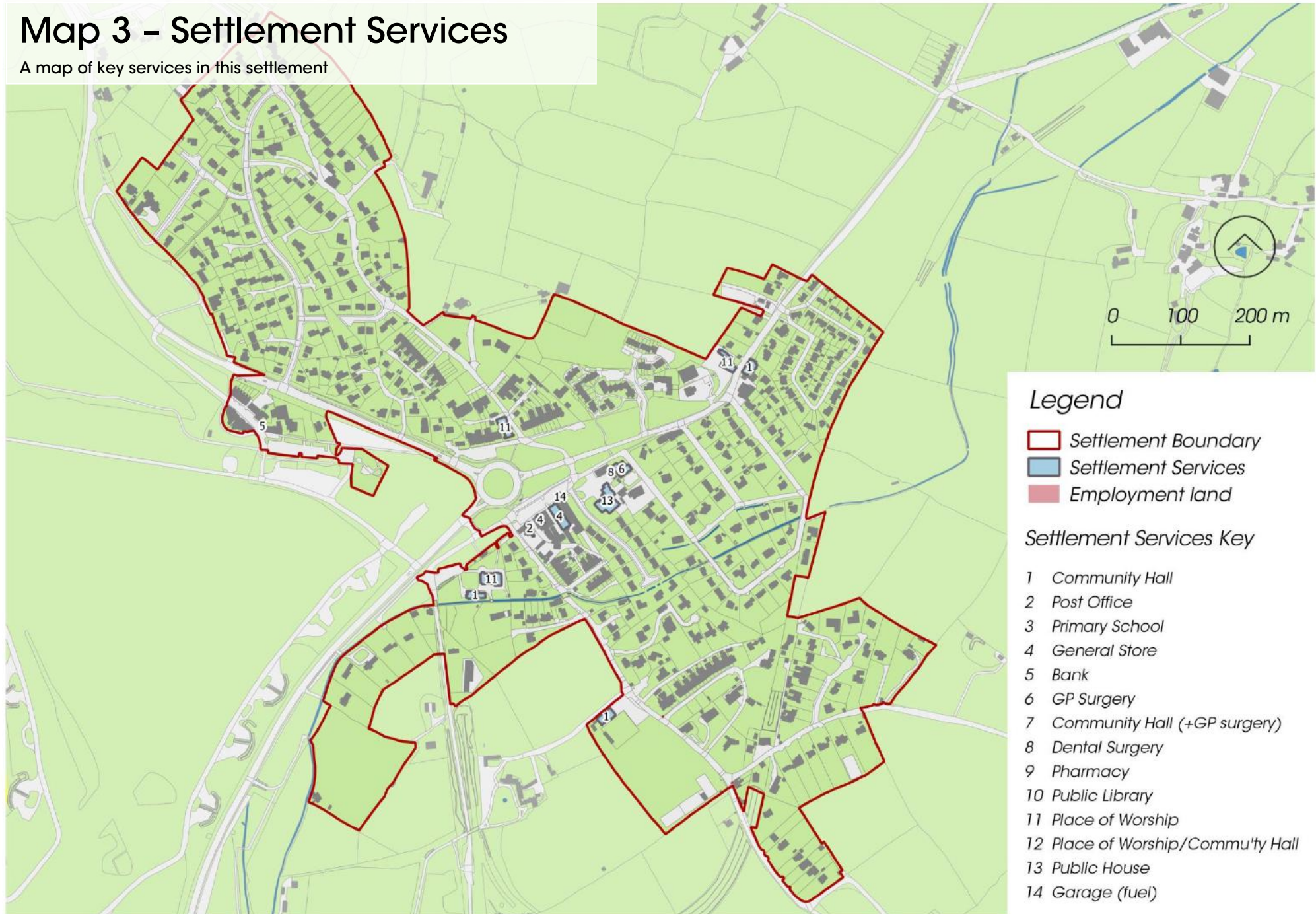
Map 2 - Open Space

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



Map 3 – Settlement Services

A map of key services in this settlement



Outgoing Bus Services

No.	Route	Days	Times ¹	Frequency ¹
1	Yelverton – Tavistock	Mon-Sat	0636-2338	1 / 30 mins
	Via Horrabridge	Sun	0938-2138	1 / hour
	Yelverton – Plymouth	Mon-Sat	0703-2219	1 / 30 mins
	Via Derriford	Sun	0918-2019	1 / hour
45	Yelverton – Tavistock	Mon-Sat	0600-1617	1 / 2 hours
	Yelverton – Plymouth	Mon-Sat	1050-1955	1 / 2 hours
	Via Woolwell			
55	Yelverton – Crapstone	Mon-Sat	0843-1825	1 / 2 hours
	Via Milton Combe			
56	Yelverton – Tavistock	Mon-Sat	0925-1630	1 / 2 hours
	Via Dousland			
98	Yelverton – Princetown	Mon-Sat	0740 - 1450	3
	Yelverton – Tavistock	Mon-Sat	0920	1
	Via Postbridge			
X1	Yelverton - Tavistock	Mon-Sat	0718-1914	1 / 30 mins
	Yelverton – Plymouth	Mon-Sat	0613-1839	1 / 30 mins
	Via Woolwell			

¹ Indicative only, times should not be relied upon and will be subject to change

Method of Travelling to work (Census 2011)

