



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *South Brent*

October 2017

This settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. Parish/Town Councils were consulted on a draft in June-September 2017 and asked to identify any amendments or inaccuracies. The revised profile provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.

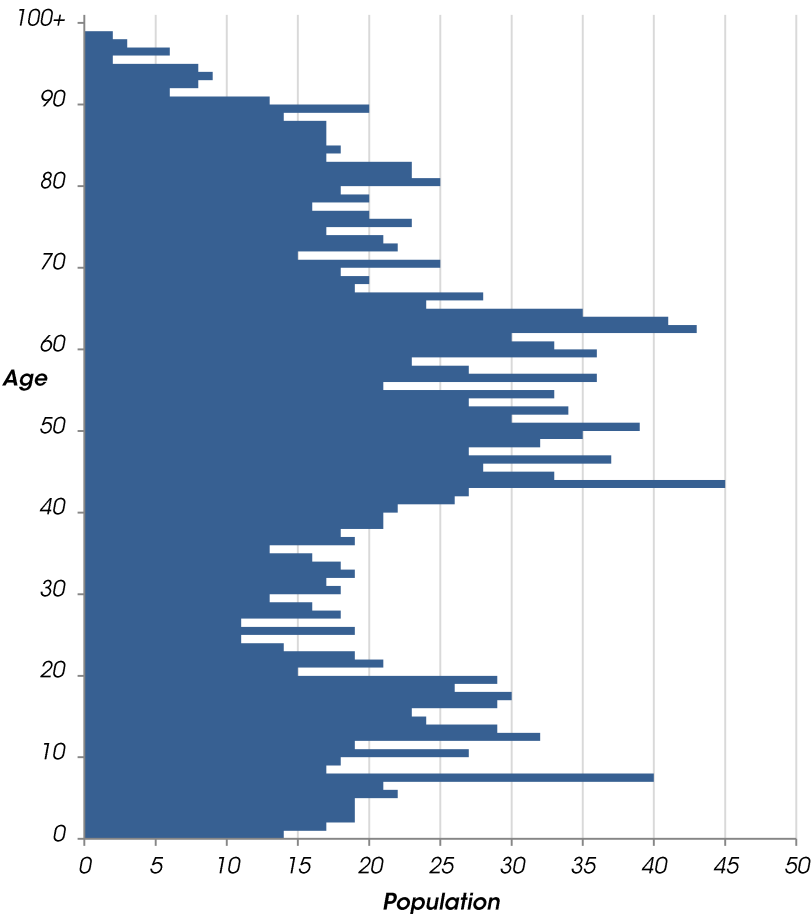


Population

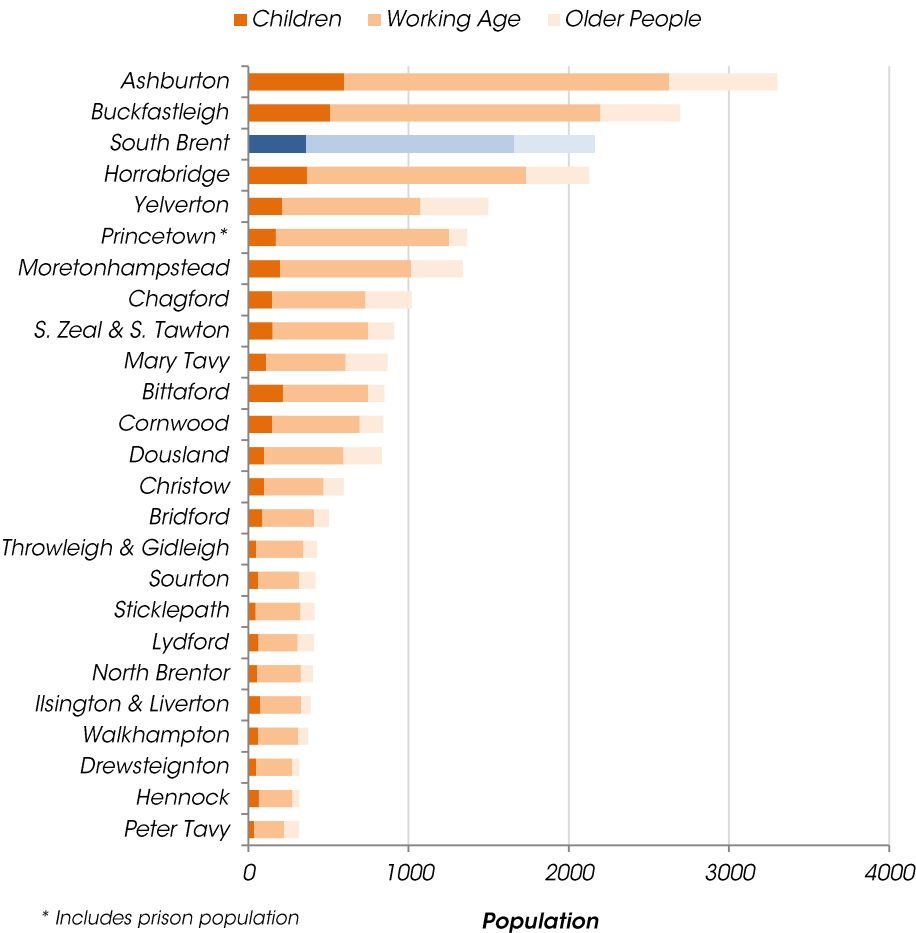
2,165

Census 2011, defined by best-fit Output Areas

Age Profile *(Census 2011)*

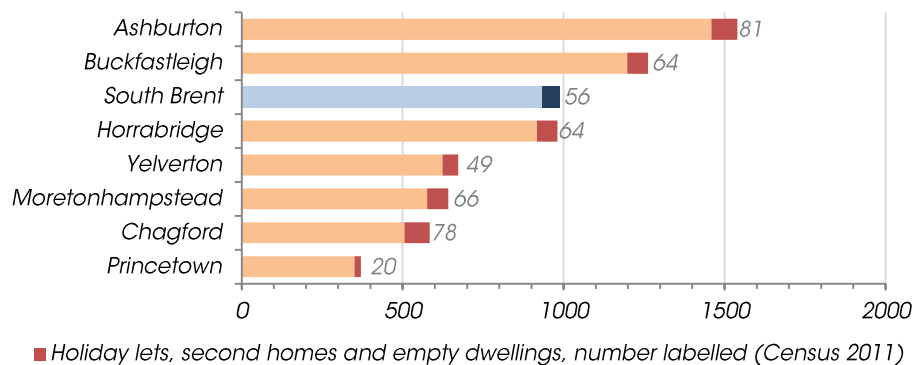


Settlement comparison *(Census 2011)*



Current Housing Stock

Census 2011, defined by best-fit Output Areas



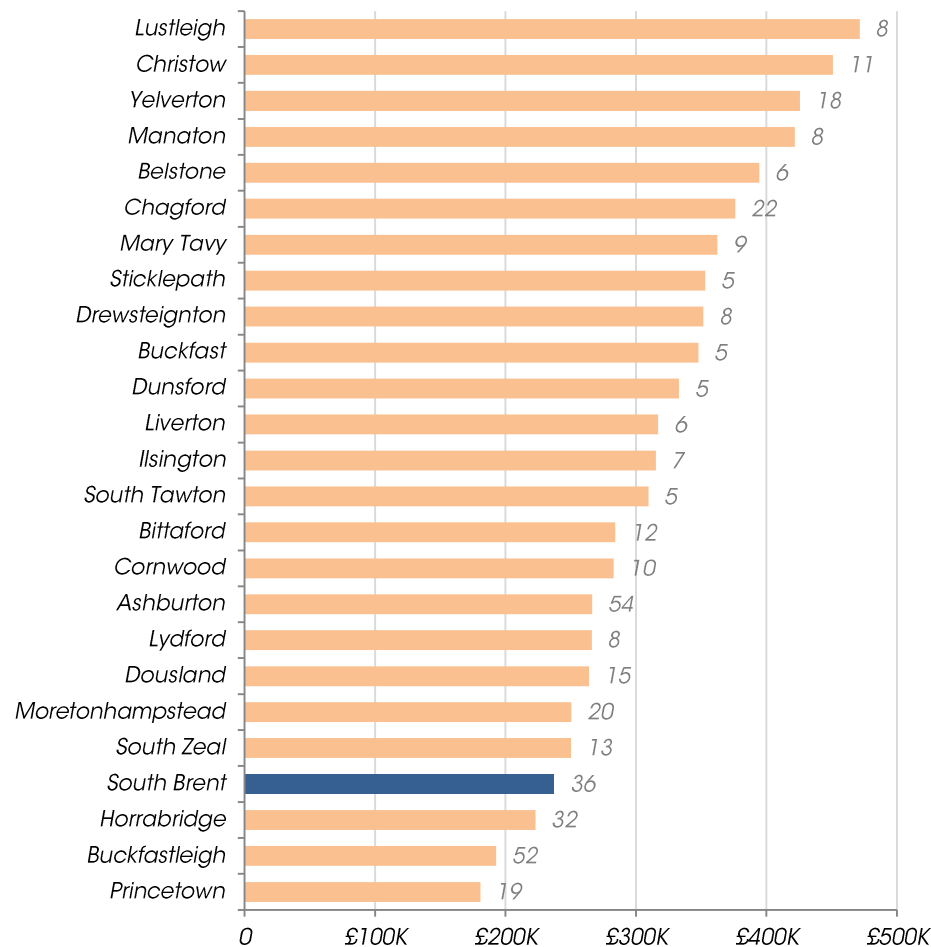
Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
66	96	55	6	1	224

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:

3 sites allocated for housing, station and parking

Development of 40 dwellings (14 affordable) at Fairfield site (SBR1) has commenced

Proposals for reopening the railway station have not come forward

26 affordable units (including SBR1) have been delivered since 2008

The March 2014 Housing Needs Assessment recommended:

50 affordable homes needed within next 5 years

34 one-bed or small two-bed, 10 two-bed, 3 three-bed, 2 four-bed and 1 five-bed

5 shared ownership and 45 rented homes

Issues Paper Consultation (Dec 2016)

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

- Continued protection for vital settlement services and support improved connectivity
- Prioritise small-scale, local needs and affordable housing, define affordability in line with local wages
- Concern over impact of second home ownership
- Concern over ability of existing transport infrastructure to accommodate new development
- Relax restrictions for self-build projects and encourage community-led development under the Community Land Trust model
- Support provision of affordable small business space and live/work units
- Ensure developments are high quality and locally distinctive
- Plan for improved footpath network, including between old train station and recreation ground
- Greater support for designing biodiversity into new development, including bat boxes, amphibian recesses etc.

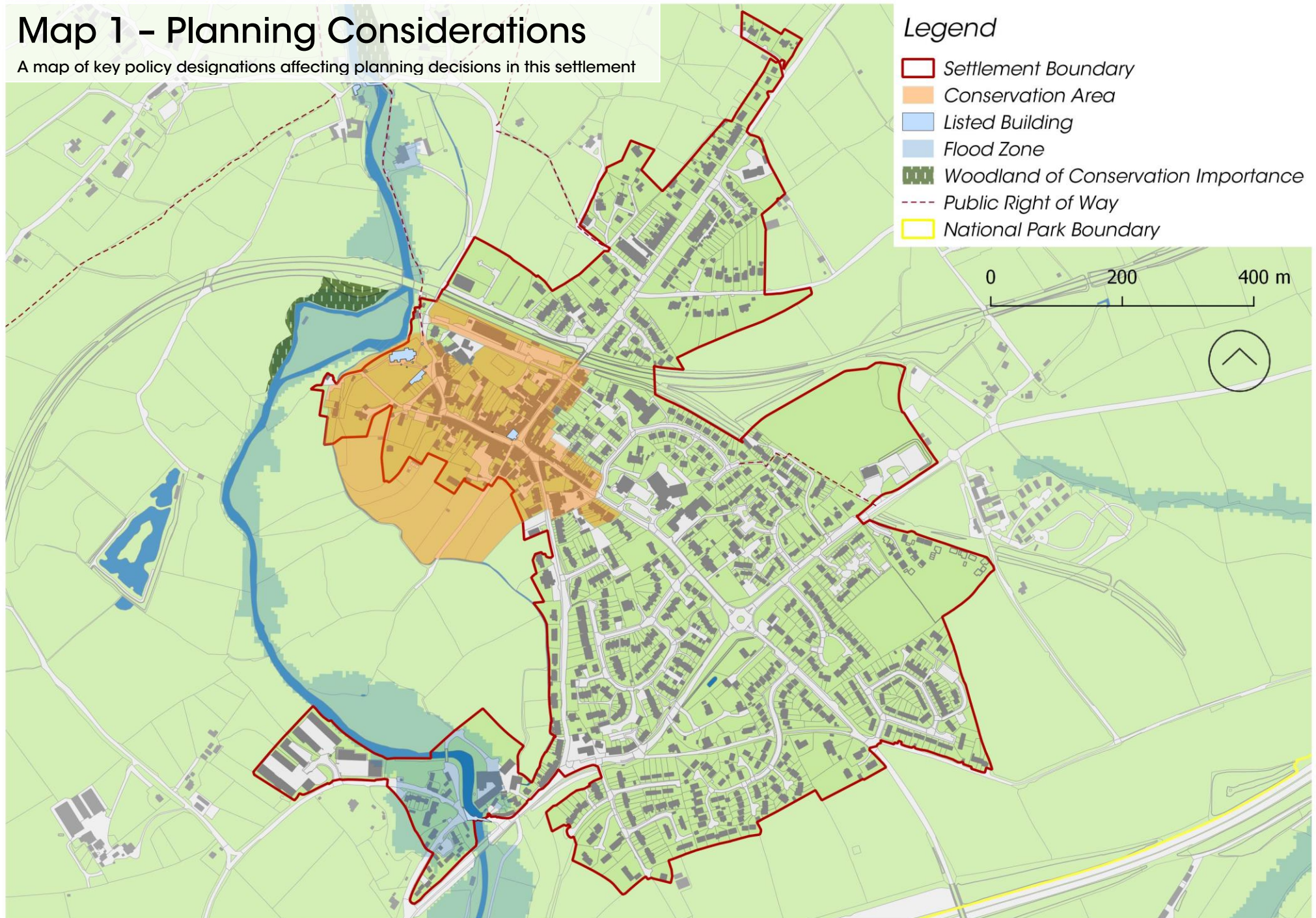
Infrastructure delivery

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:

- Highway improvements (including carriageway width amendments, provision of pedestrian crossing, footpath, cycleway on Exeter Road) and investment in existing equipped play space and outdoor recreation facilities to be provided as part of Fairfield Development (SBR1)
- Additional car parking requirements (detailed assessment needed)
- Opportunity to re-open railway station (longer term aspiration subject to funding)

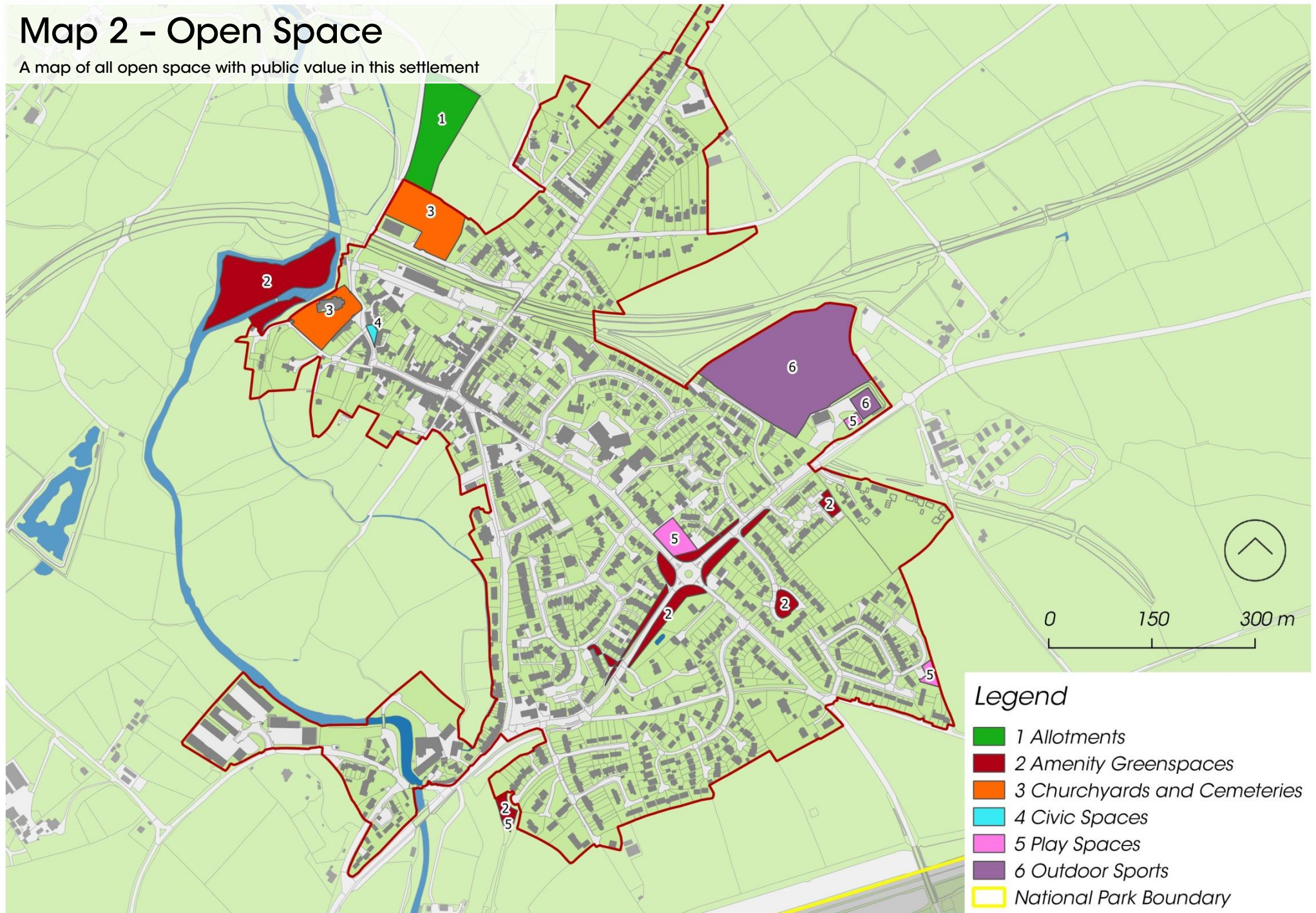
Map 1 – Planning Considerations

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



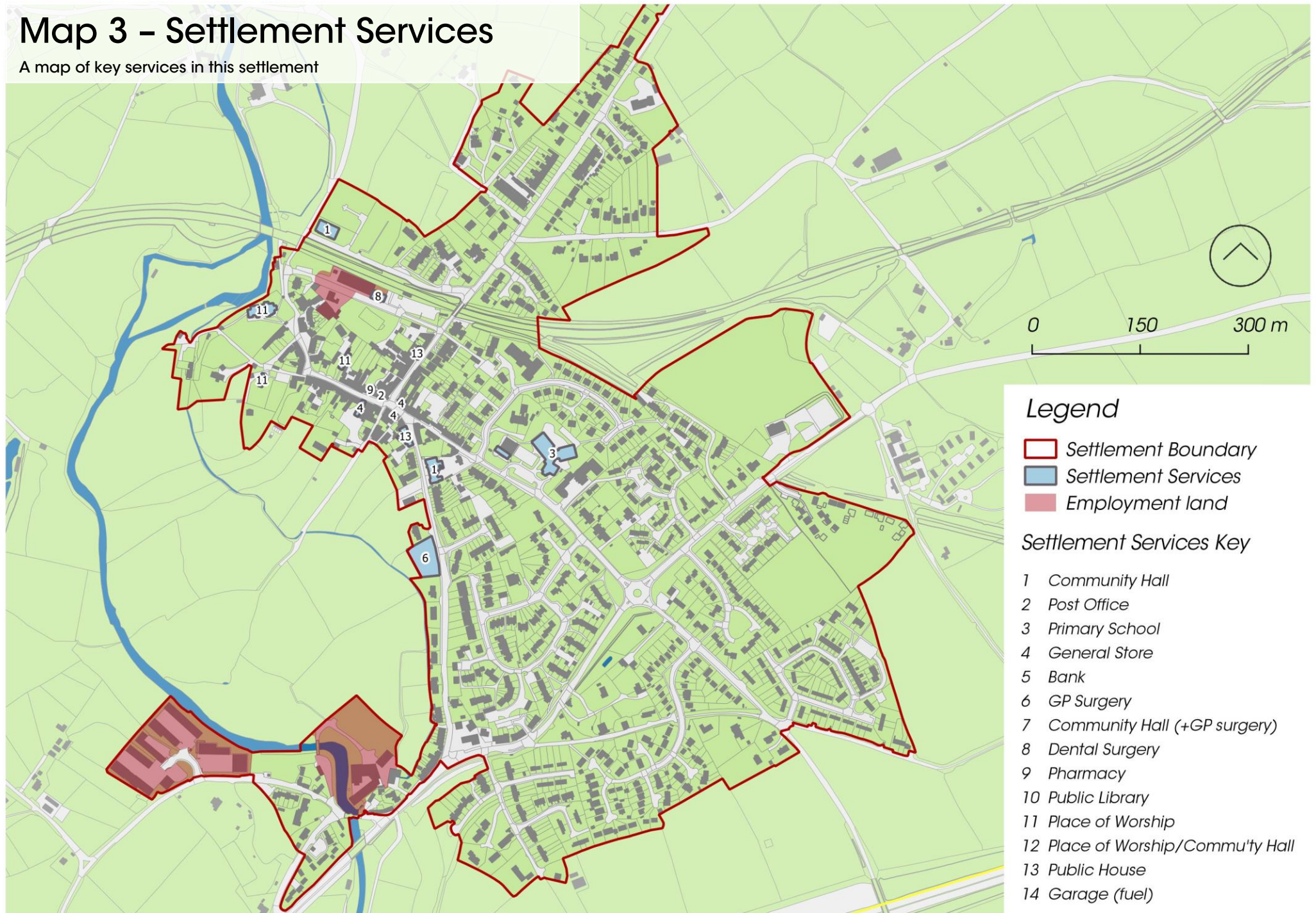
Map 2 – Open Space

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



Map 3 – Settlement Services

A map of key services in this settlement



Legend

- Settlement Boundary
- Settlement Services
- Employment land

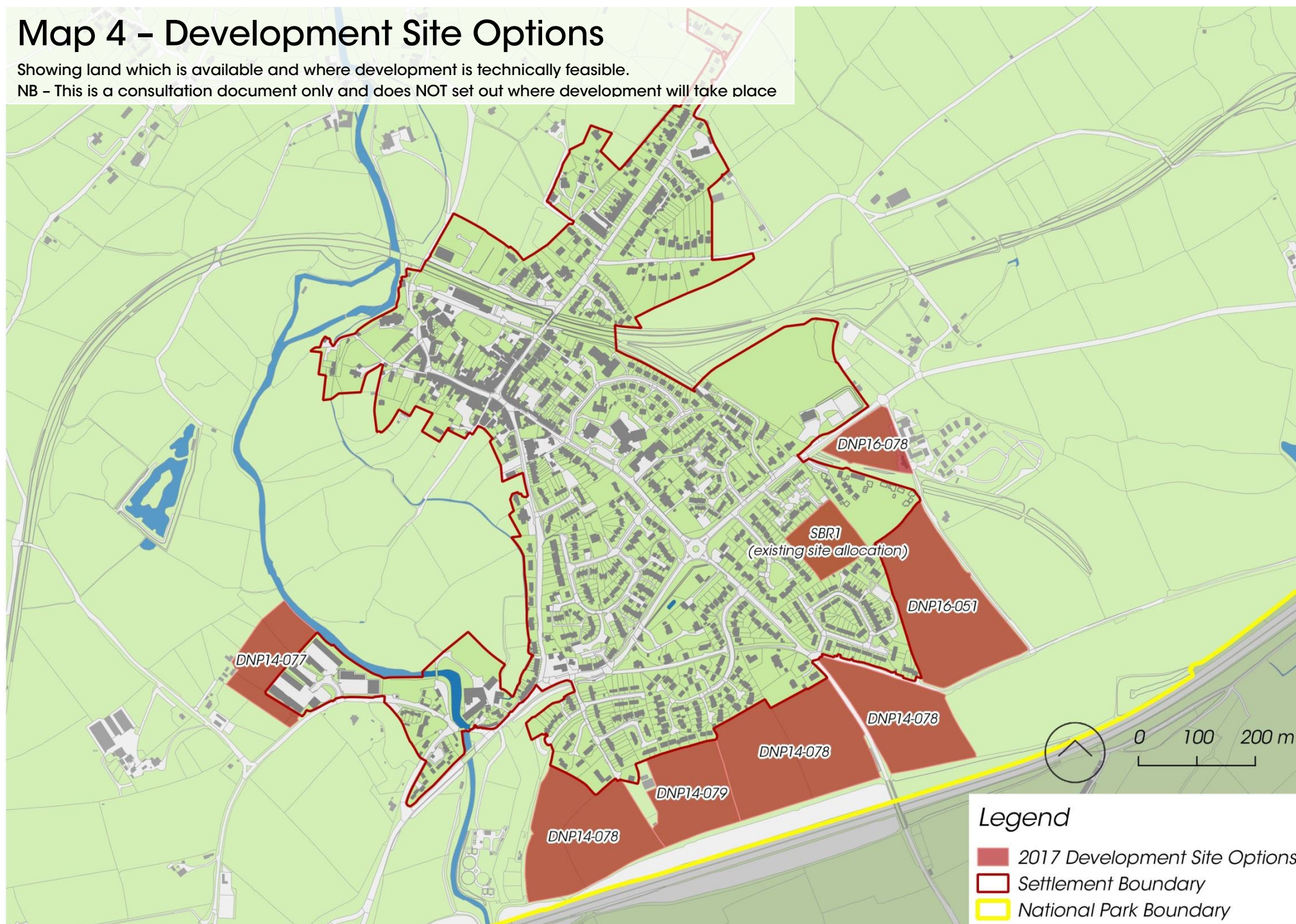
Settlement Services Key

- 1 Community Hall
- 2 Post Office
- 3 Primary School
- 4 General Store
- 5 Bank
- 6 GP Surgery
- 7 Community Hall (+GP surgery)
- 8 Dental Surgery
- 9 Pharmacy
- 10 Public Library
- 11 Place of Worship
- 12 Place of Worship/Comm'u'ty Hall
- 13 Public House
- 14 Garage (fuel)

Map 4 – Development Site Options

Showing land which is available and where development is technically feasible.

NB – This is a consultation document only and does NOT set out where development will take place



Outgoing Bus Services

No.	Route	Days ¹	Times ¹	Frequency
Falcon	S. Brent – Bristol Via Taunton	Mon - Sun	24 hrs	1 / hour
	S. Brent – Plymouth	Mon - Sun	24 hrs	1 / hour.
Gold	S. Brent – Plymouth Via Ivybridge	Mon-Sat	0657-2140	1 / 45 mins
		Sun	0812-2012	1 / hour
	S. Brent – Totnes Via Rattery	Mon-Sat	0716-2257	1 / hour
		Sun	0944-2144	1 / hour
X38	S. Brent – Plymouth Via Ivybridge	Mon-Sat	0748-1757	1 / 3 hours
		Sun	1040 & 1640	2
	S. Brent - Buckfastleigh	Mon-Sat	0709-1922	1 / 2 hours
		Sun	1151 & 1800	2

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

Method of Travelling to work (Census 2011)

