



DARTMOOR LOCAL PLAN  
guiding planning applications in Dartmoor National Park

## Settlement Profile: *Chagford*

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.

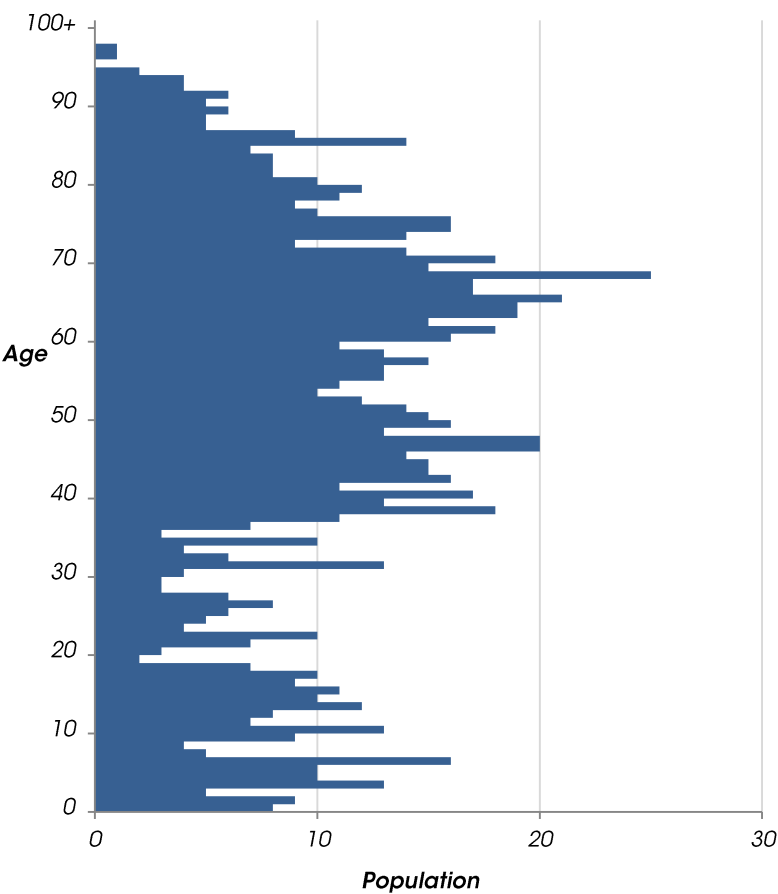


Population

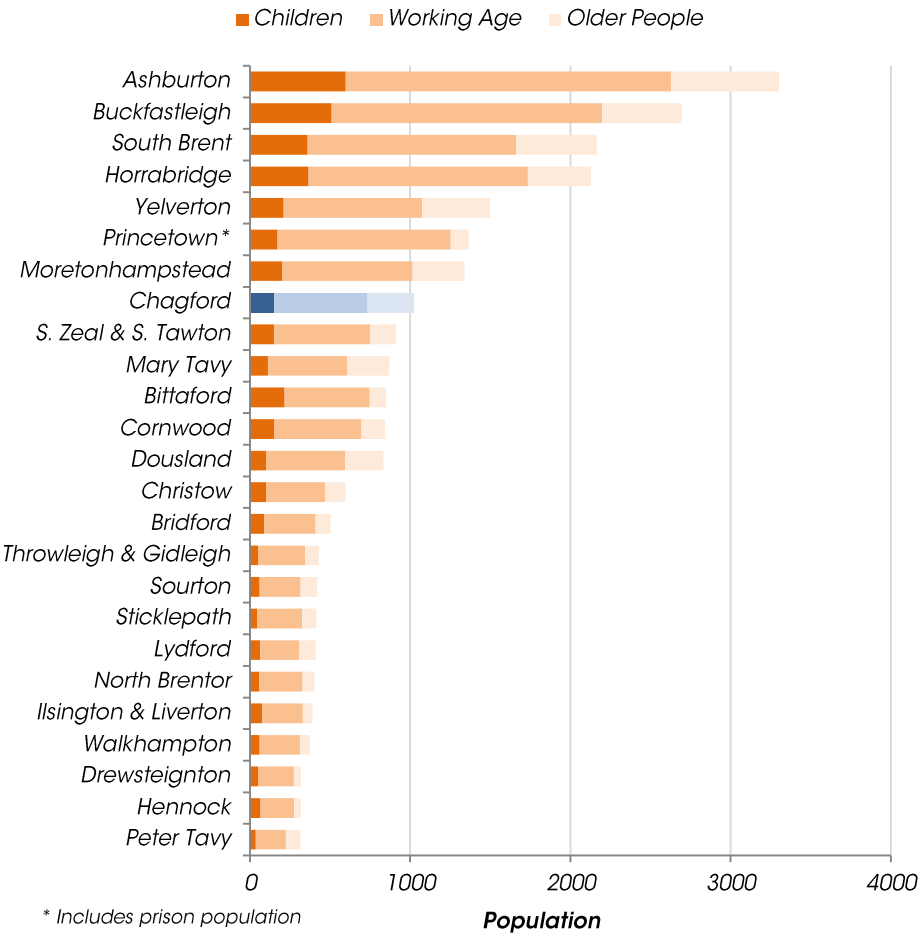
2,040

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

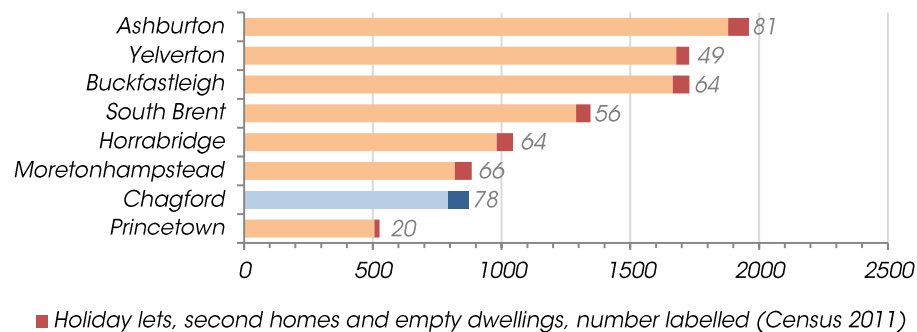


Settlement comparison (Census 2011)



## Current Housing Stock

Census 2011, defined by best-fit Output Areas



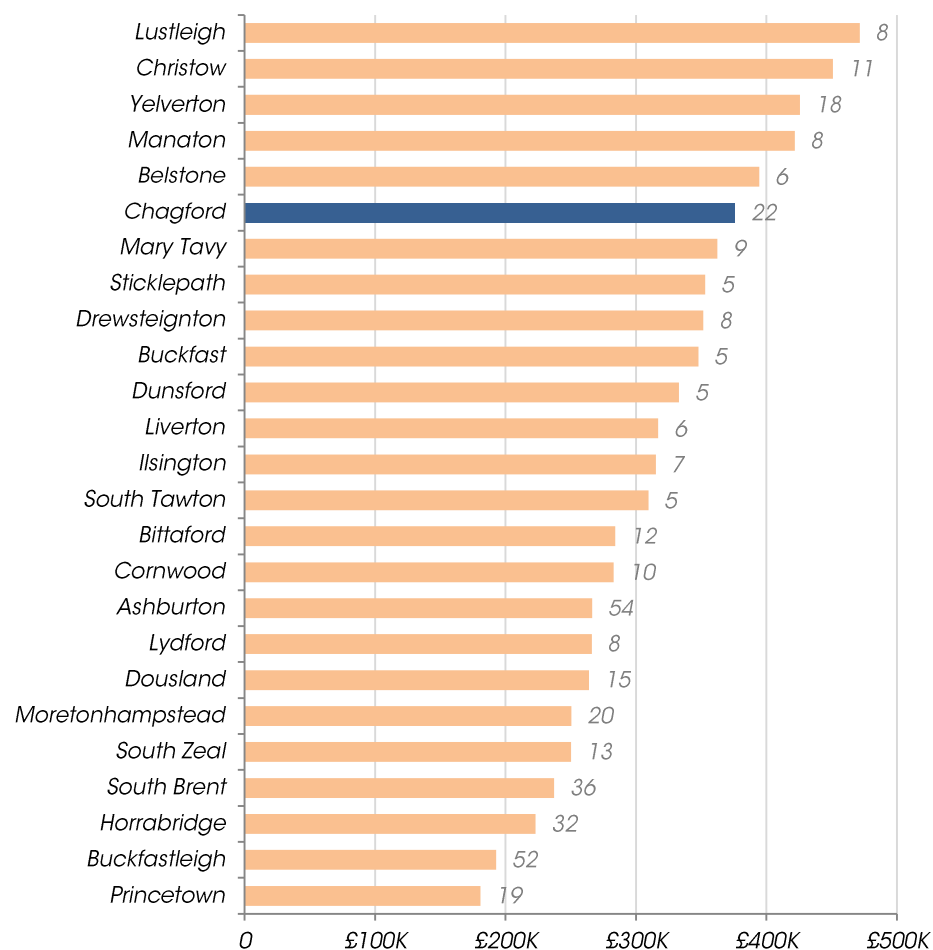
## Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
6	39	29	0	0	74

Devon Communities Together, 2016

## Average House Prices\* 2016

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



Land Registry, 2016

<i>Sites allocated for development in current local plan:</i>	<h2>2 sites allocated for housing and mixed use</h2>
	<i>Total land area of 5 Ha</i>
	<i>Mixed use development at Bretteville Close approved subject to s106 agreement Development of older people's houses now complete</i>
	<i>1 residential unit delivered on other sites since 2008</i>
<i>The April 2013 Housing Needs Assessment recommended:</i>	<h2>39 affordable homes needed within 5 years</h2>
	<i>27 one-bed, 8 two-bed, 3 three-bed and 2 four-bed</i>
	<i>35 rented homes and 4 shared ownership homes</i>

### Issues Paper Consultation (Dec 2016)

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

- Need for more industrial and employment floorspace and call for suitable re-use of redundant historic farm buildings to improve local business opportunities
- Preference for small mixed use developments, over large-scale housing provision
- Forthcoming development should meet local needs and prioritise brownfield sites
- Concern over impact of second home ownership and desire to see holiday homes used more often at affordable rates
- Encourage re-introduction of services, such as the post office and banks
- Opportunity to incorporate 'One Planet principles' to meet local housing and employment needs

### 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:

- Need for recreational open space identified and is to be delivered as part of development Bretteville Close site
- Additional car parking requirements, to be provided through development on Bretteville Close site
- Need for additional burial space
- New fire station, to be provided on new site through development on Bretteville Close site
- Replacement primary school building funded through Priority School Build Programme
- The need for additional bus services has been identified, but is unlikely to be met by public funding in the current economic climate, Fare Car (a book-ahead shared car hire service) has been used in Chagford, but passenger usage is reported to be very low

Chagford 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"><li>• Provides scope for delivering 60% of projected new housing needed in the National Park</li><li>• Provides scope for maintaining and improving employment opportunities and commercial activity consistent with local business needs and environmental capacity</li><li>• Ensures a range of local services are maintained and where possible enhanced</li><li>• Settlement boundaries are drawn</li></ul>	
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"><li>• On previously developed land; or</li><li>• On small infill plots within an existing frontage; or</li><li>• Where they will be provided through the conversion or subdivision of existing residential or non-residential building; or</li><li>• On other sites where development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure;</li><li>• On sites allocated.</li></ul> <p>In all cases on sites in local centres <u>the proportion of affordable housing should not be less than 50%</u> of the units provided, except where a higher proportion of open market is shown to be essential to secure overall development viability.</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>	<p>Employment</p> <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"><li>• Provision for the controlled expansion and development of existing businesses;</li><li>• 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.</li></ul>

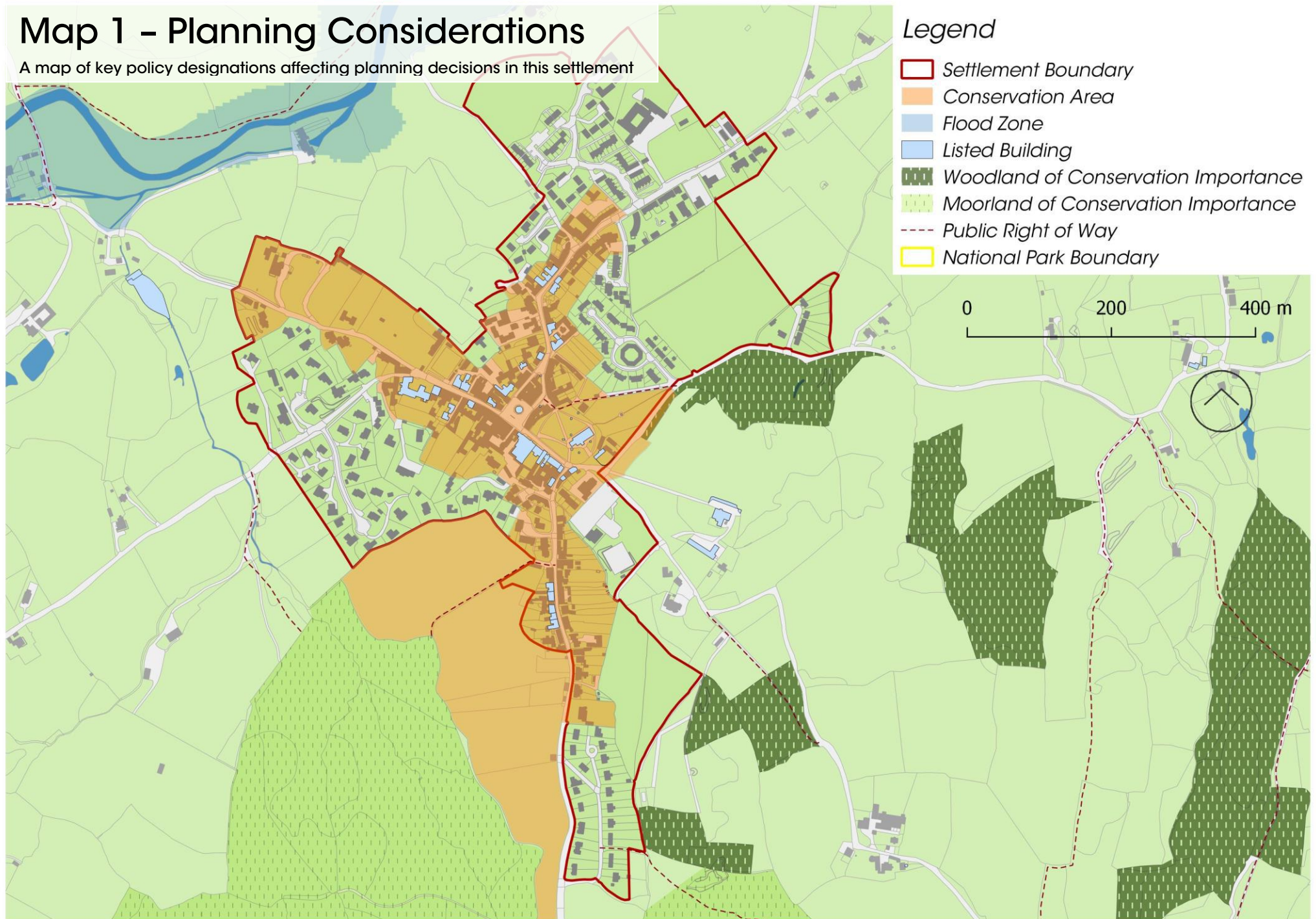
COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document



# Map 1 – Planning Considerations

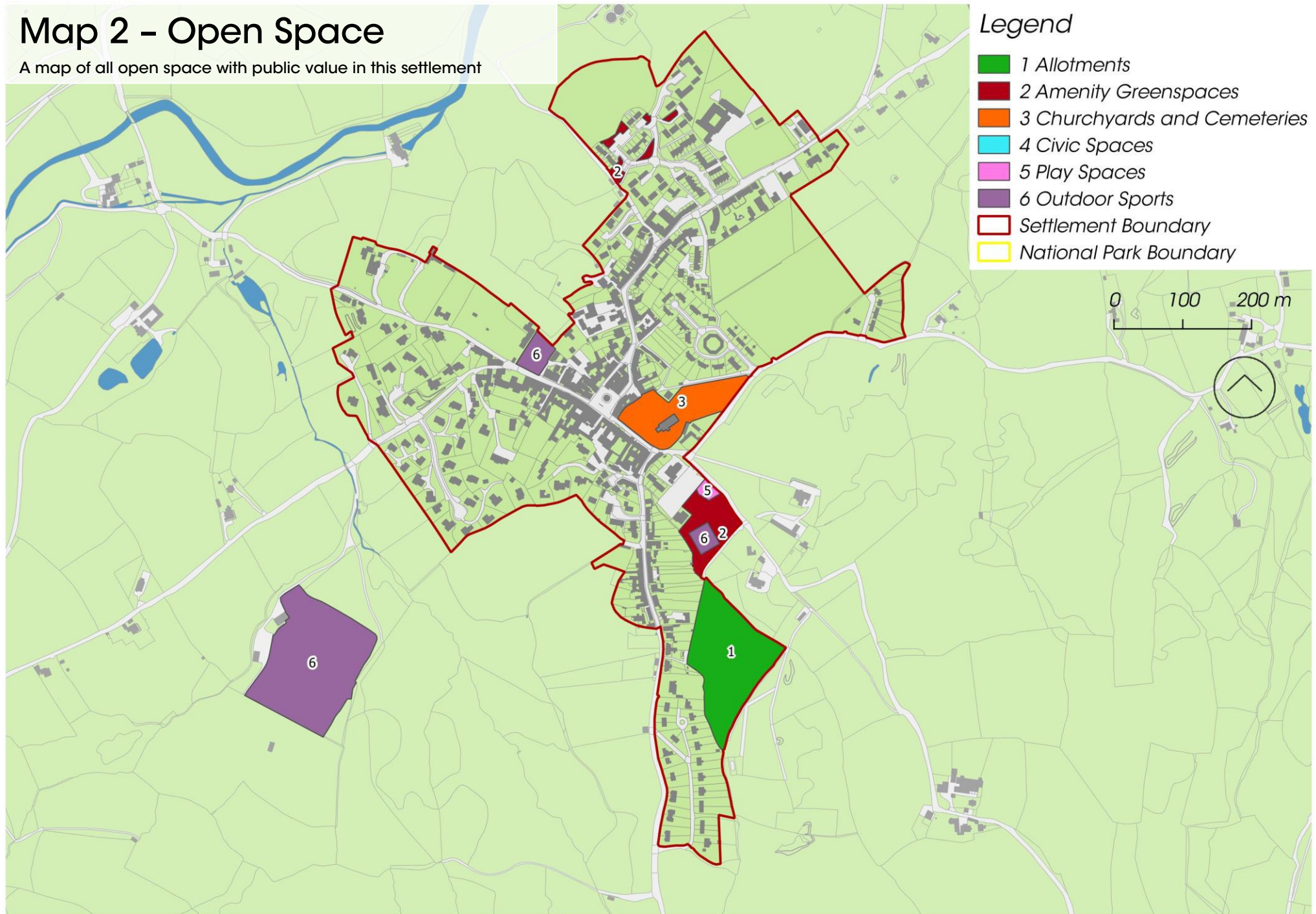
A map of key policy designations affecting planning decisions in this settlement





# Map 2 – Open Space

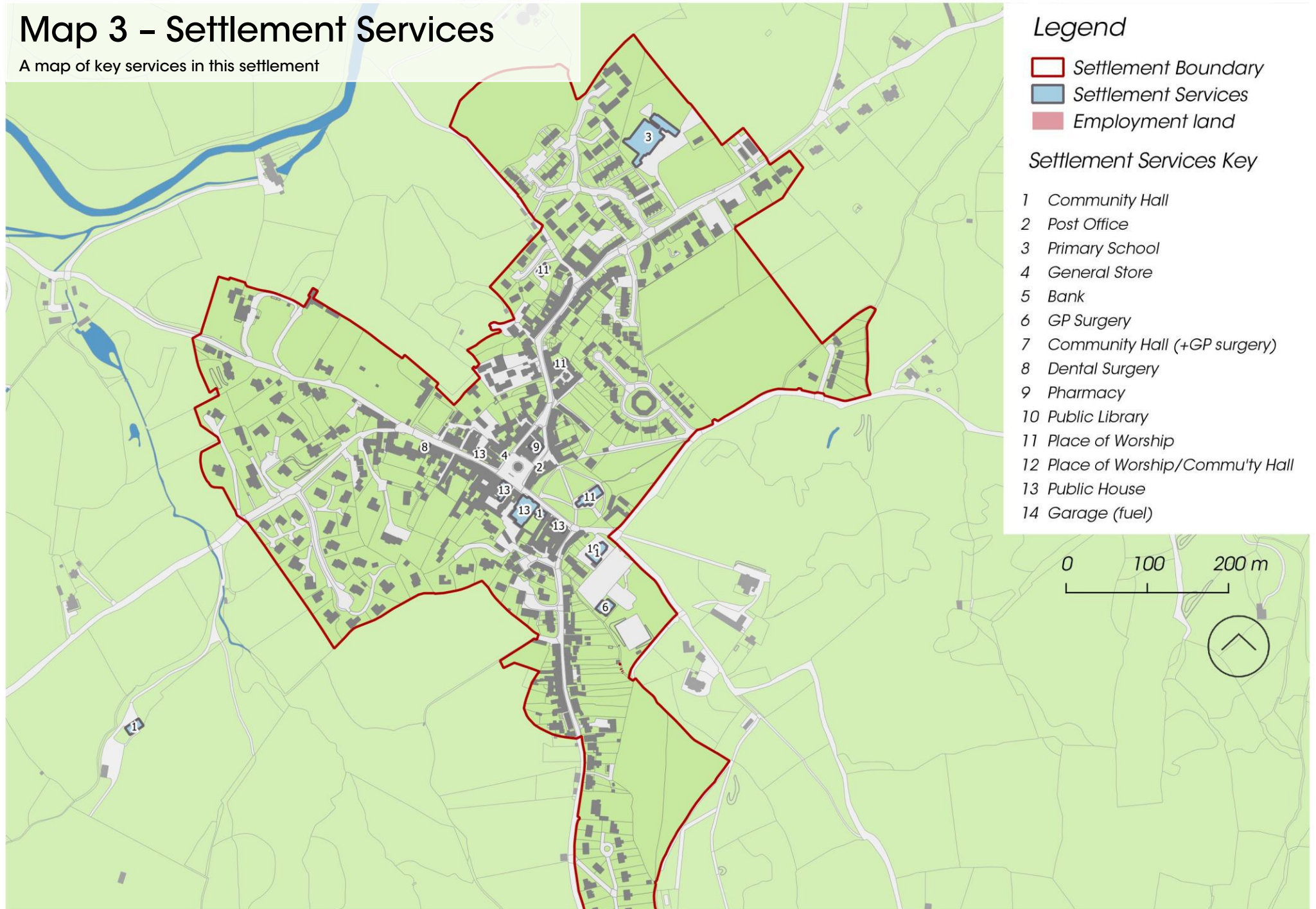
A map of all open space with public value in this settlement





# Map 3 – Settlement Services

A map of key services in this settlement





## Outgoing Bus Services

No.	Route	Days	Times <sup>1</sup>	Frequency <sup>1</sup>
173	Chagford – Exeter Via Drewsteignton	Mon - Sat	0710-1823	1 / 3 hours
	Chagford - Moretonhampstead	Mon-Sat	0917-1422	2
178	Chagford – Newton Abbot Via Lustleigh	Mon-Sat	1342	1
	Chagford – Okehampton Via South Zeal	Mon-Sat	0954	1
	Chagford – Newton Abbot Via North Bovey	Weds	0939	1
671	Chagford – Okehampton Via Sticklepath	Weds	1429	1 / 2hours

<sup>1</sup> Indicative only, times should not be relied upon and will be subject to change

## Method of Travelling to work (Census 2011)

