



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *South Brent*

June 2017

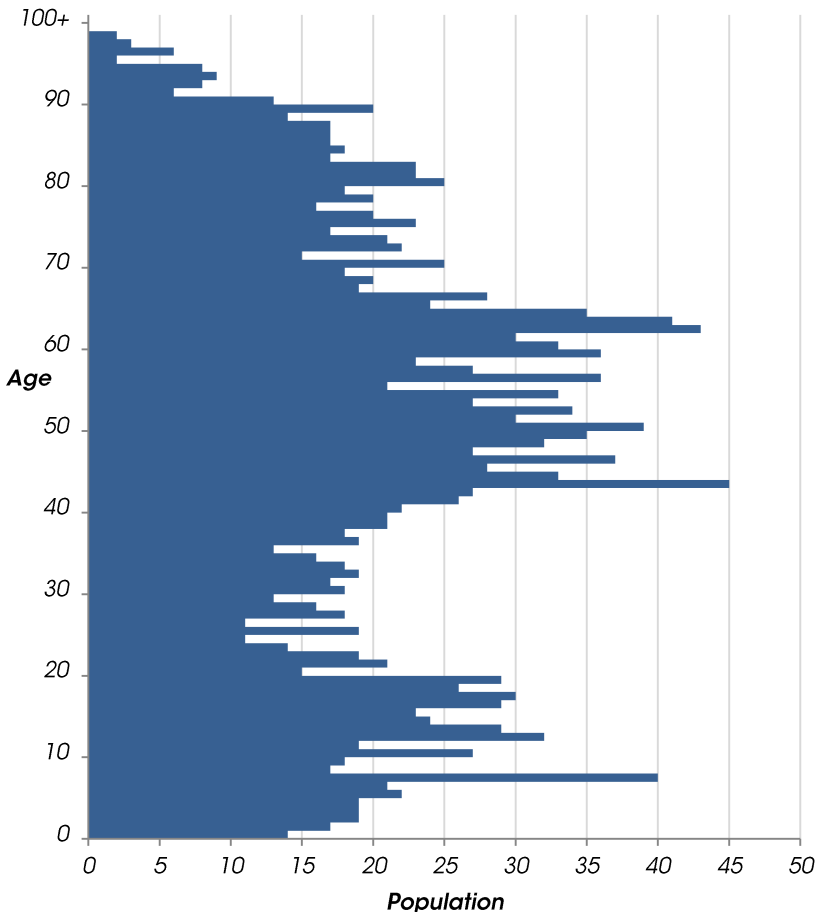
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the town. It will be updated as necessary to inform the Local Plan review.



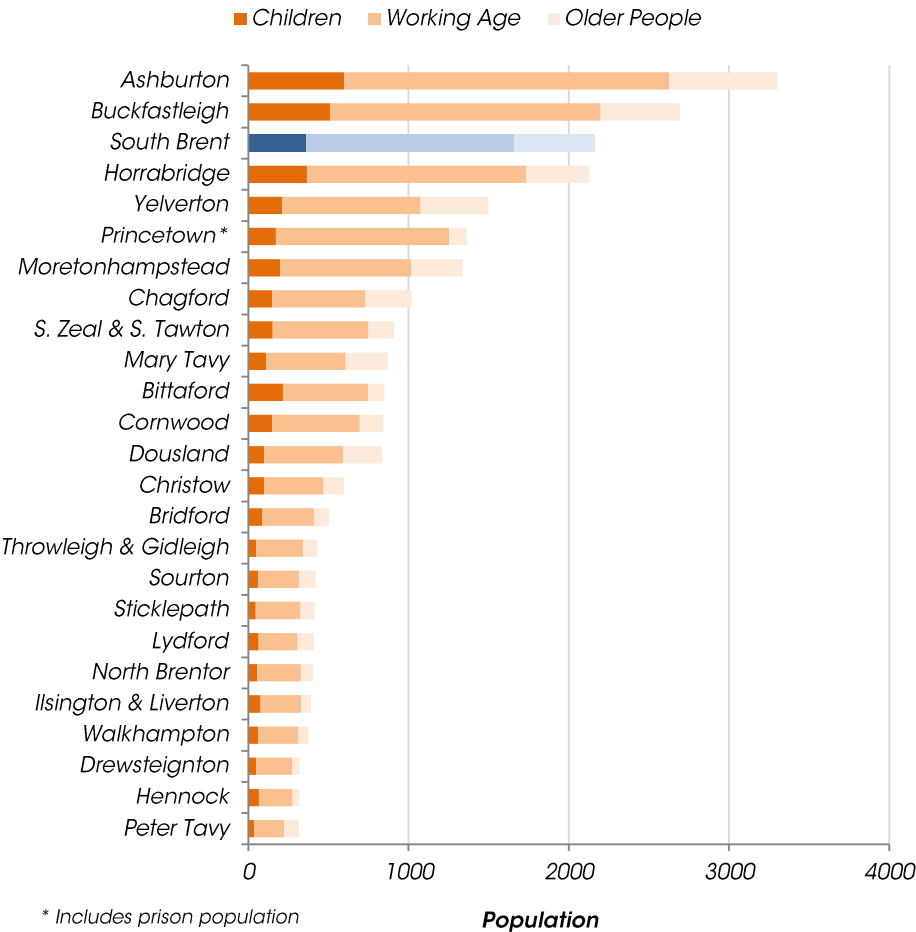
Population 2,165

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

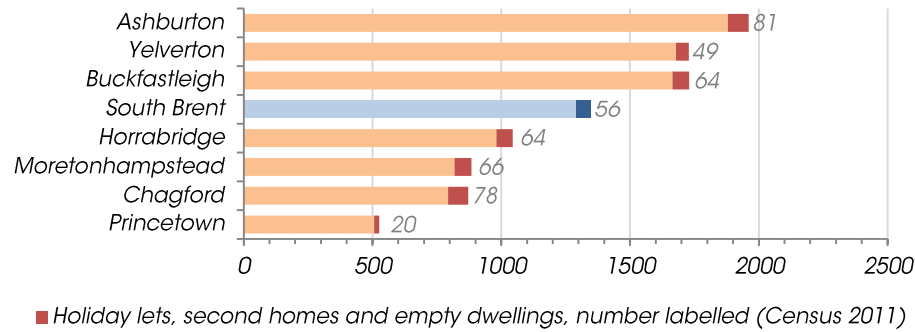


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



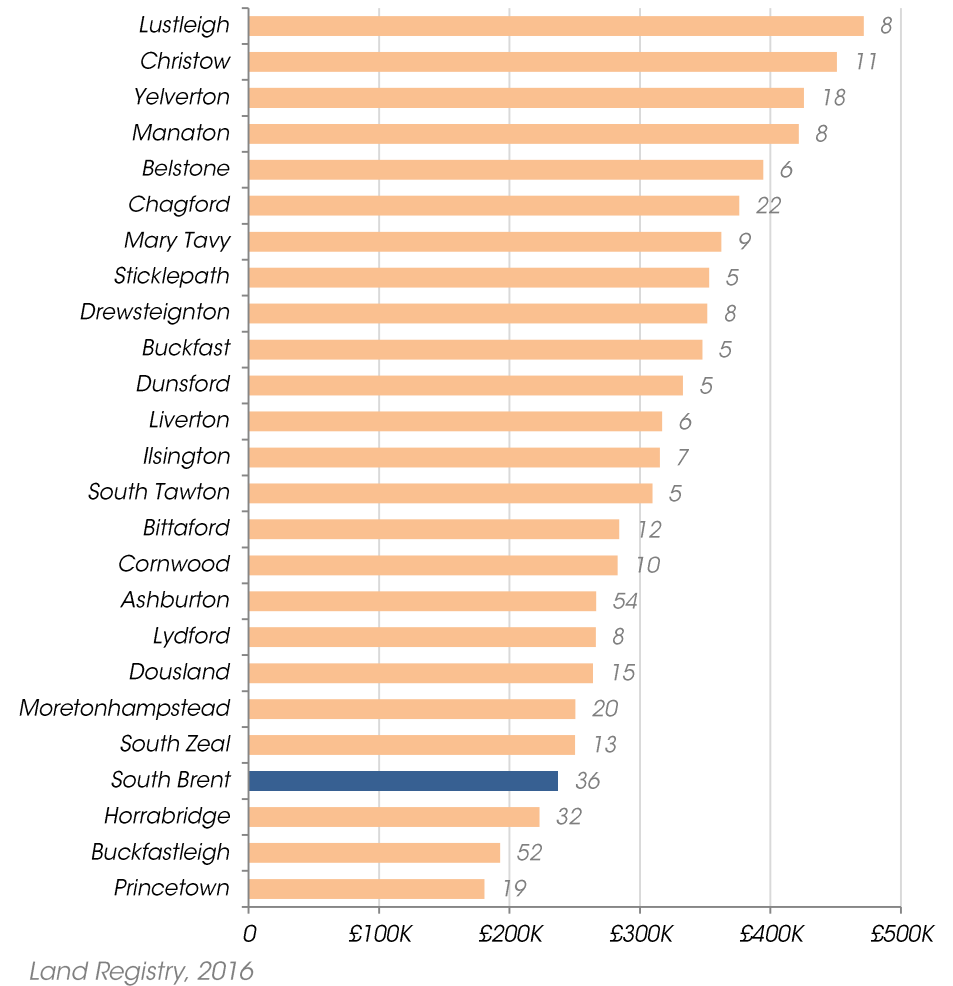
Current Affordable Housing Stock

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



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

22 residential units have been delivered on other sites since 2008

The March 2014 Housing Needs Assessment recommended:

46 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 footpath and cycleway) and investment in existing equipped play space 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)*

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

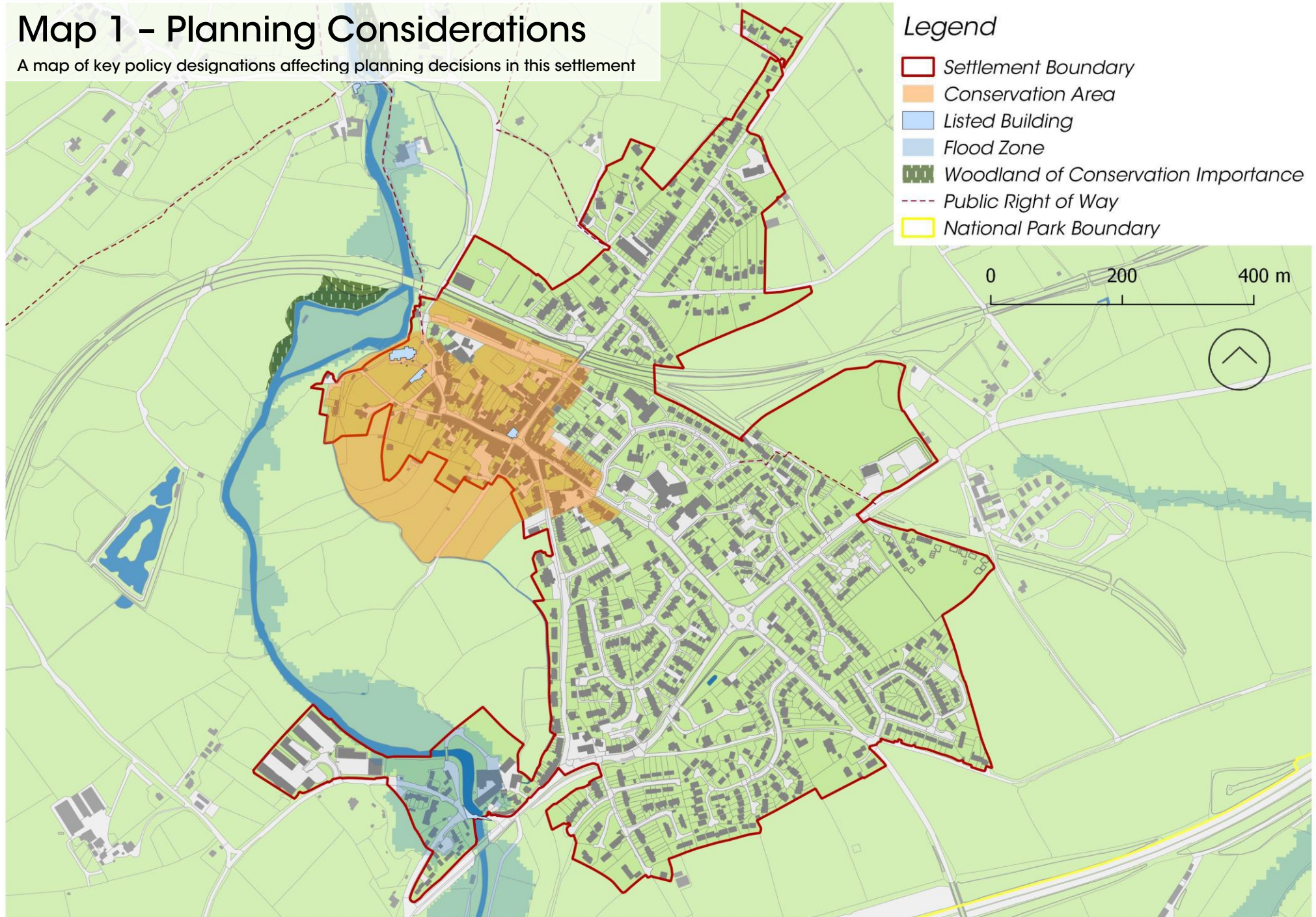
Strategic	<p>In local centres current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none">• Provides scope for delivering 60% of projected new housing needed in the National Park• Provides scope for maintaining and improving employment opportunities and commercial activity consistent 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

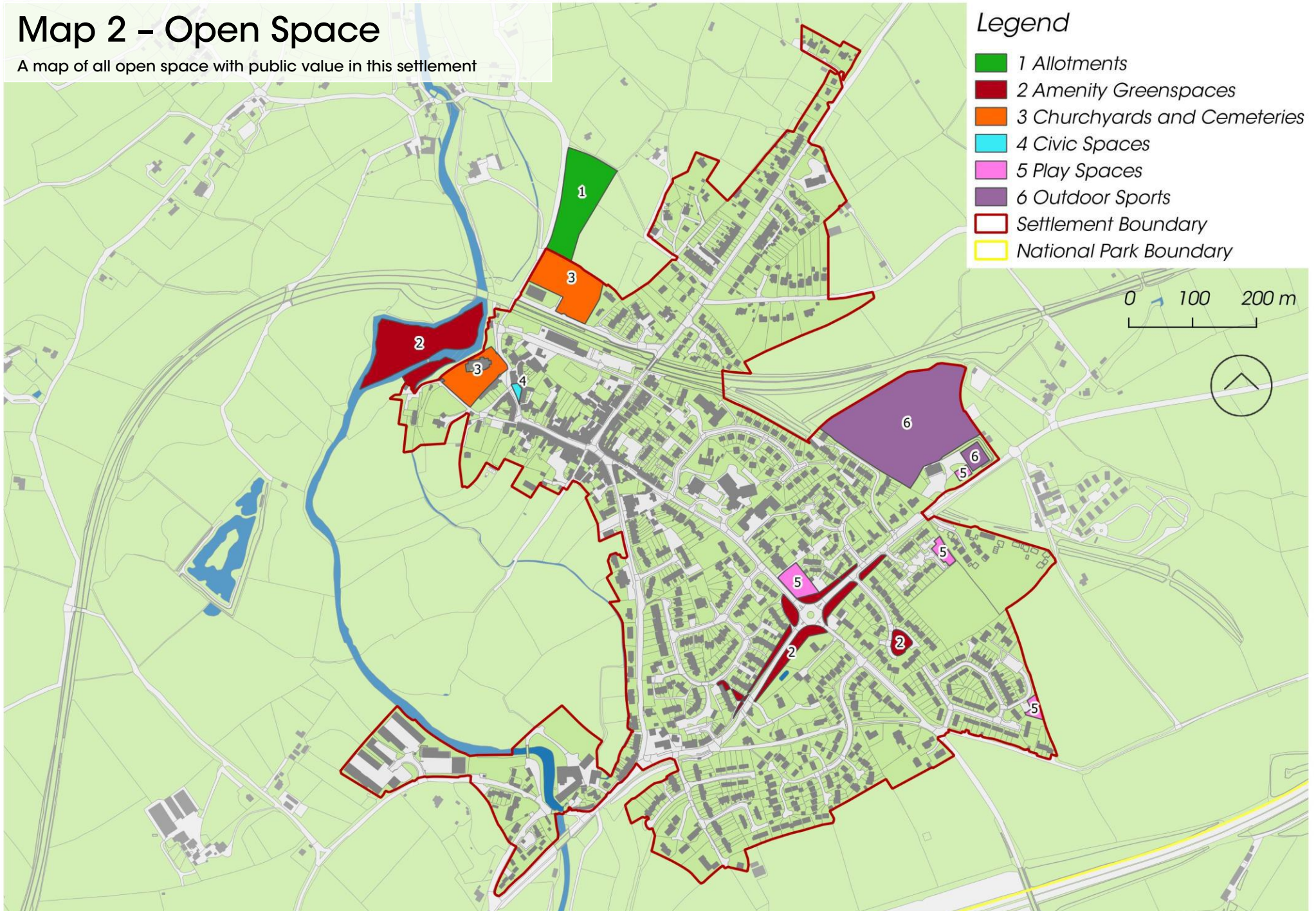
Map 1 – Planning Considerations

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



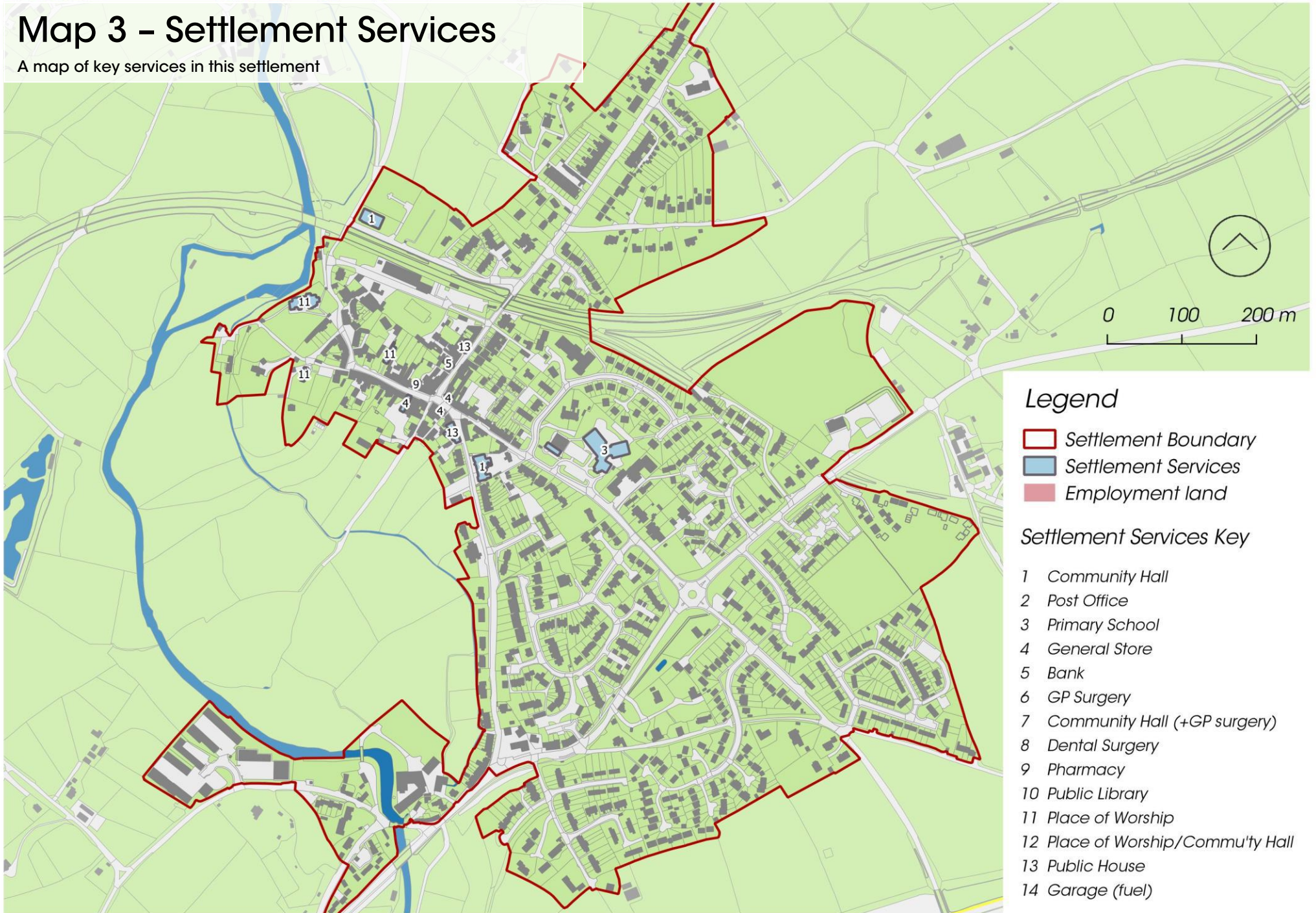
Map 2 - Open Space

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

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

No.	Route	Days	Times	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

Method of Travelling to work (Census 2011)

