



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile:

South Zeal

September 2019

This settlement profile has been prepared by Dartmoor National Park Authority to provide an overview of key information and issues for the settlement. It has been prepared in consultation with Parish/Town Councils and will be updated as necessary.



Introduction

Situated in the north of Dartmoor National Park, 1 mile from South Tawton and within South Tawton Parish, South Zeal lies astride a road that was formerly the main Okehampton to Exeter Road. Economically, it benefited from its location on this route but a new road bypassed the village in the early 19th century. The failure of South Zeal to grow into a major urban centre has meant that the medieval town plan, with its associated property boundaries, has survived remarkably unaltered. It is one of the most important examples in the country. The houses are arranged along the street frontage with long, narrow medieval burgage plots at right angles to the road, serviced by roughly surfaced lanes and alleyways.

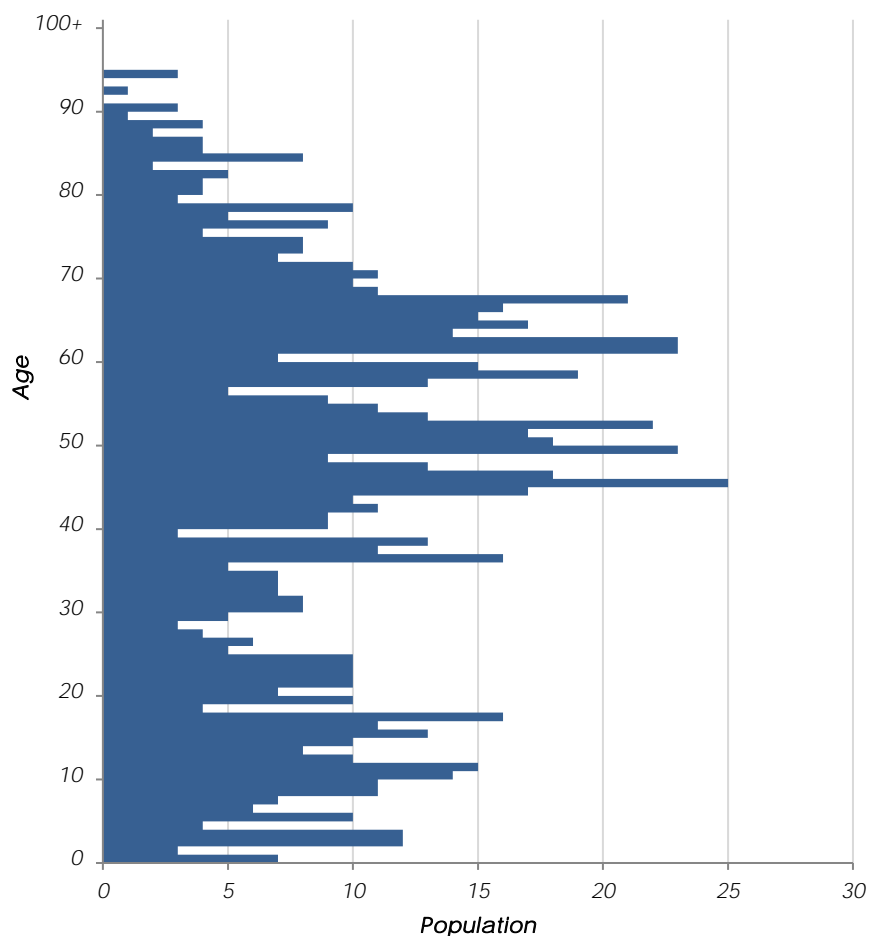
The village has a shop, two public houses, primary school, village hall and a large recreation ground. A Parish Plan was completed in 2008 and in the same year a parish housing survey was undertaken. The survey indicated a need for nine affordable homes over the following three years though no development has taken place to date. 74% of respondents to the parish plan questionnaire were in favour of more affordable housing in the parish.



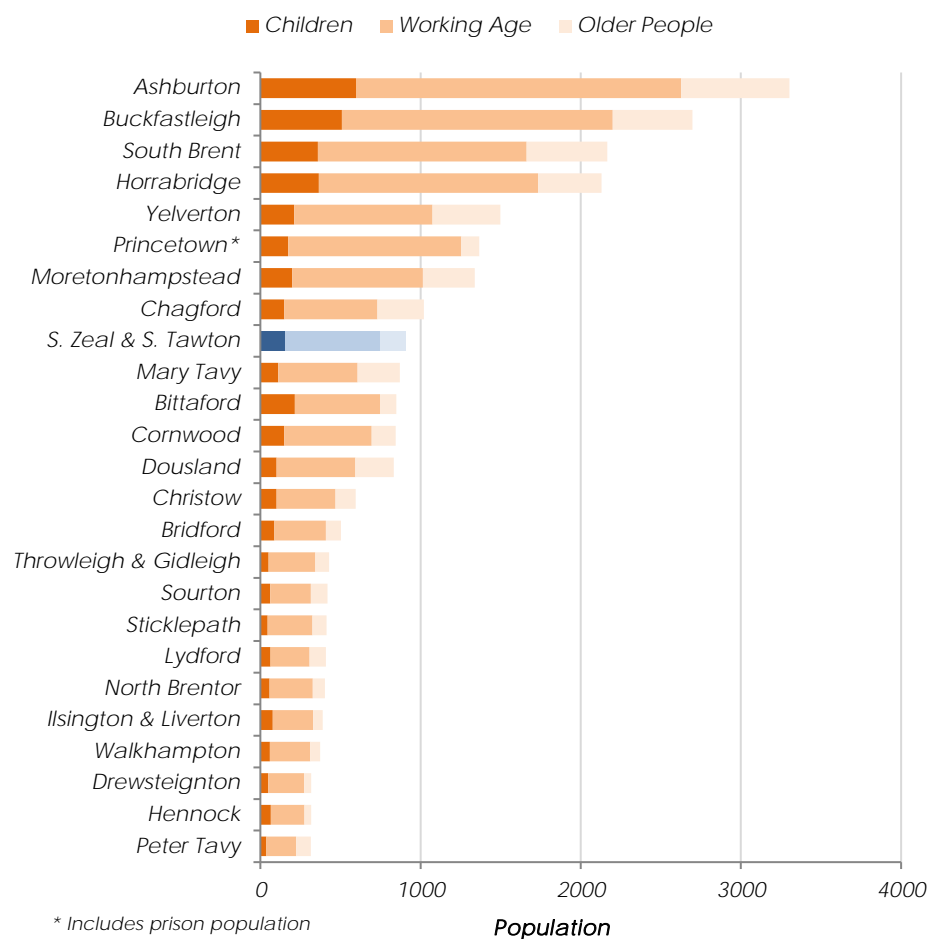
Population **912**

Census 2011, South Zeal and South Tawton

Age Profile (Census 2011)



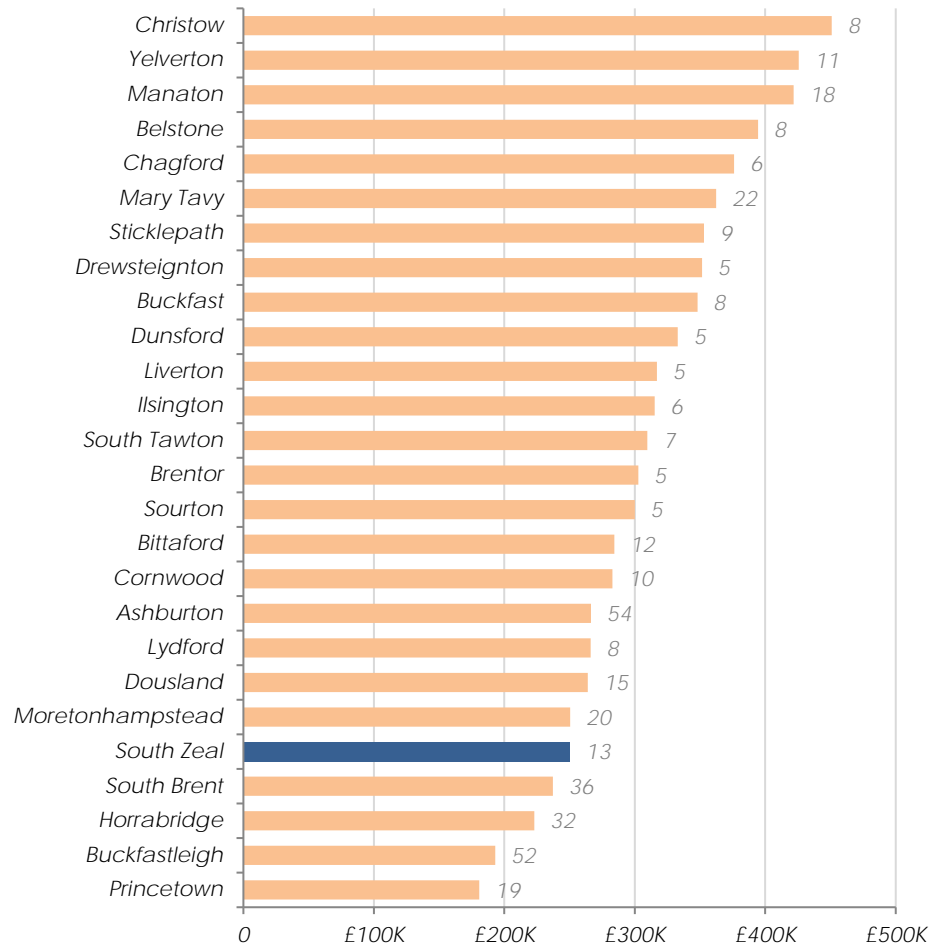
Settlement comparison (Census 2011)



* Includes prison population

Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

South Zeal's affordable housing need will be identified from housing need within the following Parishes:

South Tawton, Belstone, Drewsteignton, Dartmoor Forest, Sticklepath, Throwleigh,

Sites allocated for development in current local plan:

No sites allocated for development

1 affordable unit has been delivered on other sites since 2008

March 2014 Housing Needs Assessment for South Tawton Parish recommended:

14 affordable units needed in next 5 years

7 one-bed, 3 two-bed and 4 three-bed

14 rented accommodation

Issues Paper Consultation (Dec 2016)

The following summarises issues identified by the Parish Council:

- Small amount of development necessary to allow community to thrive
- Prioritise affordable housing to meet local needs
- Allow development of greenfield sites where no brownfield land available, consider development of burgage plots
- Continue to protect essential settlement services
- Concern over impact of second home ownership
- Support and encourage self-build
- Encourage high-quality and distinctive design
- Preserve existing protection of landscape, wildlife and habitats
- Support sympathetic conversion of historic farm buildings where necessary to preserve heritage assets
- Support wider access to superfast internet and good mobile phone coverage
- Concern existing transport infrastructure cannot accommodate more development, new car park desirable

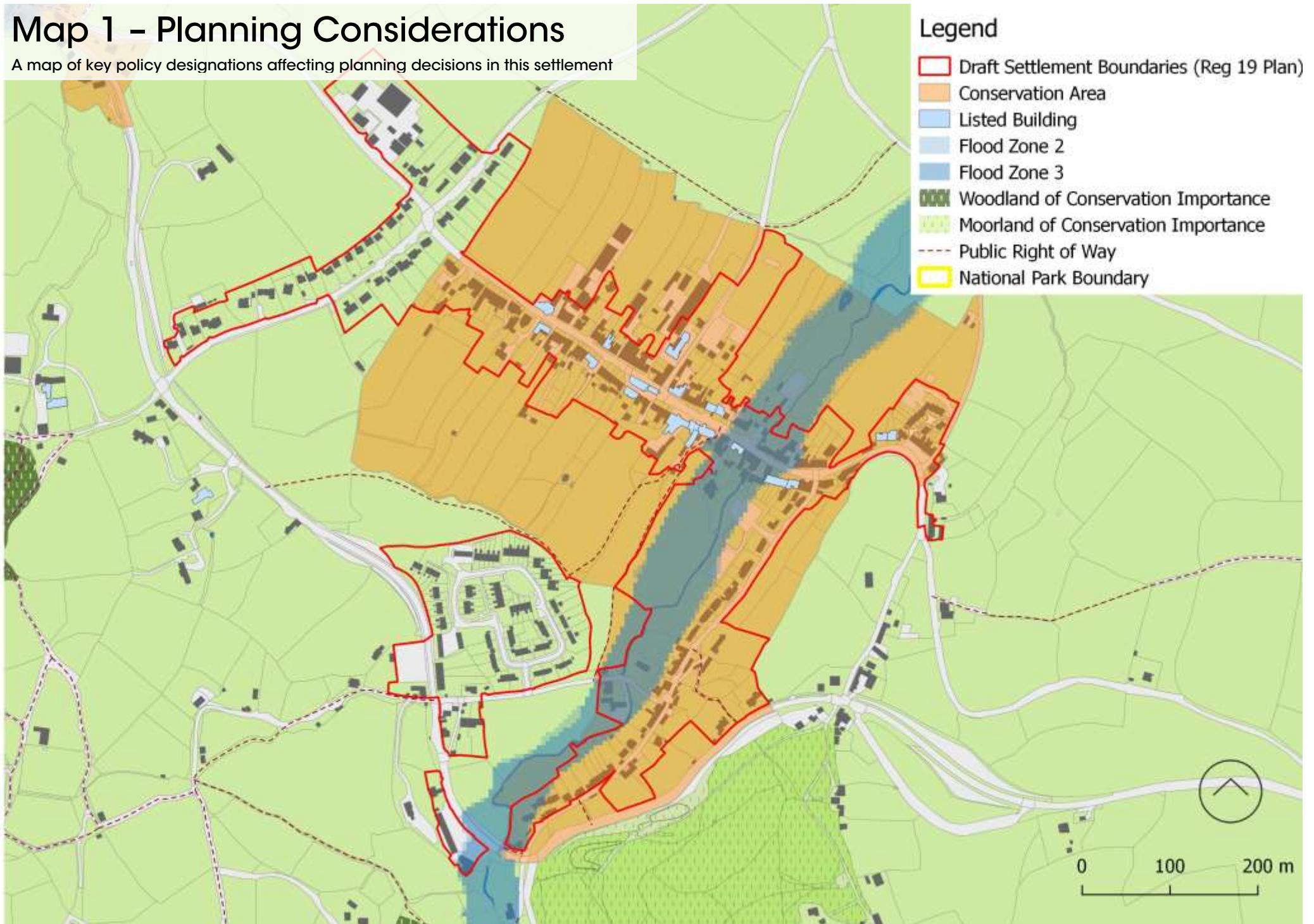
Infrastructure delivery

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:

- Desire for extension to car park

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	U-Road	B-Road	A-Road	Garage (fuel)	Pharmacy	Branch Surgery	Health Centre	Pub	Church	Children's Play Area	Recreation Ground	Regular Bus Service	Primary School	Village Hall	Village Store	Post Office
South Tawton	✓	✓	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method of Travelling to work (Census 2011, South Tawton and South Zeal)

