



**DARTMOOR LOCAL PLAN**  
guiding planning applications in Dartmoor National Park

## Settlement Profile: *Ashburton*

**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.

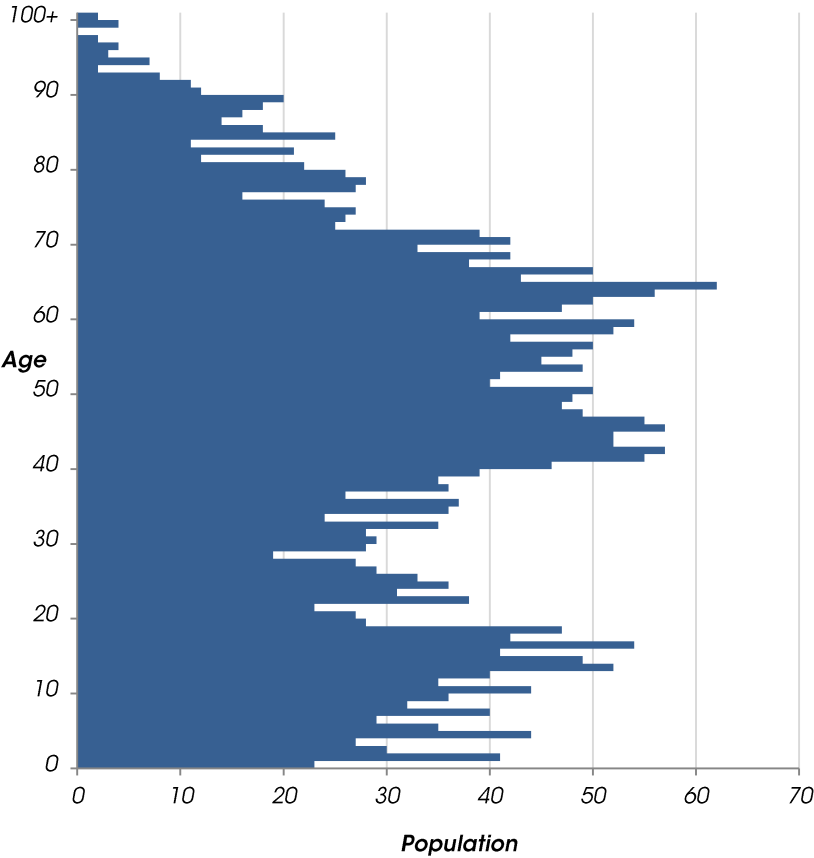


Population

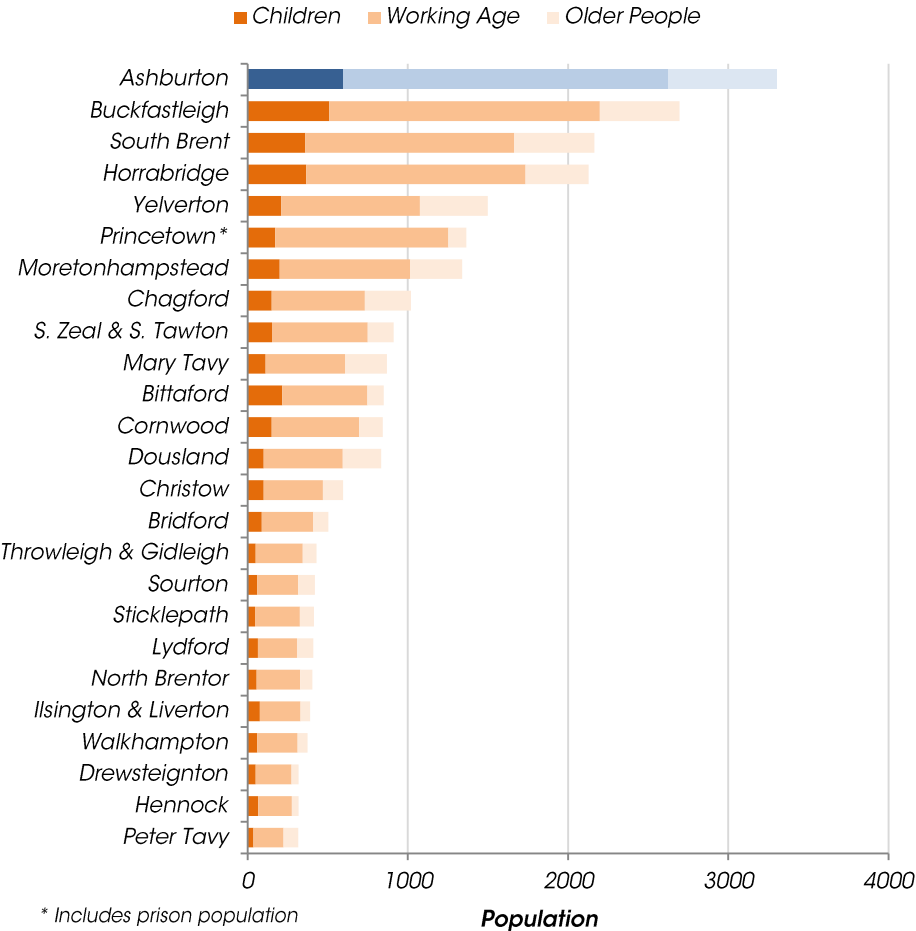
3,346

Census 2011, defined by best-fit Output Areas

Age Profile *(Census 2011)*

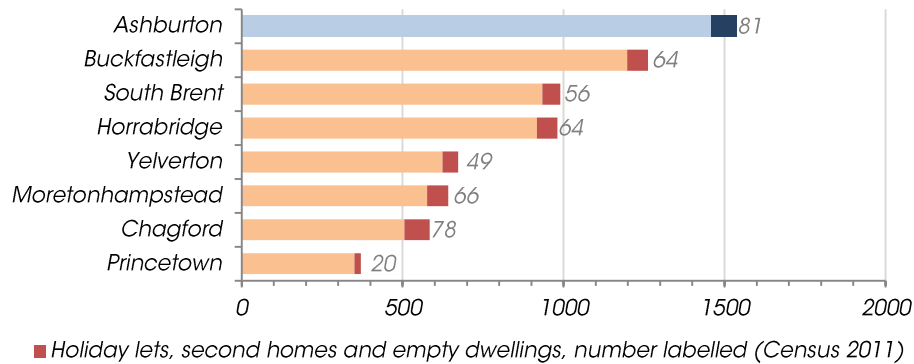


Settlement comparison *(Census 2011)*



## Current Housing Stock

Census 2011, defined by best-fit Output Areas



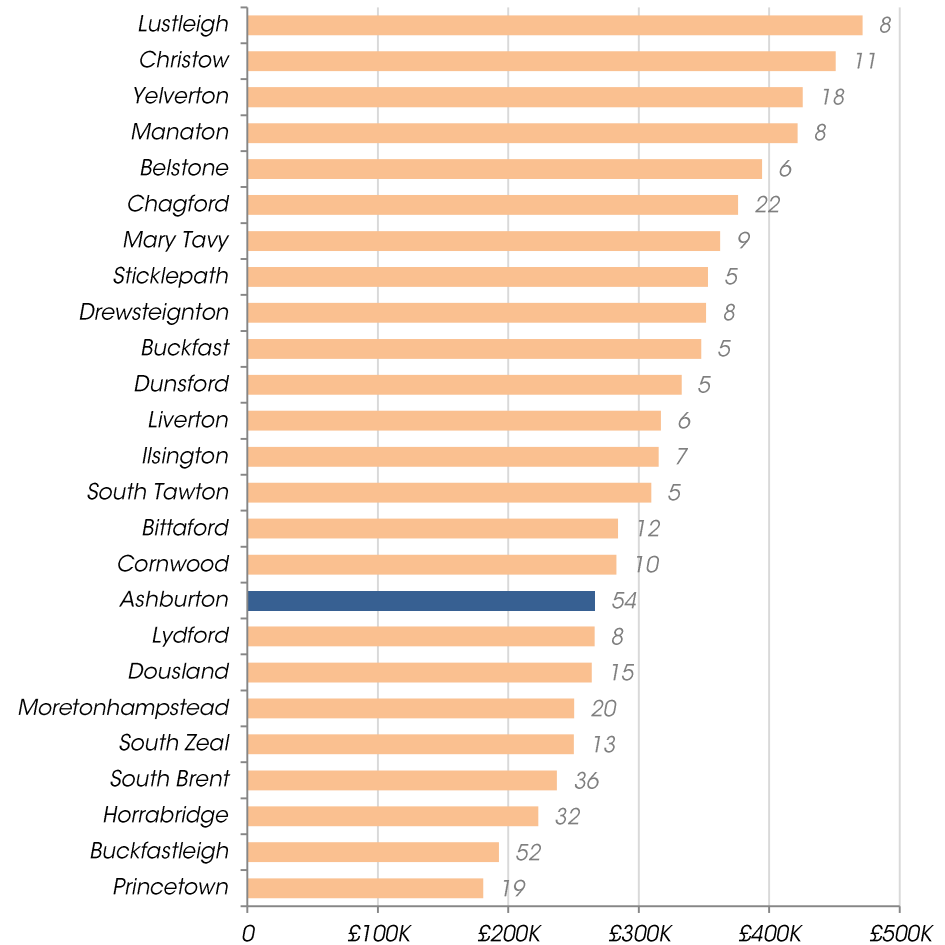
## Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
32	68	143	2	0	244 <sup>1</sup>

<sup>1</sup> One right to buy removed from total  
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:*

*2 sites allocated for mixed use and housing*

*Total land area of 4.6 Ha*

*Planning applications have not been submitted on either site*

*8 affordable units have been delivered on other sites since 2008*

*The November 2015 Housing Needs Assessment recommended:*

*33 affordable homes needed*

*16 one-bed or small two-bed, 14 two-bed, 2 three-bed and 1 four-bed*

## Issues Paper Consultation (Dec 2016)

*The following summarises issues identified by Ashburton's residents, the Town Council and other local organisations:*

- *Ashburton has a good mix of services accessible by walking and these need to be supported*
- *Any new housing development should be affordable to local people and prioritise brownfield sites within the settlement*
- *Ashburton's independent arts and cultural businesses need to be supported by planning policy*
- *Concern over second home ownership and capacity of existing road network and car parks*
- *That the 30% extension policy (DMD27) should be retained*
- *Consider introduction of CIL to pay for infrastructure costs, including flood prevention*
- *Concern over effect of increased recreational pressure on National Park from development outside its boundaries*
- *Need to ensure development is deliverable*
- *Cooperation with District Planning Authorities to create seamless policy approach across administrative boundaries*

## Infrastructure delivery

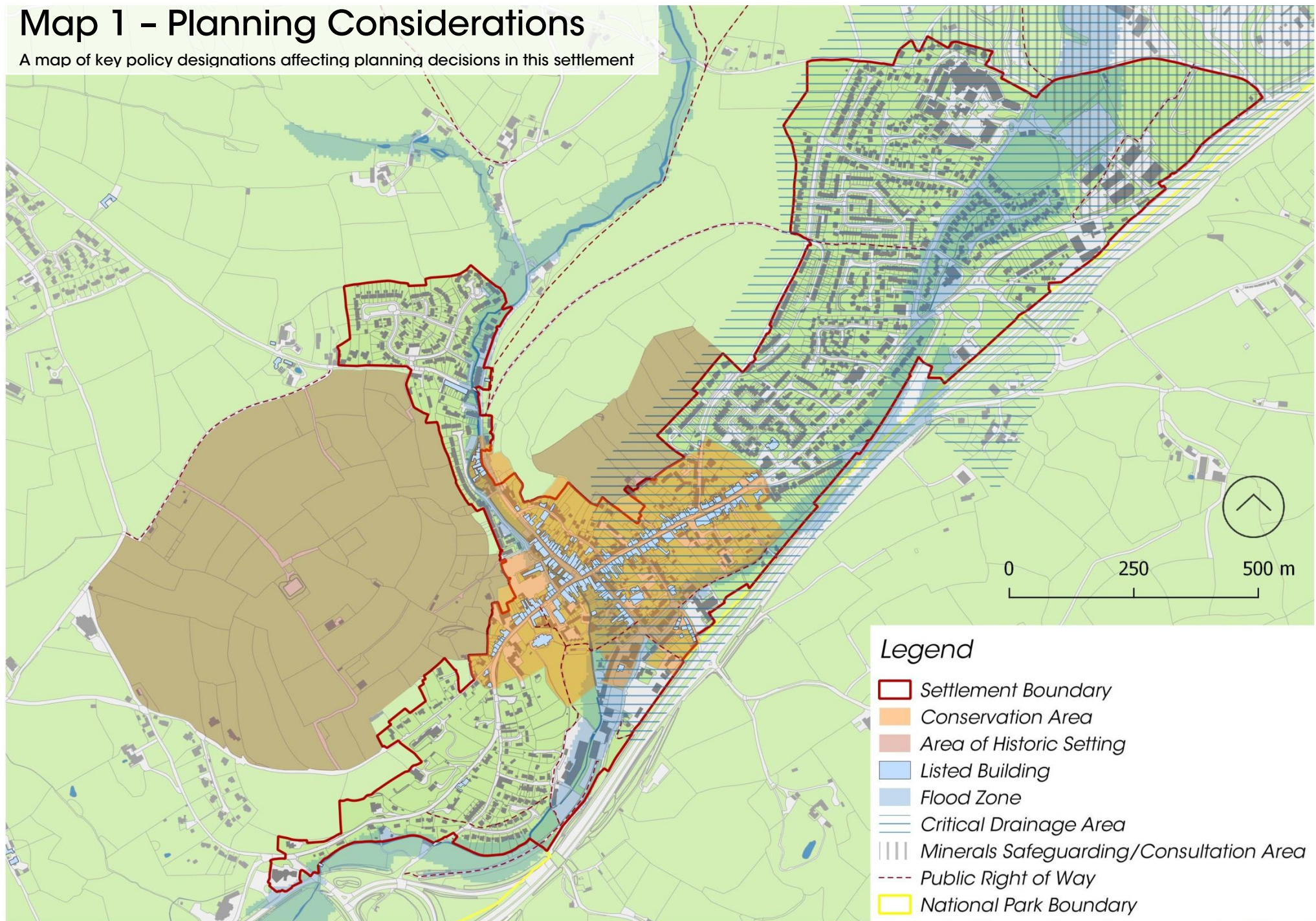
*We are aware of the following items of infrastructure which are needed and have a reasonable prospect of being funded in the next 20 years:*

- *Additional car parking requirements (detailed assessment completed as part of Chuley Road Masterplan)*
- *Ashburton Primary School over capacity and will require extension during plan period*
- *Opportunity to link Bullivers Way to Recreation Ground as part of redevelopment at Chuley Road site allocation*
- *Proposed cycle lane between South Dartmoor College, Ashburton and Buckfastleigh Town Centre*
- *Need identified by community for allotments*
- *Requirement for additional burial space*



# Map 1 – Planning Considerations

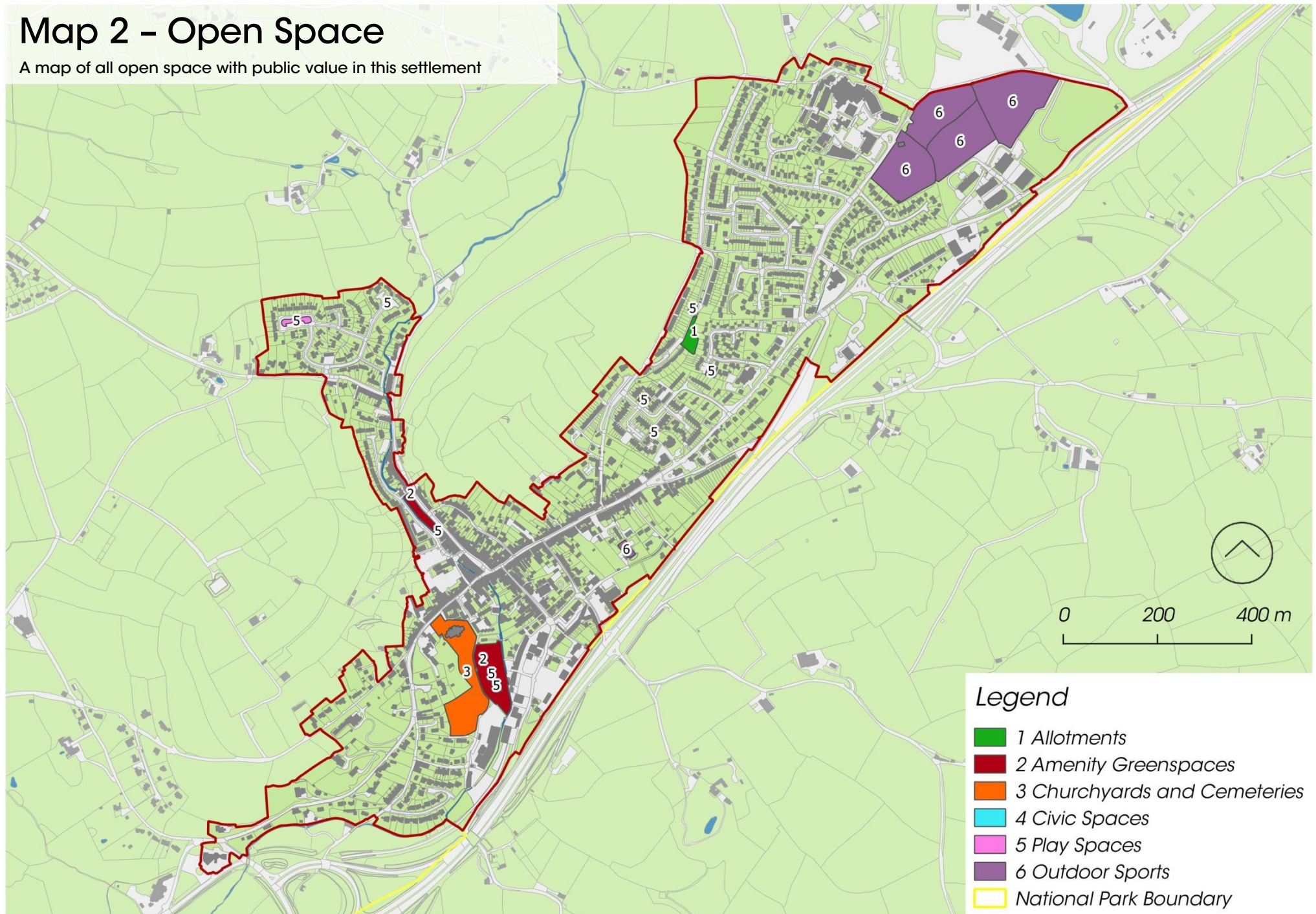
A map of key policy designations affecting planning decisions in this settlement





# Map 2 – Open Space

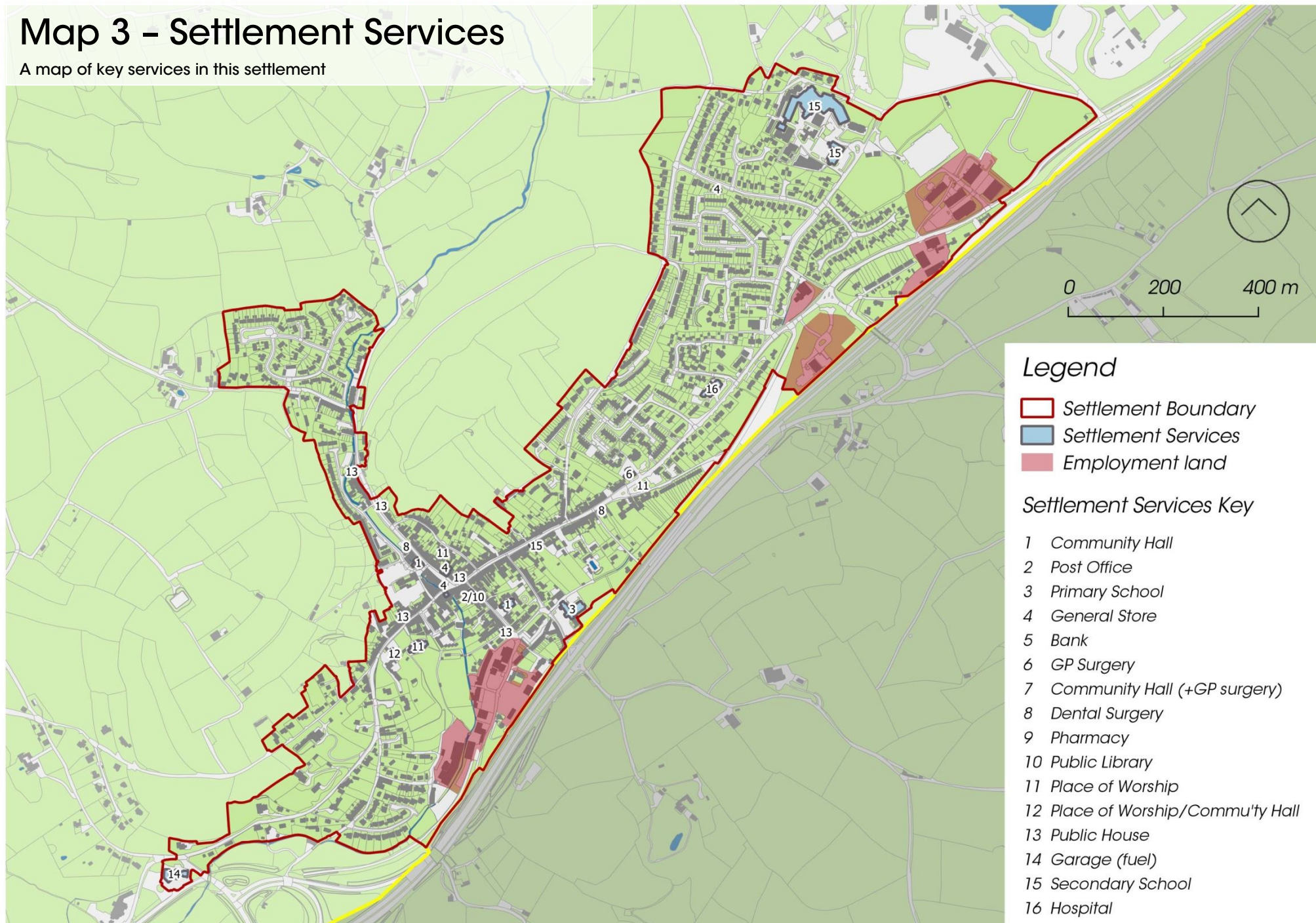
A map of all open space with public value in this settlement





# Map 3 – Settlement Services

A map of key services in this settlement

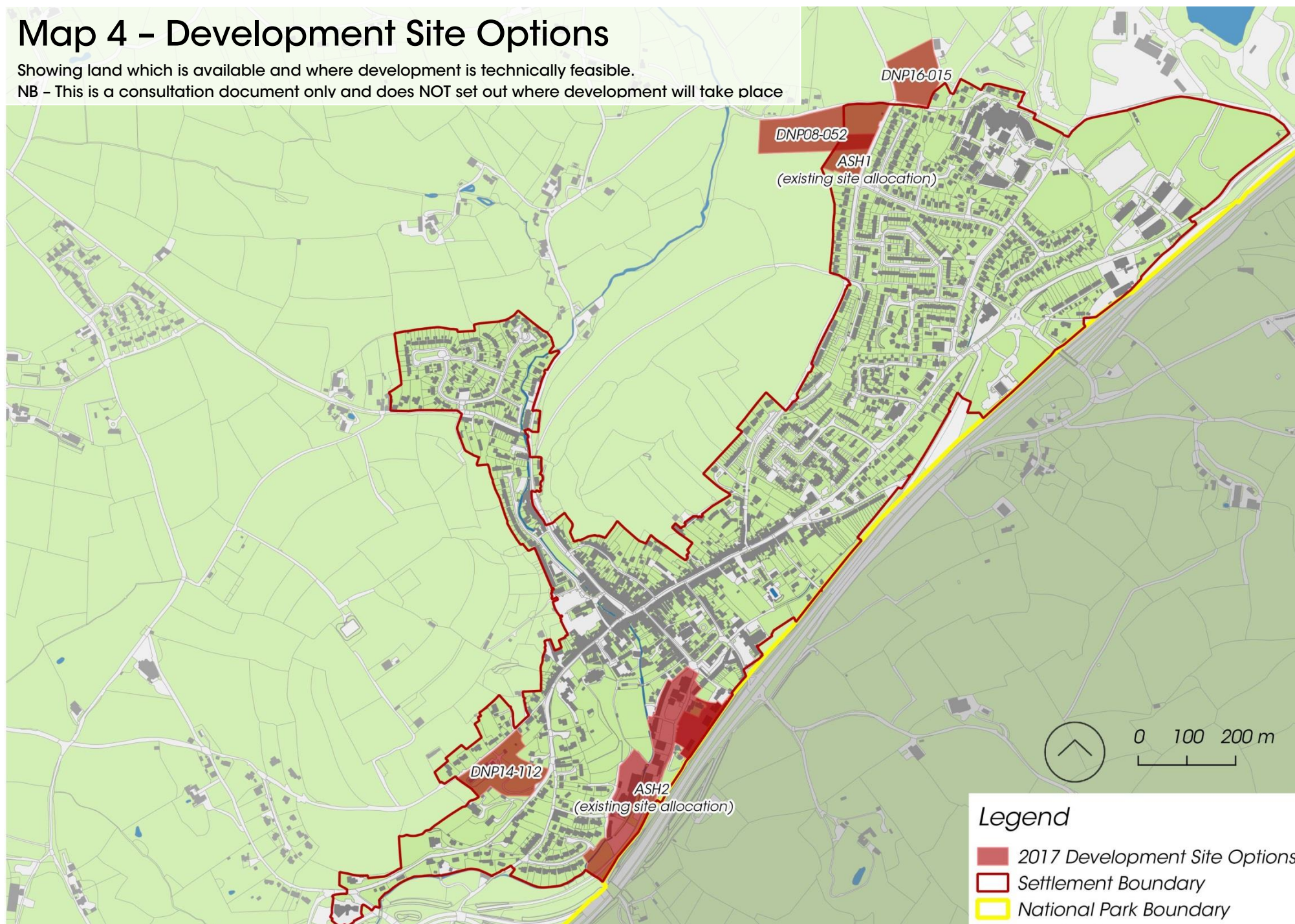




# Map 4 – Development Site Options

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 <sup>1</sup>	Times <sup>1</sup>	Frequency
<b>88</b>	Ashburton – Newton Abbot	Mon - Sat	0727-1842	2 / hour
		Sun	1027-1727	1 / 2 hours
	Ashburton – Totnes Via Buckfastleigh	Mon-Sat	0748-1813	2 / hour
		Sun	0949-1649	1 / 2 hours
<b>672</b>	Ashburton – Newton Abbot	Wed	1028	1
	Ashburton – Buckland	Wed	1356	1
<b>X38</b>	Ashburton – Buckfastleigh	Mon-Sat	0729-1859	1 / 2.5 hours
		Sun	1022 & 1622	2
	Ashburton-Exeter	Mon-Sat	0727-1940	1 / 2.5 hours
		Sun	1208 & 1808	2

<sup>1</sup> Times should not be relied upon and will be subject to change

## Method of Travelling to work (Census 2011)

