



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile: *Ashburton*

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.



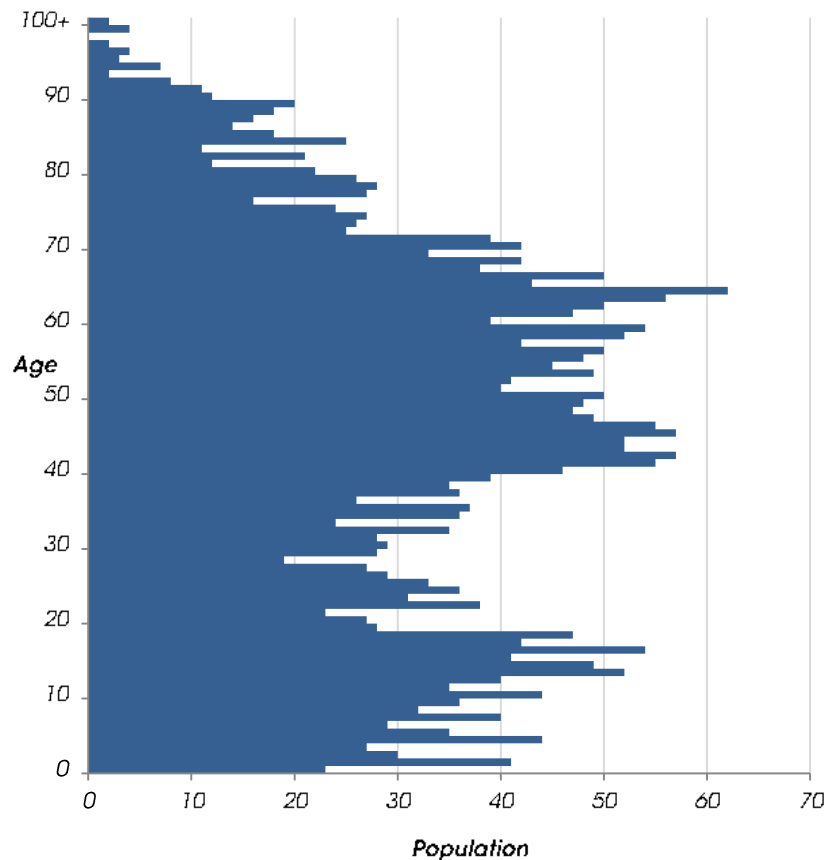
Demographics

A summary of key population statistics

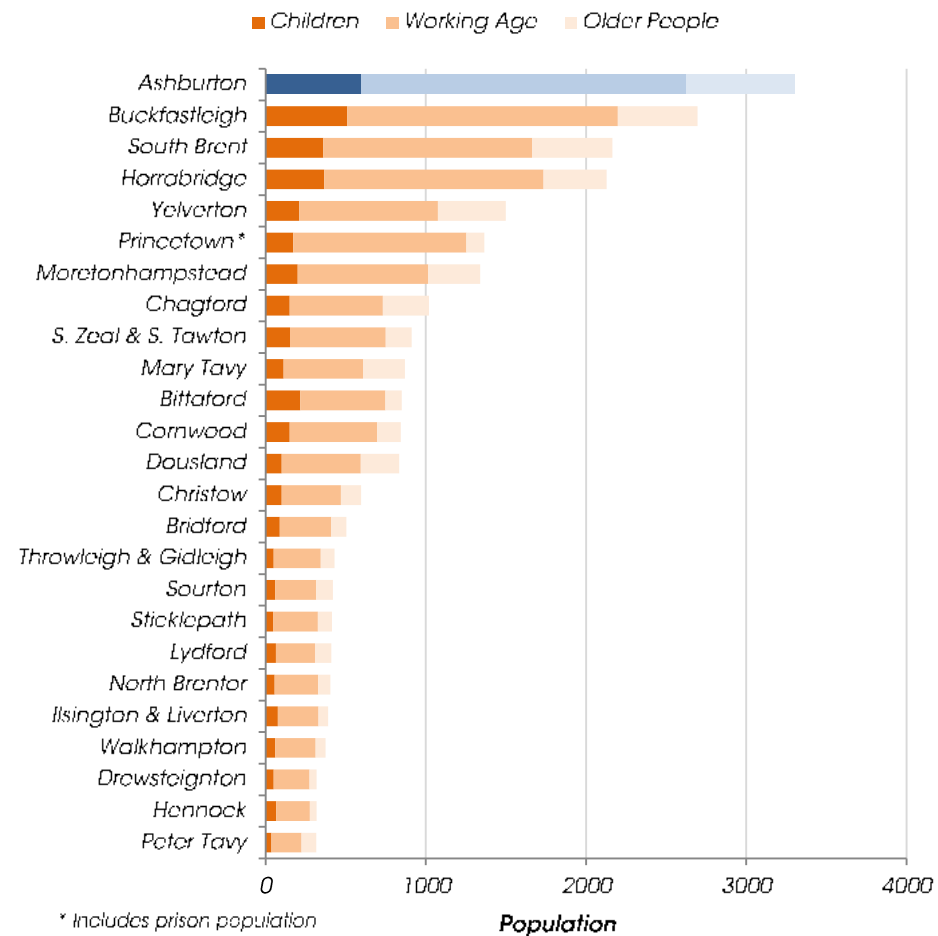
Population **3,346**

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

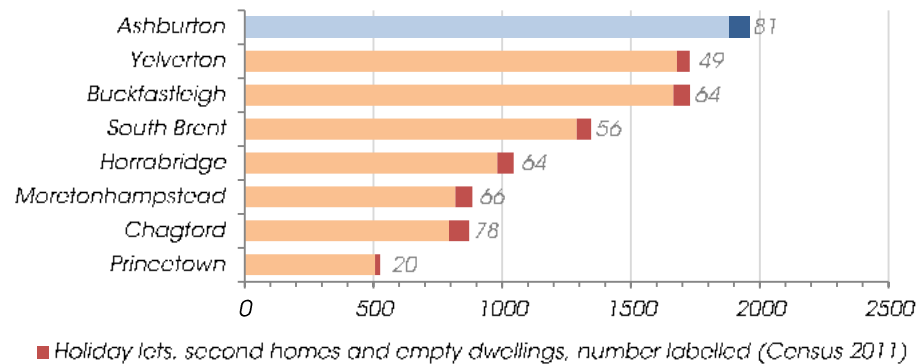


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



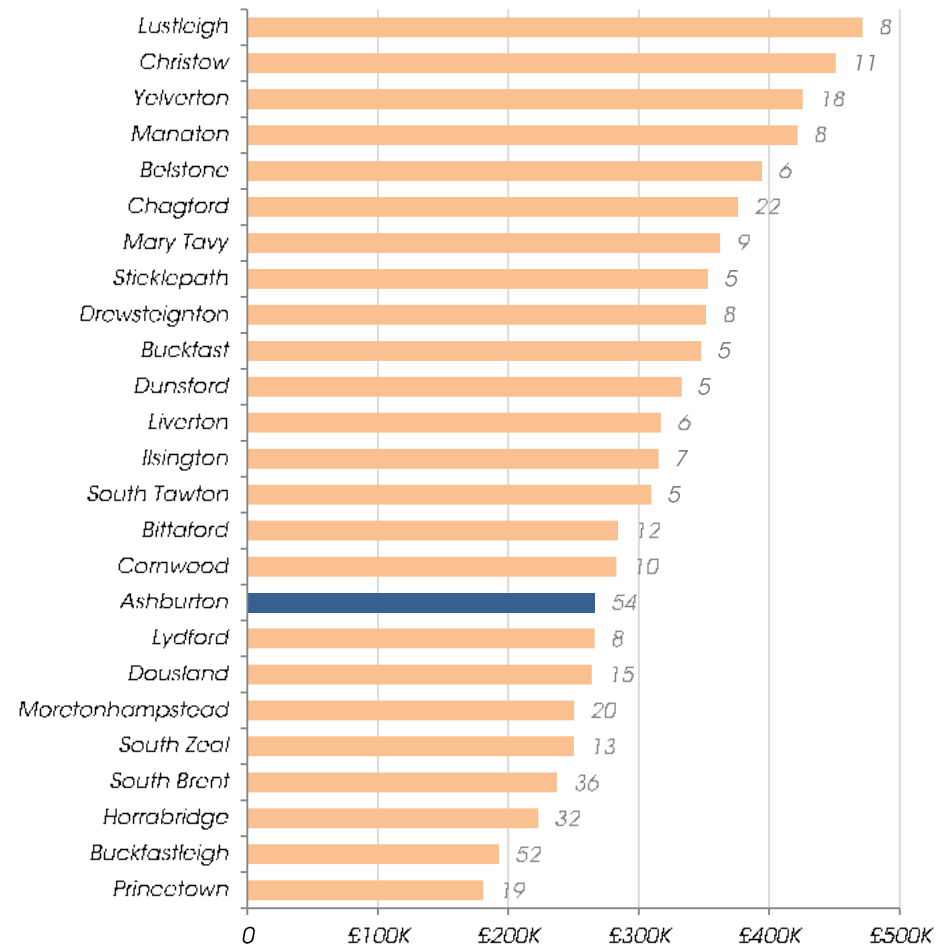
Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
32	68	143	2	0	244 ¹

¹ 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:	<i>2 sites allocated for mixed use and housing</i>
	<i>Total land area of 4.6 Ha</i>
	<i>Planning applications have not been submitted on either site</i>
	<i>9 residential units have been delivered on other sites since 2008</i>
The November 2015 Housing Needs Assessment recommended:	<i>33 affordable homes needed</i>
	<i>16 one-bed or small two-bed, 14 two-bed, 2 three-bed and 1 four-bed</i>

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

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

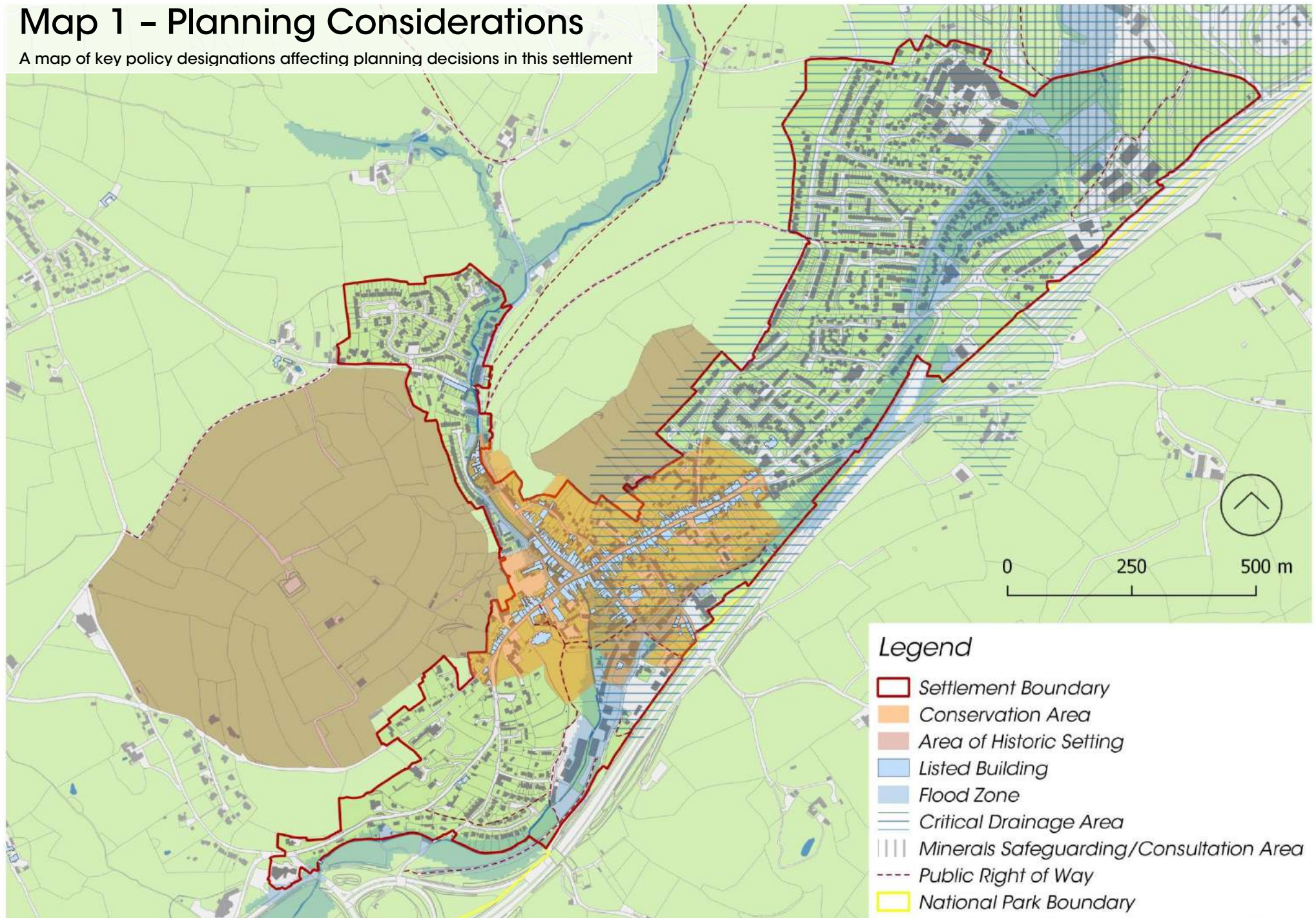
Strategic	<p>In local centres current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> • Provides scope for delivering 60% of projected new housing needed in the National Park • Provides scope for maintaining and improving employment opportunities and commercial activity consistent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

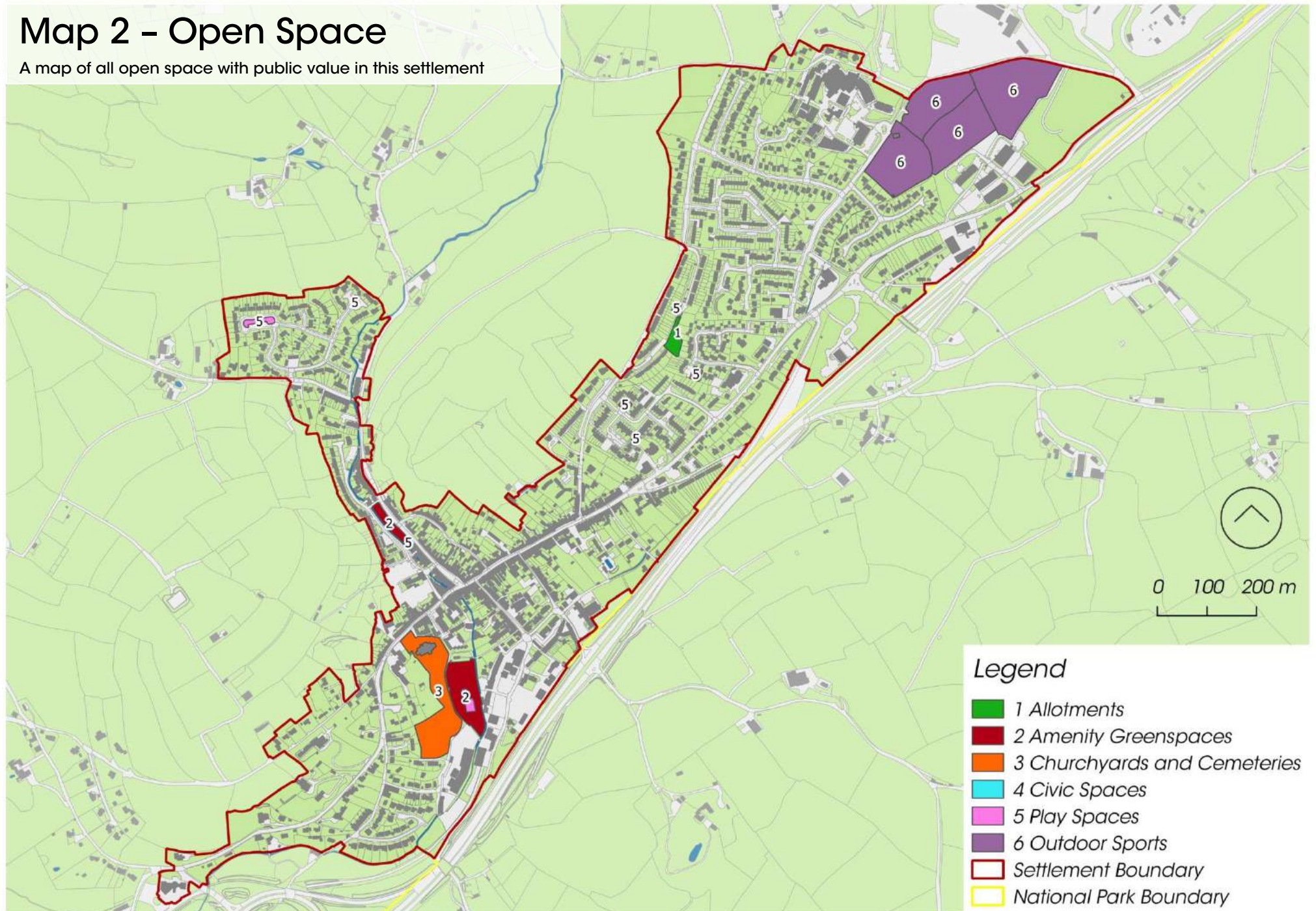
Map 1 – Planning Considerations

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



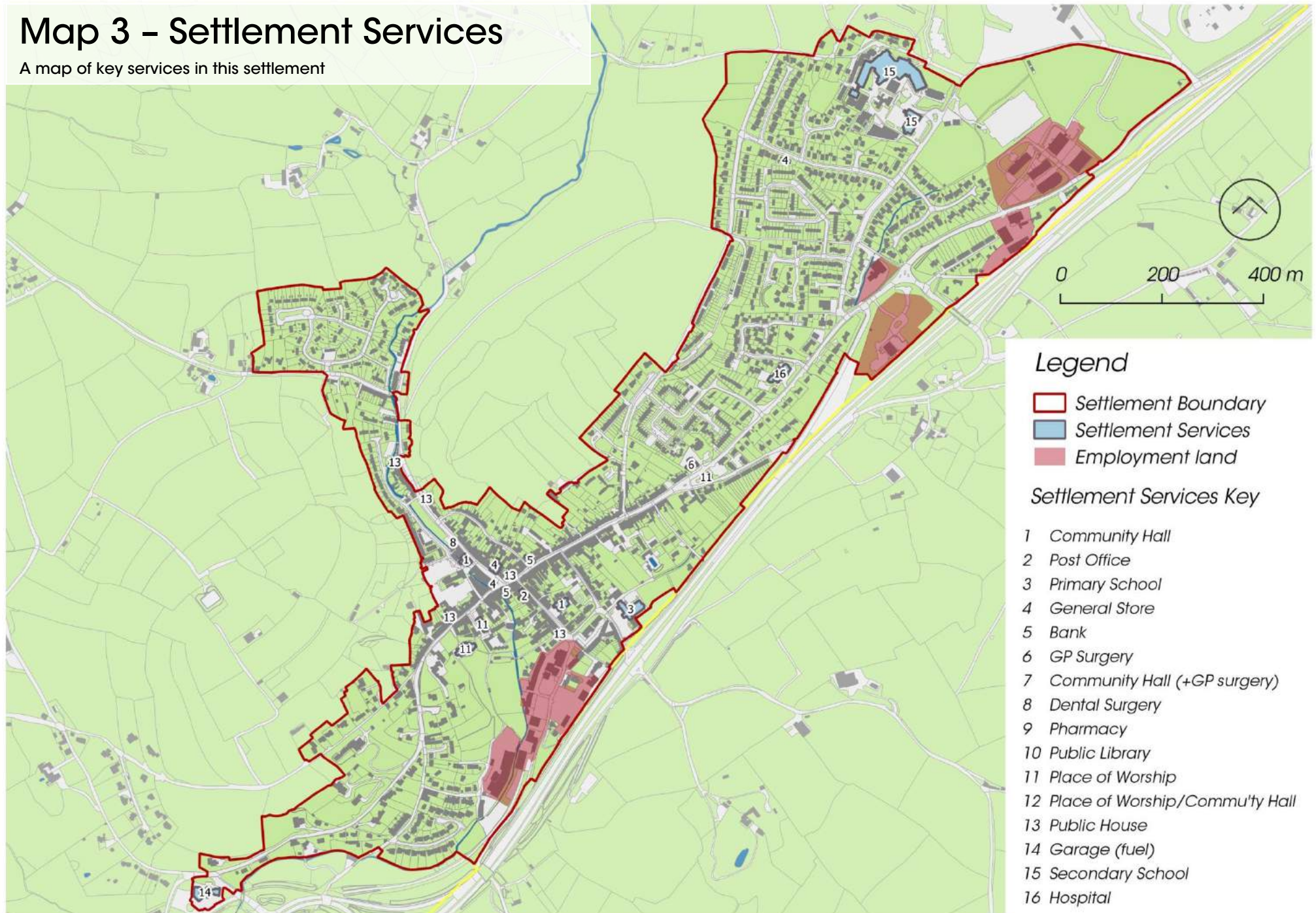
Map 2 – Open Space

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

No.	Route	Days	Times	Frequency
88	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
672	Ashburton – Newton Abbot	Wed	1028	1
	Ashburton – Buckland	Wed	1356	1
X38	Ashburton – Buckfastleigh	Mon-Sat	0729-1859	1 / 2 hours
		Sun	1022 & 1622	2
	Ashburton-Exeter	Mon-Sat	0727-1940	1 / 2 hours
		Sun	1208 & 1808	2

Method of Travelling to work (Census 2011)

