



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile: *South Zeal*

June 2017

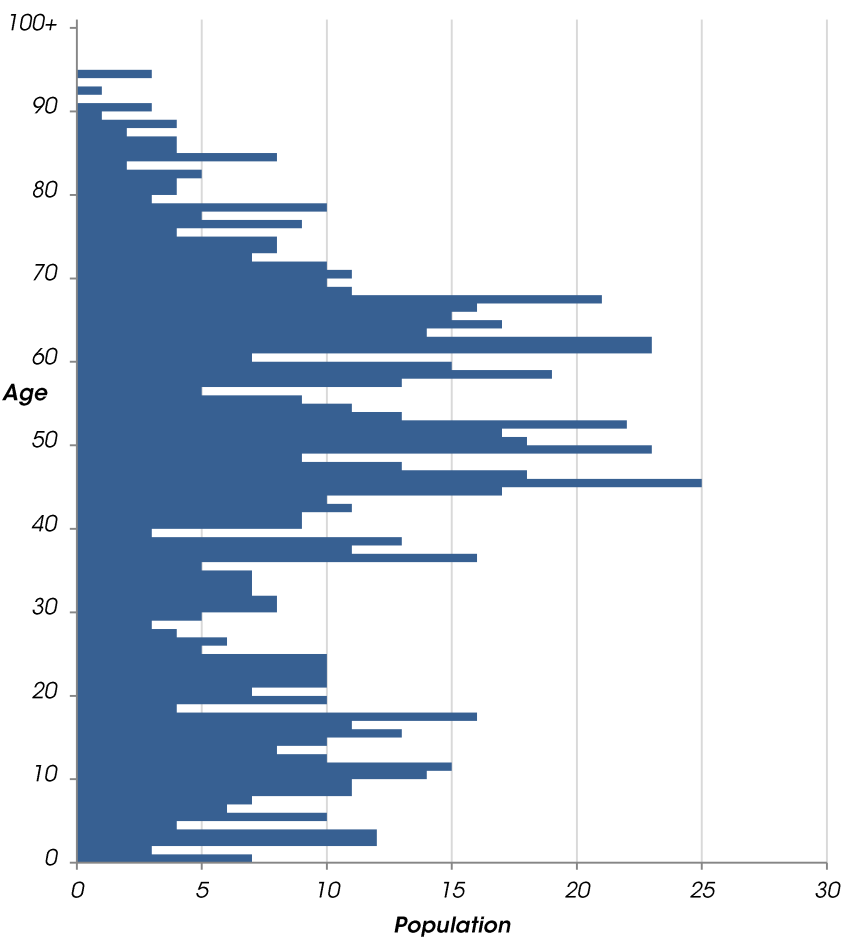
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.



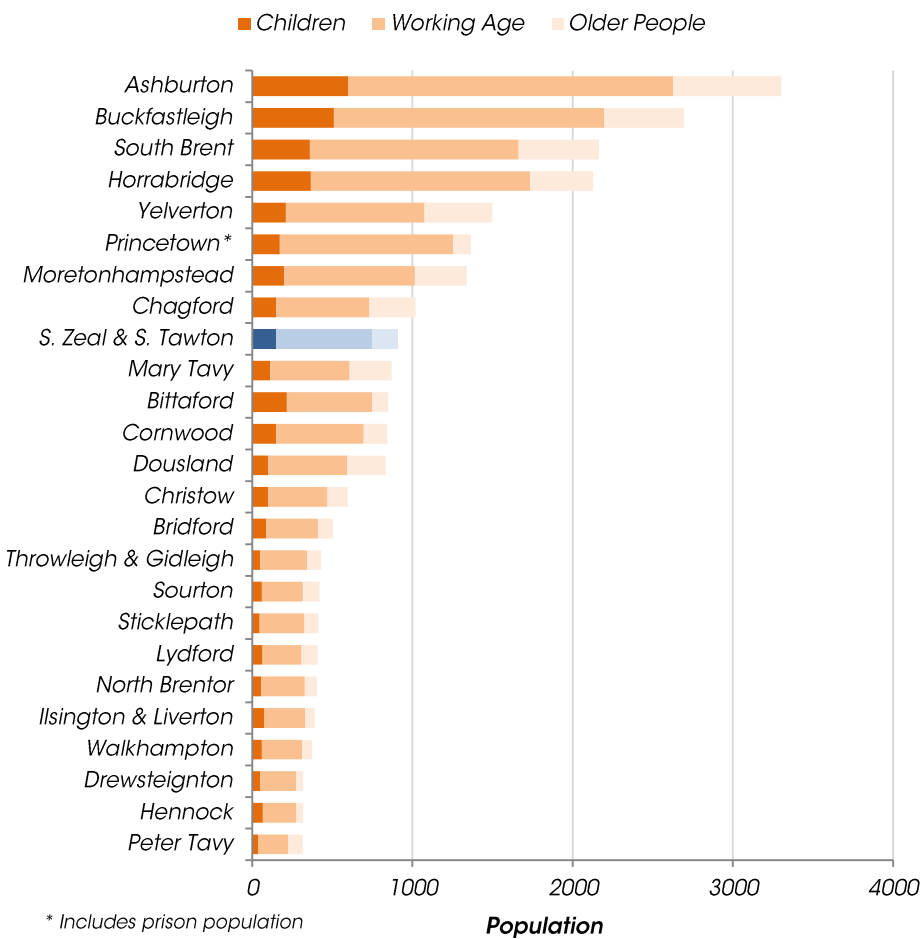
Population 912

Census 2011, South Zeal and South Tawton

Age Profile (Census 2011)

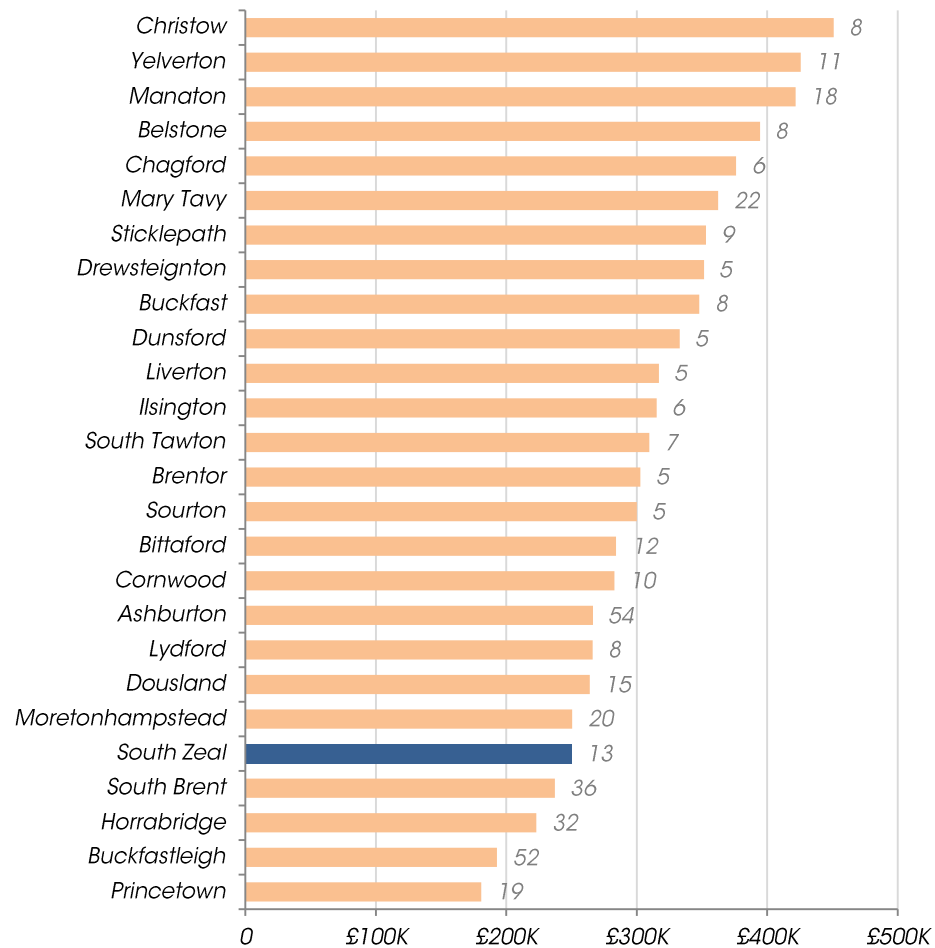


Settlement comparison (Census 2011)



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>	<i>No sites allocated for development</i>
	<i>No residential units have been delivered on other sites since 2008</i>
	<i>Permission for 6 affordable homes granted, subject to s106</i>
<i>March 2014 Housing Needs Assessment¹ recommended:</i>	<i>14 affordable units needed in next 5 years</i>
¹ South Tawton Parish	<i>7 one-bed, 3 two-bed and 4 three-bed</i>
	<i>14 rented accommodation</i>

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

South Zeal is a **Rural Settlement** in the current local plan. Key planning policies related to Rural Settlements are set out below.

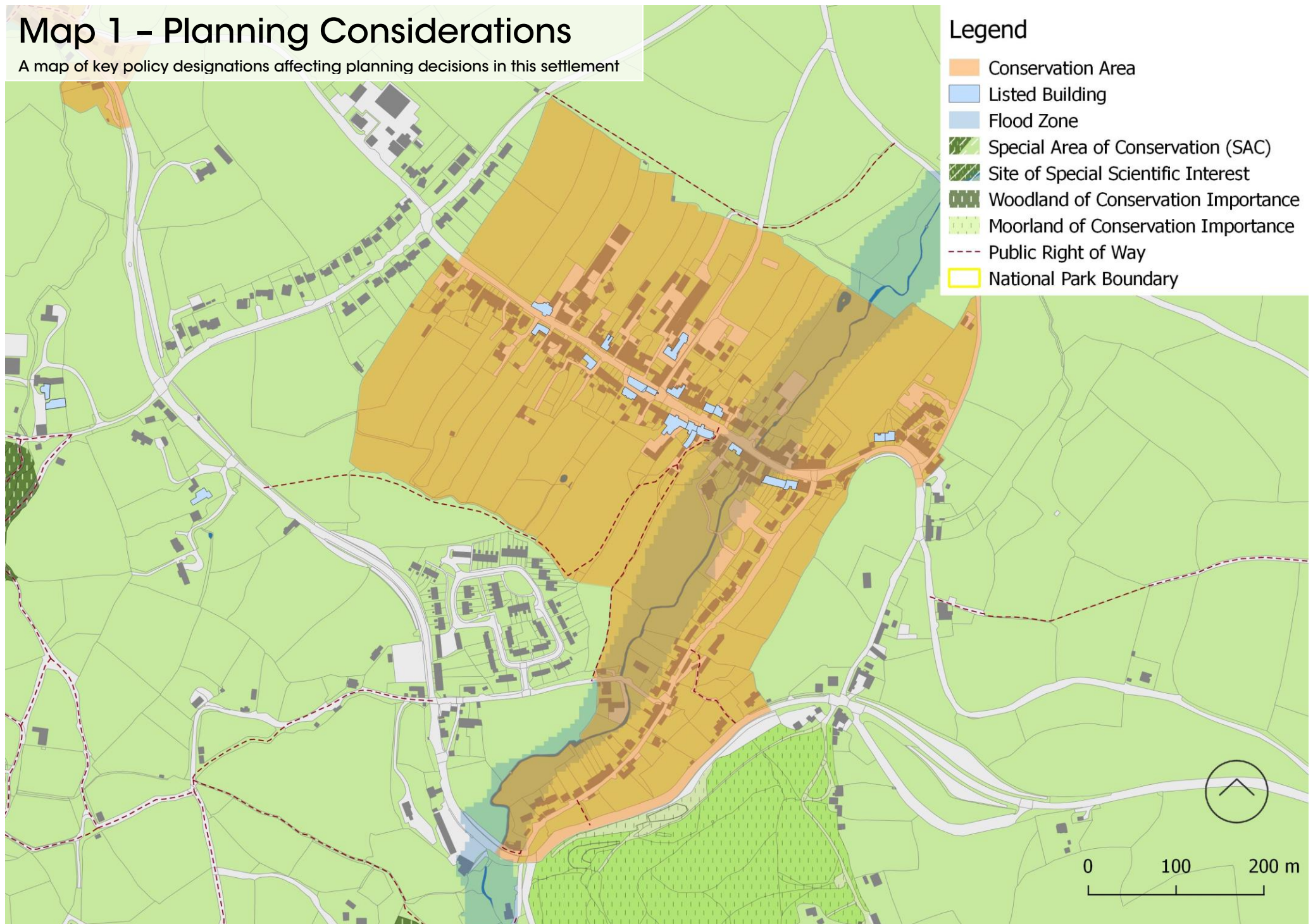
Strategic	<p>In rural settlements current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> • Provides scope for small scale housing development to meet identified needs for affordable housing • Provides scope for small scale development to sustain local enterprises, facilitate business growth, provide new services or safeguard existing services • Settlement boundaries are not drawn 	
Residential	<p>In rural settlements current residential development policy (DMD 22) states unless identified in settlement proposals no new open market housing will be permitted:</p> <ul style="list-style-type: none"> • <u>All new housing will be affordable;</u> • located on small infill plots within an existing built frontage; and • within the settlement; or • provided through the conversion of an existing building. <p>Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land <u>within or adjoining</u> the settlement.</p>	<p>Employment</p> <p>In rural settlements the following types of local employment and business development are considered appropriate (COR 18):</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. <p>Proposals for the development of shops, professional and financial services, cafes, restaurants and drinking establishments will be permitted <u>within the built up area of rural settlements</u> and where they are <u>well related to the centre of the community</u> (DMD 19).</p>

COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document

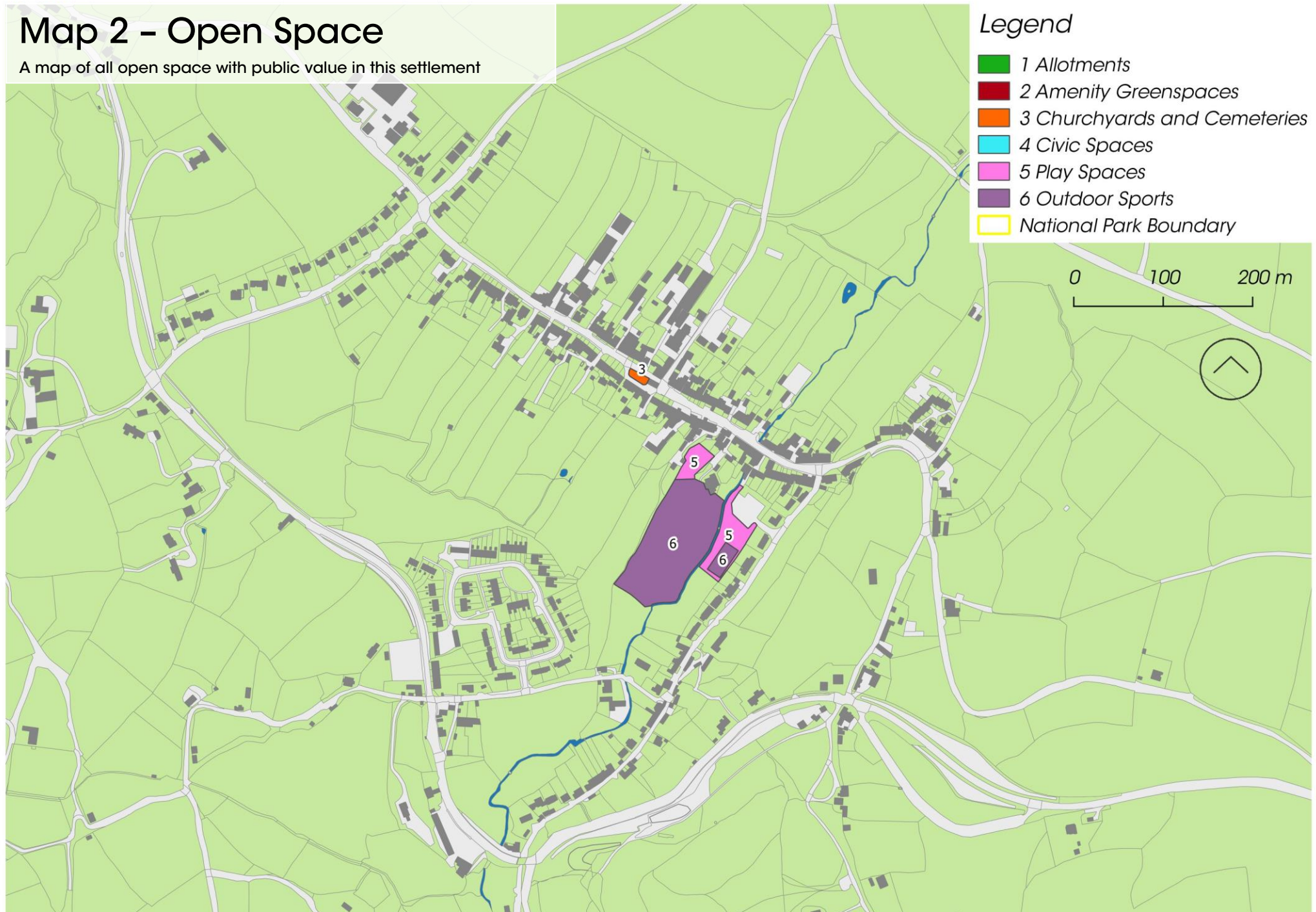
Map 1 – Planning Considerations

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



Settlement Services

	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
Settlement																
South Tawton	✓	✓	x	x	x	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
If no, distance to nearest																

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

