



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *South Brent*

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

South Brent developed in medieval times, hosting a market and fair. While some industrial activity, linked to cloth mills, supported its economy, its main work was linked with its role as a staging post on the Exeter-Plymouth turnpike road. The village offers a wide range of community services and facilities.

Main Shopping Area

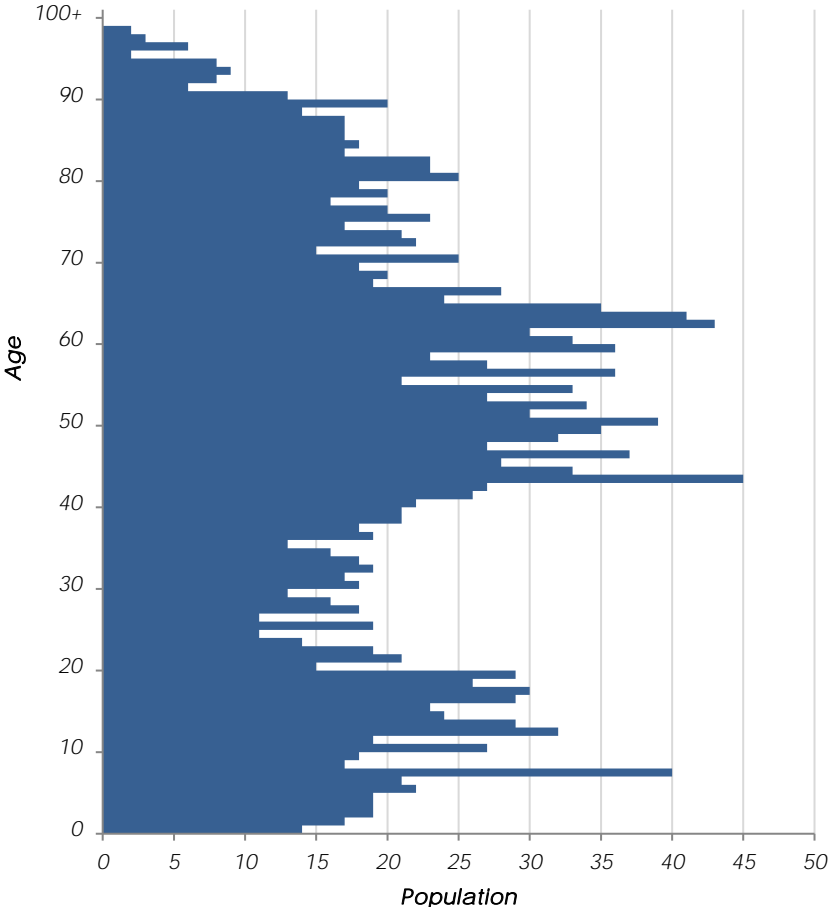
The main shopping area in South Brent covers Church Street, Fore Street and Station Road.



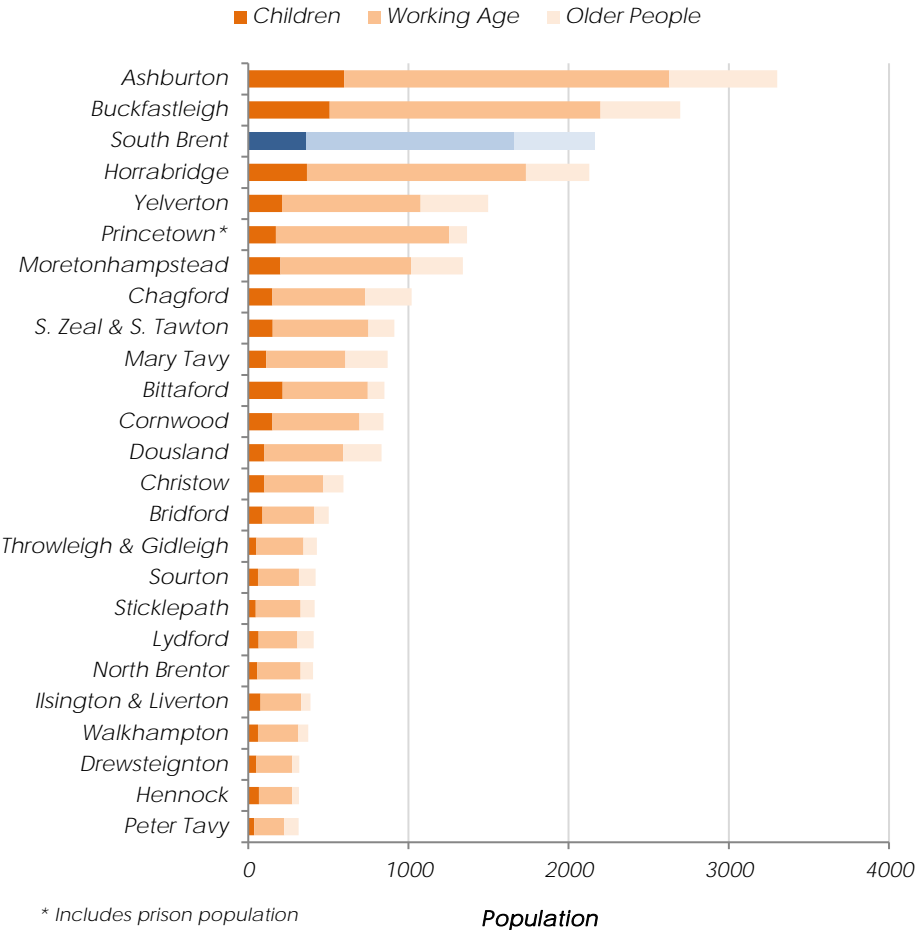
Population **2,165**

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)



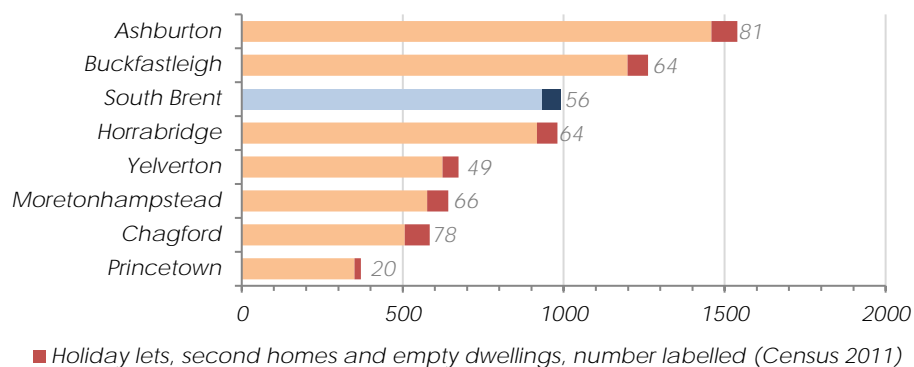
Settlement comparison (Census 2011)



* Includes prison population

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

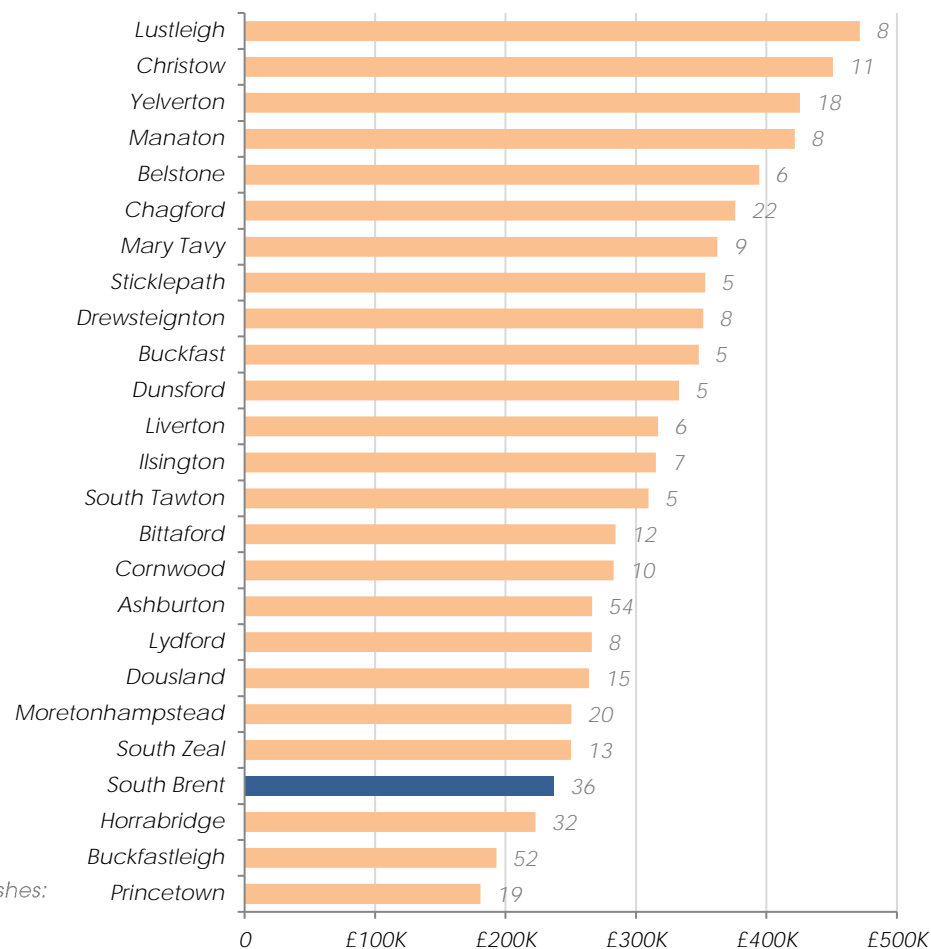
Identifying Housing Need

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

South Brent, Dartmoor Forest, Dean Prior and Ugborough.

Average House Prices 2016 Land Registry, 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

26 affordable units (including SBR1) have been delivered since 2008

The March 2014 Housing Needs Assessment recommended:

50 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 crossing, footpath, cycleway on Exeter Road) and investment in existing equipped play space and outdoor recreation facilities 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)

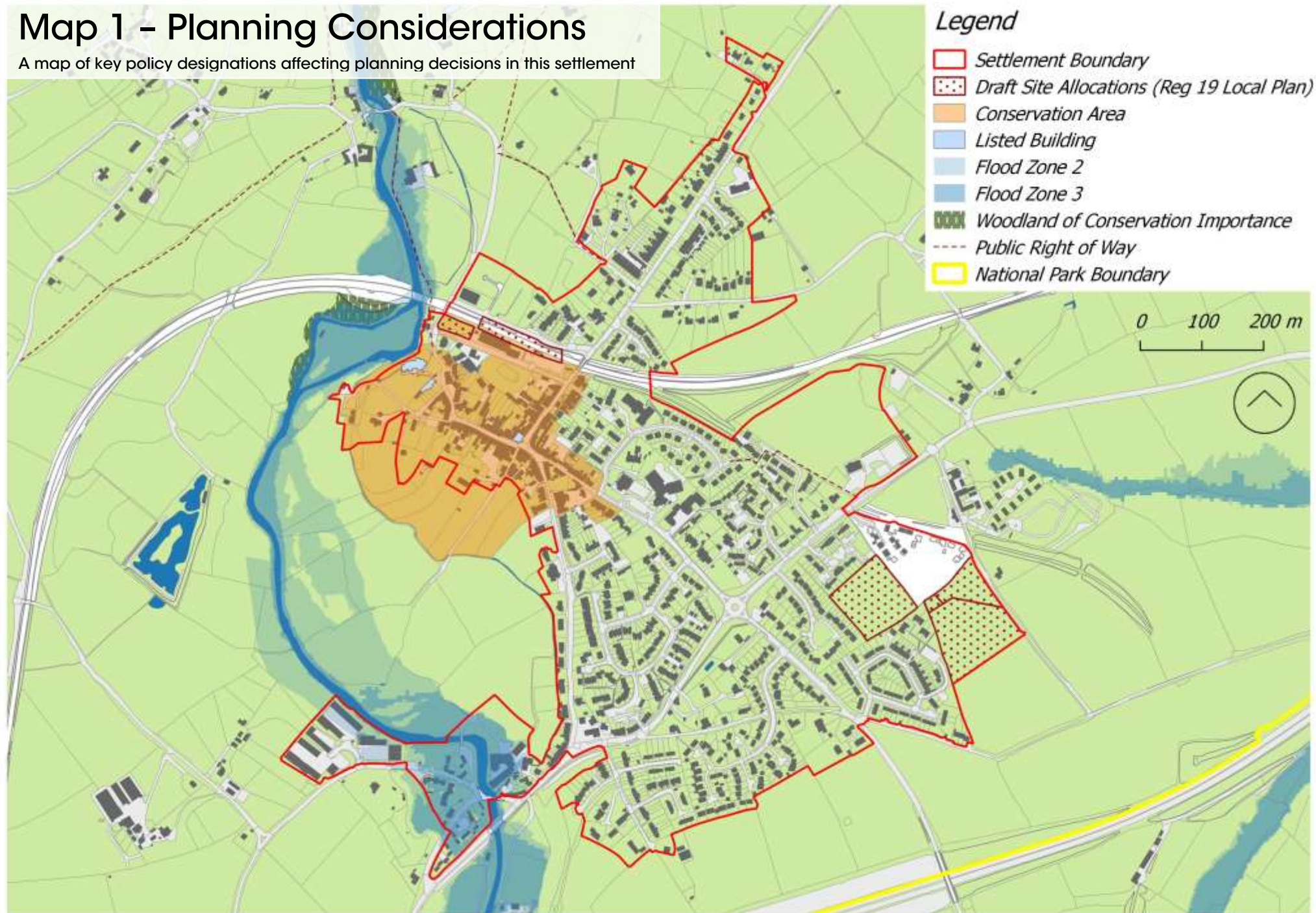
Open Space, Sport and Recreation

We are aware of the following priorities for improving Open Space, Sport and Recreation facilities:

- Improving the quality of existing play facilities
- Following improvements to existing play facilities secured as part of the Fairfield development, further assessment of facilities should be conducted and contributions only sought where there is a clear and identified need for improvement works at the time

Map 1 – Planning Considerations

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



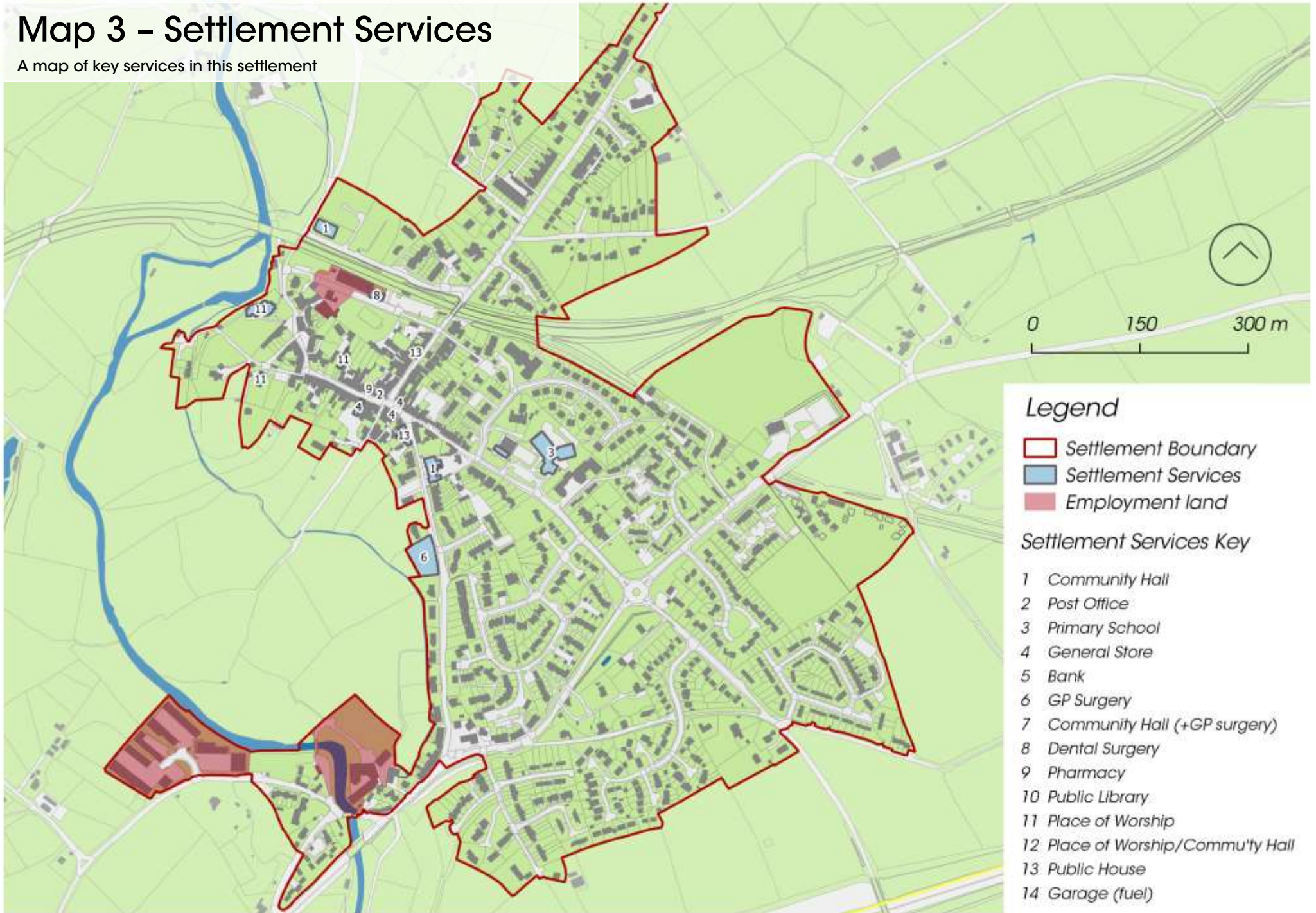
Map 2 - Open Space

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 ¹ | Times ¹ | 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 |

¹ Indicative only, times should not be relied upon and will be subject to change

Method of Travelling to work (Census 2011)

