



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *Chagford*

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.

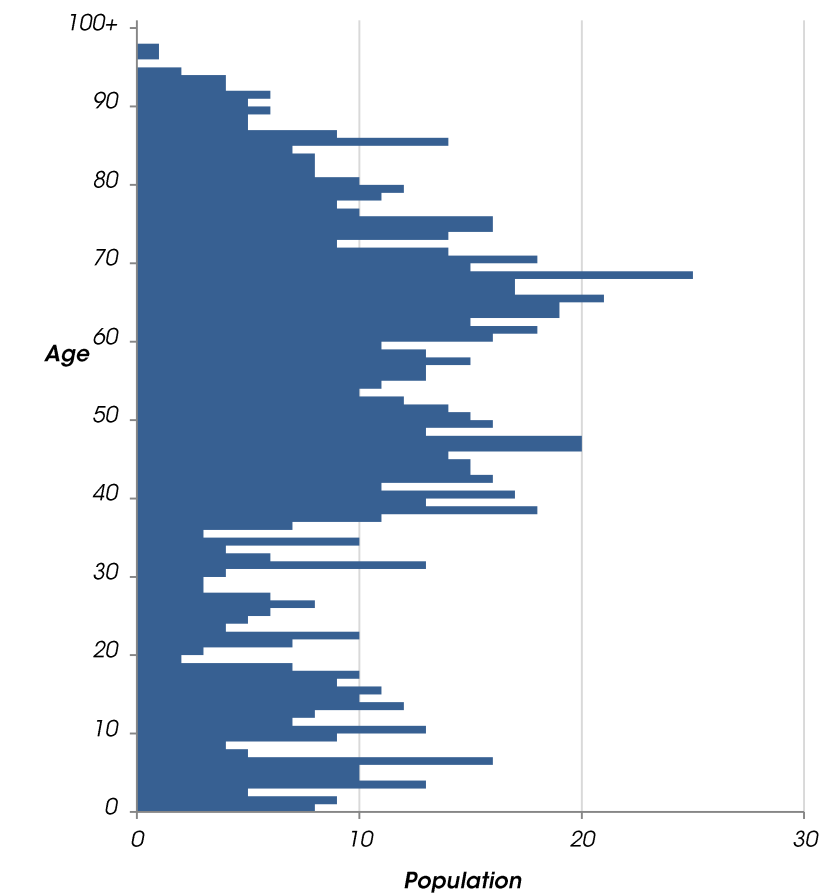


Population

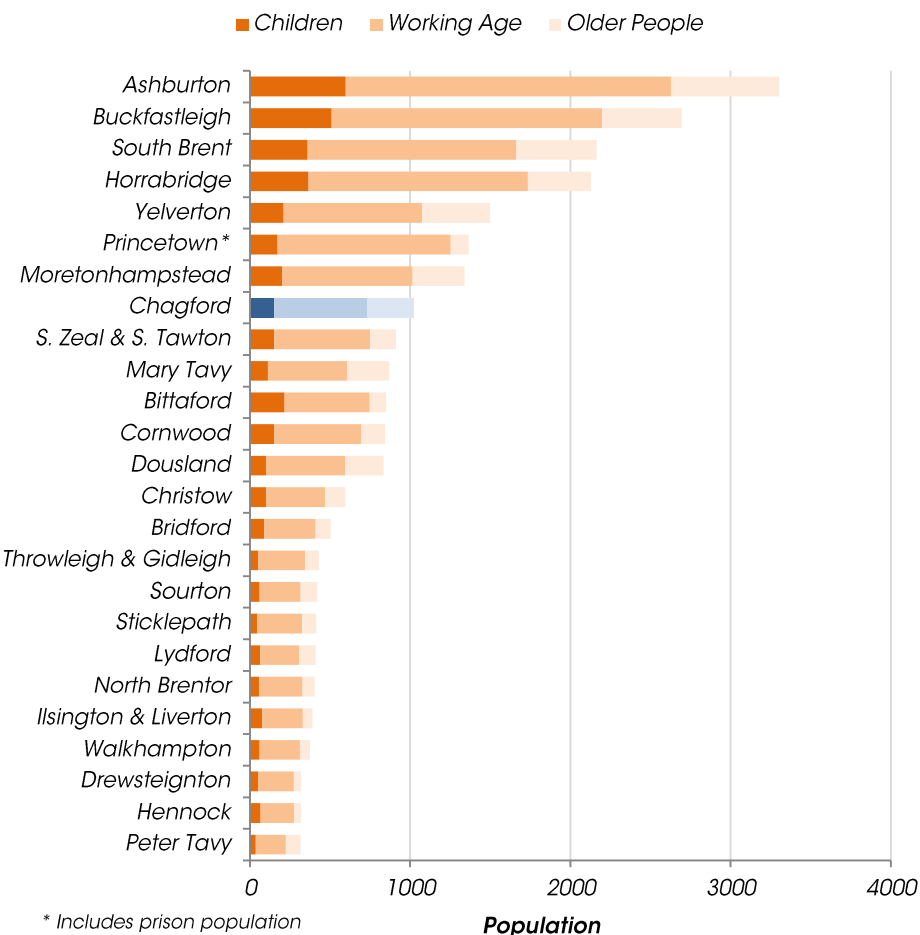
2,040

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

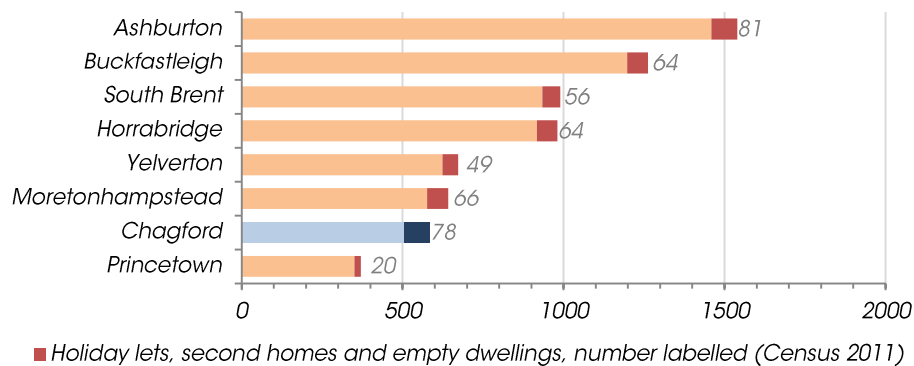


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



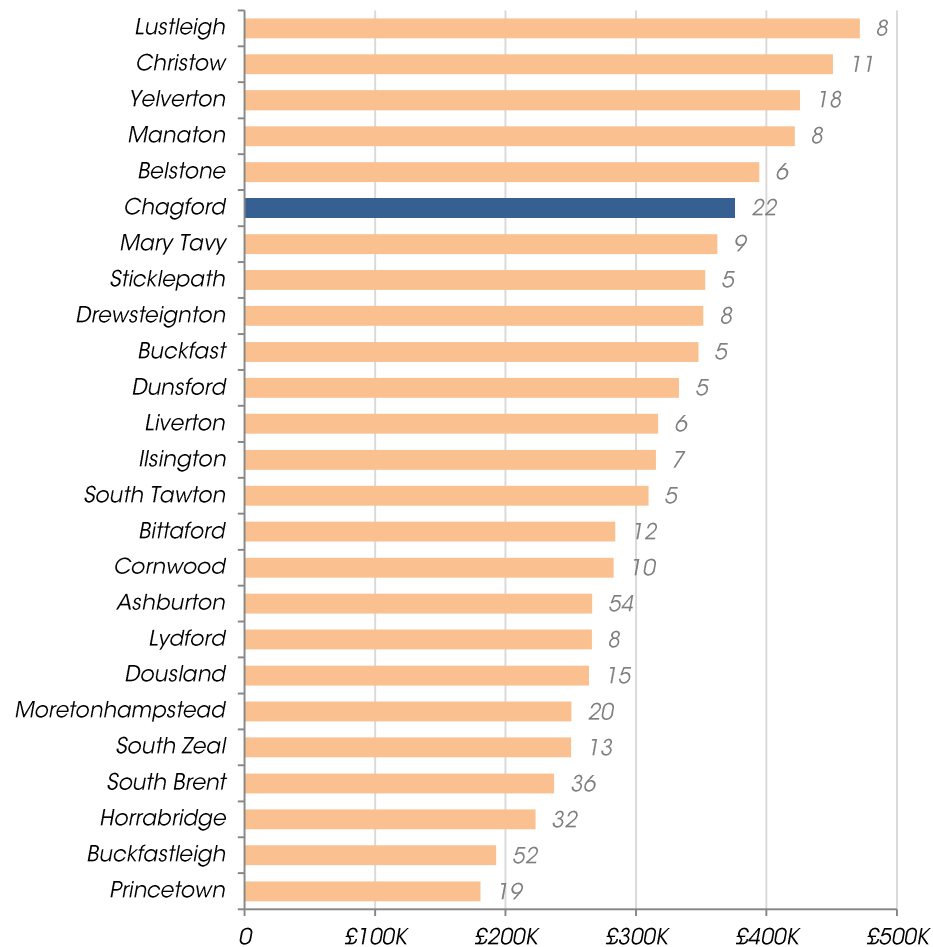
Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
6	39	29	0	0	74

Devon Communities Together, 2016

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>	<p>2 sites allocated for housing and mixed use</p> <p><i>Total land area of 5 Ha</i></p> <p><i>Mixed use development delivering 28 affordable units off Lower St started</i></p> <p><i>Development of older people's houses at Bretteville Close complete</i></p> <p><i>1 residential unit delivered on other sites since 2008</i></p>
<i>The April 2013 Housing Needs Assessment recommended:</i>	<p>39 affordable homes needed within 5 years</p> <p><i>27 one-bed, 8 two-bed, 3 three-bed and 2 four-bed</i></p> <p><i>35 rented homes and 4 shared ownership homes</i></p>

Issues Paper Consultation (Dec 2016)

The following summarises issues identified by Chagford's residents, the Parish Council and other local organisations:

- Need for more industrial and employment floorspace and call for suitable re-use of redundant historic farm buildings to improve local business opportunities
- Preference for small mixed use developments, over large-scale housing provision
- Forthcoming development should meet local needs and prioritise brownfield sites
- Concern over impact of second home ownership and desire to see holiday homes used more often at affordable rates
- Encourage re-introduction of services, such as the post office and banks
- Opportunity to incorporate 'One Planet principles' to meet local housing and employment needs

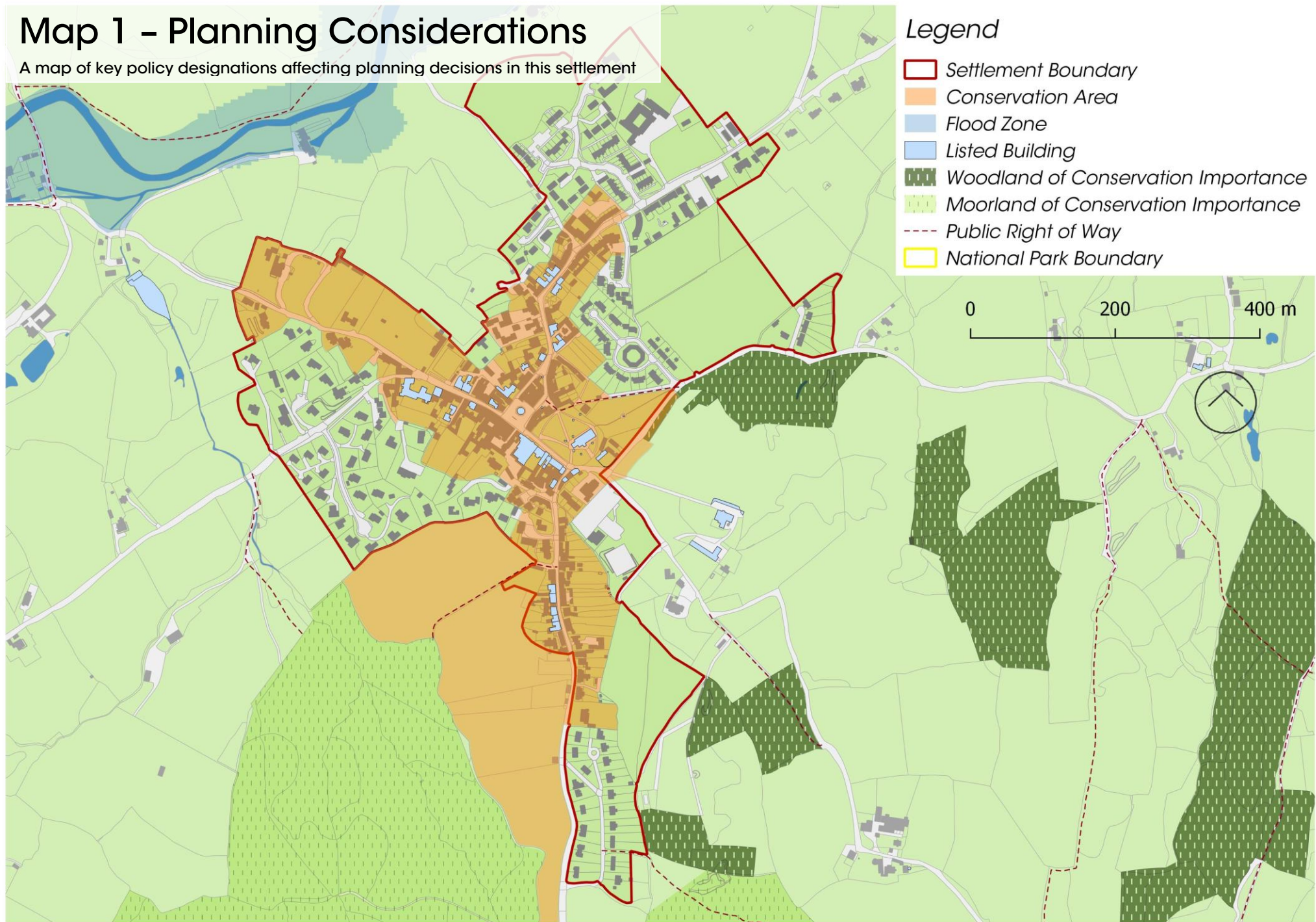
Infrastructure delivery

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:

- Need for recreational open space identified and is to be delivered as part of development Bretteville Close site
- Additional car parking requirements, to be provided through development on Bretteville Close site
- Need for additional burial space
- New fire station, to be provided on new site through development on Bretteville Close site
- Replacement primary school building funded through Priority School Build Programme
- The need for additional bus services has been identified, but is unlikely to be met by public funding in the current economic climate, Fare Car (a book-ahead shared car hire service) has been used in Chagford, but passenger usage is reported to be very low

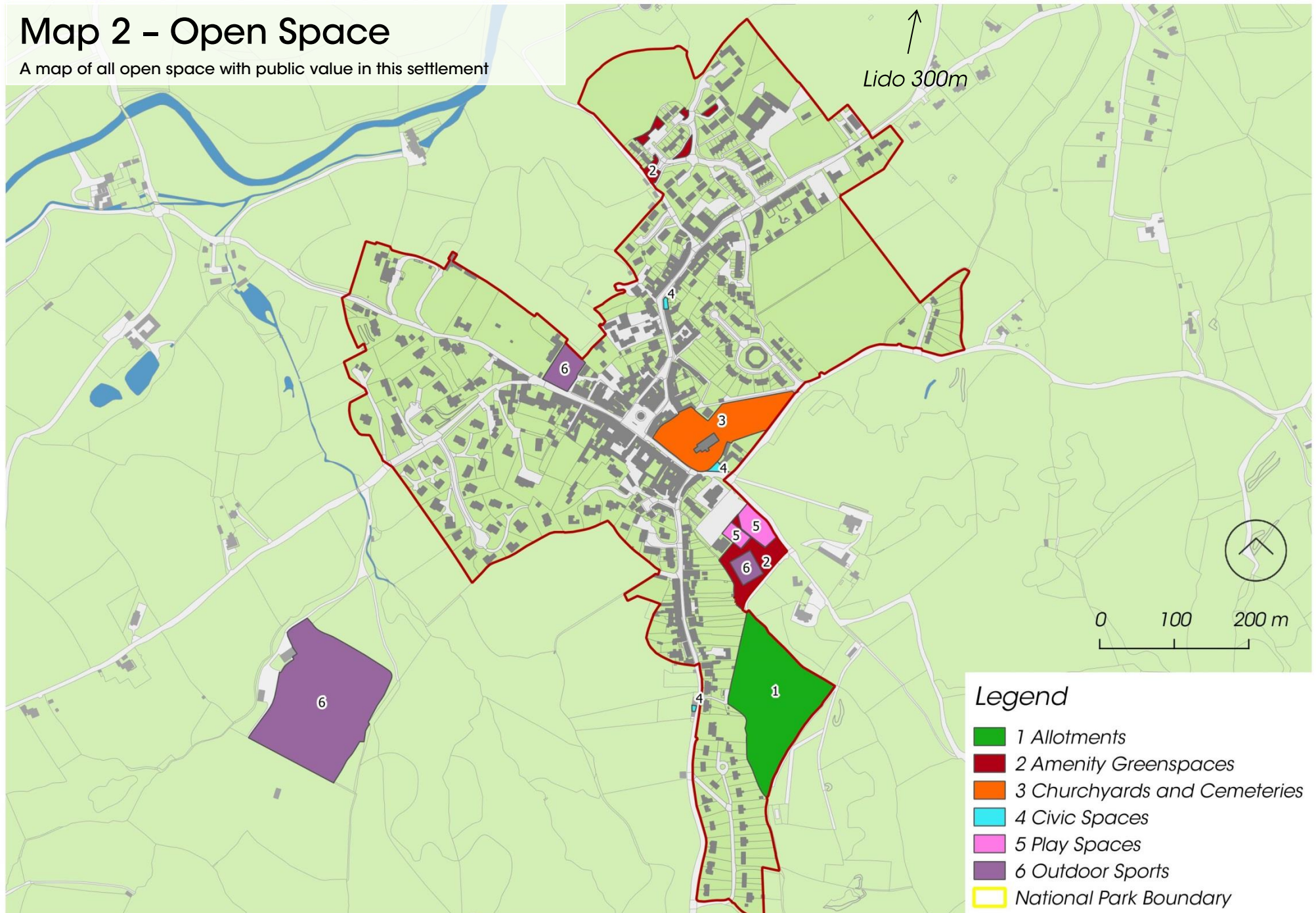
Map 1 – Planning Considerations

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



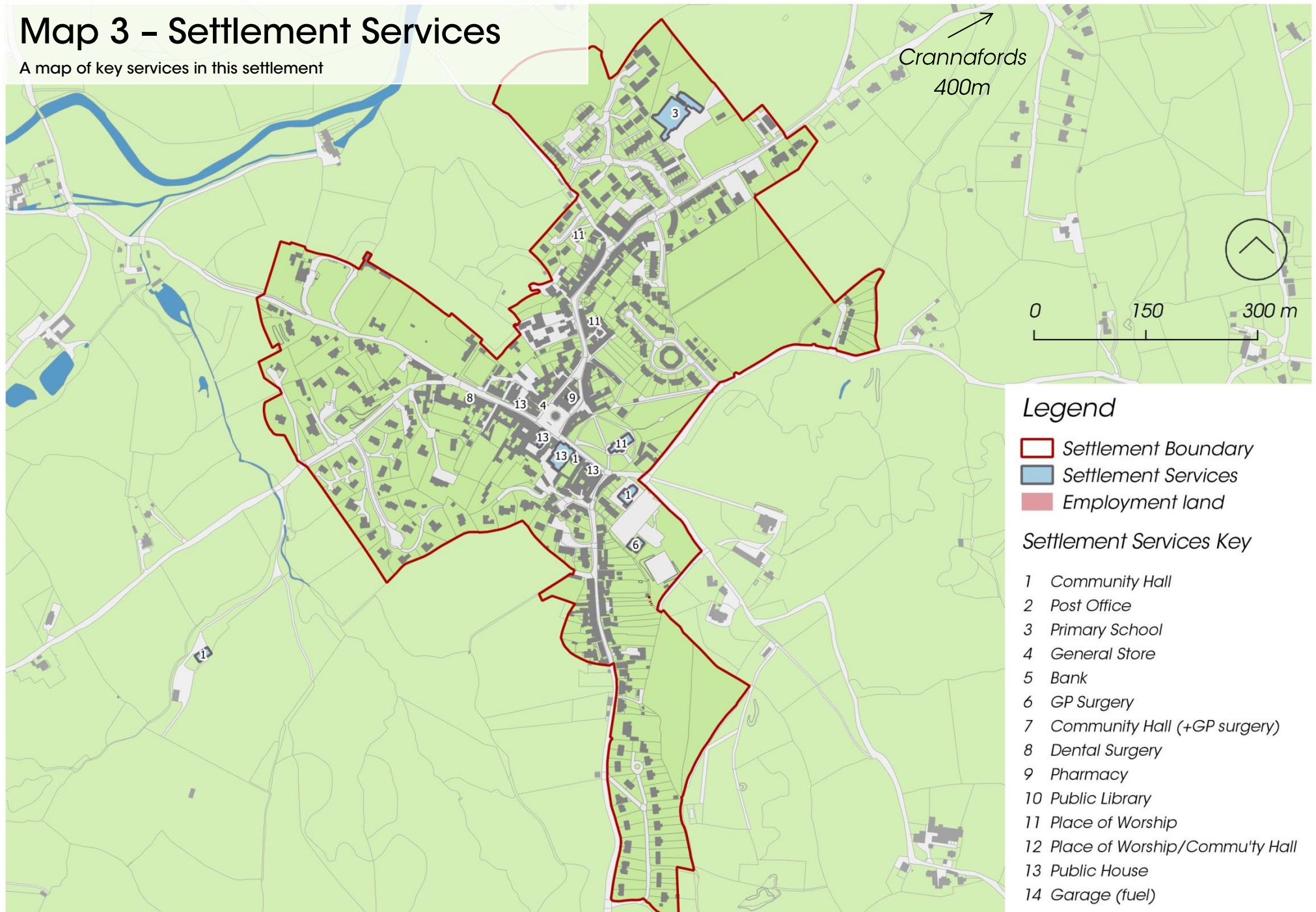
Map 2 – Open Space

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



Map 3 – Settlement Services

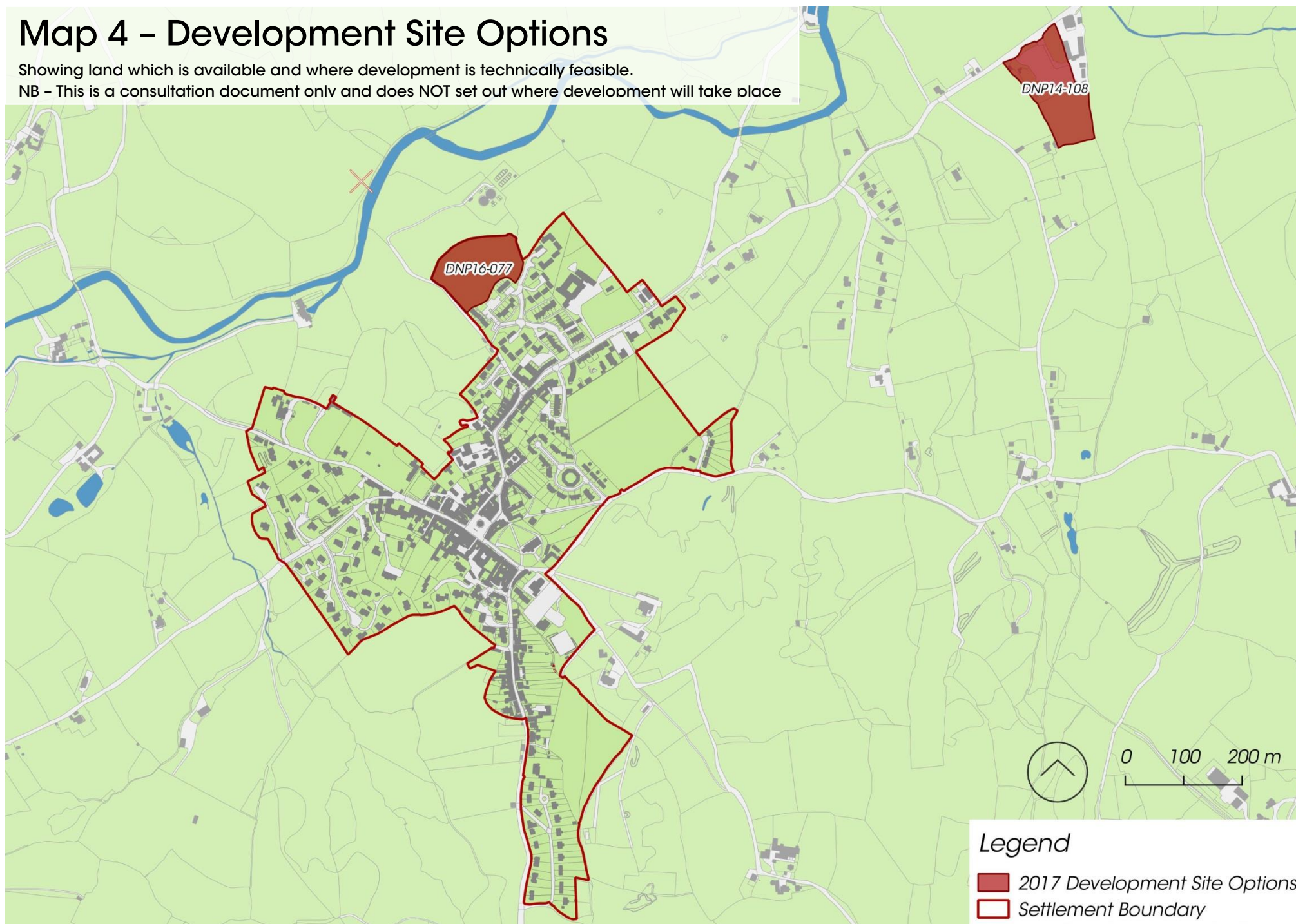
A map of key services in this settlement



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	Times ¹	Frequency ¹
173	Chagford – Exeter Via Drewsteignton	Mon - Sat	0710-1823	1 / 3 hours
	Chagford - Moretonhampstead	Mon-Sat	0917-1422	2
178	Chagford – Newton Abbot Via Lustleigh	Mon-Sat	1342	1
	Chagford – Okehampton Via South Zeal	Mon-Sat	0954	1
	Chagford – Newton Abbot Via North Bovey	Weds	0939	1
671	Chagford – Okehampton Via Sticklepath	Weds	1429	1 / 2hours

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

Method of Travelling to work (Census 2011)

