



## DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

# Settlement Profile: *Yelverton*

**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

*Yelverton's position on the south west edge of the National Park offers easy access from Plymouth and Tavistock and makes it a good touring base. The village has a distinct character and a rich history, and developed around the junction of the South Devon and Tavistock Railway and the Princetown branch line. The war-time airfield on Roborough Down (RAF Harrowbeer) gives it an important place in local modern history.*

## Main Shopping Area

*The main shopping area in Yelverton includes the 'forecourt', as well as a second area of shops and businesses at Leg O'Mutton.*



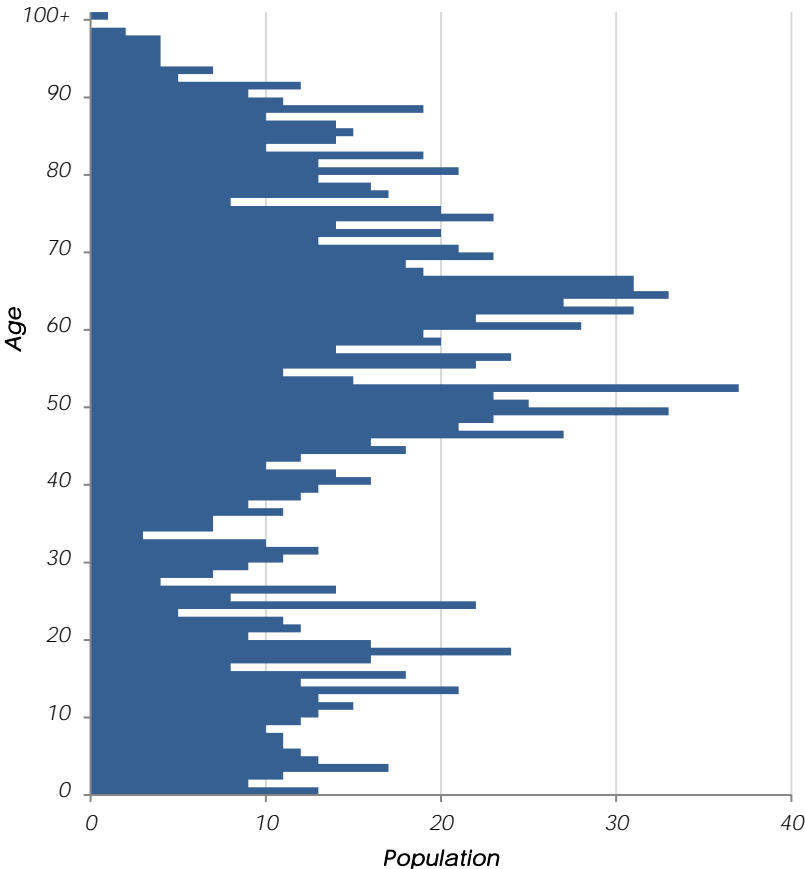
# Demographics

A summary of key population statistics

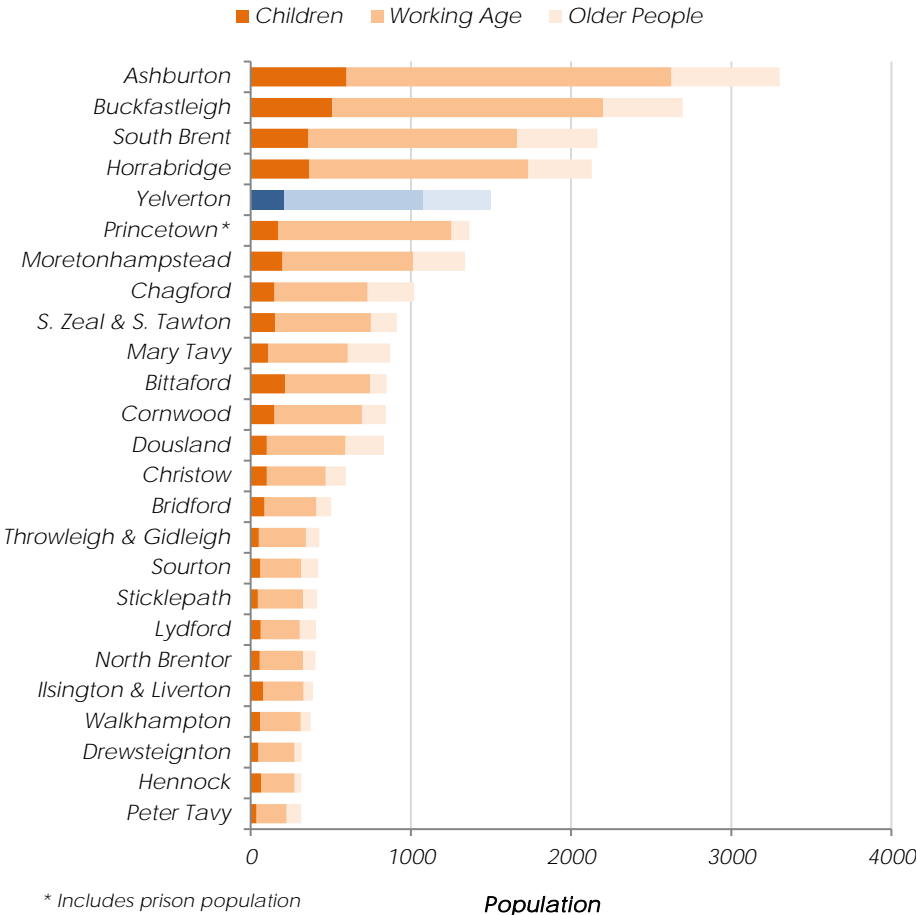
Population **1,498**

Census 2011, defined by best-fit Output Areas

## Age Profile (Census 2011)

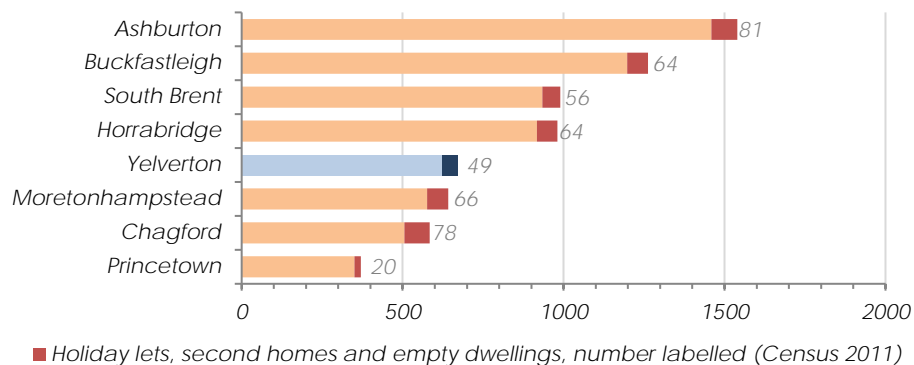


## Settlement comparison (Census 2011)



## Current Housing Stock

Census 2011, defined by best-fit Output Areas



## Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
42	16	6	0	0	64

Devon Communities Together, 2016

## Identifying Housing Need

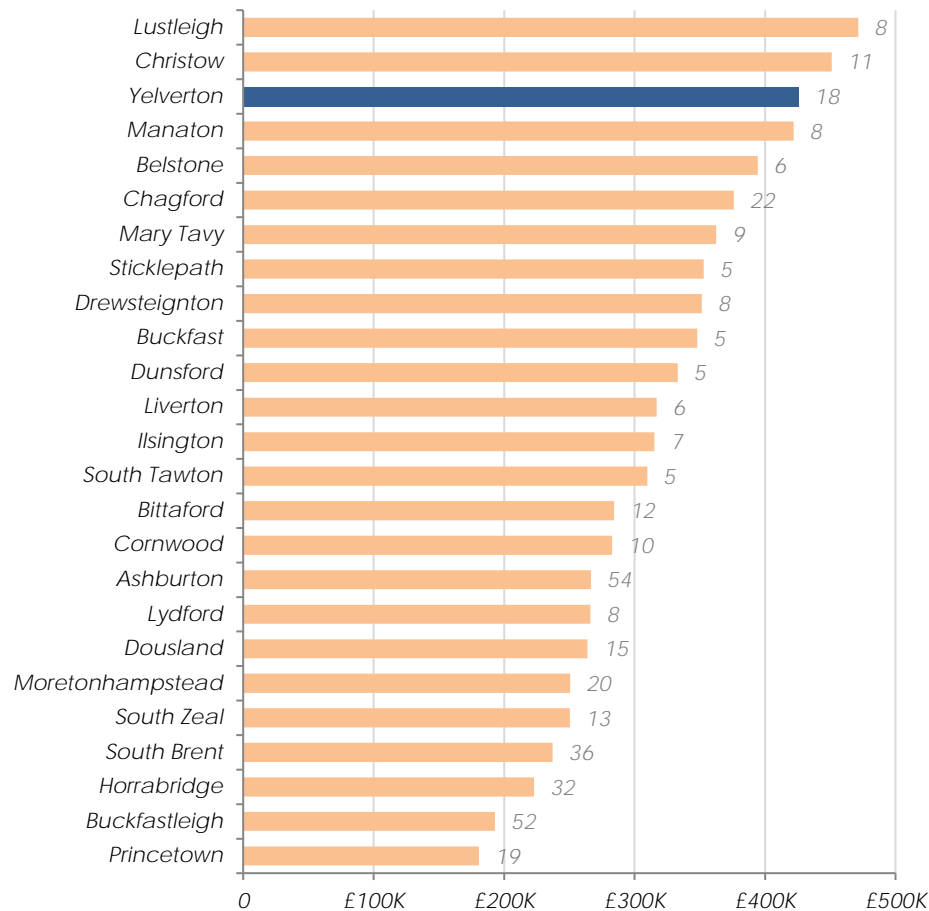
Yelverton's affordable housing need will be identified from housing need within the following Parishes:

Buckland Monachorum, Horrabridge, Meavy, Walkhampton and Whitchurch.

## 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:*

## 1 site allocated for housing

*Total land area of 0.95 Ha*

*Planning permission granted for 32 units in 2015*

*13 affordable units have come forward on other sites since 2008*

*The March 2013 Housing Needs Assessment\* recommended:*

*\*for Parish of Buckland Monachorum*

## 18 affordable homes needed within next 5 years

*9 one-bed, 8 two-bed and 1 three-bed*

*4 shared ownership and fourteen rented homes*

### Issues Paper Consultation (Dec 2016)

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

- *Prioritise development of brownfield sites and in locations with access to vital services*
- *Prioritise housing for elderly residents wishing to down-size*
- *Ensure sufficient land is available within the settlement boundary to meet local needs*
- *Ensure robust protection of valuable habitats from impact of development*
- *Concern over whether existing transport network can accommodate future development, particularly parking at the retail forecourt*
- *Support mitigation of increasing traffic on A386 through pedestrian-friendly enhancements and by careful selection of development sites to avoid worsening air quality*
- *Consider meeting housing need of West Devon villages in Buckland Monachorum Parish within Yelverton*

### 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:*

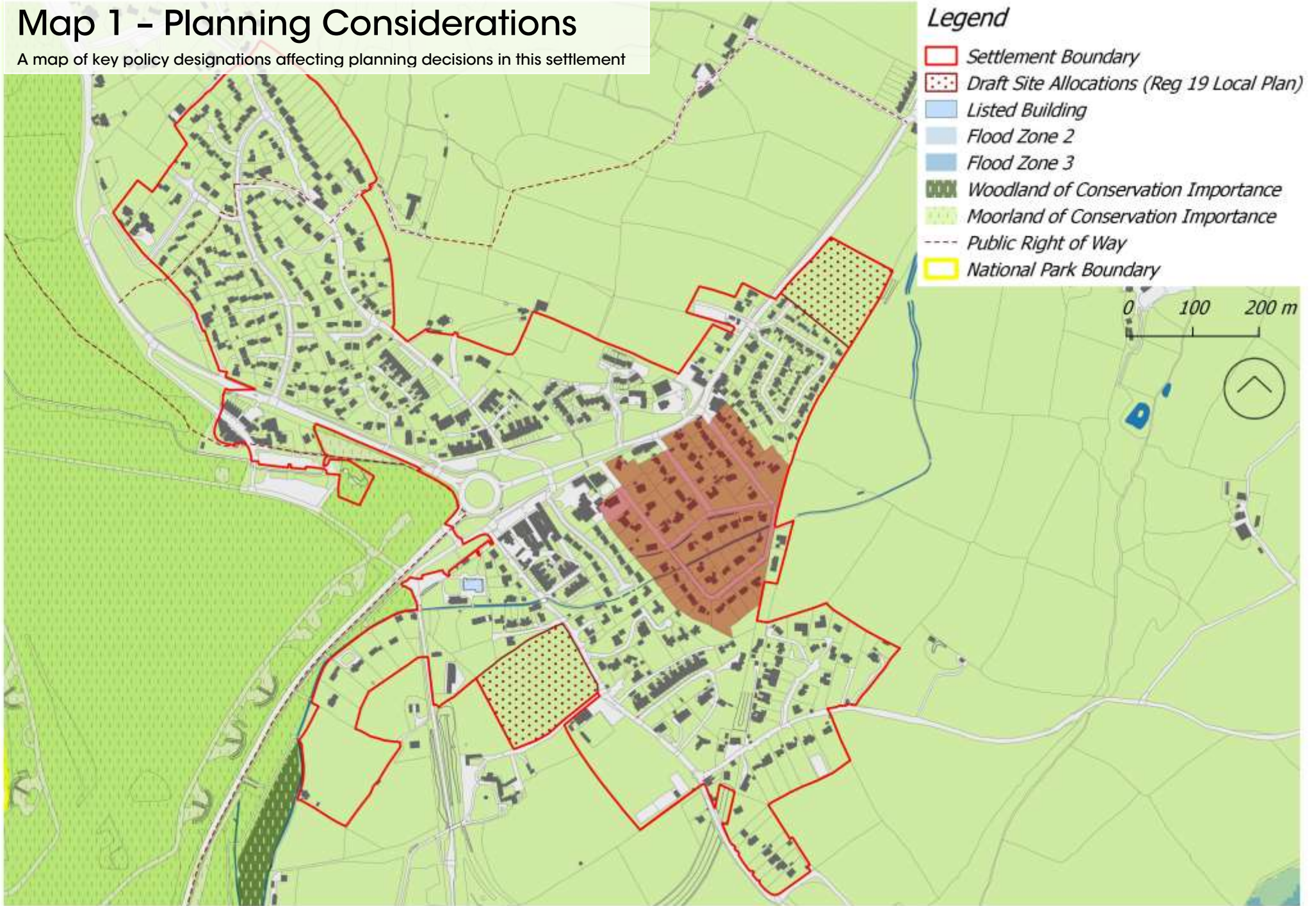
- *Improvement of cycle links along A386*
- *Facility to allow parking and change to a public mode of transport (DCC)*
- *Recreational open space to be provided as part of Briar Tor development*
- *Footpath link between Yelverton and Dousland*

### Open Space, Sport and Recreation

*There are currently no identified issues with provision of open space, sport and recreation facilities. Contributions should only be 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



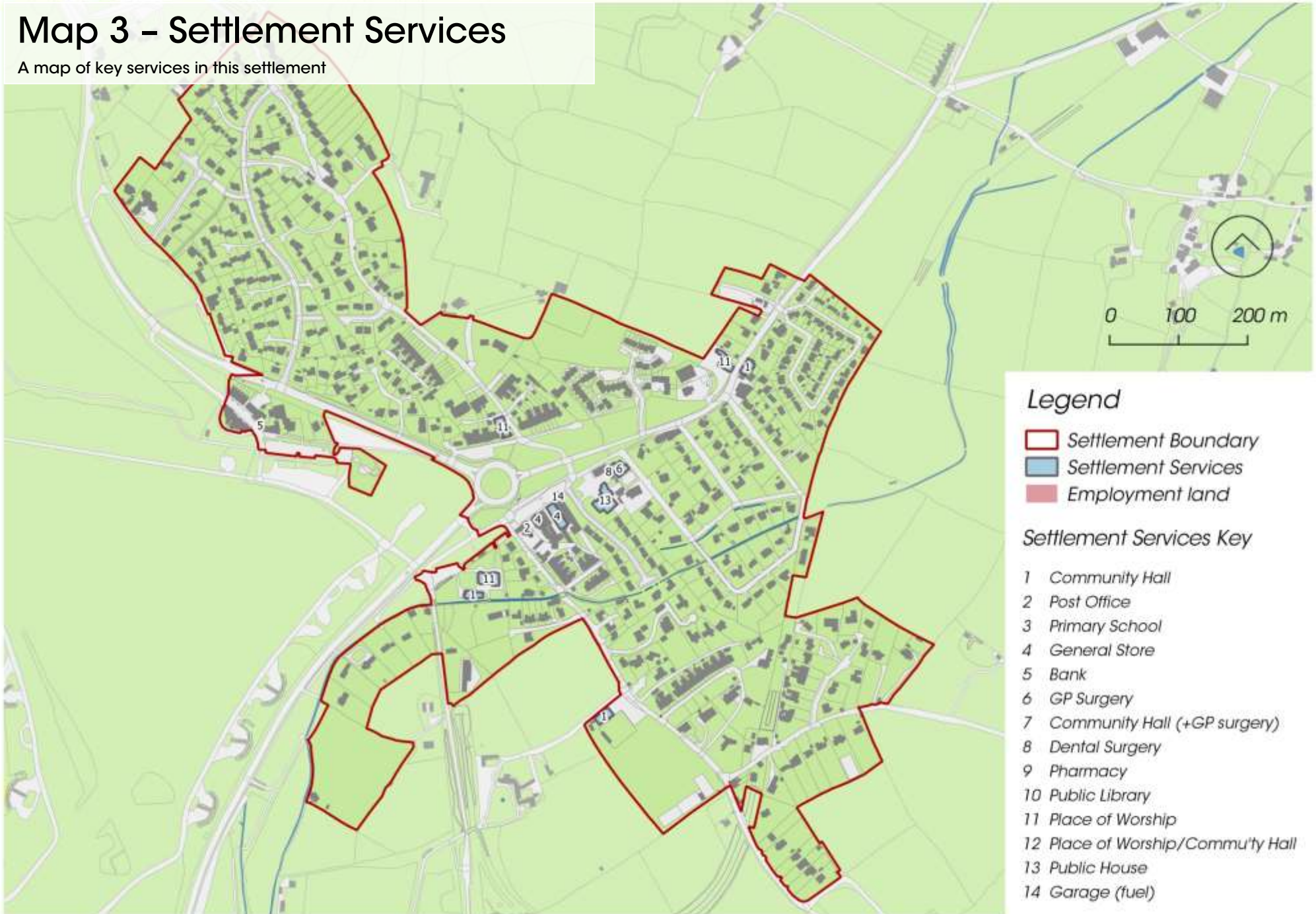
# Map 2 - Open Space

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	Times <sup>1</sup>	Frequency <sup>1</sup>
1	Yelverton – Tavistock	Mon-Sat	0636-2338	1 / 30 mins
	Via Horrabridge	Sun	0938-2138	1 / hour
	Yelverton – Plymouth	Mon-Sat	0703-2219	1 / 30 mins
	Via Derriford	Sun	0918-2019	1 / hour
45	Yelverton – Tavistock	Mon-Sat	0600-1617	1 / 2 hours
	Yelverton – Plymouth	Mon-Sat	1050-1955	1 / 2 hours
55	Yelverton – Crapstone	Mon-Sat	0843-1825	1 / 2 hours
	Via Milton Combe			
56	Yelverton – Tavistock	Mon-Sat	0925-1630	1 / 2 hours
	Via Dousland			
98	Yelverton – Princetown	Mon-Sat	0740 - 1450	3
	Yelverton – Tavistock	Mon-Sat	0920	1
	Via Postbridge			
X1	Yelverton - Tavistock	Mon-Sat	0718-1914	1 / 30 mins
	Yelverton – Plymouth	Mon-Sat	0613-1839	1 / 30 mins
	Via Woolwell			

<sup>1</sup> Indicative only, times should not be relied upon and will be subject to change

## Method of Travelling to work (Census 2011)

