



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile:

North Brentor

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

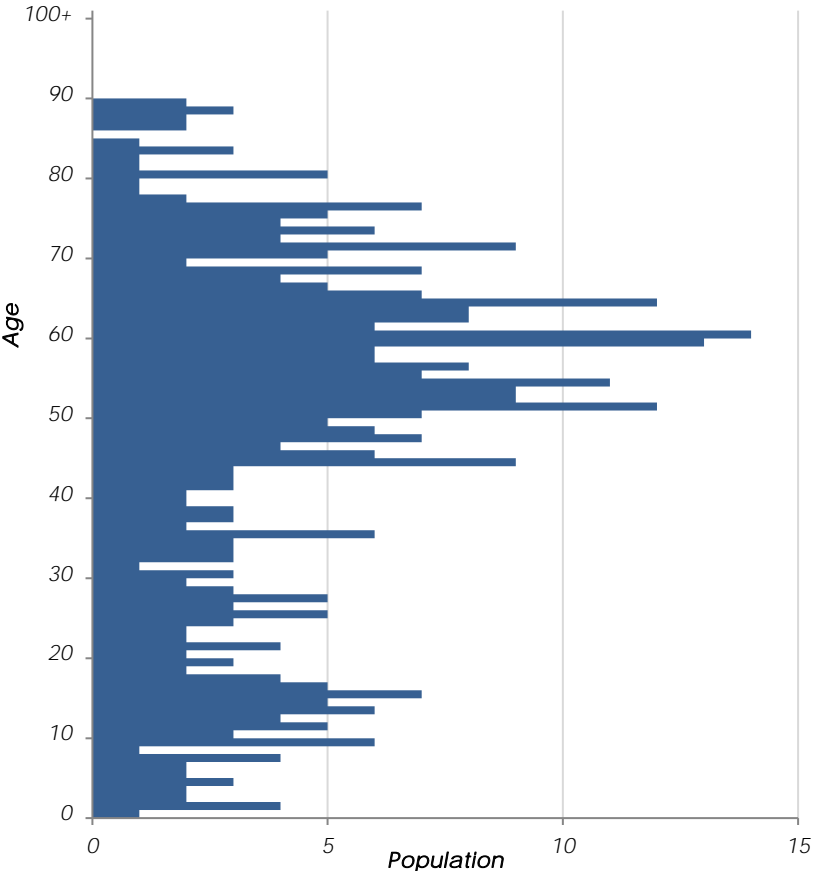
Brentor lies on the extreme western edge of the National Park, on low land adjoining West Blackdown. It retains much of its original character as a moorland edge agricultural parish; there is little intrusive modern development. North Brentor is the main settlement in the parish.



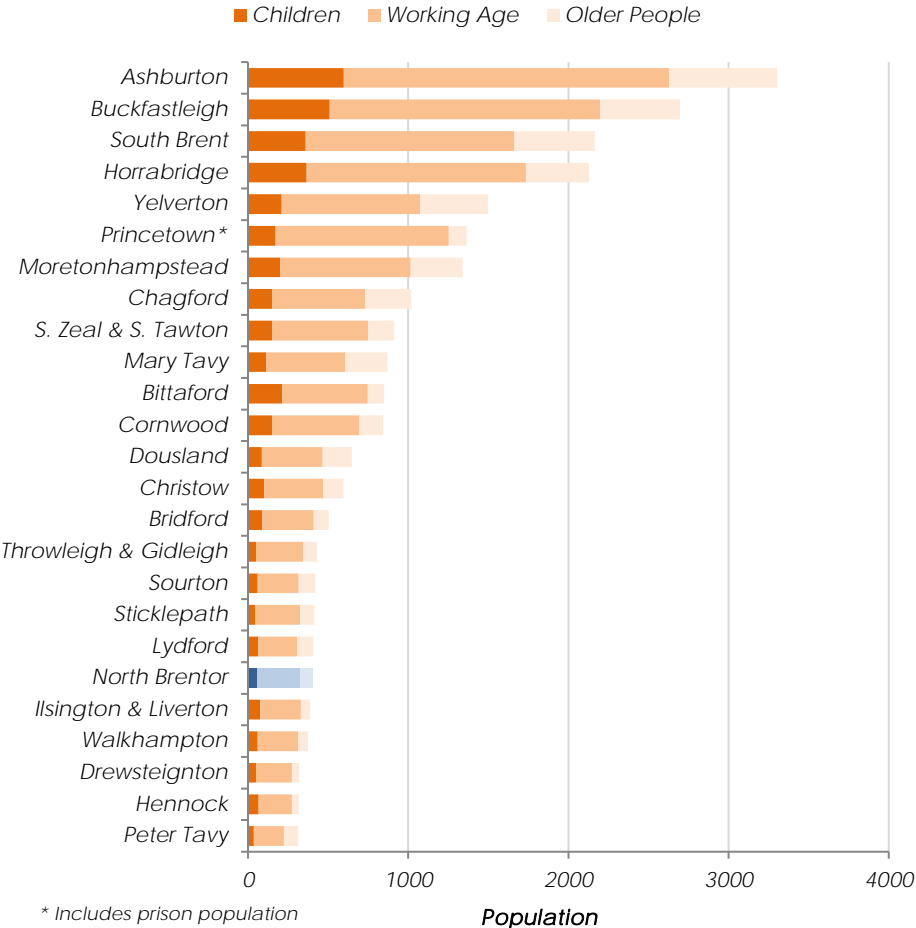
Population 404

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)



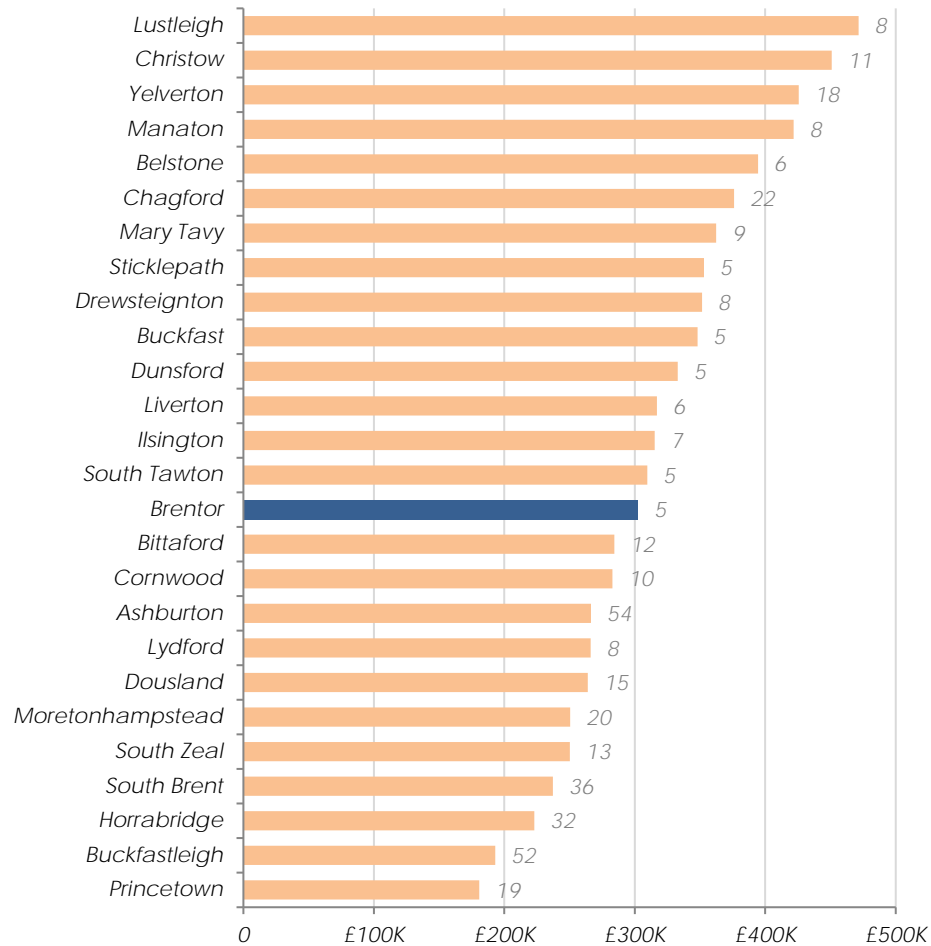
Settlement comparison (Census 2011)



* Includes prison population

Average House Prices 2016

Excluding settlements with less than five sales, number of sales labelled



Land Registry, 2016

Identifying Housing Need

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

Brentor

Sites allocated for development in current local plan:

No sites allocated for development

No affordable units have been delivered on other sites since 2008

The February 2011 Housing Needs Assessment recommended:

10 affordable homes needed within 5 years

9 one-bed or small two-bed and 1 two-bed

6 rented accommodation and 4 shared ownership

Issues Paper Consultation (Dec 2016)

The following summarises issues identified by residents and the Parish Council:

- *Encourage improved access to public transport, mobile phone coverage and superfast broadband*
- *Prioritise social housing (rented accommodation) and a broad range of accommodation sizes, encourage employment uses in new housing development*
- *Prioritise protection of biodiversity, habitats, archaeology and landscape quality*
- *Prioritise development of brownfield sites over greenfield and seek to minimize carbon footprint of buildings*
- *Locate housing where there is access to good public transport*
- *Concern at visual impact of signage, advertising and renewable energy schemes*
- *Ensure open and transparent consultation with residents as well as Parish Councils and make this accessible to all*
- *Support sympathetic conversion of redundant historic agricultural buildings for residential and business uses*
- *Improve frequency and quality of housing needs assessments*
- *Query whether North Brentor should be a Rural Settlement*

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:

- *None known*

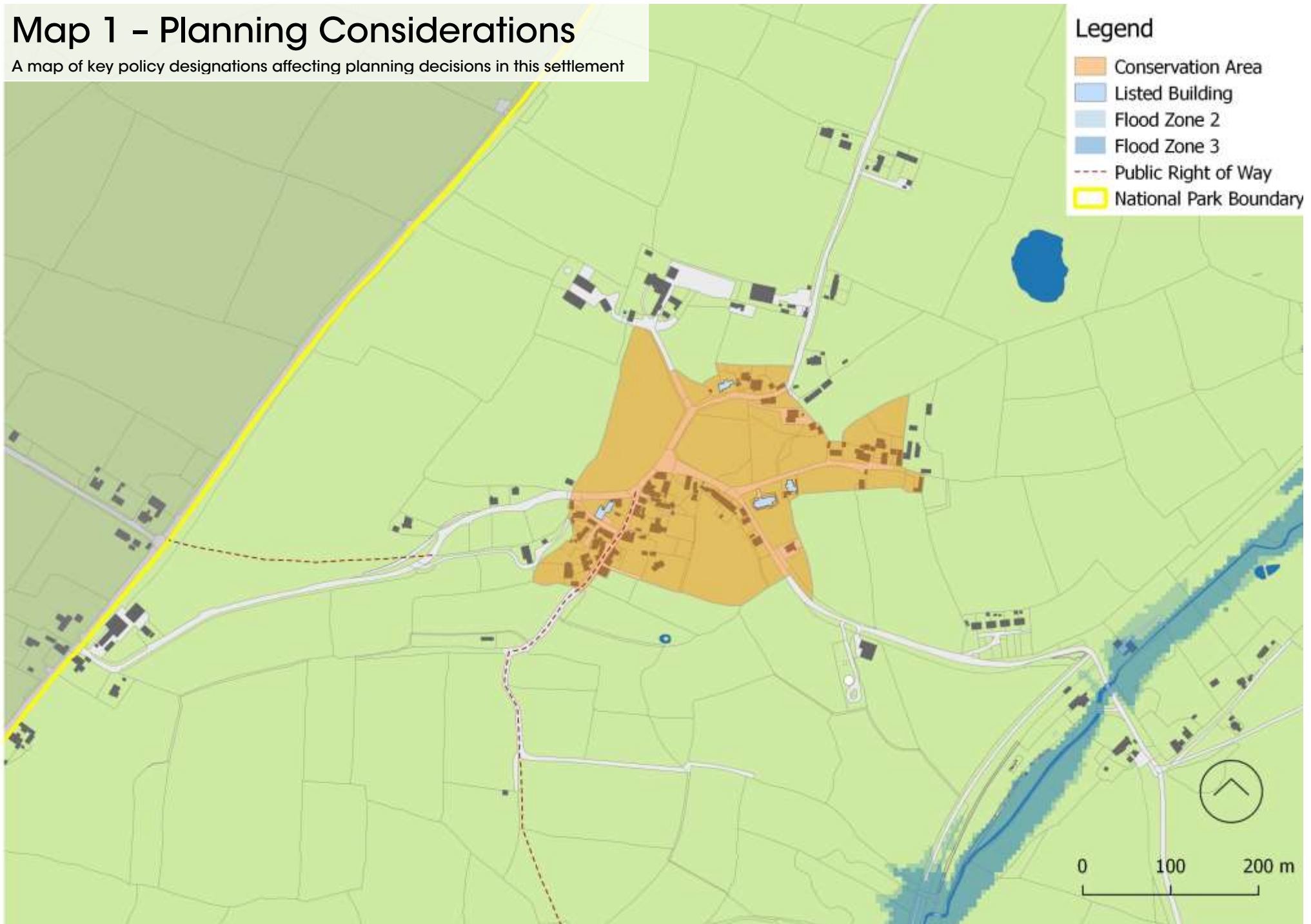
Open Space, Sport and Recreation

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

- *None known*

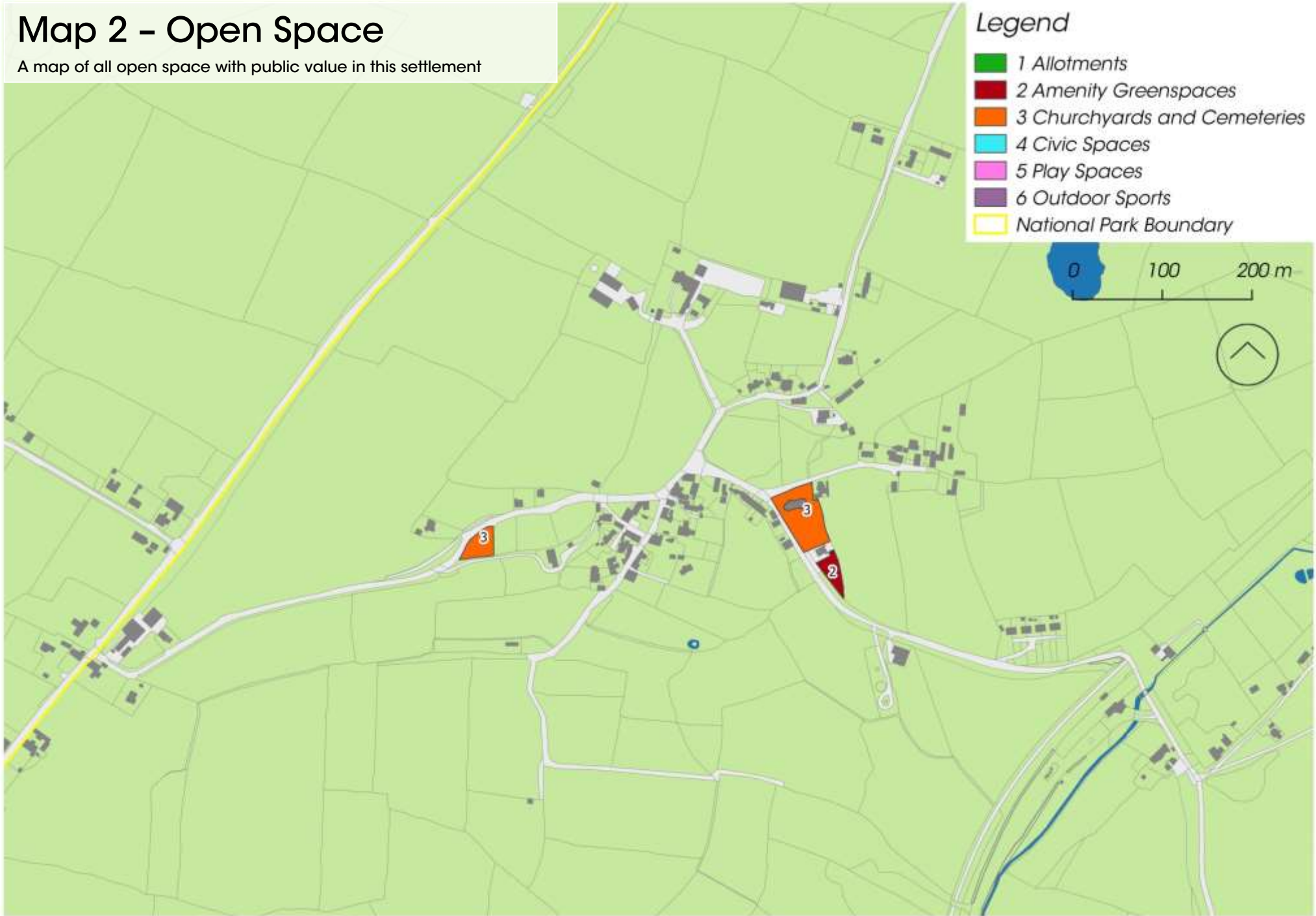
Map 1 – Planning Considerations

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 and Connectivity

Information on this settlement's services and how well connected it is

Settlement Services

Settlement	Post Office	Village Store	Village Hall	Primary School	Regular Bus Service	Recreation Ground	Children's Play Area	Church	Pub	Health Centre	Branch Surgery	Pharmacy	Garage (fuel)	A-Road	B-Road	U-Road
North Brentor	x	x	✓	x	✓	✓	x	✓	x	x	x	x	x	x	x	✓
<i>If no, distance to nearest</i>	2.6-5km	2.6-5km		2.6-5km												

Method of Travelling to work *(Census 2011)*

