



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *Bridford*

June 2017

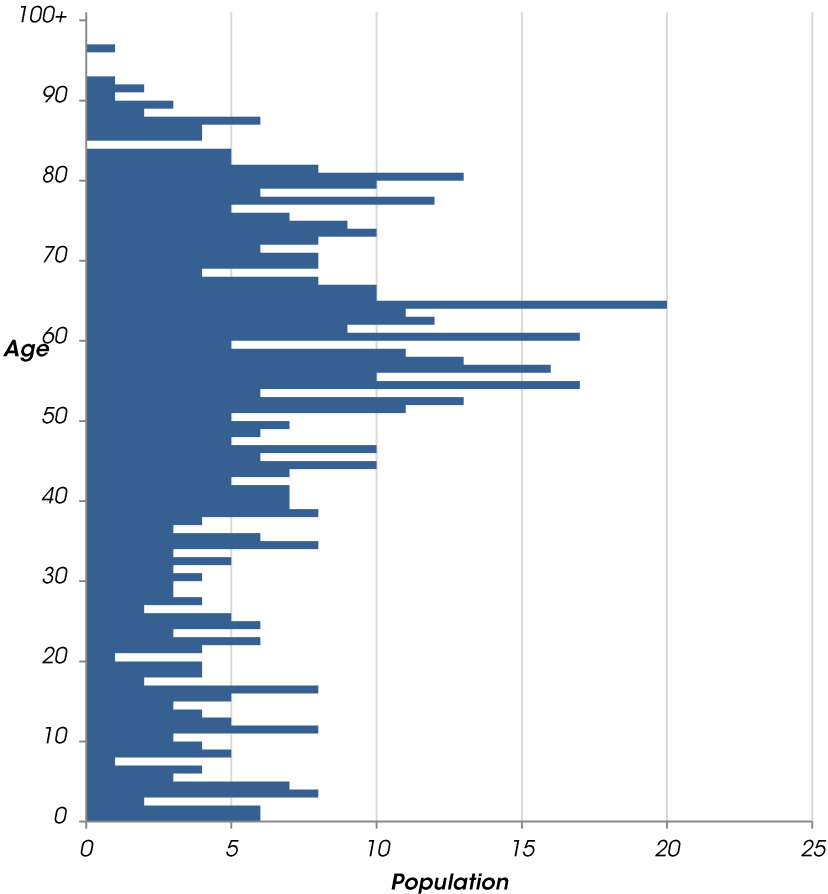
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the town. It will be updated as necessary to inform the Local Plan review.



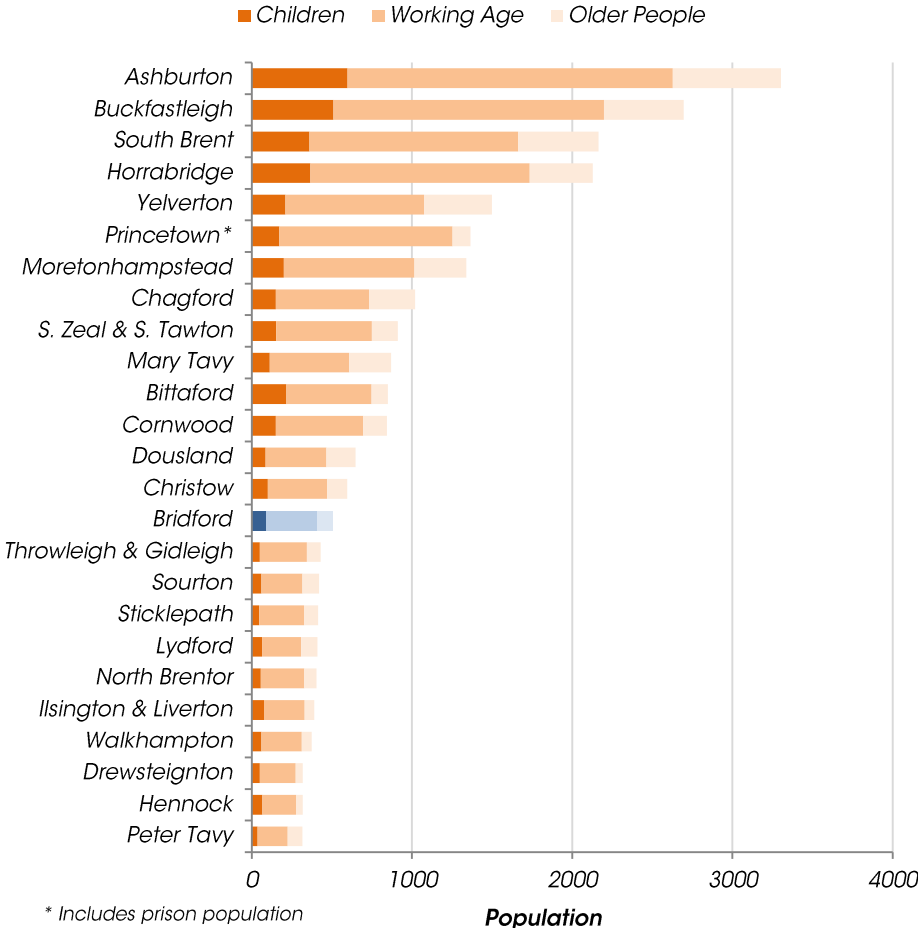
Population 503

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)



Settlement comparison (Census 2011)

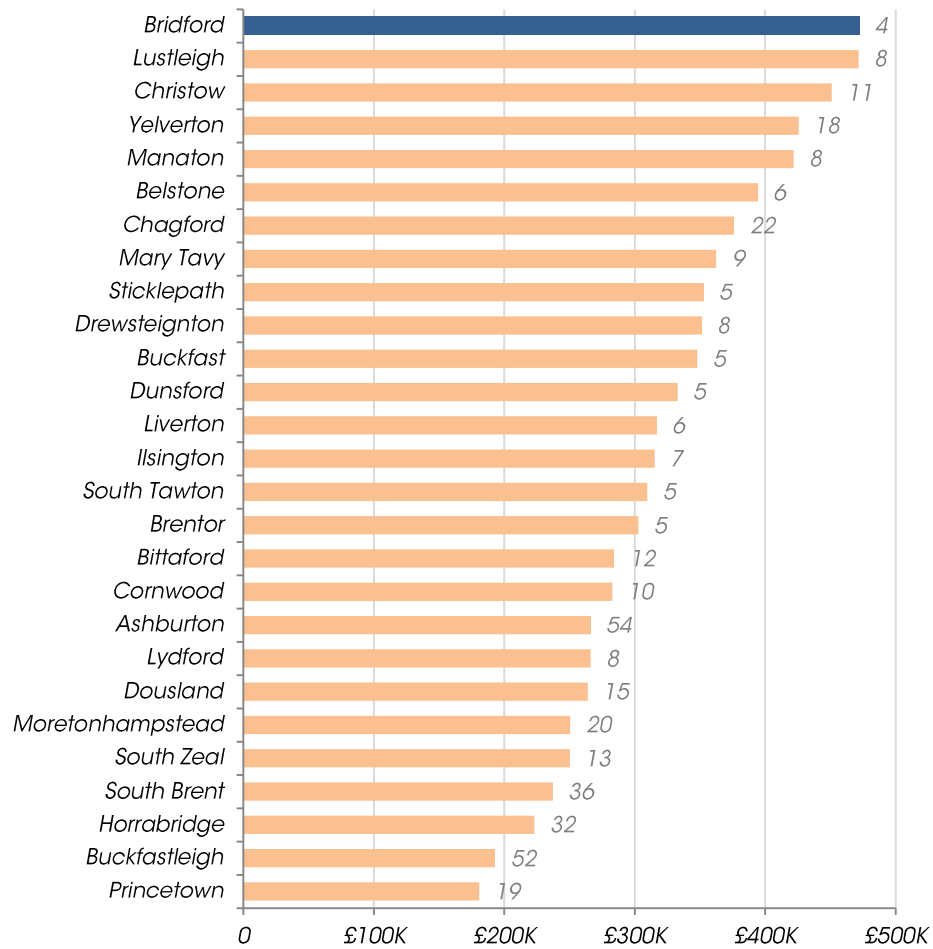


* Includes prison population

Average House Prices 2016

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

The low sales experienced in Bridford do not provide an accurate average, but are an indication of poor housing availability in this area



Land Registry, 2016

Sites allocated for development in current local plan:

No sites allocated for development

1 residential unit has been delivered on other sites since 2008

February 2012 Housing Needs Assessment recommended:

1 affordable home needed within 5 years

Issues Paper Consultation (Dec 2016)

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

- Support for more development than is currently permissible under policy
- Suggestion that housing in the National Park should be reduced and town/settlement boundaries should be fixed
- Concern about impact of second-home ownership
- Prioritise affordable housing for local people
- Any local occupancy restrictions should not discriminate against low-paid key workers
- Support small to medium scale business development, including camping and caravan sites
- Support for self-build
- Support for reduction in number of houses delivered in the open countryside
- Support increased access to public transport, undergrounding of electricity lines, footpaths and public open space

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

Bridford 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>	Employment

In rural settlements the following types of local employment and business development are considered appropriate (COR 18):

- 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.

Proposals for the development of shops, professional and financial services, cafes, restaurants and drinking establishments will be permitted within the built up area of rural settlements and where they are well related to the centre of the community (DMD 19).

COR = Core Strategy

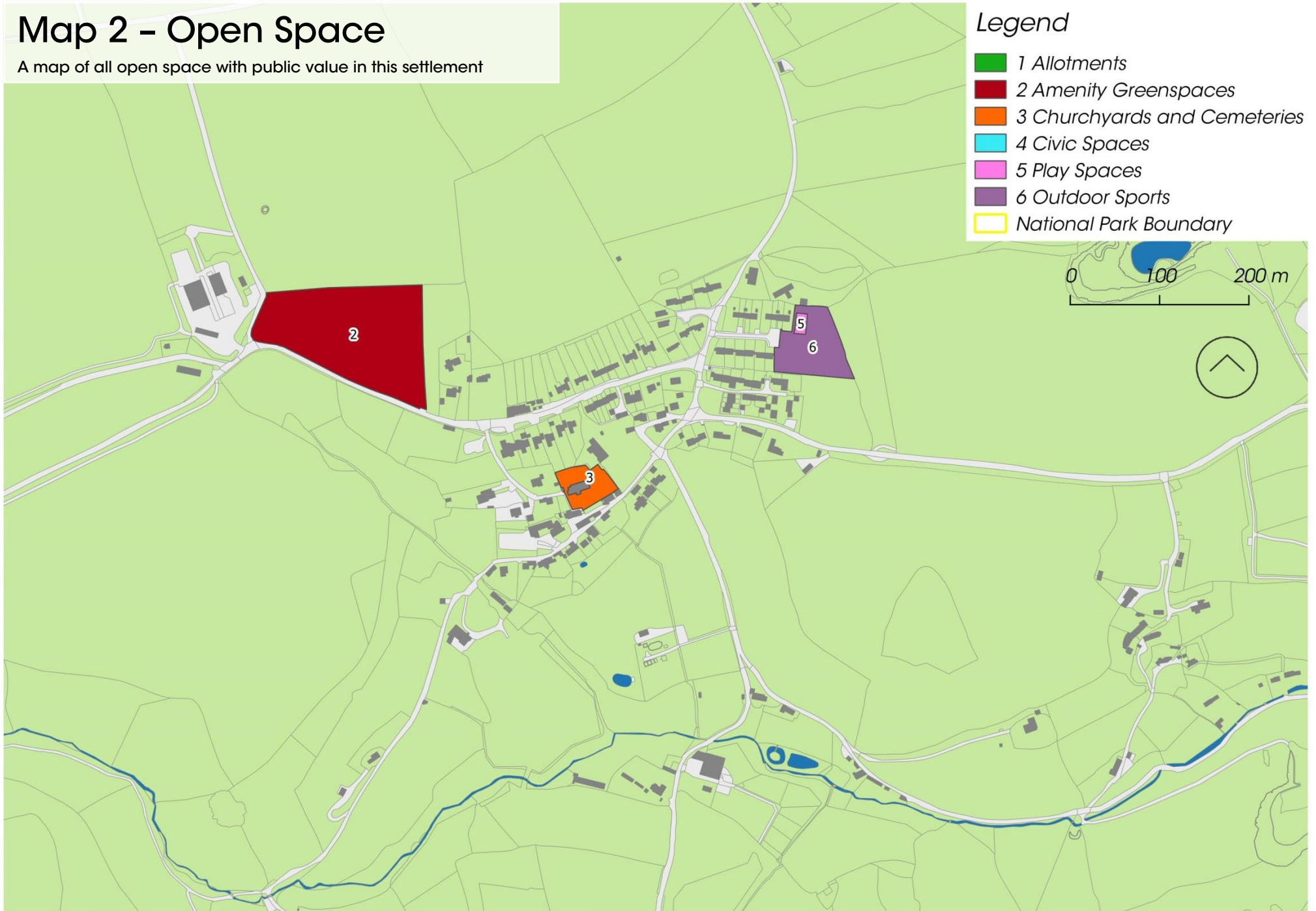
DMD = Development Management and Delivery Development Plan Document

Map 2 - Open Space

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

Legend

- 1 Allotments
- 2 Amenity Greenspaces
- 3 Churchyards and Cemeteries
- 4 Civic Spaces
- 5 Play Spaces
- 6 Outdoor Sports
- National Park Boundary



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
Bridford	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	2.6-5km											

Method of Travelling to work (Census 2011)

