



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *Ashburton*

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

An ancient stannary town since 1285, historically Ashburton's prosperity was based on tin mining and the woollen industry. It has retained its medieval street layout and has a fine range of historic buildings.

Today Ashburton is a thriving small town and District Centre offering a good range of services and a vibrant town centre with a selection of shops, cafes and pubs. There are particular strengths in the antiques business and the speciality food and drinks trade.

Main Shopping Area

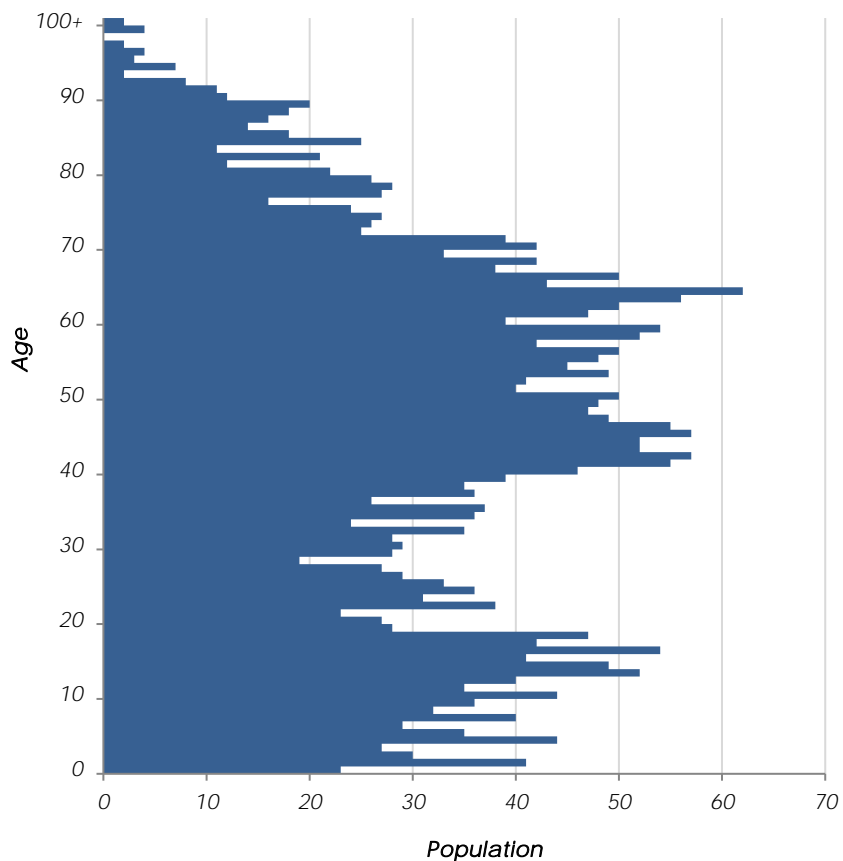
Ashburton's main shopping area is centred on the Bull Ring and extends along North Street, East Street and West Street, as well as Kingsbridge Lane and St Lawrence Lane.



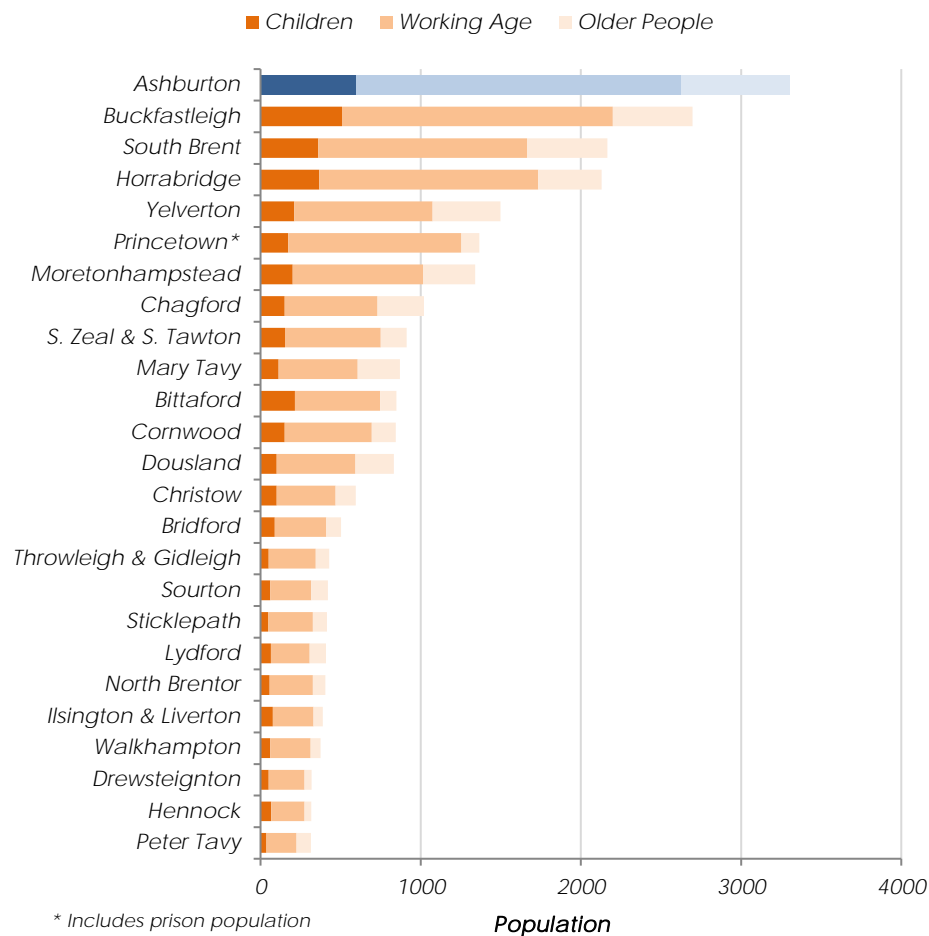
Population 3,346

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

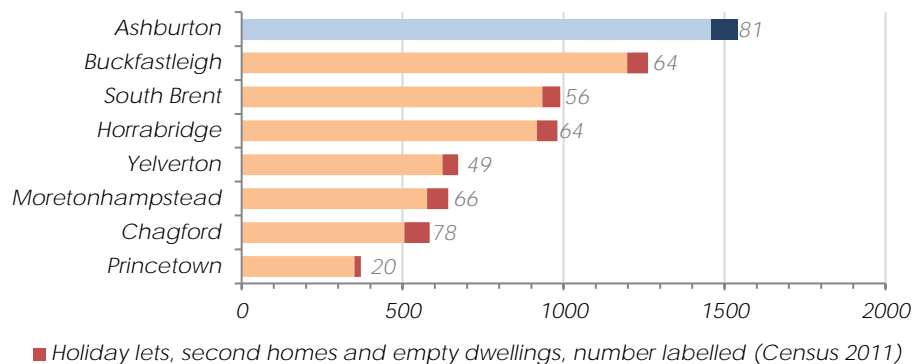


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
32	68	143	2	0	244 ¹

¹ One right to buy removed from total
Devon Communities Together, 2016

Identifying Housing Need

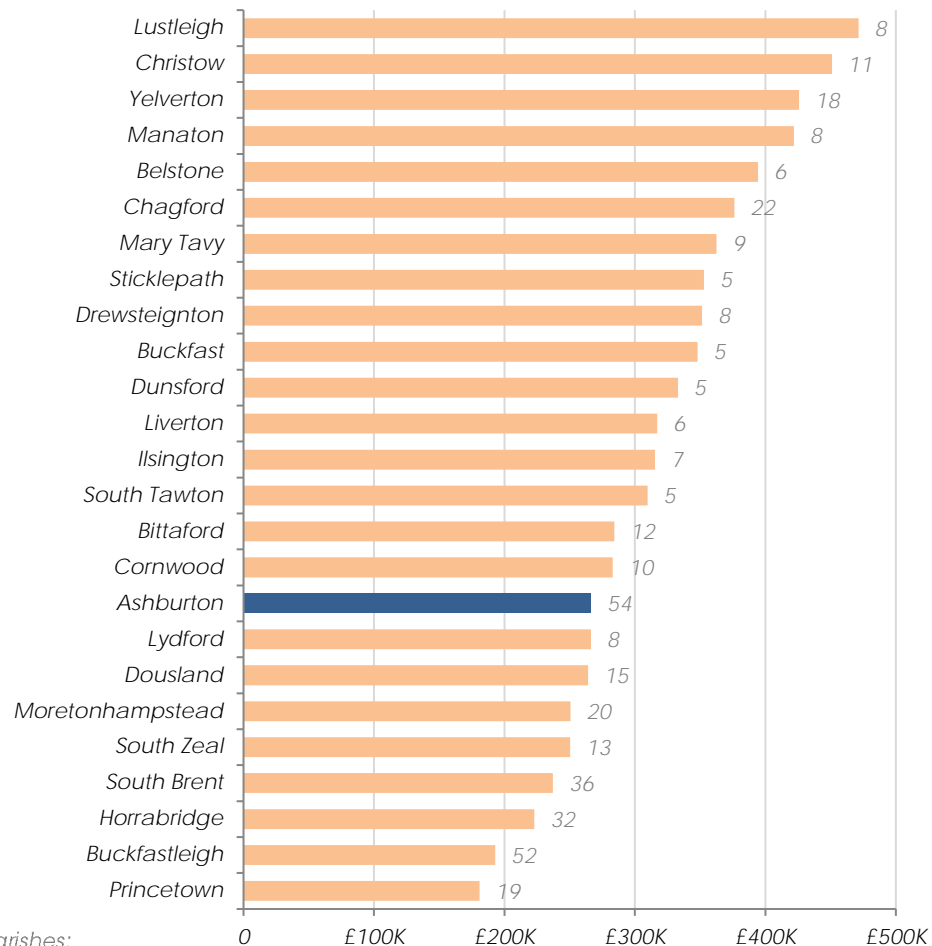
Ashburton's affordable housing need will be identified from housing need within the following Parishes:

Ashburton, Buckfastleigh, Buckland in the Moor, Holne, Ilsington, West Buckfastleigh and Widcombe in the Moor.

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:

2 sites allocated for mixed use and housing

Total land area of 4.6 Ha

Planning applications have not been submitted on either site

4 affordable units have been delivered on other sites since 2008

The November 2015 Housing Needs Assessment recommended:

33 affordable homes needed

16 one-bed or small two-bed, 14 two-bed, 2 three-bed and 1 four-bed

Issues Paper Consultation (Dec 2016)

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

- Ashburton has a good mix of services accessible by walking and these need to be supported
- Any new housing development should be affordable to local people and prioritise brownfield sites within the settlement
- Ashburton's independent arts and cultural businesses need to be supported by planning policy
- Concern over second home ownership and capacity of existing road network and car parks
- That the 30% extension policy (DMD27) should be retained
- Consider introduction of CIL to pay for infrastructure costs, including flood prevention
- Concern over effect of increased recreational pressure on National Park from development outside its boundaries
- Need to ensure development is deliverable
- Cooperation with District Planning Authorities to create seamless policy approach across administrative boundaries

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:

- Additional car parking requirements (detailed assessment completed as part of Chuley Road Masterplan)
- Ashburton Primary School over capacity and will require extension during plan period
- Opportunity to link Bullivers Way to Recreation Ground as part of redevelopment at Chuley Road site allocation
- Proposed cycle lane between South Dartmoor College, Ashburton and Buckfastleigh Town Centre
- Need identified by community for allotments
- Requirement for additional burial space

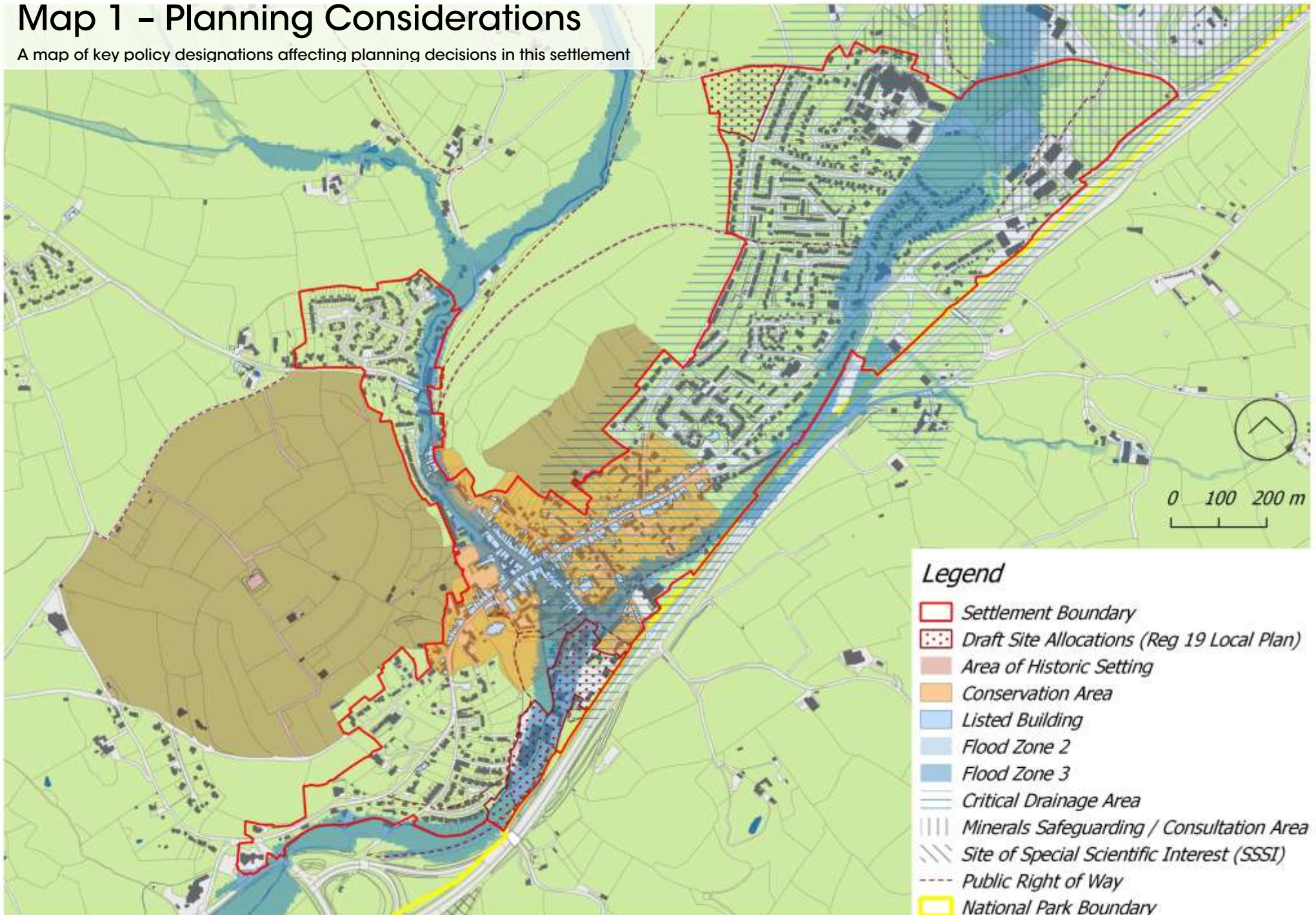
Open Space, Sport and Recreation

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

- Resurfacing the Ashmoor 3G pitch
- Further artificial football and hockey pitch along the A38 corridor
- Improvements to existing and/or provision of new play space
- Contributions to improved outdoor sports and play space facilities should be sought where related to the development

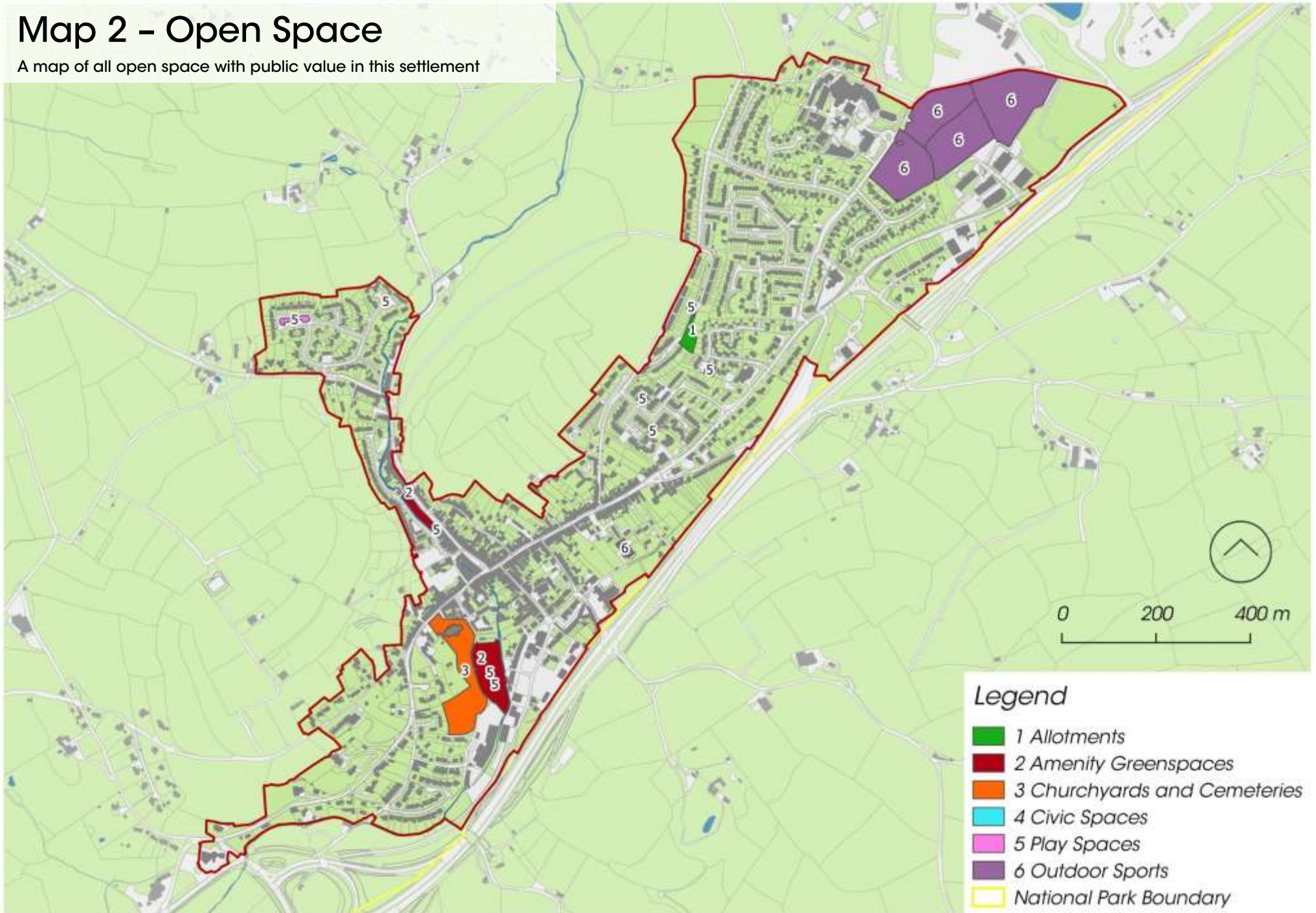
Map 1 – Planning Considerations

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



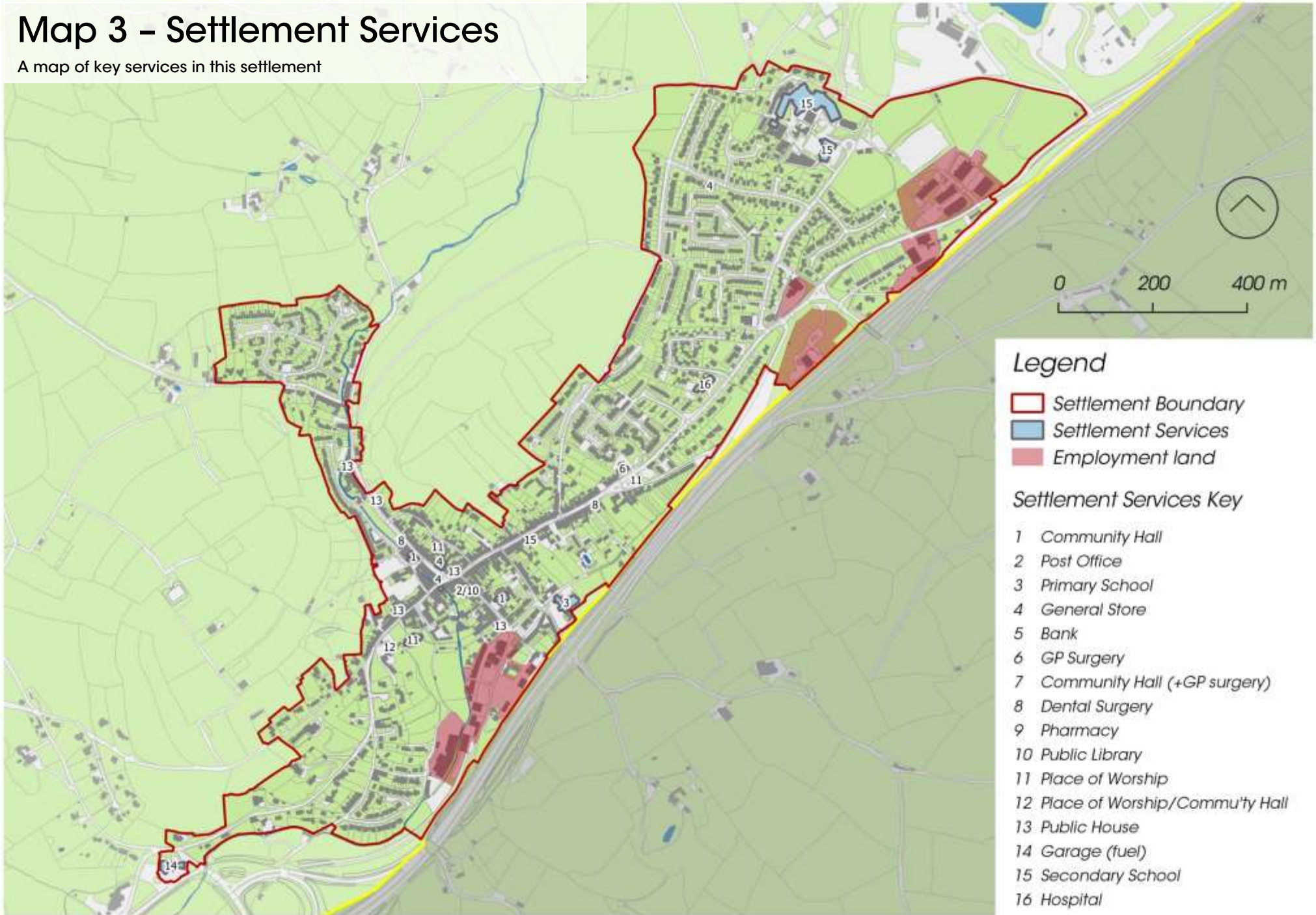
Map 2 - Open Space

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
88	Ashburton – Newton Abbot	Mon - Sat	0727-1842	2 / hour
		Sun	1027-1727	1 / 2 hours
	Ashburton – Totnes Via Buckfastleigh	Mon-Sat	0748-1813	2 / hour
		Sun	0949-1649	1 / 2 hours
672	Ashburton – Newton Abbot	Wed	1028	1
	Ashburton – Buckland	Wed	1356	1
X38	Ashburton – Buckfastleigh	Mon-Sat	0729-1859	1 / 2.5 hours
		Sun	1022 & 1622	2
	Ashburton-Exeter	Mon-Sat	0727-1940	1 / 2.5 hours
		Sun	1208 & 1808	2

¹ Times should not be relied upon and will be subject to change

Method of Travelling to work (Census 2011)

