



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Dean / Dean Prior

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 to inform the Local Plan review.



Introduction

Dean/Dean Prior comprises two discrete settlements. Lower Dean and Higher Dean lie half a mile south of Buckfastleigh, either side of the A38 trunk road on the south eastern boundary of the National Park. The second settlement, Dean Prior, lies another half mile south of Lower/ Higher Dean, again straddling the A38. Between them, there are few community facilities other than church (Dean Prior) and village hall (Lower Dean). However, there is relatively good access to the Local Centre of Buckfastleigh, which compensates for lack of local facilities.

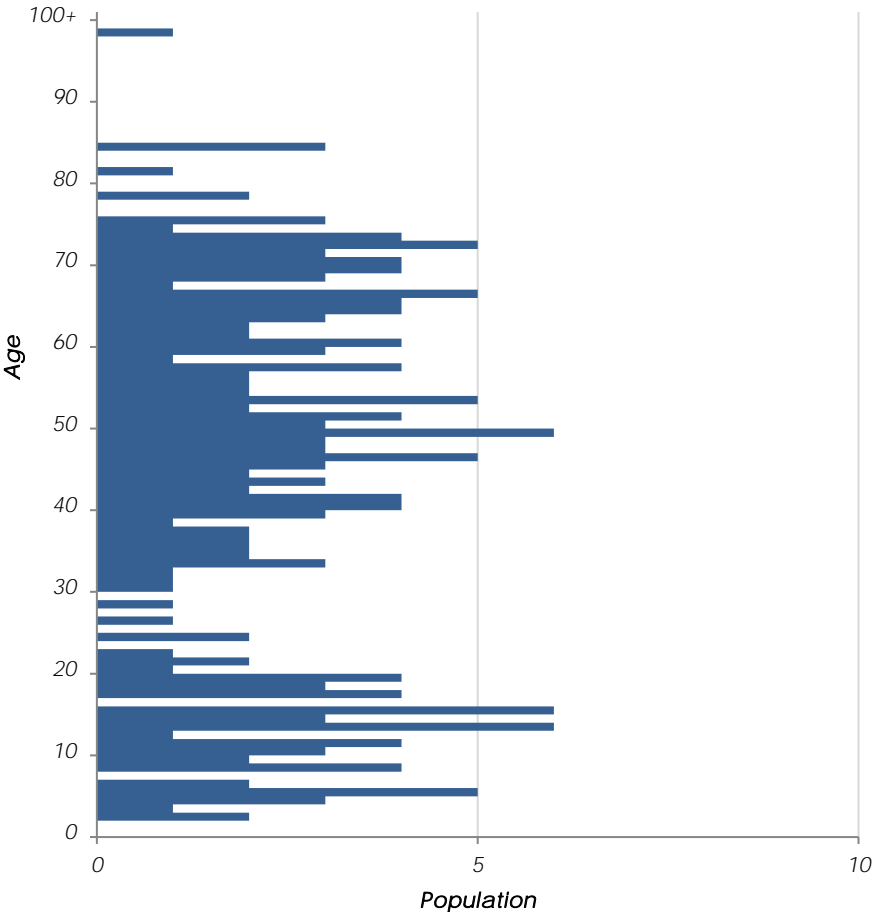
The settlements grew on the returns from agriculture, particularly wool production, which in the Middle Ages and later provided most of the wealth of the country. Agriculture is still an important part of the local economy, and a busy forge and solid fuel stove manufacturer operate in the village.



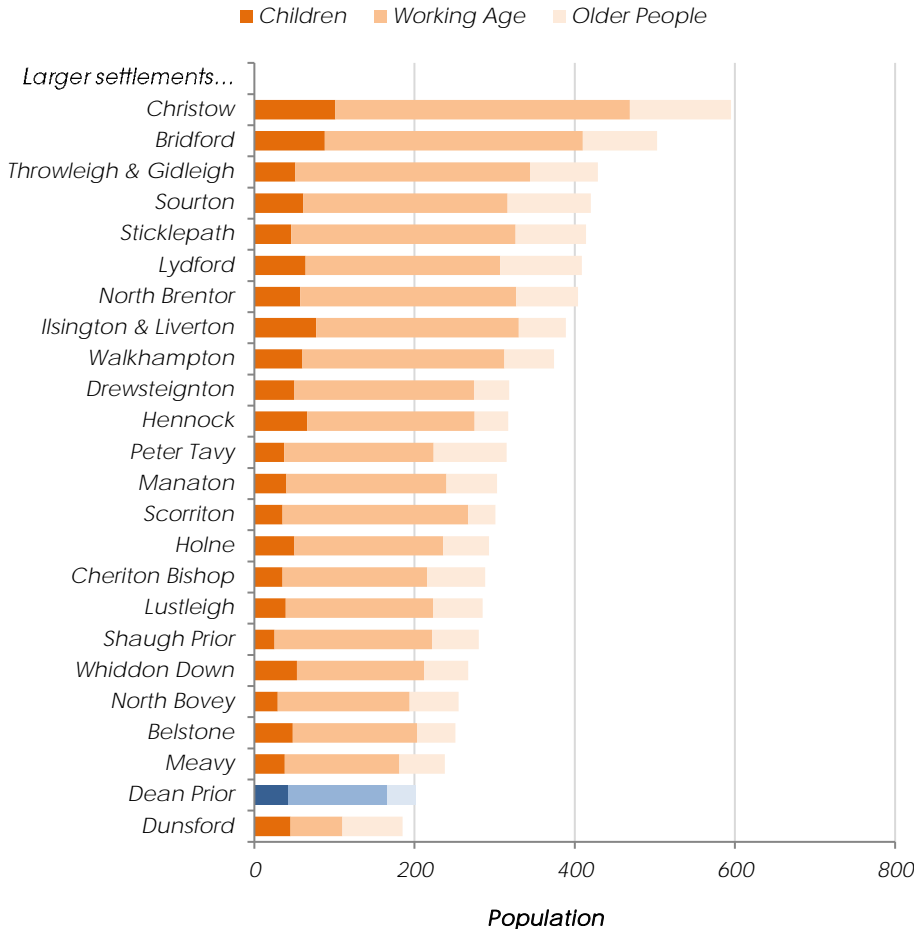
Population 201

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

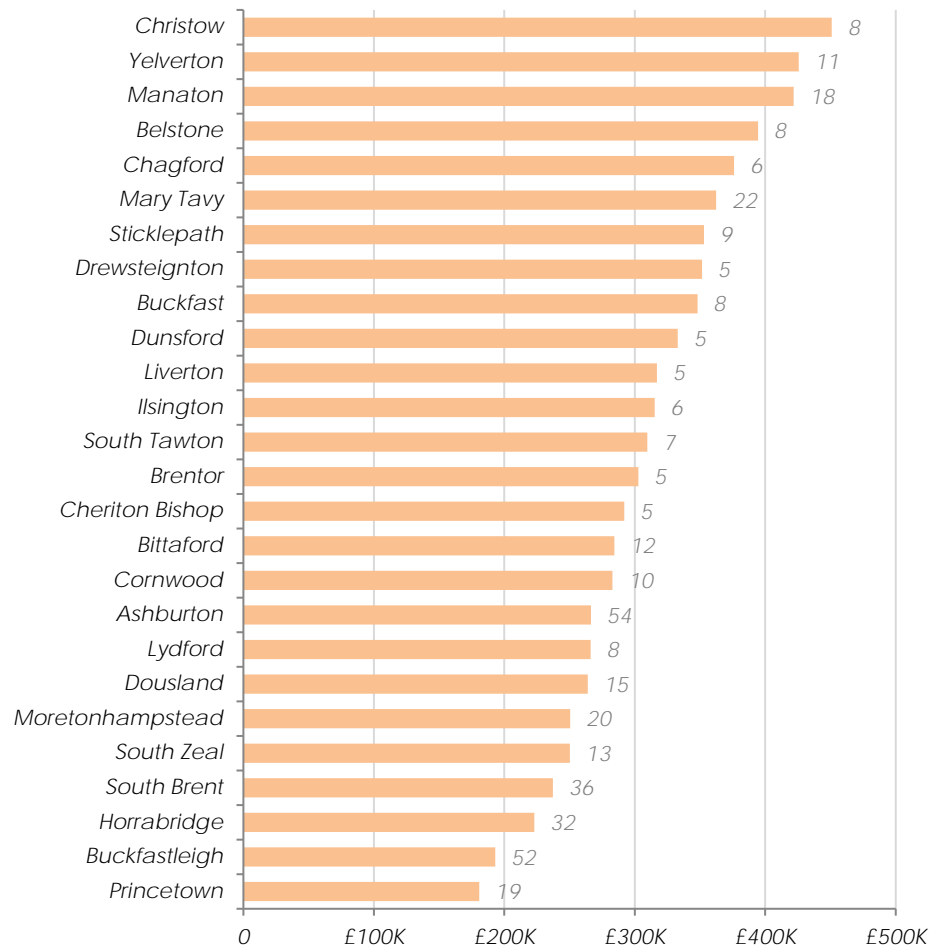


Settlement comparison (Census 2011)



Average House Prices 2016 Land Registry, 2016

*Excluding settlements with less than five sales, number of sales labelled.
No sales recorded in Dean / Dean Prior within the National Park*



Identifying Housing Need

Dean / Dean Prior's affordable housing need will be identified from housing need within the following Parishes:

Dean Prior

Sites allocated for development in current local plan:

No sites allocated for development

2 affordable units have been delivered on other sites since 2008

No recent housing survey to identify local need for housing

Issues Paper Consultation (Dec 2016)

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

- *No comments from Parish Council*
- *No other comments (respondents may have not submitted address details)*

Open Space, Sport and Recreation

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

- *None known*

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*

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
Dean / Dean Prior	x	x	✓	x	✓	x	x	x	x	x	x	x	x	x	✓	✓
<i>If no, distance to nearest</i>	1-2.5km	2.6-5km		2.6-5km												

Method of Travelling to work (Census 2011)

