



## DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

### *Postbridge*

**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

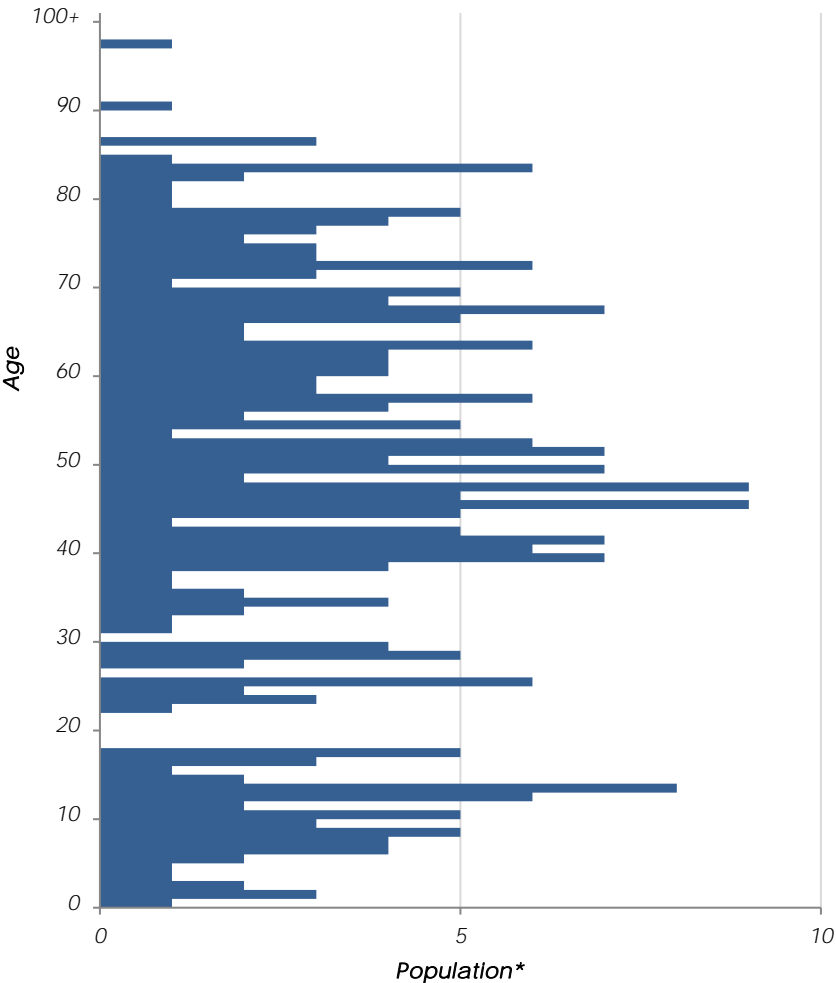
*Postbridge lies on the road between Two Bridges and Moretonhampstead, 5 miles east of Princetown. It commands a central geographical location within Dartmoor National Park. It is an important destination for visitors to Dartmoor. It hosts a National Park Visitor Centre, a large car park with room for coaches, and is the base for walks into moorland and forest and for viewing the well-known clapper bridge. There is also a youth hostel operating in nearby Bellever.*

*The village name refers to the pack horse bridge (formed of large dimension clapper stones) over the East Dart River close to the main road. The cottages and inns that grew up around the bridge, along with ancient tenements nearby, came together to form the settlement and community. The turnpike road established in the 1790s, and the granite road bridge that was built in 1792, gave added importance to the settlement.*

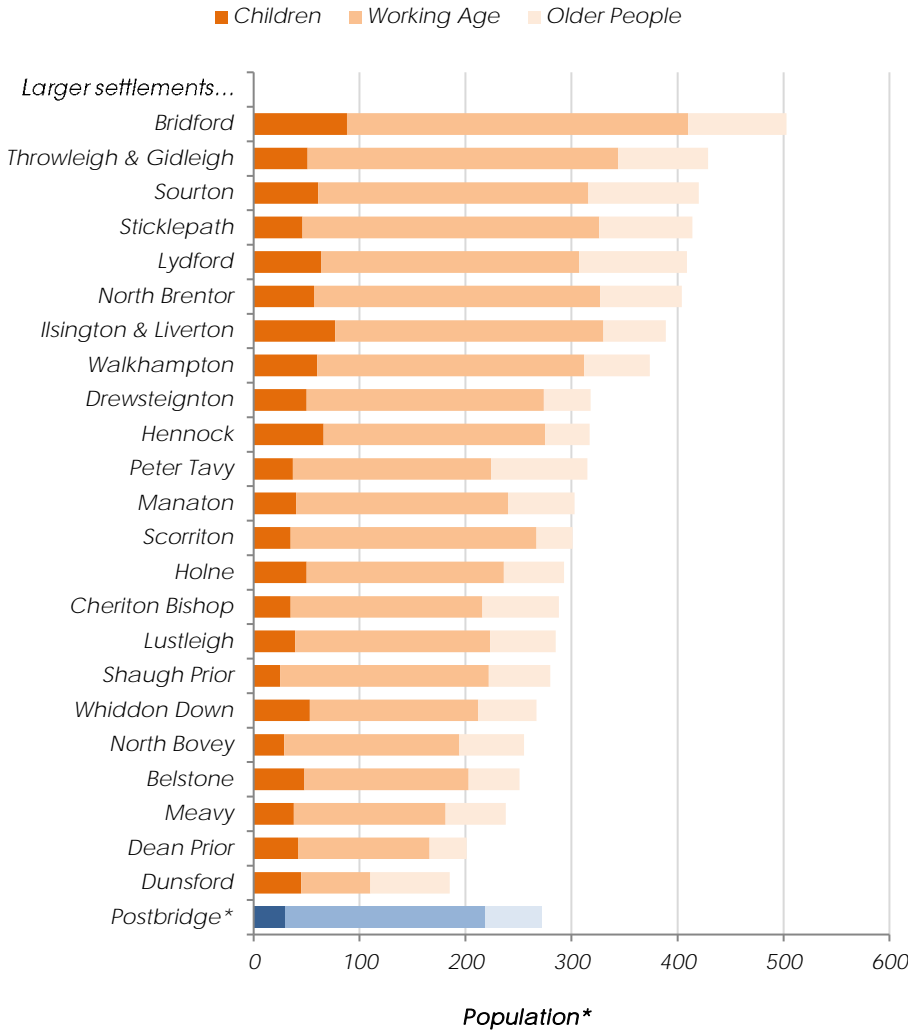
*There is a limited range of local services and facilities. However, there are pubs, a shop and a village hall, and visitor patronage helps support what is currently on offer*



## Age Profile *(Census 2011, defined by best-fit Output Area\*)*



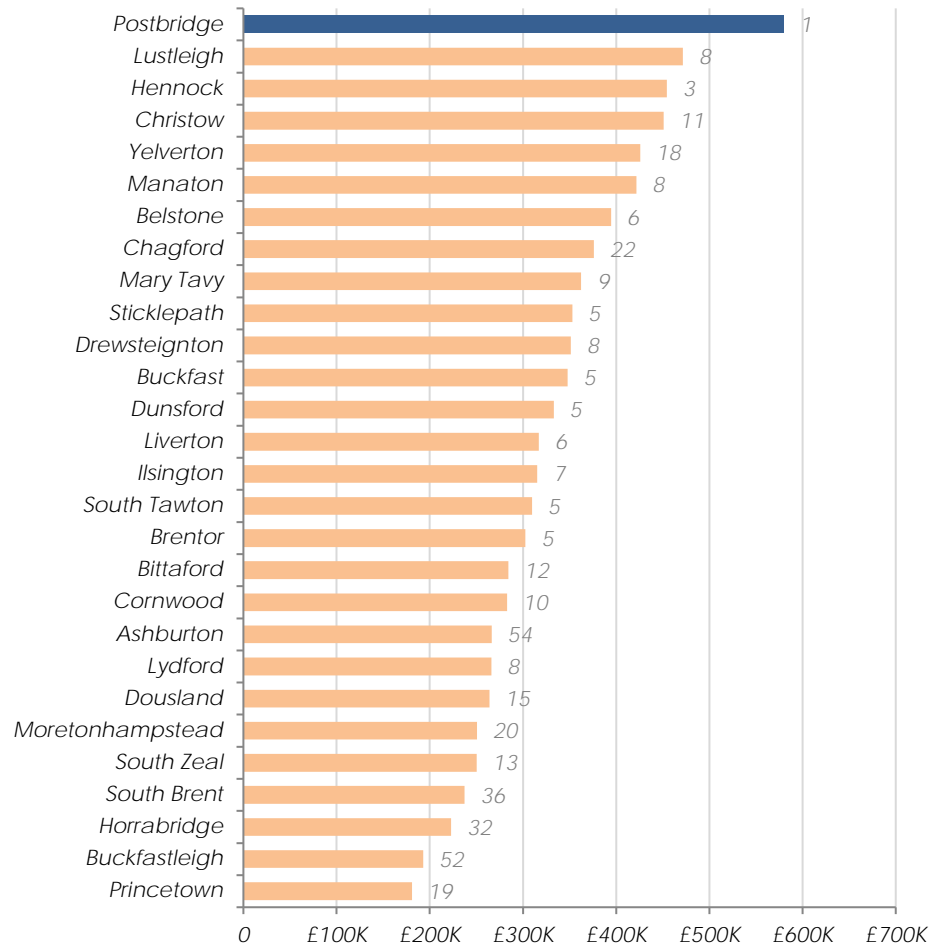
## Settlement comparison *(Census 2011\*)*



\* Settlement specific population data unavailable, data shown represents wider rural area

## Average House Prices 2016

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



Land Registry, 2016

## Identifying Housing Need

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

*Dartmoor Forest*

*Sites allocated for development in current local plan:*

*No sites allocated for development*

*No affordable units have been delivered on other sites since 2008*

*2006 Housing Needs Assessment<sup>1</sup> recommended:*

*<sup>1</sup> for Postbridge and Hexworthy*

*Insufficient need for affordable housing to justify development*

## Issues Paper Consultation (Dec 2016)

*The following summarises issues identified by the Dartmoor Forest Parish Council:*

- New development should be concentrated within larger settlements and prioritise brownfield sites*
- Concern at impact of high second home ownership and desire to see holiday homes used more often*
- Design of forthcoming development should be well insulated and use materials which are durable in the Dartmoor climate*
- New housing development should be affordable to local people and meet local need*
- Appropriate new uses for redundant historic agricultural buildings should be encouraged, including to accommodate future farming generations*
- Affordable housing restrictions should include key workers*
- Widening of roads should be considered to improve access*

## 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	U-Road	B-Road	A-Road	Garage (fuel)	Pharmacy	Branch Surgery	Health Centre	Pub	Church	<b>Children's Play Area</b>	Recreation Ground	Regular Bus Service	Primary School	Village Hall	Village Store	Post Office
Postbridge	✓	✓	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✓	✓	✓

If no, distance to nearest >5km

## Method of Travelling to work (Census 2011, defined by best-fit Output Area)

