



## DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

*Chagford*

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

*A traditional moorland centre and, like Ashburton, an ancient stannary town. There is an abundance of fine granite buildings, with examples from the medieval period to the 19th century. It boasts a wide and interesting range of shops.*

## Main Shopping Area

*The central shopping area of the town is centred on the Square, North Street, High Street, and the eastern end of Mill Street.*



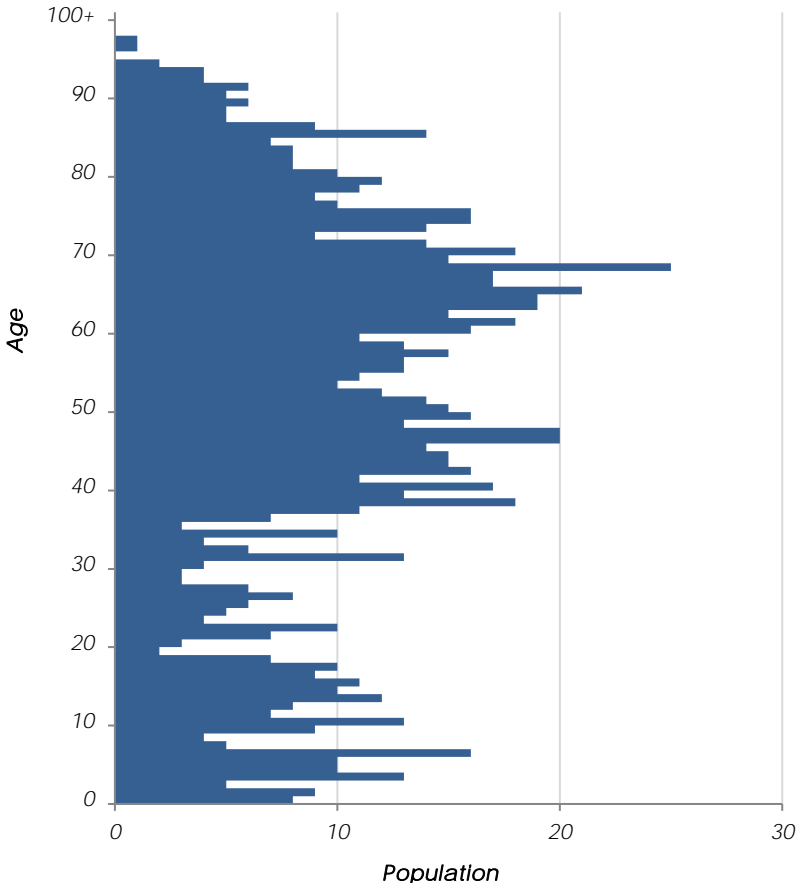
# Demographics

A summary of key population statistics

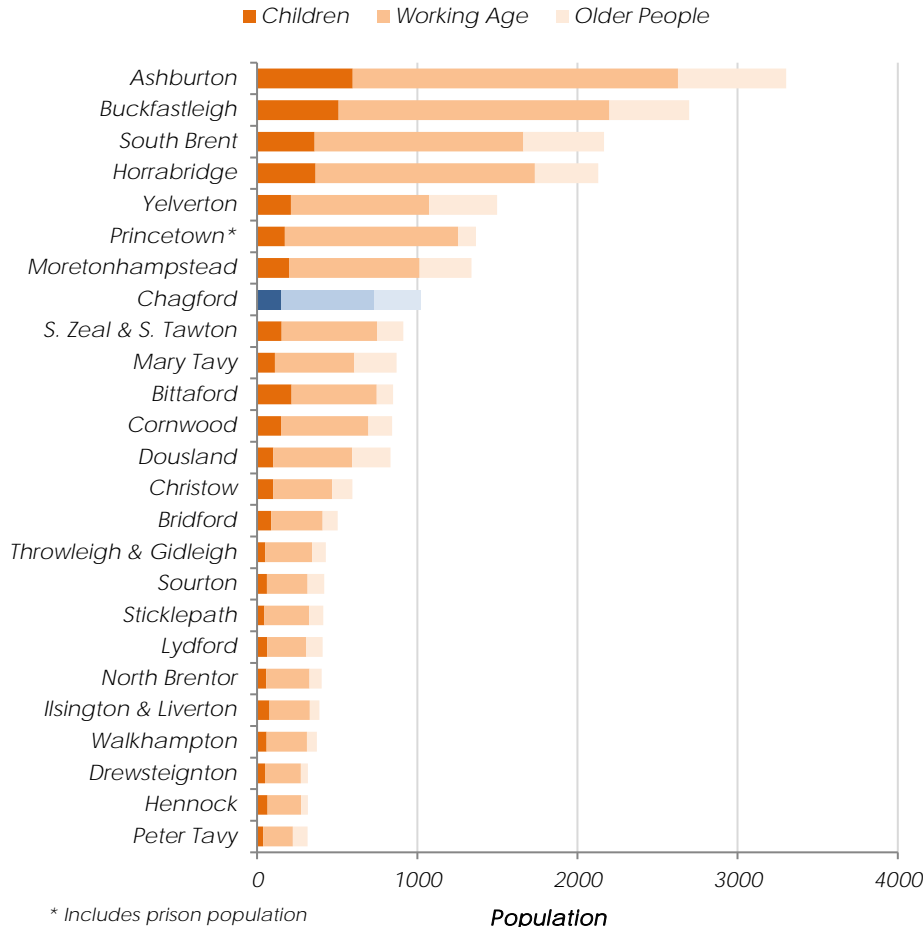
Population **2,040**

Census 2011, defined by best-fit Output Areas

## Age Profile (Census 2011)

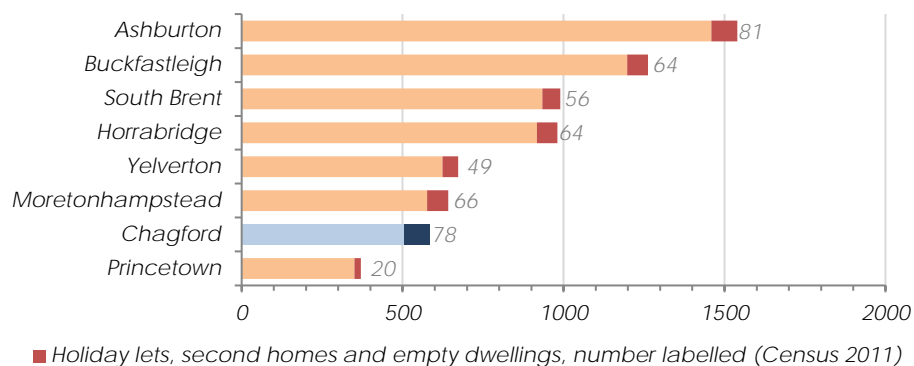


## Settlement comparison (Census 2011)



## Current Housing Stock

Census 2011, defined by best-fit Output Areas



## Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
6	39	29	0	0	74

Devon Communities Together, 2016

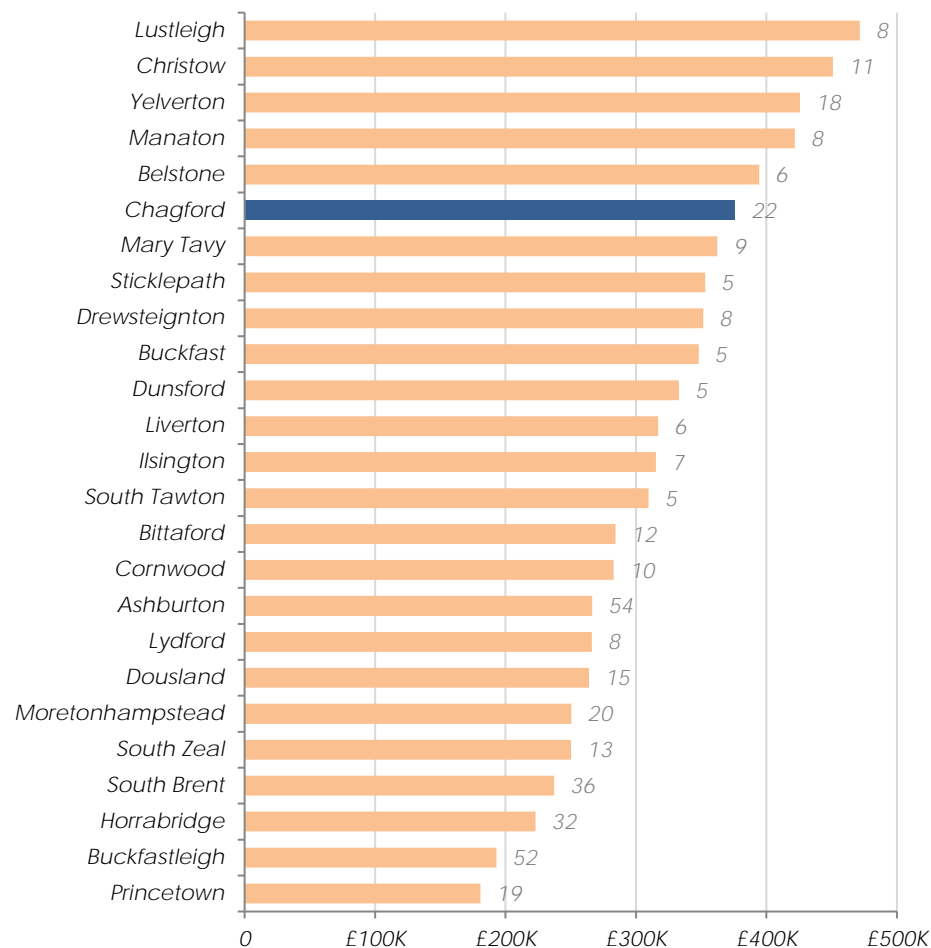
## Identifying Housing Need

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

Chagford, Dartmoor Forest, Drewsteignton, Gidleigh, Moretonhampstead, Throwleigh and North Bovey.

## 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 housing and mixed use

Total land area of 5 Ha

Mixed use development delivering 28 affordable units off Lower St started  
Development of older people's houses at Bretteville Close complete

1 affordable unit delivered on other sites since 2008

The April 2013 Housing Needs Assessment recommended:

39 affordable homes needed within 5 years

27 one-bed, 8 two-bed, 3 three-bed and 2 four-bed

35 rented homes and 4 shared ownership homes

## Issues Paper Consultation (Dec 2016)

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

- Need for more industrial and employment floorspace and call for suitable re-use of redundant historic farm buildings to improve local business opportunities
- Preference for small mixed use developments, over large-scale housing provision
- Forthcoming development should meet local needs and prioritise brownfield sites
- Concern over impact of second home ownership and desire to see holiday homes used more often at affordable rates
- Encourage re-introduction of services, such as the post office and banks
- Opportunity to incorporate 'One Planet principles' to meet local housing and employment needs

## 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:

- A need for recreational open space has been identified and is to be delivered as part of development at Bretteville Close site
- Additional car parking requirements, to be provided through development on Bretteville Close site
- Need for additional burial space
- New fire station, to be provided on new site through development on Bretteville Close site
- Replacement primary school building funded through Priority School Build Programme
- The need for additional bus services has been identified, but is unlikely to be met by public funding in the current economic climate, Fare Car (a book-ahead shared car hire service) has been used in Chagford, but passenger usage is reported to be very low

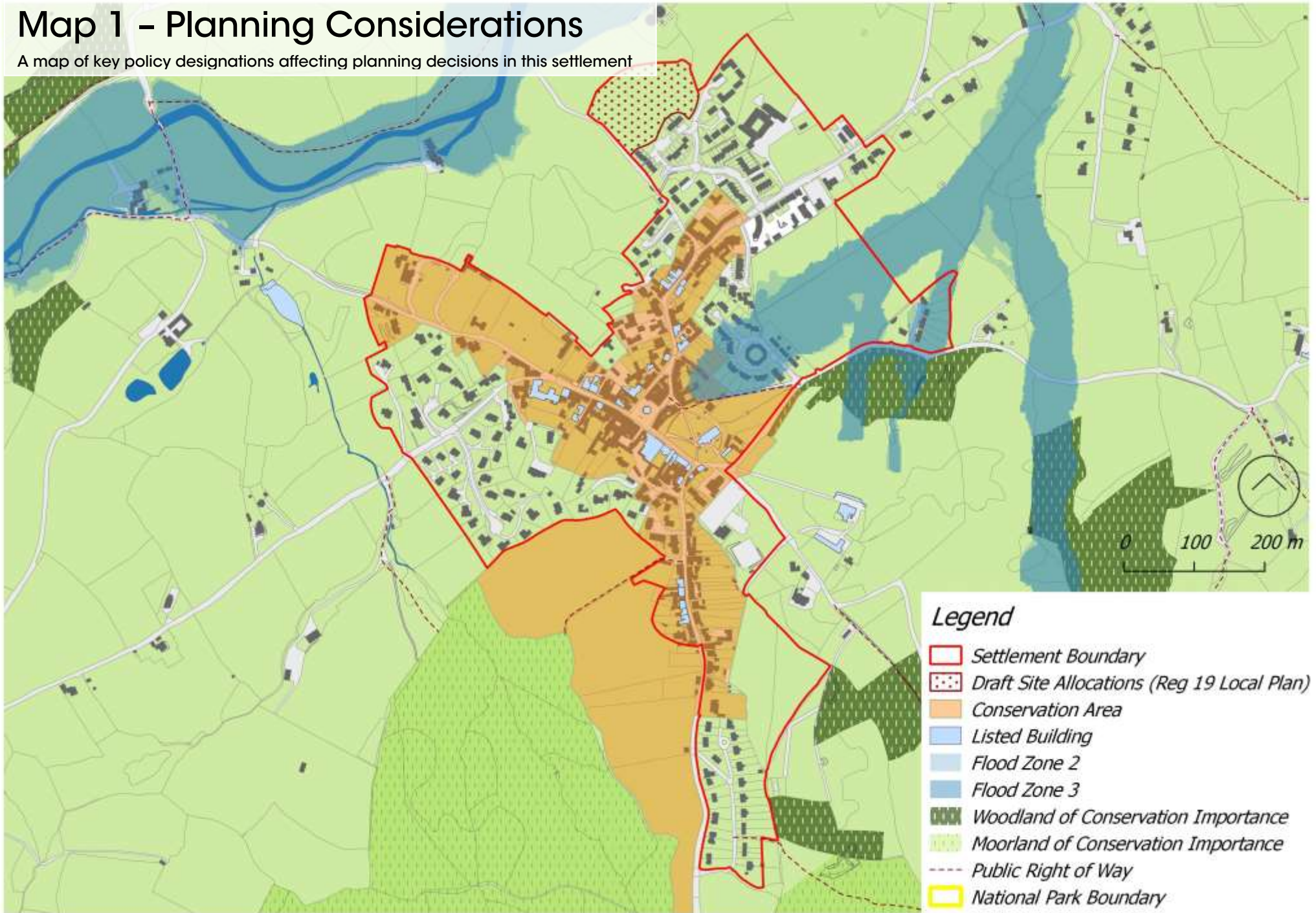
## Open Space, Sport and Recreation

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

- Following the addition of 93 dwellings at Bretteville Close, further outdoor sports provision may be needed. Contributions should only be sought where a clear current need is demonstrated.

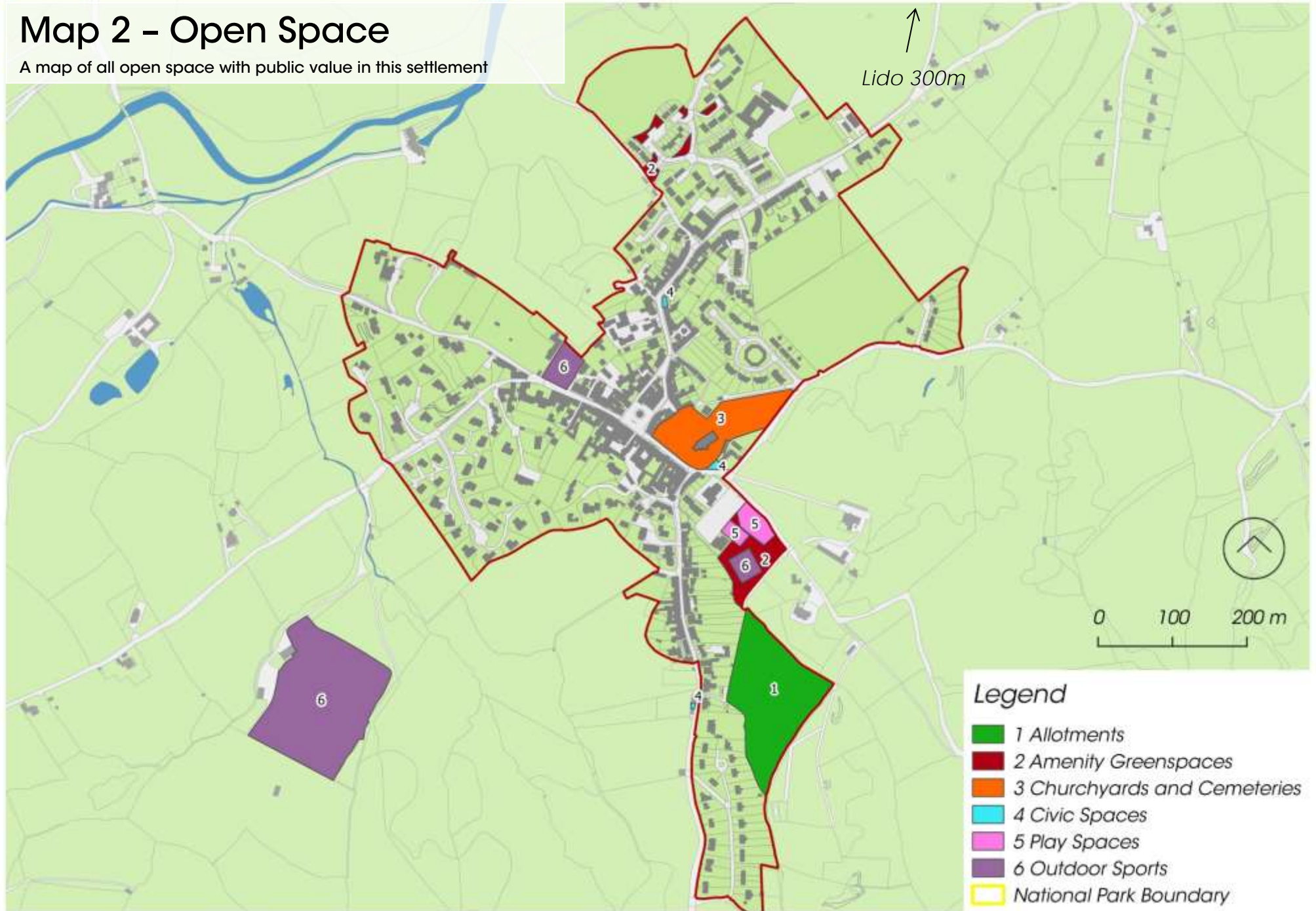
# Map 1 – Planning Considerations

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



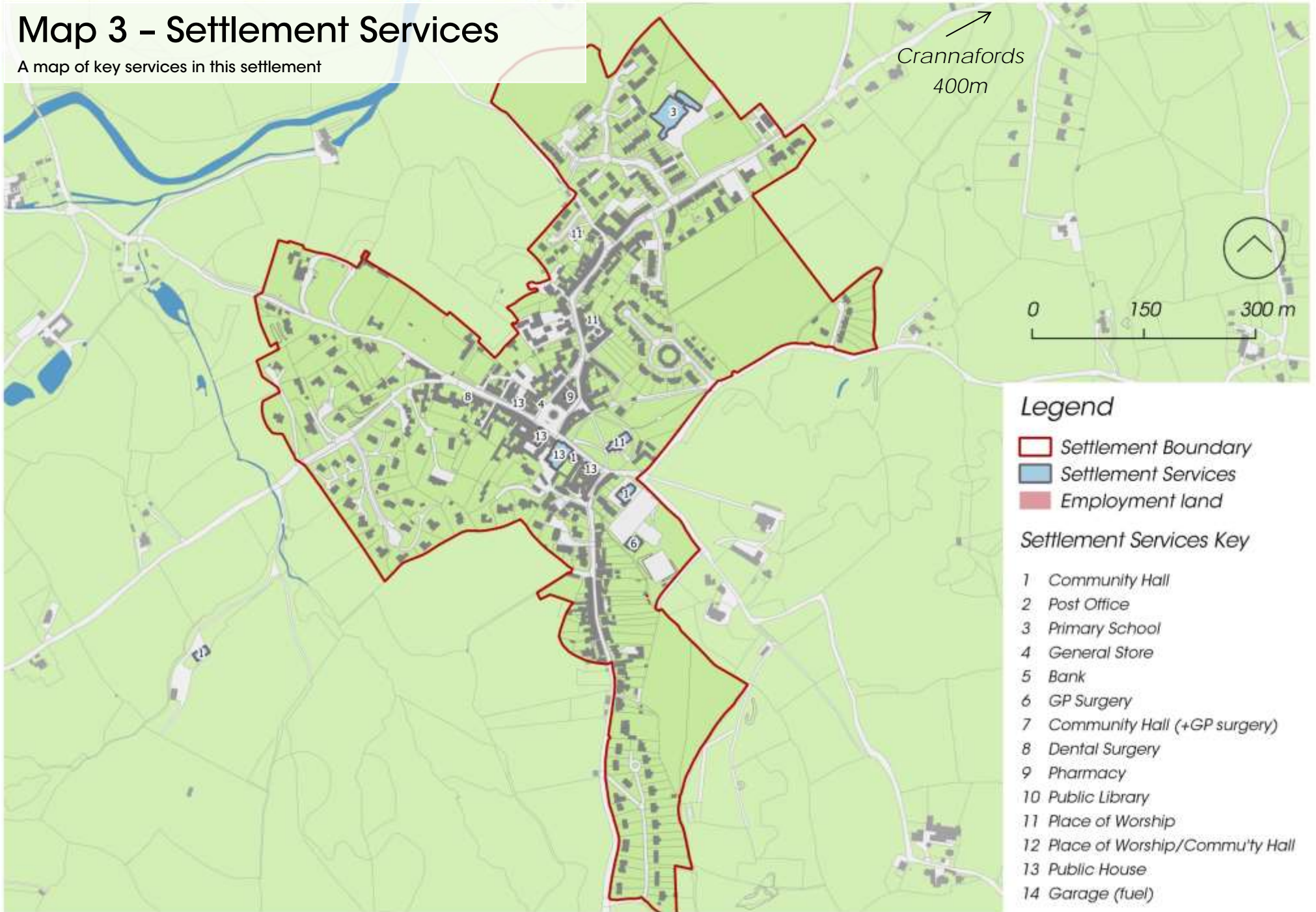
# Map 2 - Open Space

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	Times <sup>1</sup>	Frequency <sup>1</sup>
173	Chagford – Exeter Via Drewsteignton	Mon - Sat	0710-1823	1 / 3 hours
	Chagford - Moretonhampstead	Mon-Sat	0917-1422	2
178	Chagford – Newton Abbot Via Lustleigh	Mon-Sat	1342	1
	Chagford – Okehampton Via South Zeal	Mon-Sat	0954	1
671	Chagford – Newton Abbot Via North Bovey	Weds	0939	1
	Chagford – Okehampton Via Sticklepath	Weds	1429	1 / 2 hours

<sup>1</sup> Indicative only, times should not be relied upon and will be subject to change

## Method of Travelling to work (Census 2011)

