



**DARTMOOR LOCAL PLAN**  
guiding planning applications in Dartmoor National Park

## Settlement Profile:

### *Bridford*

**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

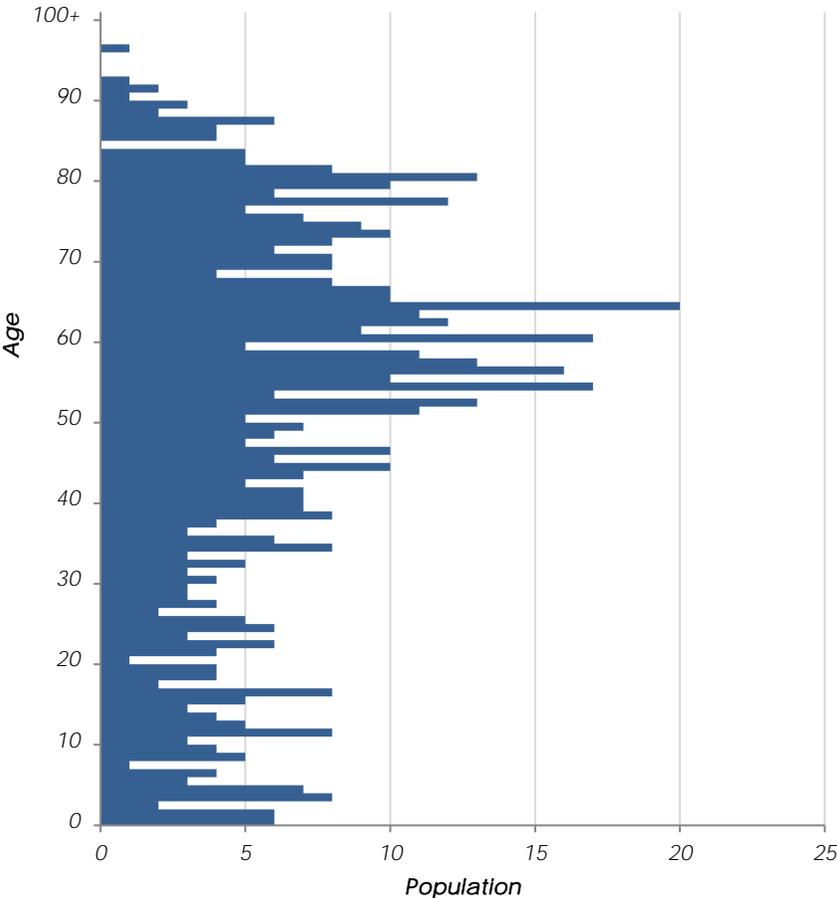
*Bridford is a small village lying on the west side of the Teign valley between Christow to the south and Dunsford to the north. It has a modest range of facilities including a shop (within the pub) and a visiting mobile post office service. Its primary school needs are met by schools at Christow, Dunsford and Doddiscombsleigh.*



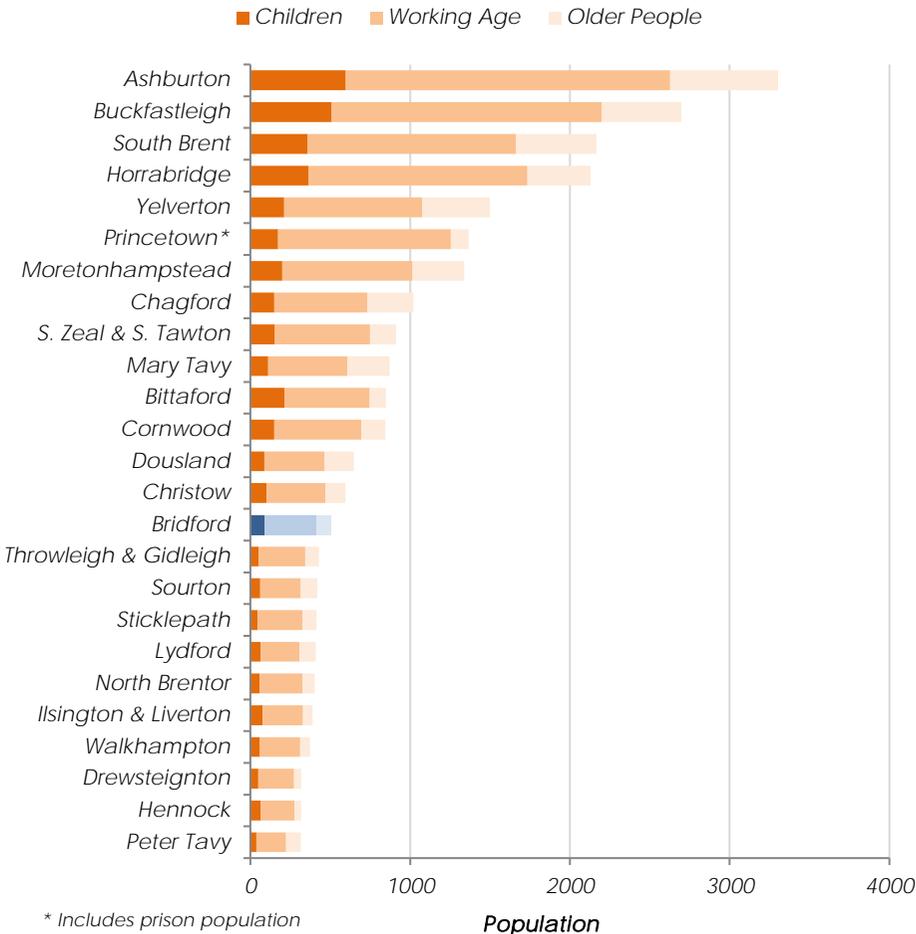
## Population 503

Census 2011, defined by best-fit Output Areas

### Age Profile (Census 2011)

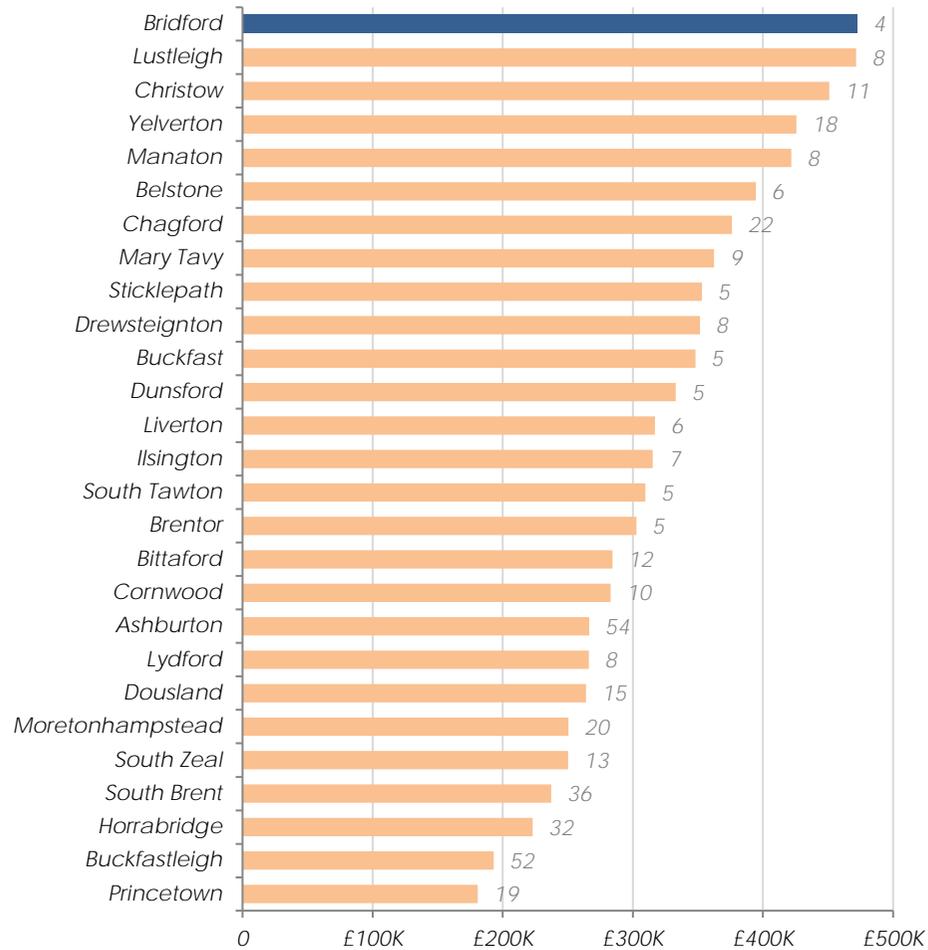


### Settlement comparison (Census 2011)



## 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

## Identifying Housing Need

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

*Bridford, Dunsford, Christow*

*Sites allocated for development in current local plan:*

*No sites allocated for development*

*No affordable units have 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*

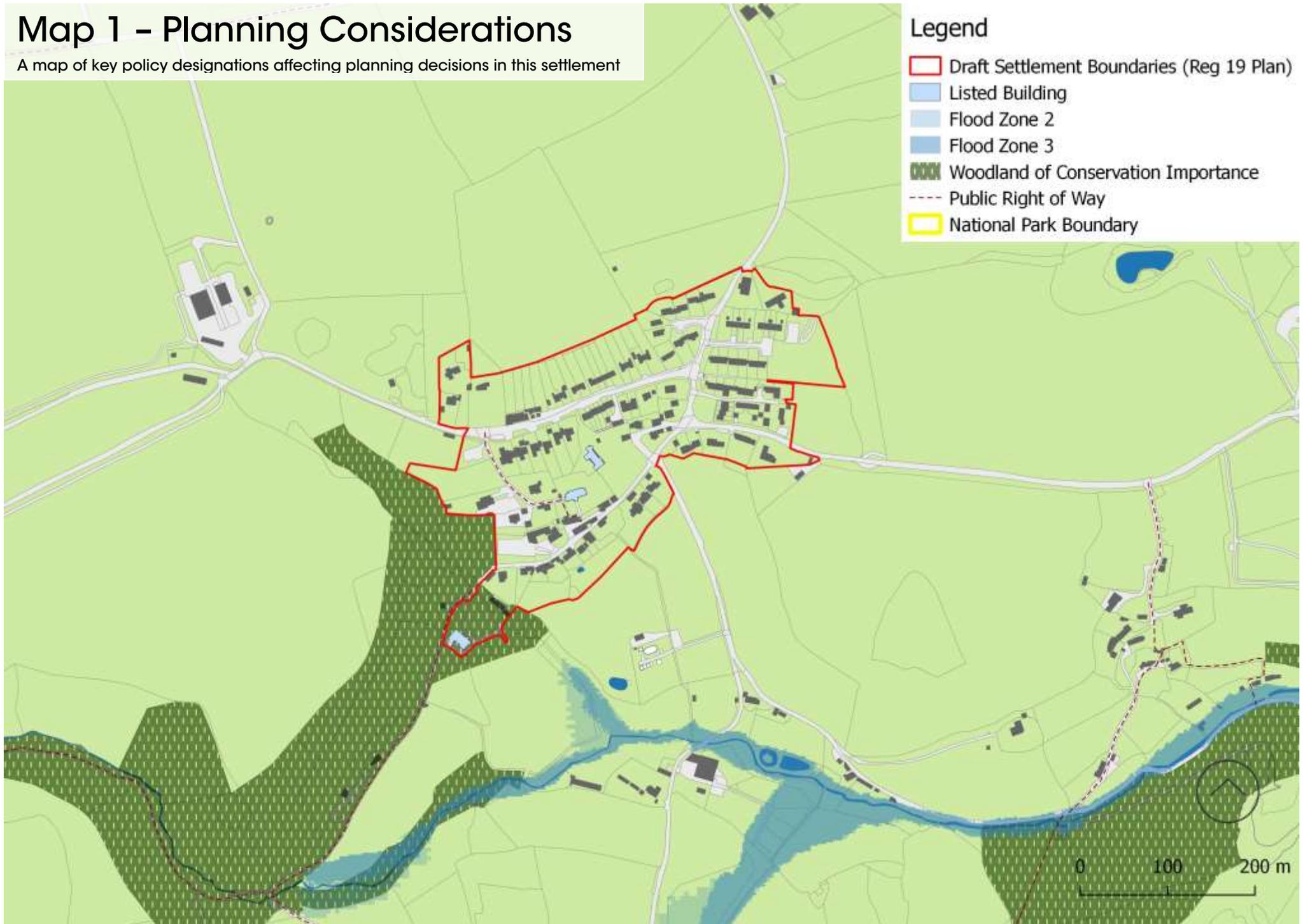
## Infrastructure delivery

*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*

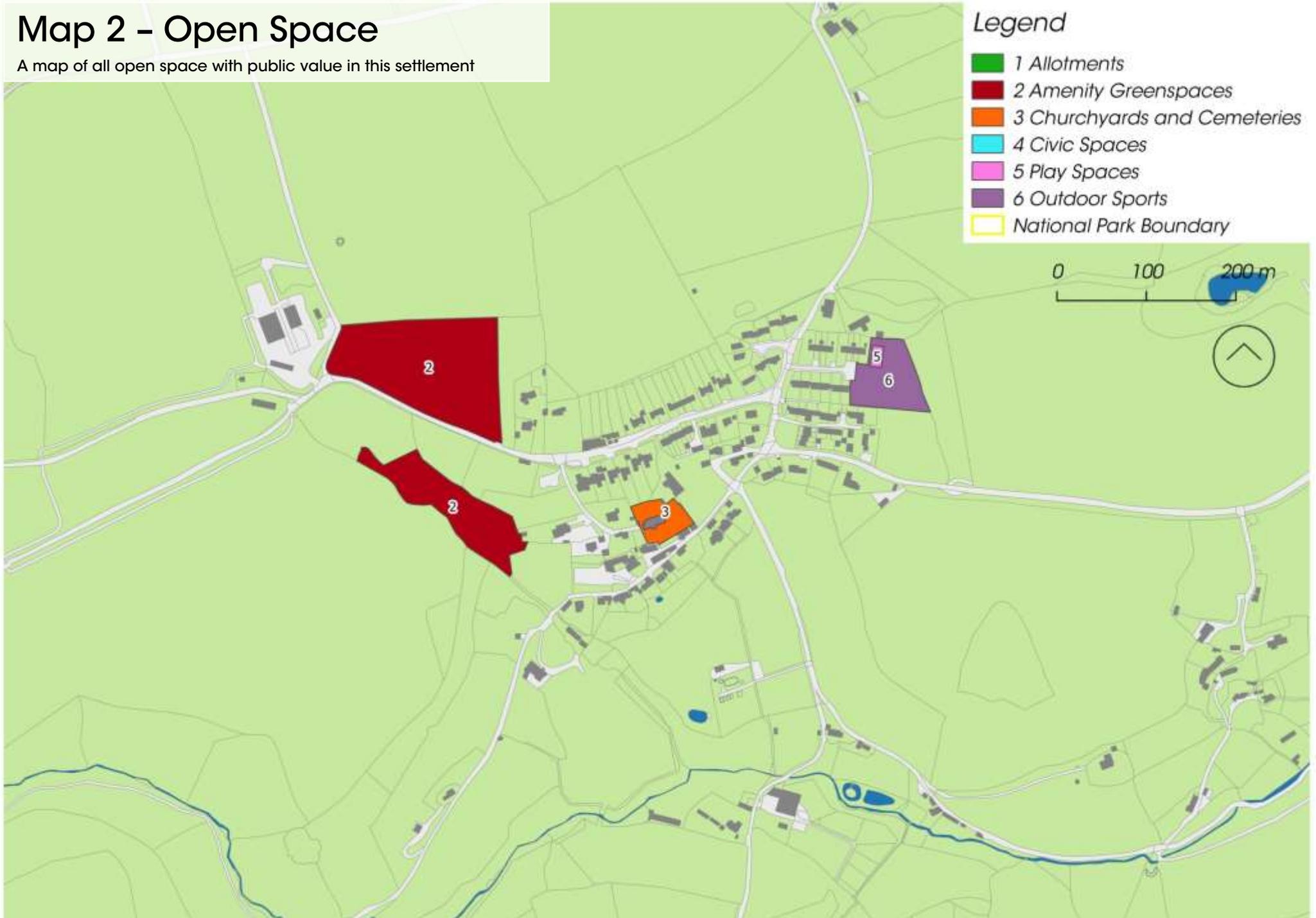
# Map 1 – Planning Considerations

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

## Method of Travelling to work (Census 2011)

