



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Dousland

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

Dousland established itself around Dousland Station, which lay on the branch line to Princetown on the South Devon and Tavistock Railway. The area became busy with the construction of Burrator Reservoir at the end of the 19th and early 20th century. As with Yelverton, Dousland became an area which could provide clean air and a healthy environment away from, yet with easy access to, the city of Plymouth.

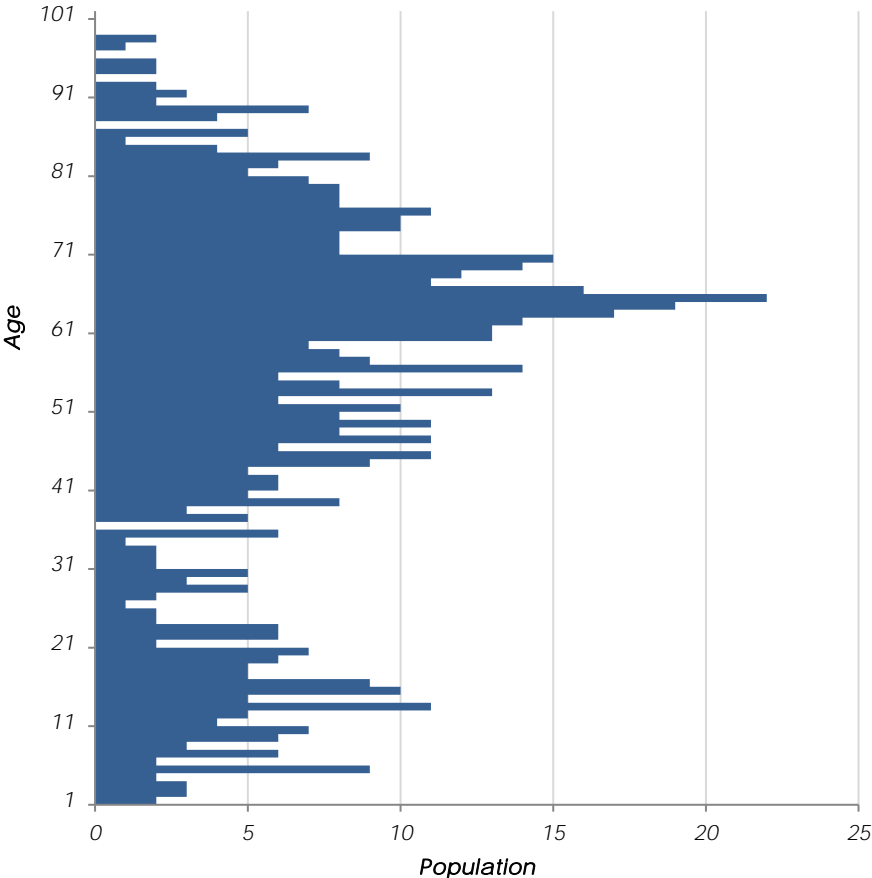
The settlement has a store/post office and a large inn. It is close to the Local Centre of Yelverton, which can compensate for the shortage of local services and facilities. There is a small trading estate to the west of the village, which has good access onto the B3212 road. A small stone quarry also operates on the east side of the village.



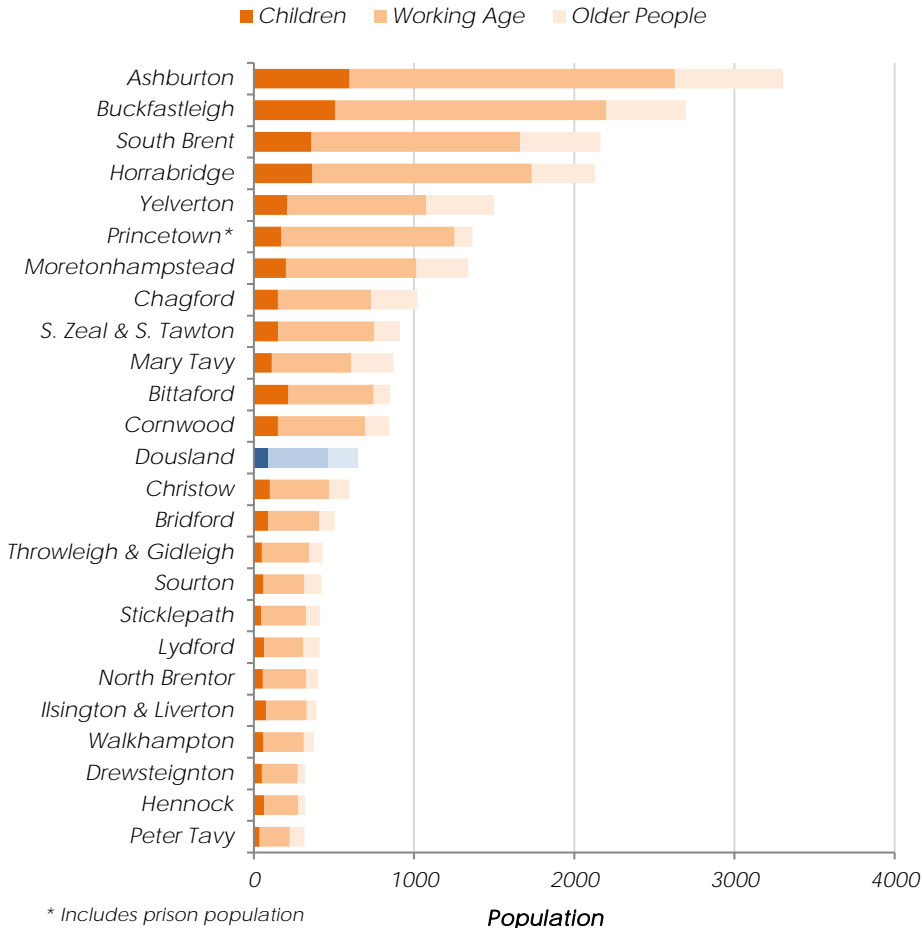
Population 647

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

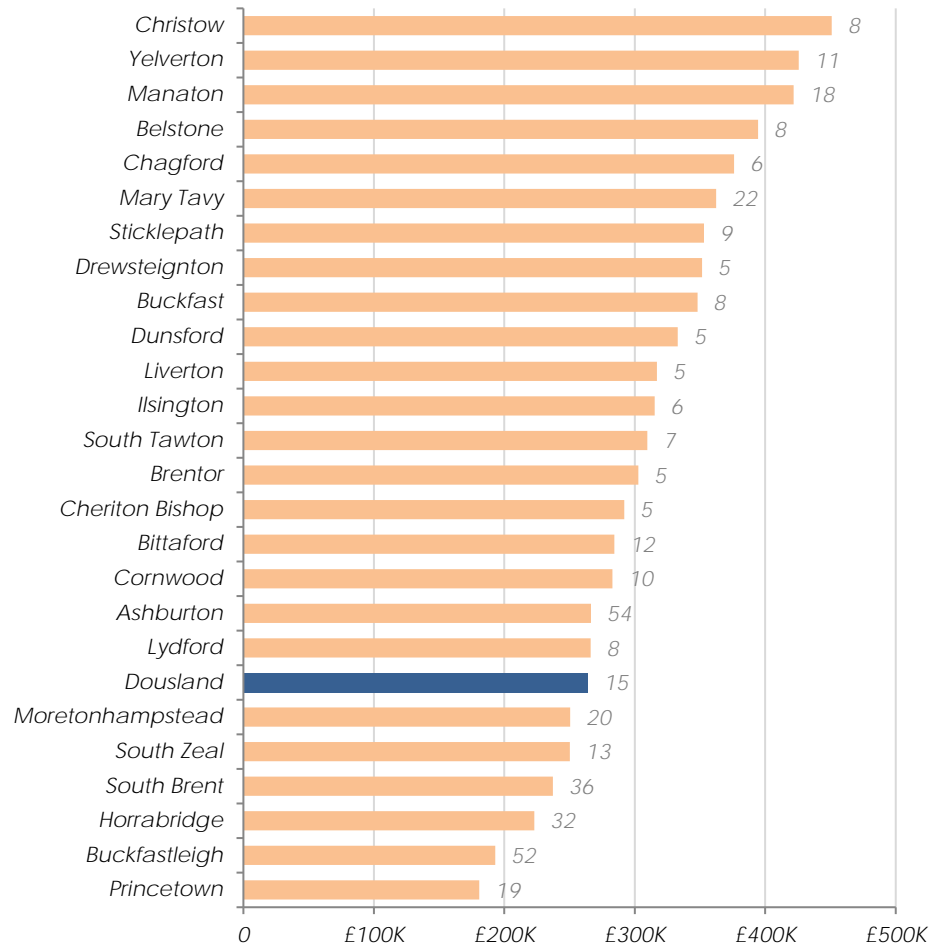


Settlement comparison (Census 2011)



Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Meavy, Walkhampton, Sampford Spiney, Whitchurch, Dartmoor Forest, Sheepstor, Shaugh Prior

Sites allocated for development in current local plan:

No sites allocated for development

No residential 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 others known (respondents may have not submitted address details)*

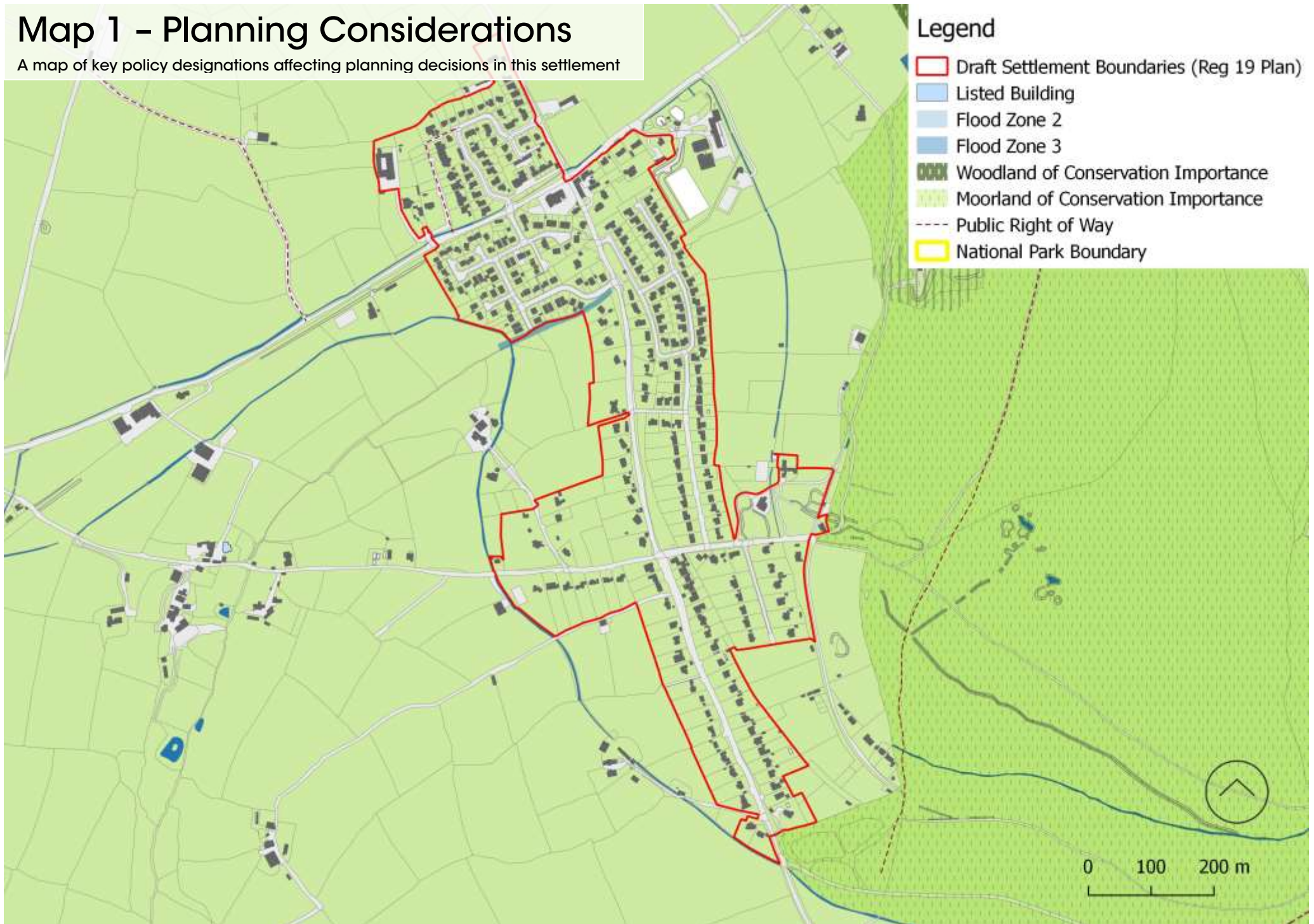
Infrastructure delivery

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:

- *Yelverton – Dousland footpath link to Woodman’s corner*

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
Dousland	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓
If no, distance to nearest			1-2.5km	1-2.5km												

Method of Travelling to work (Census 2011)

