



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Buckfast

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

Buckfast has been part of a busy and prosperous industrial area over many years, as well as being part of a religious community centred on the Abbey. In earlier times there were corn mills, iron foundries, limestone quarries, woollen mills, tanneries and later an electroplating works operating locally. A new wine production plant was built in 2010.

Buckfast Abbey and its precincts and associated buildings dominate Buckfast. A religious Benedictine community was established here in 1018, later changing to Cistercian, until the monasteries were dissolved under Henry VIII. It wasn't until 1907, with the rebuilding of the Abbey by Benedictine monks (completed in 1932), that it became an active religious community again. It is now also an important tourist destination. The various associated outlets and the conference and retreat centres generate a lot of business and provide a great deal of local employment.

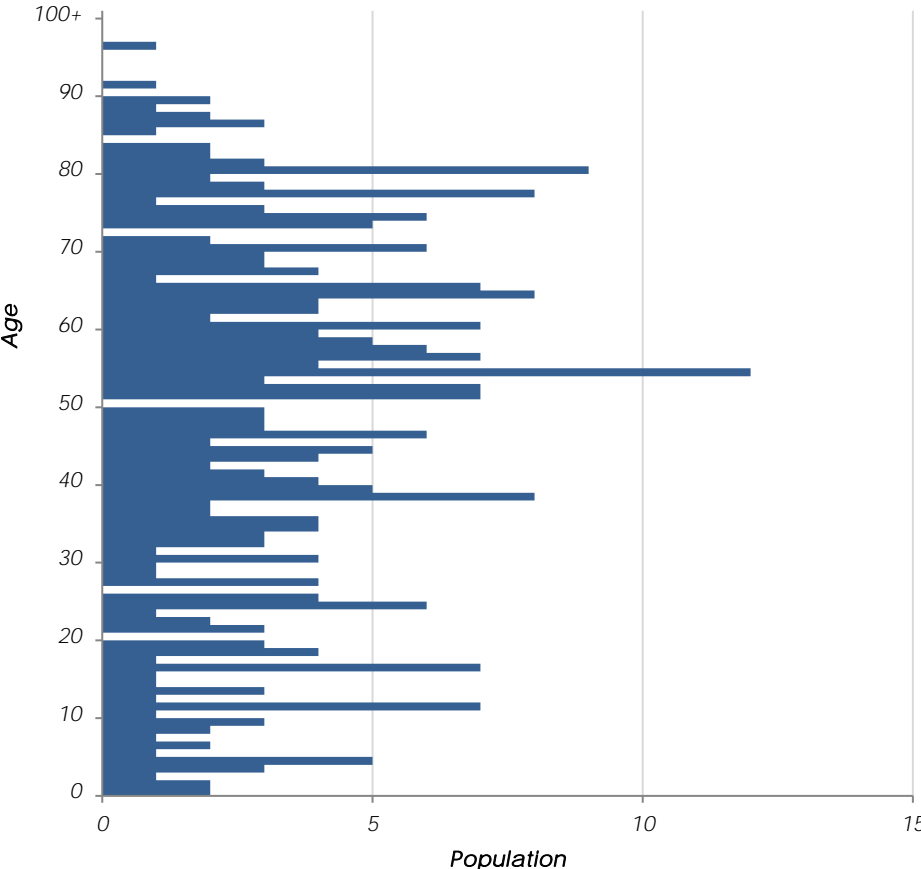
While Buckfast has a limited range of facilities, it is close to Buckfastleigh, which can provide some of those that are lacking within the settlement itself. It has a small shop/Post Office (part of the Mill Shop outlet), a Methodist church and a primary school, as well as the range of tourist, monastic produce and book shops within the Abbey precincts.



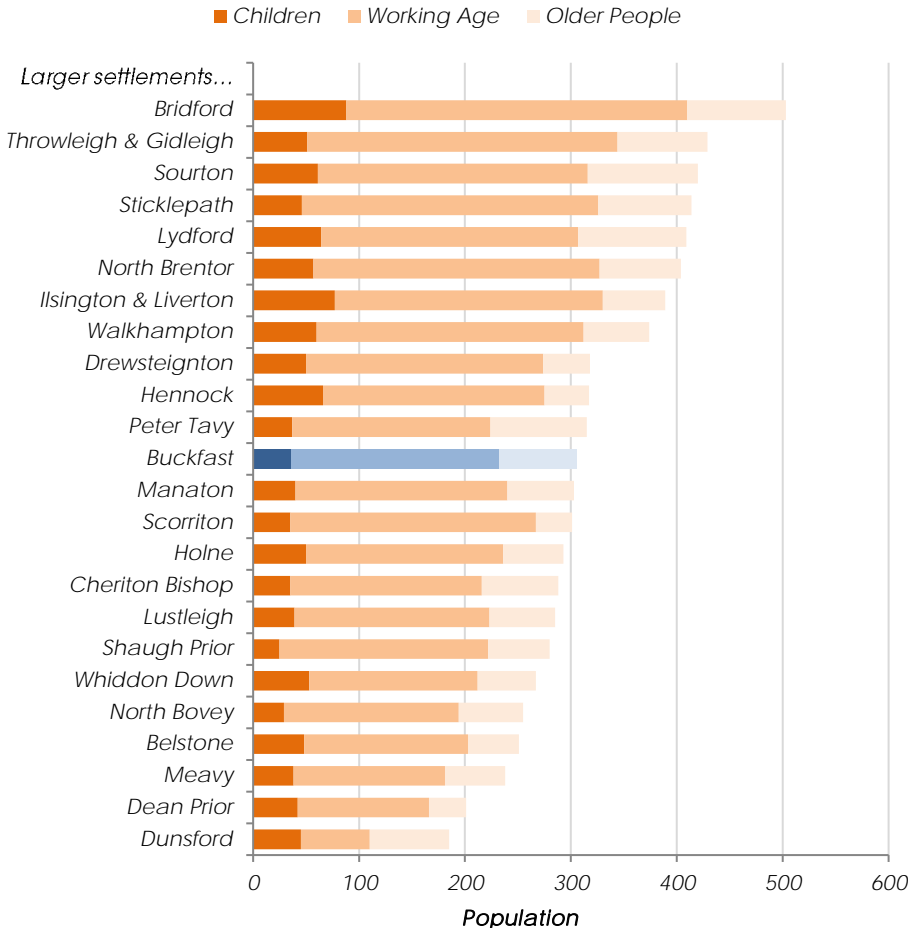
Population 309

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

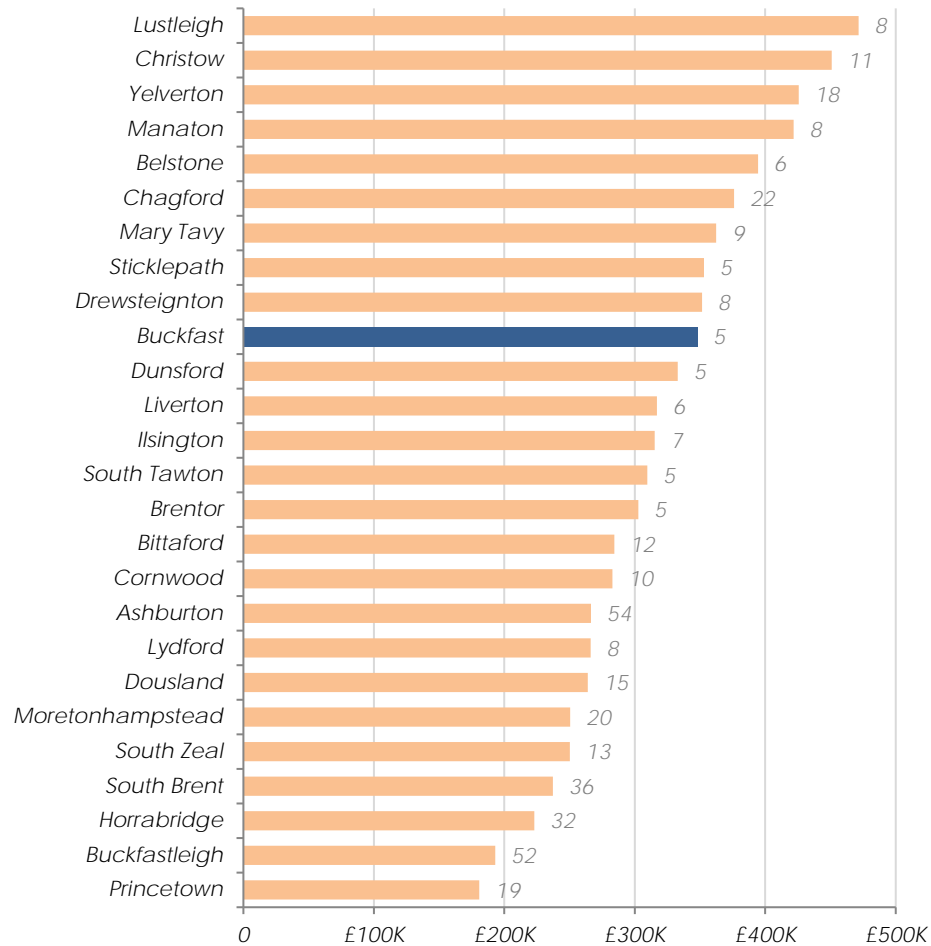


Settlement comparison (Census 2011)



Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Buckfastleigh, West Buckfastleigh, 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

The Dec 2009 Housing Needs Assessment¹ recommended:

¹Buckfastleigh Parish

38 affordable homes needed within Parish

28 two-bed, 7 three-bed and 3 four-bed

13 shared ownership or sub-market units and 25 rented homes

Issues Paper Consultation (Dec 2016)

The following summarises issues identified by the Town Council and residents:

- Concern over increasing house prices and second home ownership*
- Concern that large residential extensions erode the affordability of the existing housing stock*
- Prioritise development which meets the needs of local people*
- Encourage re-use of redundant commercial buildings*
- Redundant historic farm buildings should be given appropriate new uses, including allowing conversion to affordable housing for local people*
- Call to plan for the loss of farm subsidies in the event these payments are not protected when Britain leaves the EU*

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

Method of Travelling to work (Census 2011)

