



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Dunsford

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

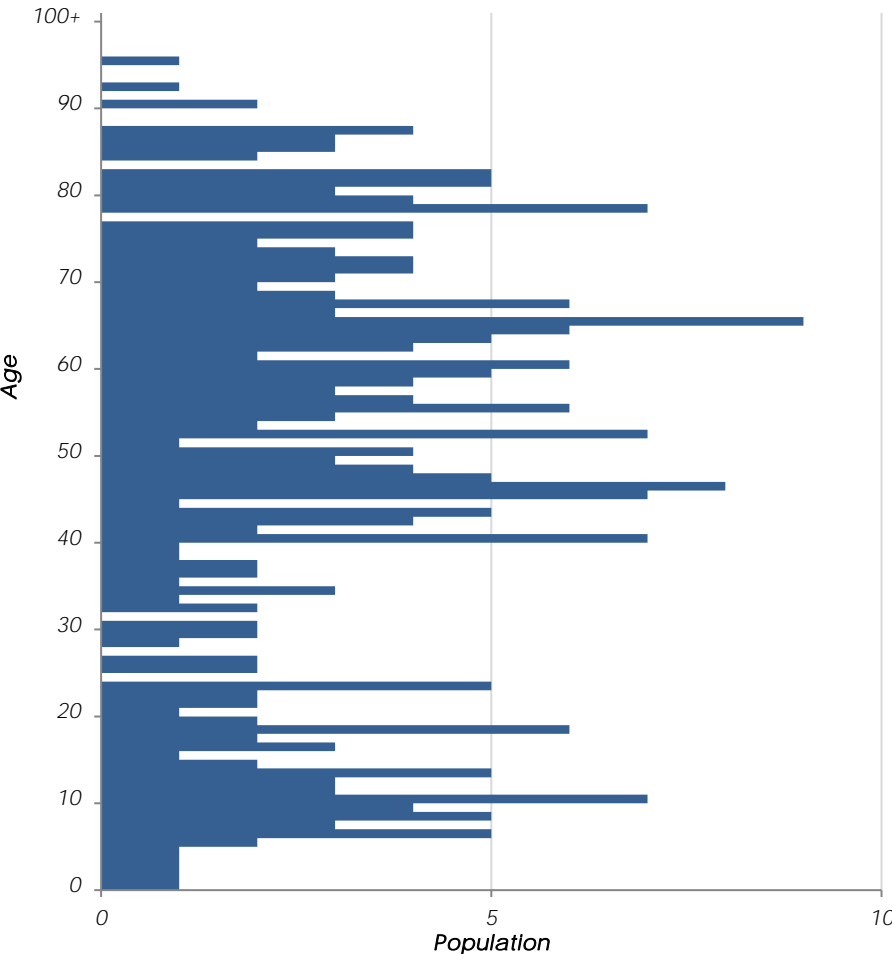
Dunsford lies on the north eastern boundary of the National Park, in the River Teign valley. It is a linear settlement, set out from east to west along the ridgeway. The settlement developed from a loose collection of farms strung along the road, with a small number of associated cottages. The village has a range of local facilities including a shop and post office, garage, pub, primary school, village hall and church.



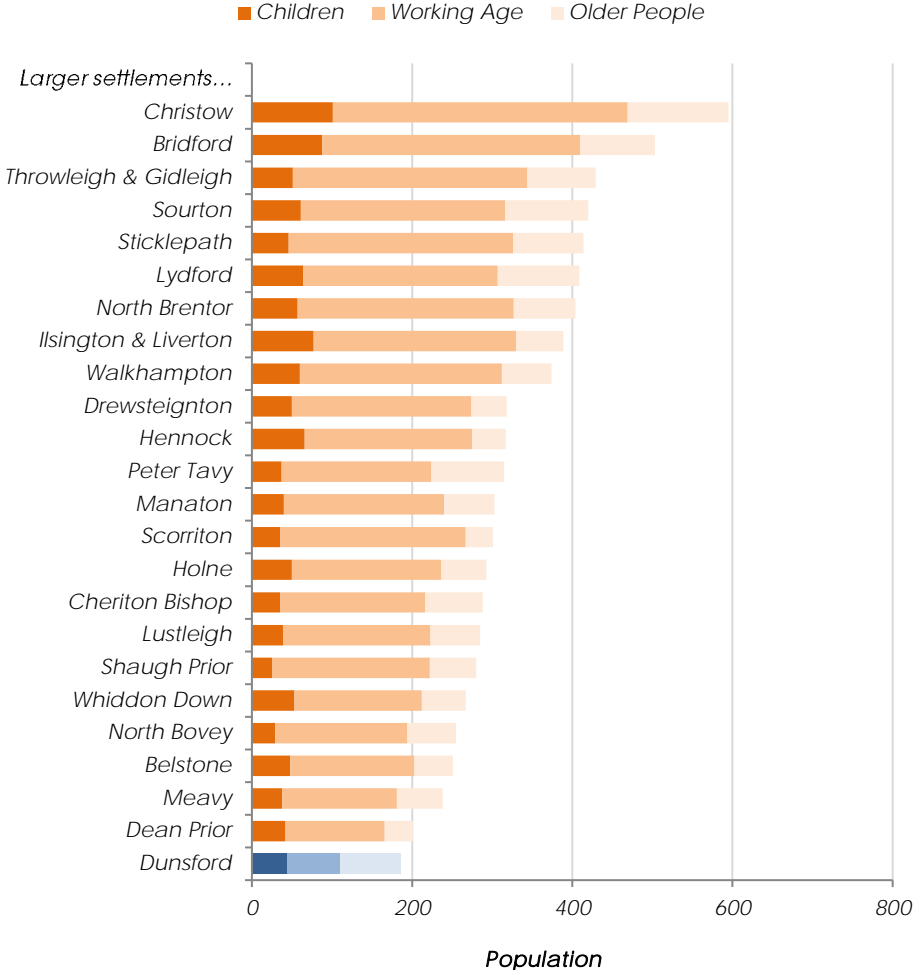
Population 285

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

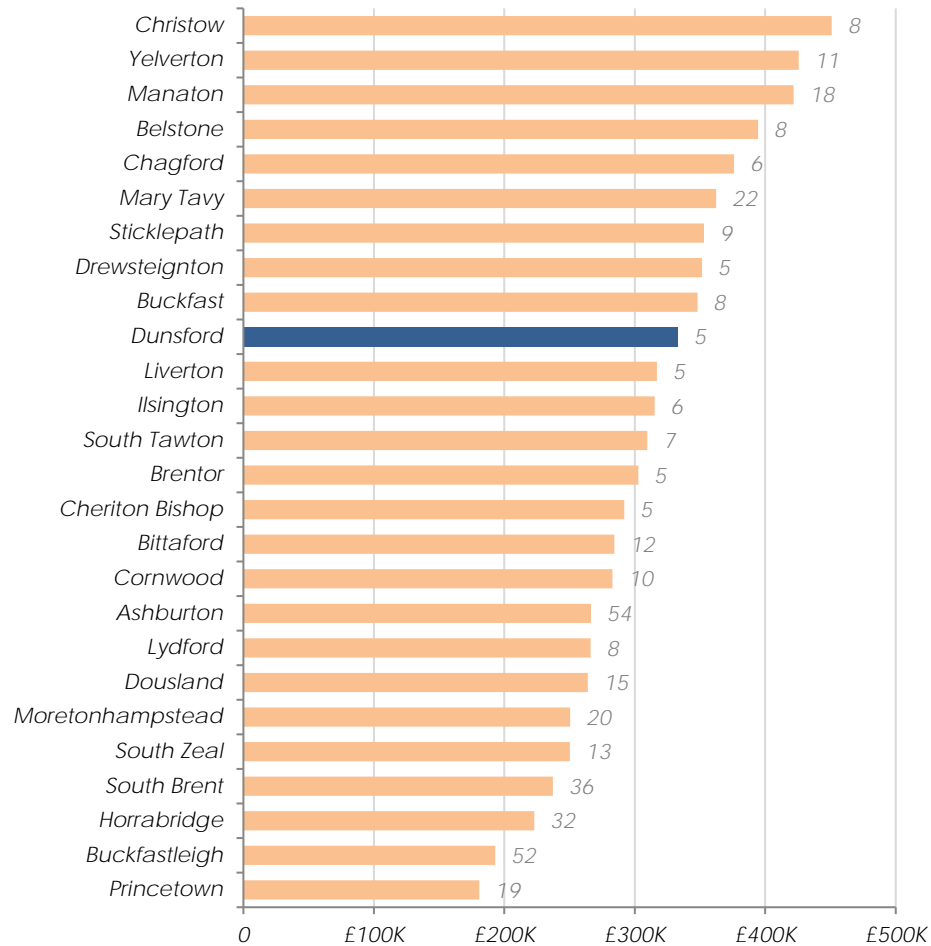


Settlement comparison (Census 2011)



Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Dunsford, Bridford, Drewsteignton

Sites allocated for development in current local plan:

No sites allocated for development

1 affordable unit has been delivered on other sites since 2008

October 2010 Housing Needs Assessment recommended:

11 affordable homes needed within 5 years

10 one-bed or two-bed and 1 three-bed

10 rented accommodation and 1 shared ownership

Issues Paper Consultation (Dec 2016)

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

- Support genuine community collaboration to plan for future of settlement
- Prioritise affordable homes to rent and smaller housing for elderly downsizers
- In view of limited housing, allow more generous residential extensions to help local families stay in area
- Promote use of local materials (e.g. granite, slate)
- Concern at impact of second home ownership and support for use of principle residence restrictions
- Consider allowing conversion of redundant agricultural buildings for affordable housing for local people
- Concern at limited support for starting of new businesses in rural settlements
- Support improved superfast broadband access, mobile phone coverage and public transport access
- Concern at quality of transport and communication infrastructure and desire for new car park
- Concern at ability of sewage network to accommodate future growth

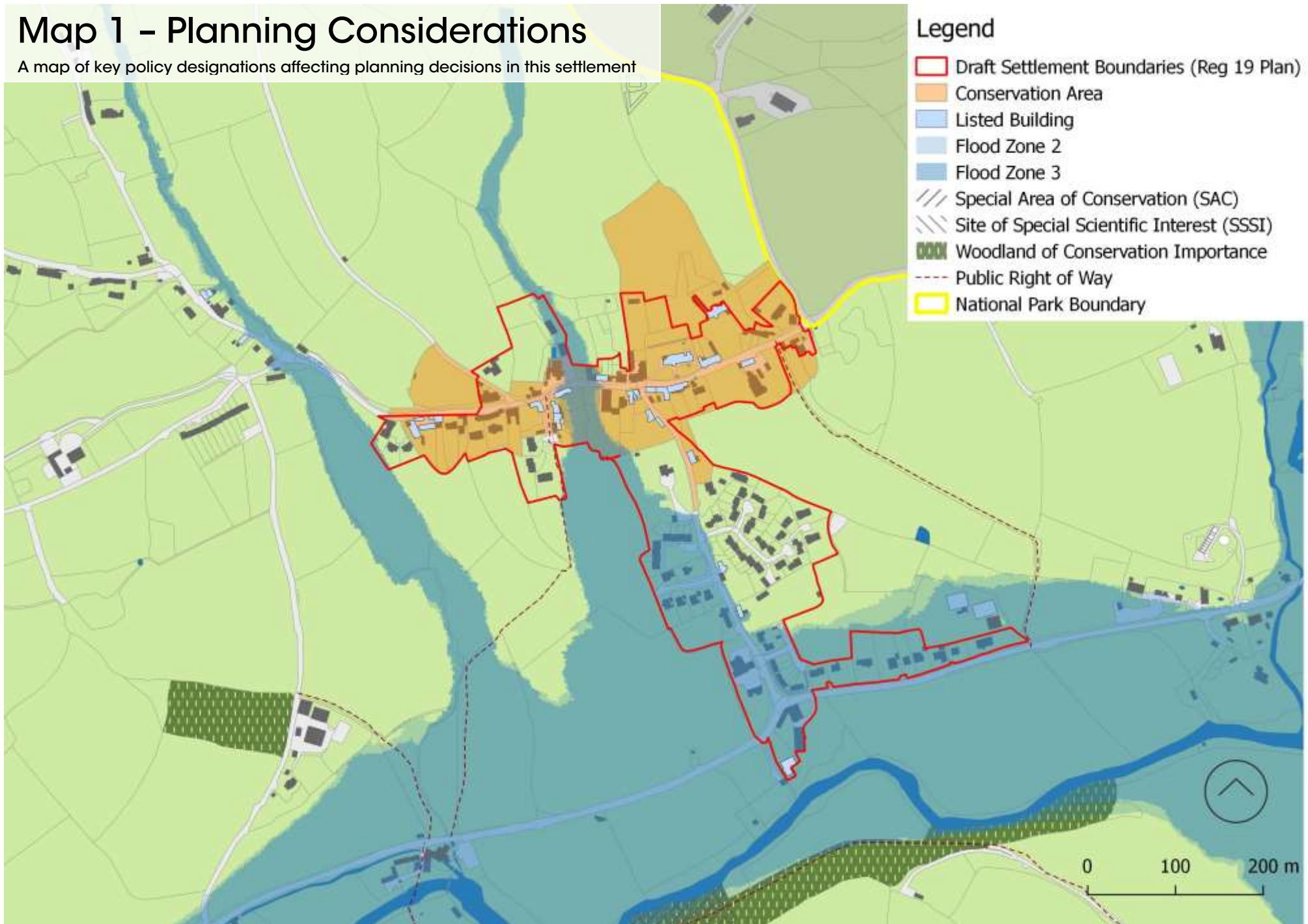
Infrastructure delivery

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:

- Long standing desire for additional car parking (detailed assessment required)

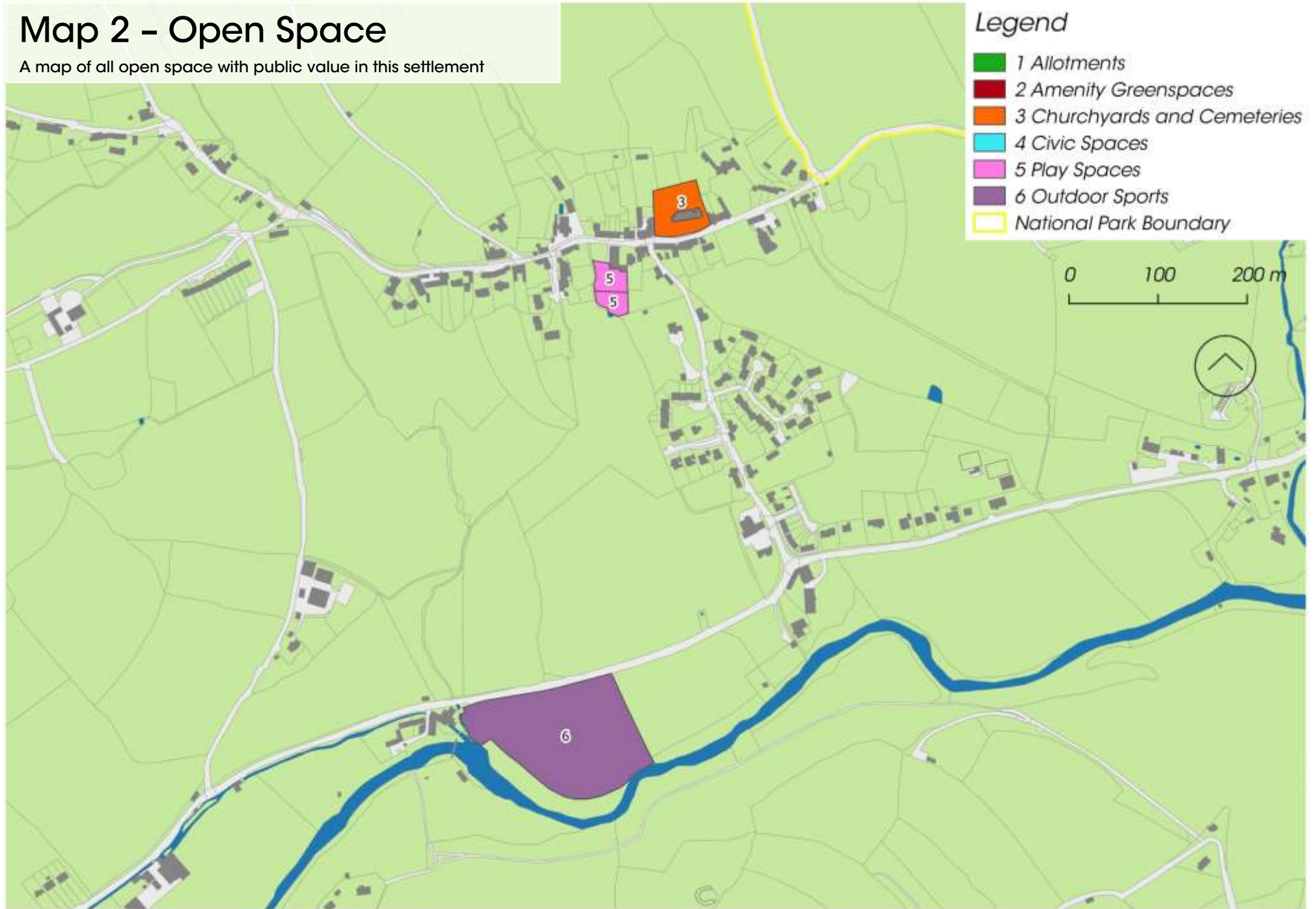
Map 1 – Planning Considerations

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
Dunsford	✓	✓	x	✓	x	x	x	✓	✓	✓	x	✓	✓	✓	✓	✓

Method of Travelling to work (Census 2011)

