



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile: *Buckfastleigh*

June 2017

This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the town. It will be updated as necessary to inform the Local Plan review.

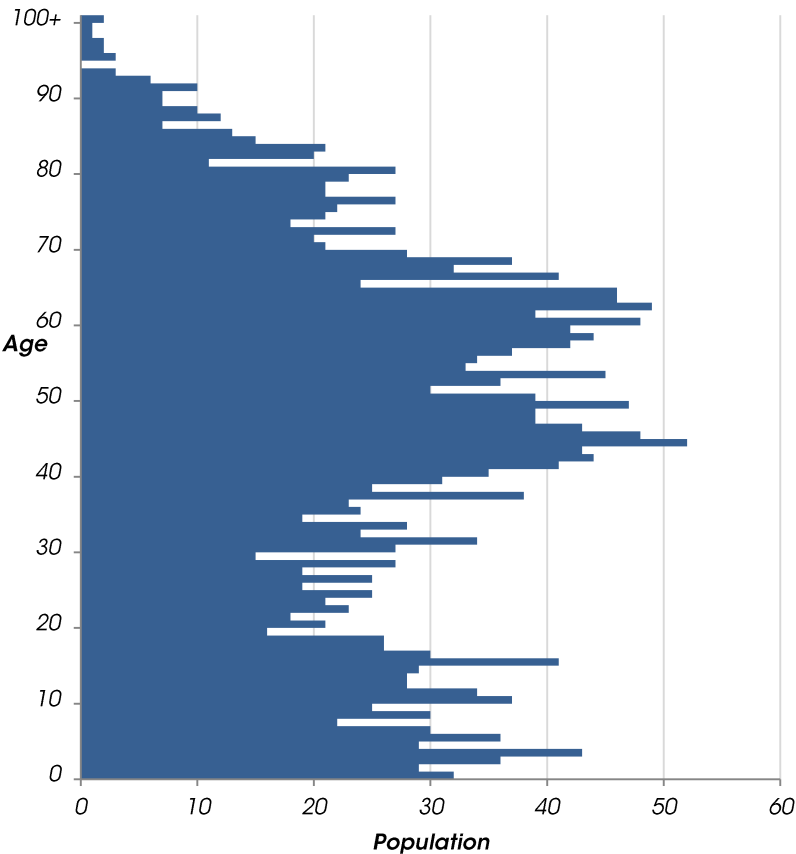


Population

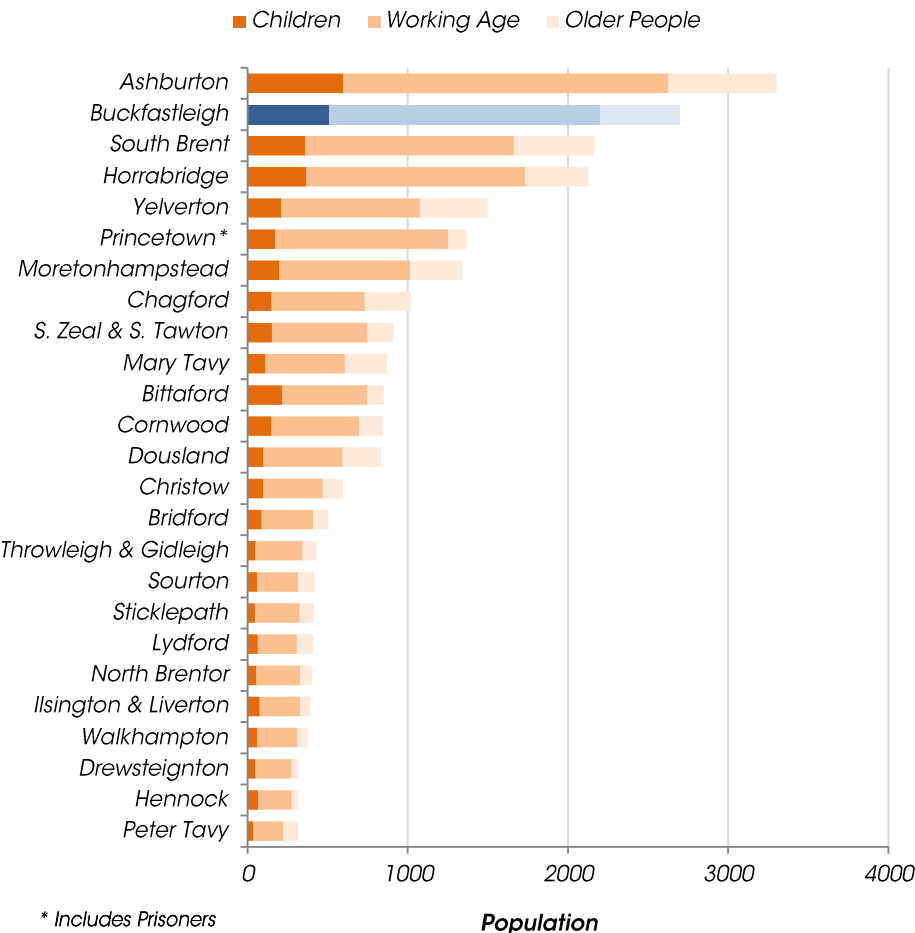
2,697

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

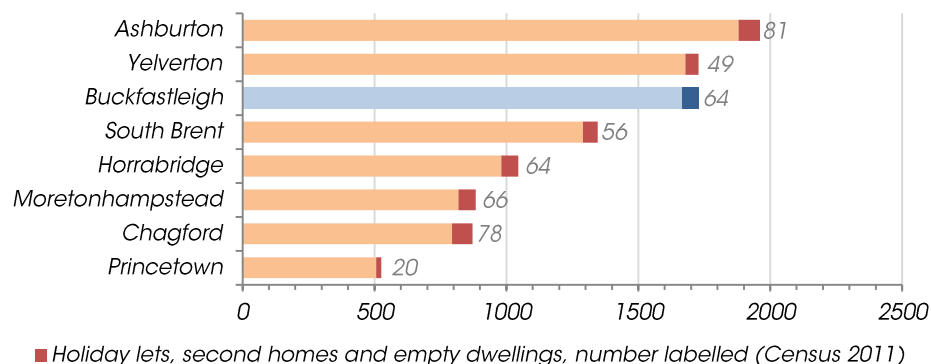


Settlement comparison (Census 2011)



Current Housing Stock

Census 2011, defined by best-fit Output Areas



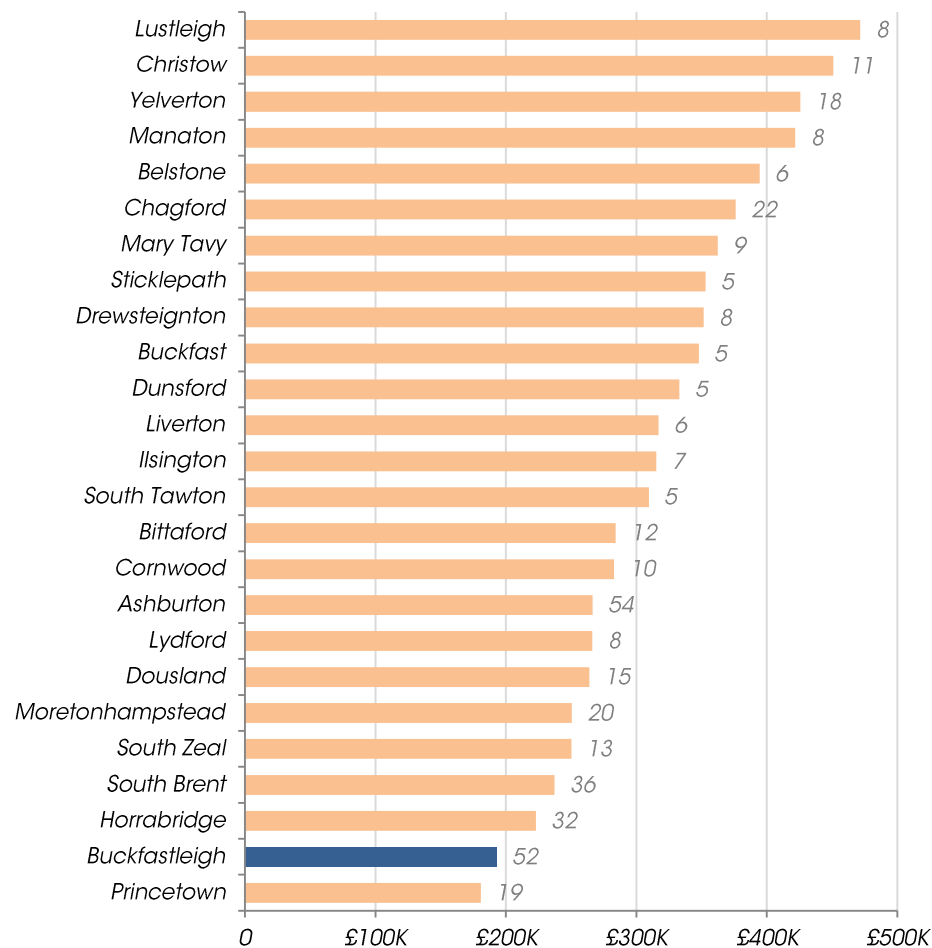
Current Affordable Housing Stock

Bedrooms					
1	2	3	4	5+	Total
63	142	124	0	0	329

Devon Communities Together, 2016

Average House Prices* 2016

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



Land Registry, 2016

Sites allocated for development in current local plan:	3 sites allocated for housing and mixed use
	Total land area of 5.05 Ha
	No development has been delivered on these sites to date
	14 residential units delivered on other sites since 2008
The December 2009 Housing Needs Assessment recommended:	38 affordable homes needed
	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 Buckfastleigh's residents, the Town Council and other local organisations:

- Support existing high street businesses and enhance amenities and attractions for residents and tourists
- Prioritise protection of biodiversity, sustainability and development which meets the needs of local people
- Concern over increasing house prices and second home ownership
- Concern that large extensions to houses erode the affordability of the existing housing stock
- 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
- Highlight the need to plan for the loss of farm subsidies in the event these payments are not protected after Brexit
- Prioritise improved broadband and public transport infrastructure

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:

- Opportunity for a pedestrian link between Church Street and the allocated site (BCK2) on Holne Road
- Proposed cycle lane between South Dartmoor College, Ashburton and Buckfastleigh Town Centre
- Need identified for recreational open space to be provided as part of development on allocated site on Holne Road (BCK2)
- Further infrastructure items are included in the draft Neighbourhood Plan

Buckfastleigh is a **Local Centre** in the current local plan. Key planning policies related to Local Centres are set out below.

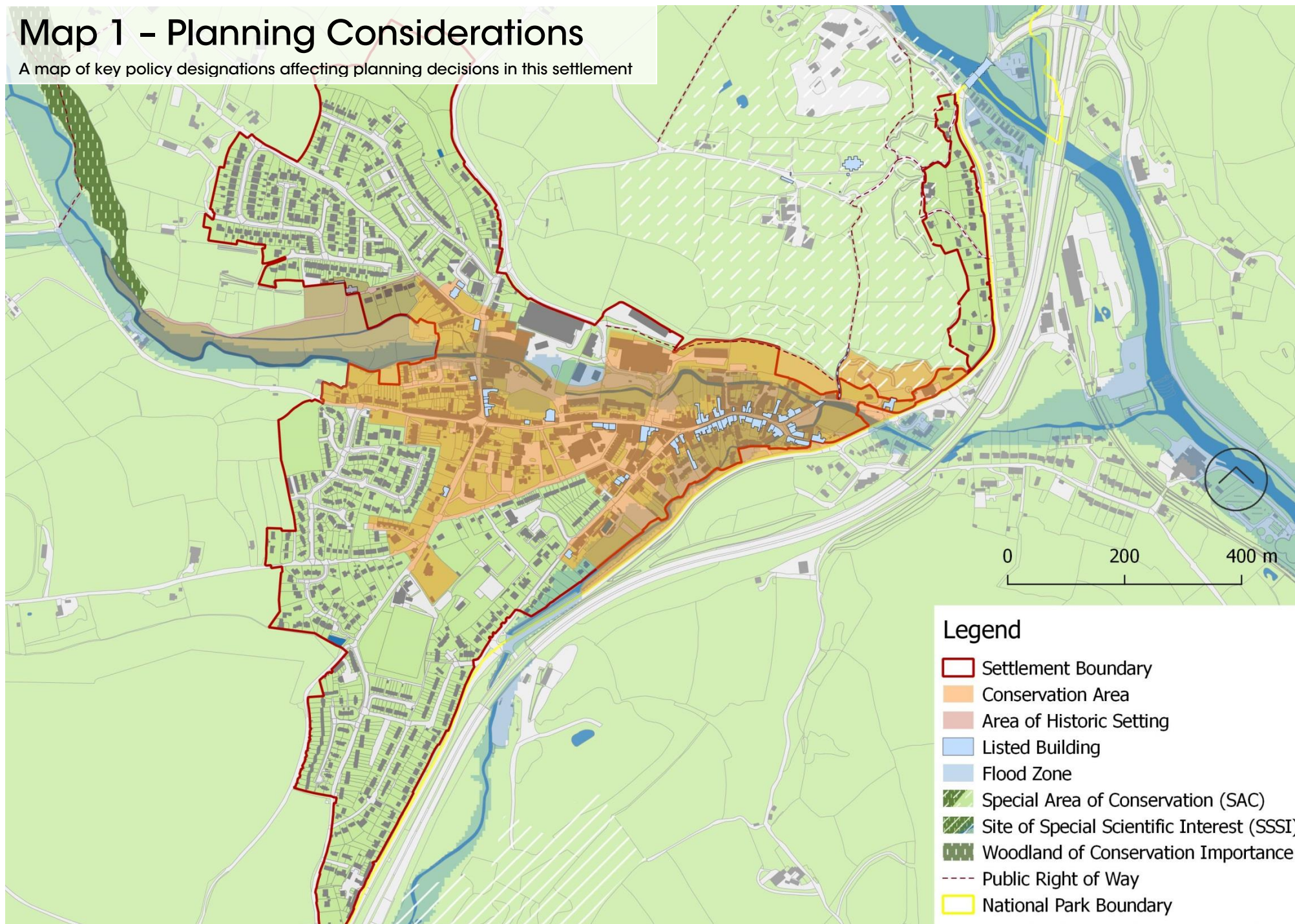
Strategic	<p>In local centres current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> • Provides scope for delivering 60% of projected new housing needed in the National Park • Provides scope for maintaining and improving employment opportunities and commercial activity consistent with local business needs and environmental capacity • Ensures a range of local services are maintained and where possible enhanced • Settlement boundaries are drawn
Residential	<p>In local centres current residential development policy states new dwellings will be permitted <u>within the designated settlement boundaries</u>:</p> <ul style="list-style-type: none"> • On previously developed land; or • On small infill plots within an existing frontage; or • Where they will be provided through the conversion or subdivision of existing residential or non-residential building; or • On other sites where development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure; • On sites allocated. <p>In all cases on sites in local centres <u>the proportion of affordable housing should not be less than 50% of the units provided, except where a higher proportion of open market is shown to be essential to secure overall development viability.</u></p> <p>Exceptionally, where the need for affordable housing cannot be met within the settlement boundary, and there is a specific local need identified for such housing, then permission will be granted for a development on suitable sites <u>adjoining the settlement boundary</u>. In such cases <u>all housing will be required to be affordable</u>.</p>
Employment	<p>Current policy (COR 18) allows the provision of new employment sites <u>within and adjoining the Local Centres</u> where there is evidence that demand cannot be met by existing or permitted sites.</p> <p>In Local Centres the following types of local employment and business development are considered appropriate:</p> <ul style="list-style-type: none"> • Provision for the controlled expansion and development of existing businesses; • Support for small scale development needed to facilitate the establishment of office, light industrial, service and creative industries and home-based enterprises, including live-work units.

COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document

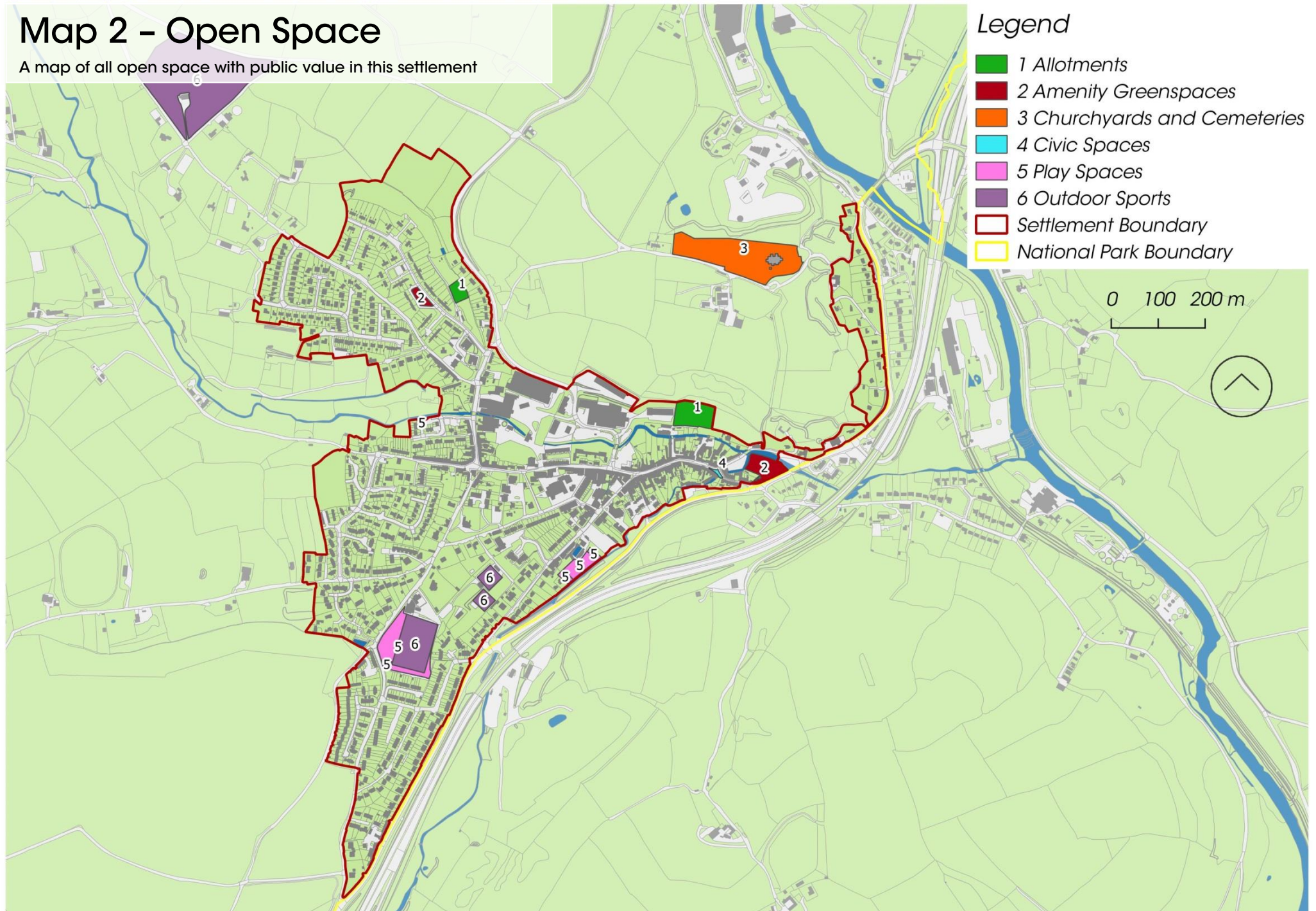
Map 1 – Planning Considerations

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



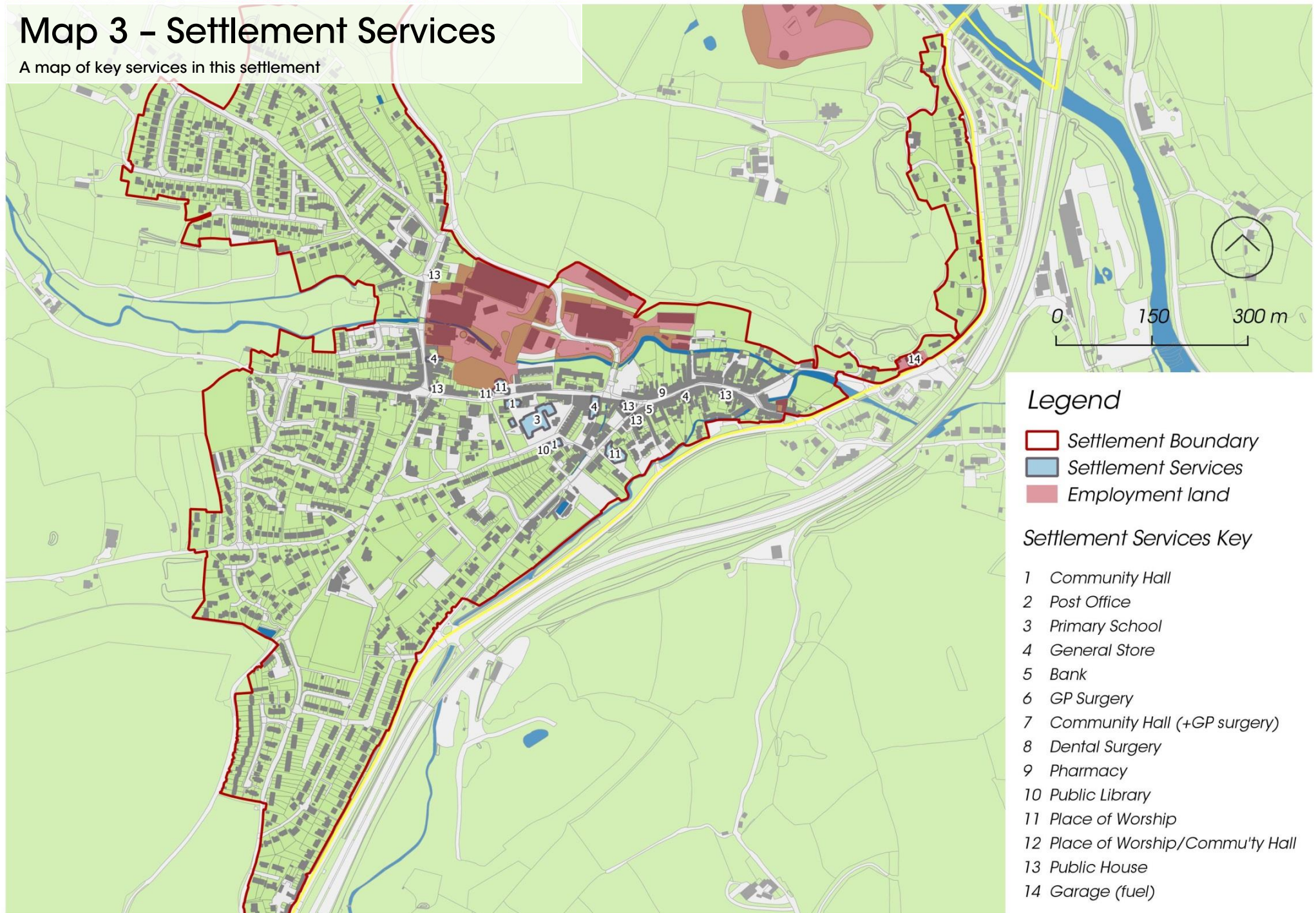
Map 2 – Open Space

A map of all open space with public value in this settlement



Map 3 – Settlement Services

A map of key services in this settlement



Legend

- ▭ Settlement Boundary
- ▭ Settlement Services
- ▭ Employment land

Settlement Services Key

- 1 Community Hall
- 2 Post Office
- 3 Primary School
- 4 General Store
- 5 Bank
- 6 GP Surgery
- 7 Community Hall (+GP surgery)
- 8 Dental Surgery
- 9 Pharmacy
- 10 Public Library
- 11 Place of Worship
- 12 Place of Worship/Community Hall
- 13 Public House
- 14 Garage (fuel)

Outgoing Bus Services

No.	Route	Days	Times ¹	Frequency
88	Buckfastleigh- Newton Abbot	Mon - Sat	0653-1821	1 / hour
	Via Ashburton	Sun	1018-1718	1 / 2 hours
	Buckfastleigh- Totnes	Mon-Sat	0754-1819	1 / hour
672	Buckfastleigh - Newton Abbot	Wed	1021	1
	Via Ashburton			
	Buckfastleigh - Buckland	Wed	1402	1
X38	Buckfastleigh - Plymouth	Mon-Sat	0738-1907	1 / 2 hours
	Via South Brent	Sun	1030 & 1630	2
	Buckfastleigh - Exeter	Mon-Sat	0720-1933	1 / 2hours
	Via Liverton	Sun	1202 & 1802	2

¹ Times should not be relied upon and will be subject to change

Method of Travelling to work (Census 2011)

