



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *Peter Tavy*

June 2017

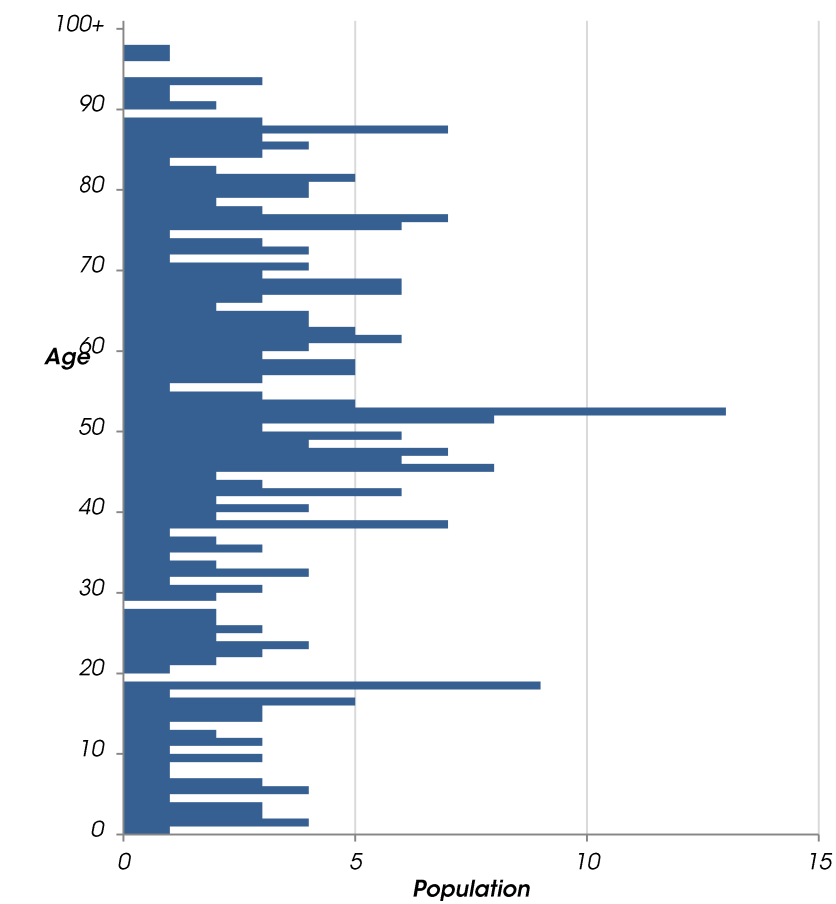
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.



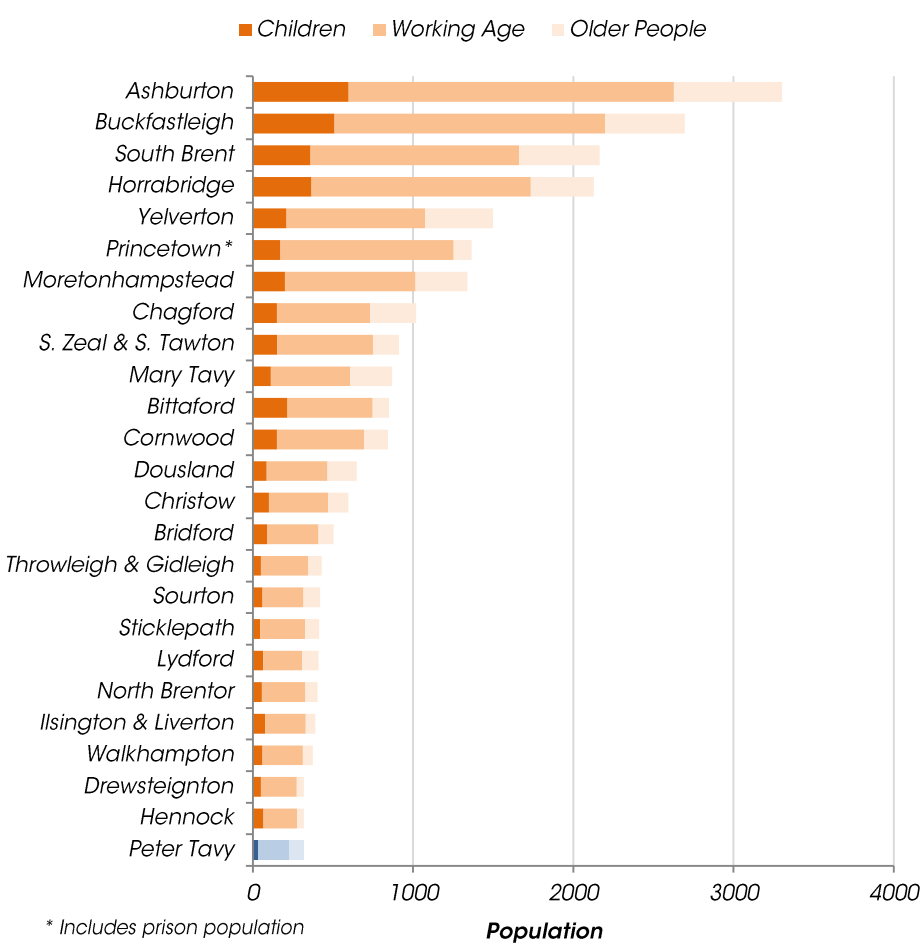
Population **315**

Census 2011, determined by best-fit Output Areas

Age Profile (Census 2011)



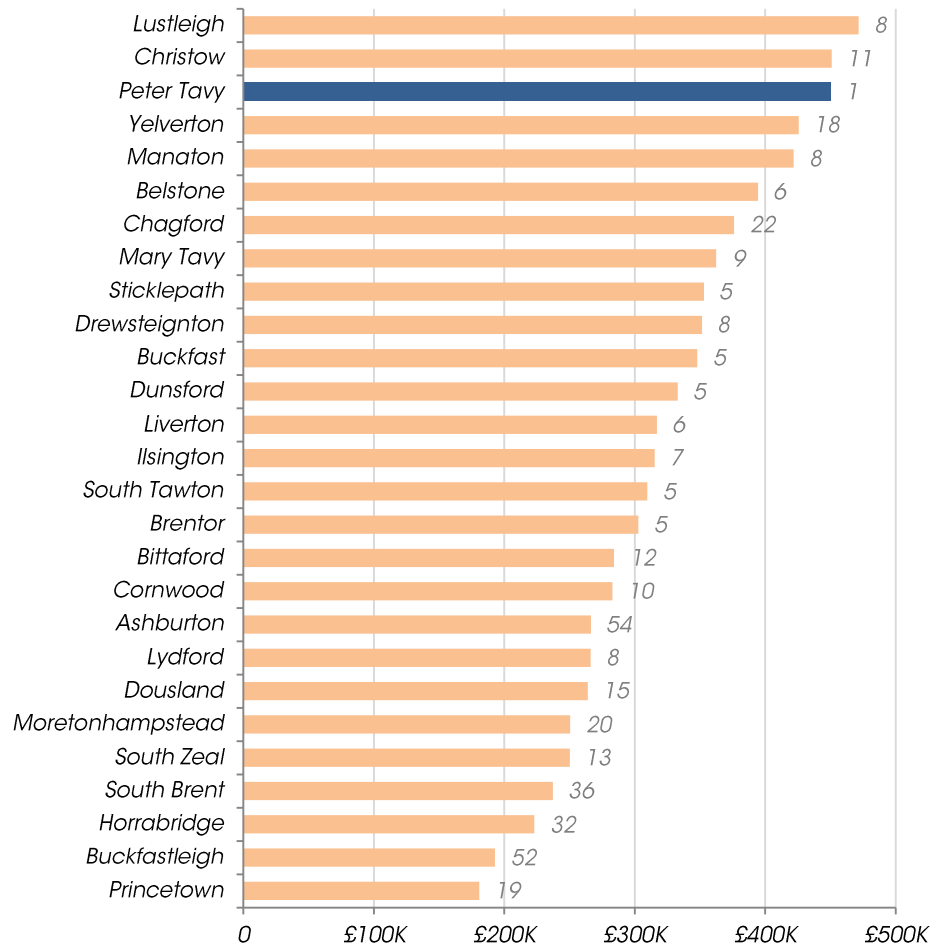
Settlement comparison (Census 2011)



Average House Prices 2016

Excluding settlements other than Peter Tavy with less than five sales, number of sales labelled

The low sales experienced in Peter Tavy do not provide an accurate average, but are an indication of poor housing availability in this area



Land Registry, 2016

Sites allocated for development in current local plan:

No sites allocated for development

1 residential unit has 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:

- *Prioritise affordable housing to help retain younger population and wider community*
- *Concern that second home ownership is harming local economy*
- *Encourage improved availability of public transport*
- *Concern that increased tourism and large-scale recreational events are having a harmful impact on the National Park*
- *New development should be in-keeping with and sympathetic to the surrounding area*

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*

Peter Tavy is a **Rural Settlement** in the current local plan. Key planning policies related to Rural Settlements are set out below.

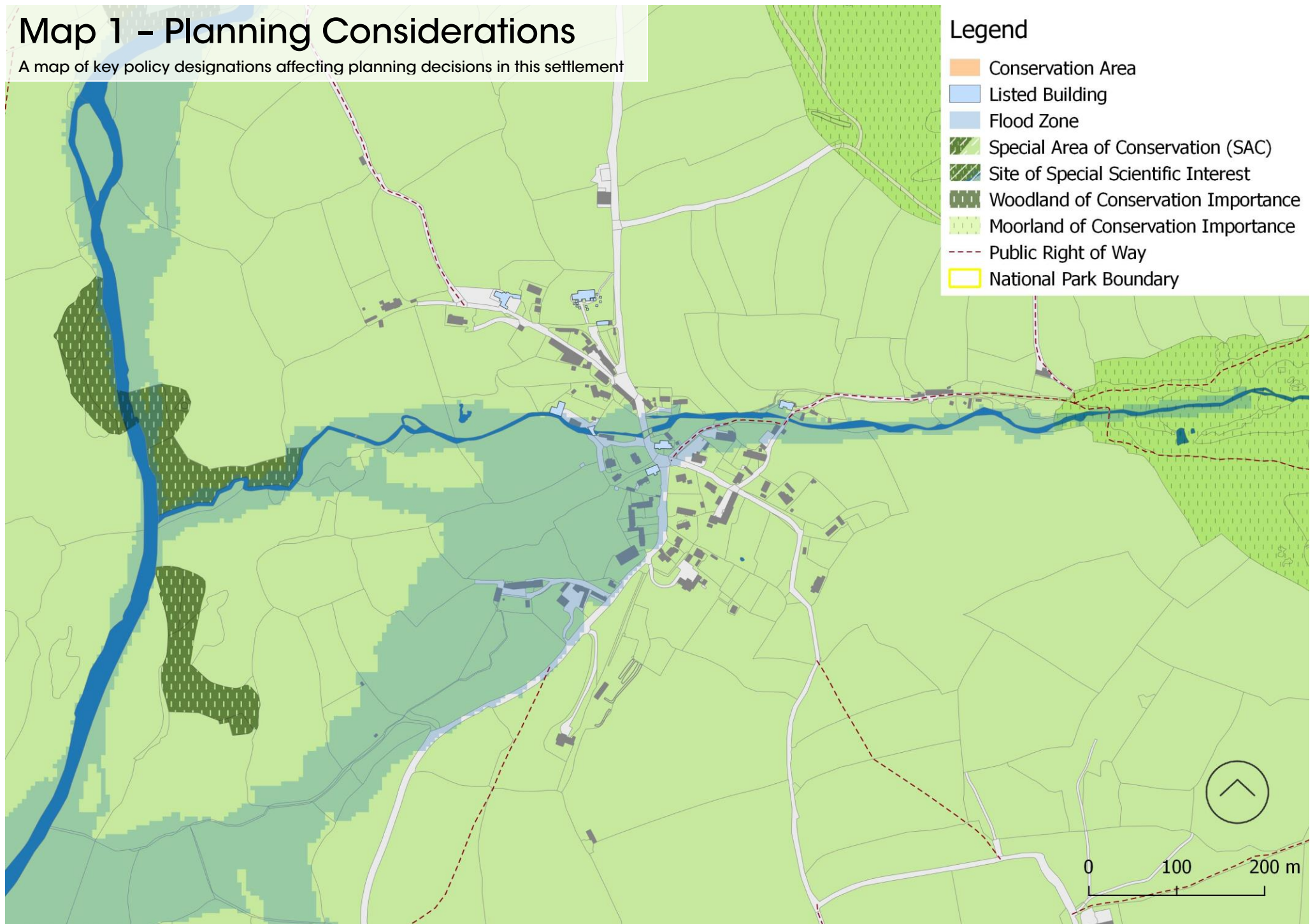
| | | |
|-------------|---|---|
| Strategic | <p>In rural settlements current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> Provides scope for small scale housing development to meet identified needs for affordable housing Provides scope for small scale development to sustain local enterprises, facilitate business growth, provide new services or safeguard existing services Settlement boundaries are not drawn | |
| Residential | <p>In rural settlements current residential development policy (DMD 22) states unless identified in settlement proposals no new open market housing will be permitted:</p> <ul style="list-style-type: none"> <u>All new housing will be affordable;</u> located on small infill plots within an existing built frontage; and within the settlement; or provided through the conversion of an existing building. <p>Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on suitable land <u>within or adjoining</u> the settlement.</p> | <p data-bbox="1111 671 1167 1023">Employment</p> <p>In rural settlements the following types of local employment and business development are considered appropriate (COR 18):</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. <p>Proposals for the development of shops, professional and financial services, cafes, restaurants and drinking establishments will be permitted <u>within the built up area of rural settlements</u> and where they are <u>well related to the centre of the community</u> (DMD 19).</p> |

COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document

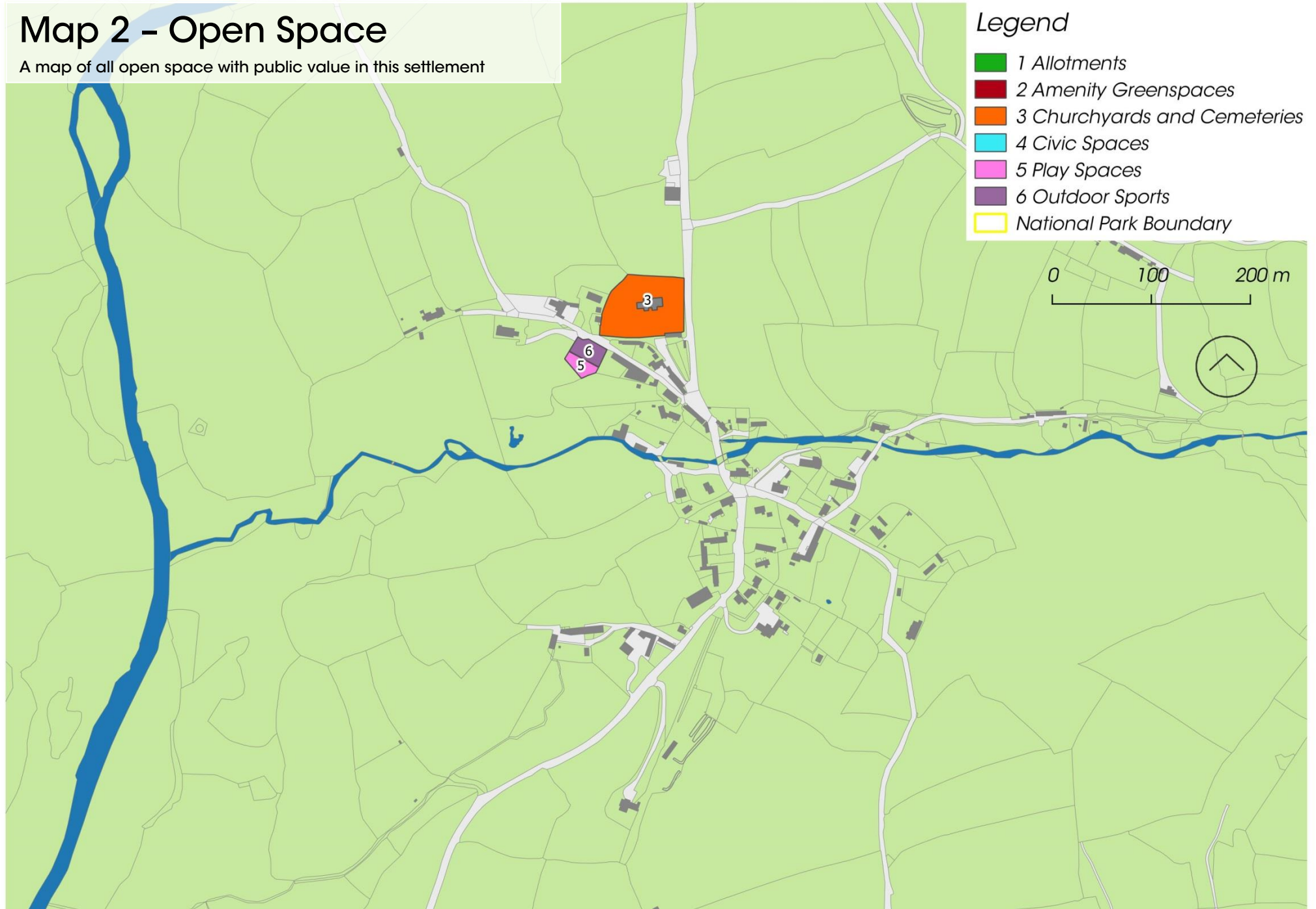
Map 1 – Planning Considerations

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



Settlement Services and Connectivity

Information on this settlement's services and how well connected it is

Settlement Services

| | 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 |
|----------------------------|--------|--------|--------|---------------|----------|----------------|---------------|-----|--------|----------------------|-------------------|---------------------|----------------|--------------|---------------|-------------|
| Settlement | | | | | | | | | | | | | | | | |
| Peter Tavy | ✓ | x | x | x | x | x | x | ✓ | ✓ | ✓ | ✓ | x | x | ✓ | x | x |
| If no, distance to nearest | | | | | | | | | | | | 2.6-5km | 2.6-5km | | 1-2.5km | 1-2.5km |

Method of Travelling to work (Census 2011)

