



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Mary Tavy

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

Mary Tavy is a village lying astride the A386, about 4 miles north east of Tavistock. Historically, the economy of the village evolved from post town and farming to the mining industry in the 18th, 19th and early 20th centuries. It is a loosely developed village covering a large area, divided into two distinct settlements: Mary Tavy and Blackdown.

Mary Tavy lies on the edge of the Dartmoor granite mass and there is a range of mineral- rich metamorphic and intrusive igneous rocks present in the locality. Copper was the main product but tin, silver and other minerals have been worked in the area at times.

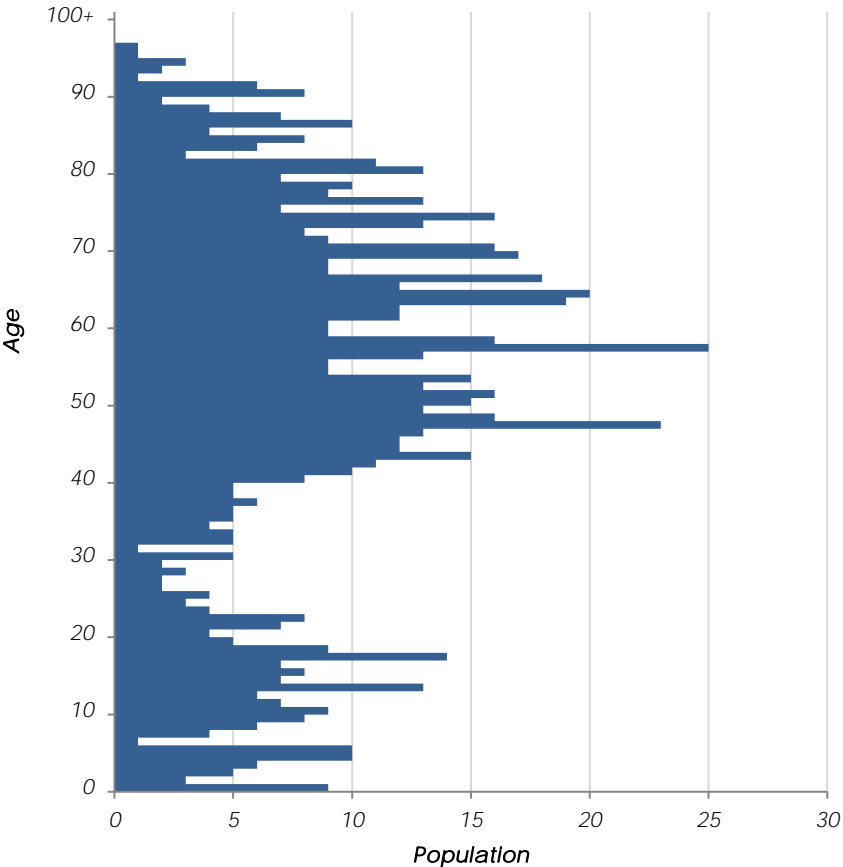
Although excluded from the Cornwall and West Devon Mining Landscape World Heritage Site inscription, the special interest of Mary Tavy is worthy of similar attention. Its mining heritage was the principal reason for the designation of a Conservation Area in 2010.



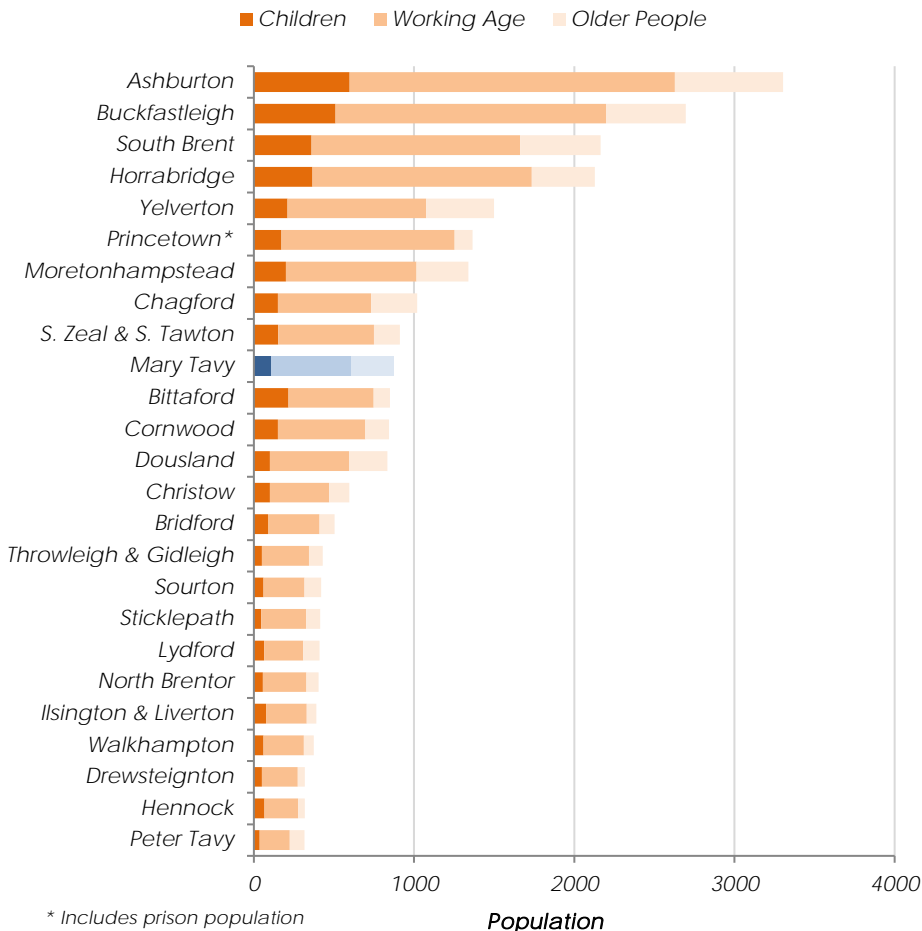
Population 840

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)

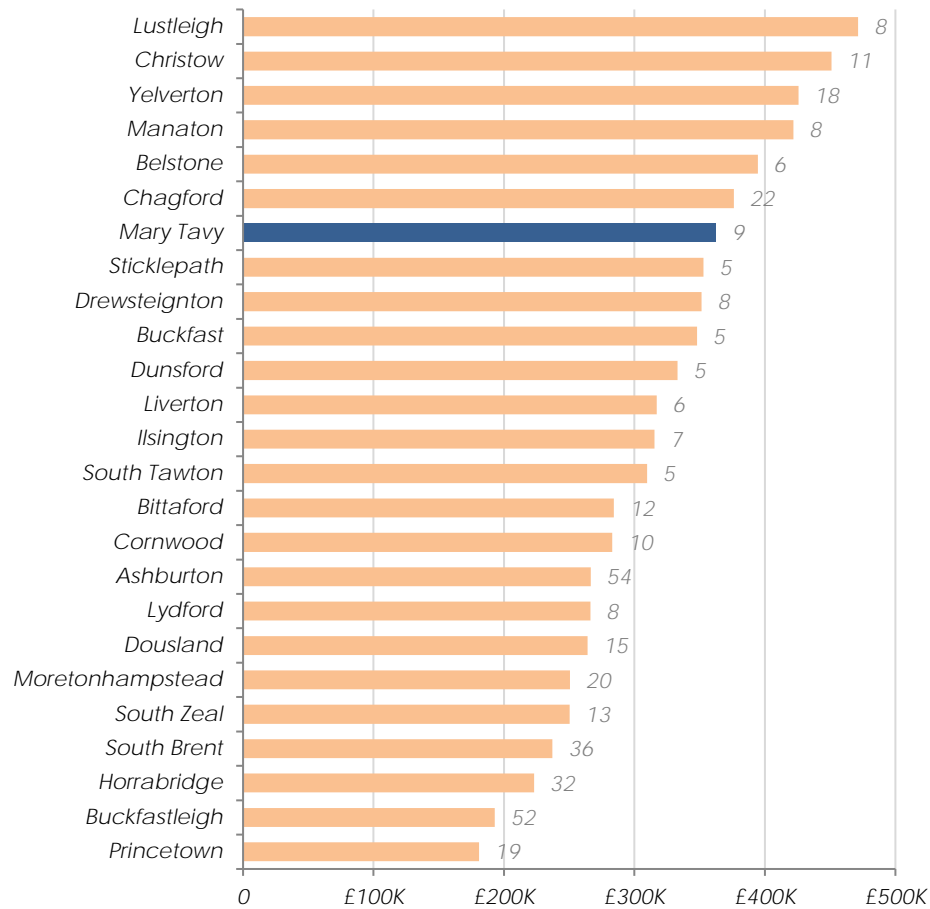


Settlement comparison (Census 2011)



Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Mary Tavy, Brentor, Lydford, Peter Tavy

Sites allocated for development in current local plan:

3 sites allocated for mixed use

Total land area of 1 Ha

Development has commenced at Blackdown Garage

No affordable units delivered on other sites since 2008

The November 2011 Housing Needs Assessment recommended:

4 affordable homes needed

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

3 rented accommodation and 1 shared ownership

Issues Paper Consultation (Dec 2016)

The following summarises issues identified by Mary Tavy Parish Council:

- Concern over the impact new development will have on the settlement's demographics
- Concern over the capacity of the school to accommodate further development
- Concern over second home ownership
- Support barn conversions for local full time occupants
- Encourage development of C. J. Downs garage site
- Offer guidance to support applicants to find appropriate solutions

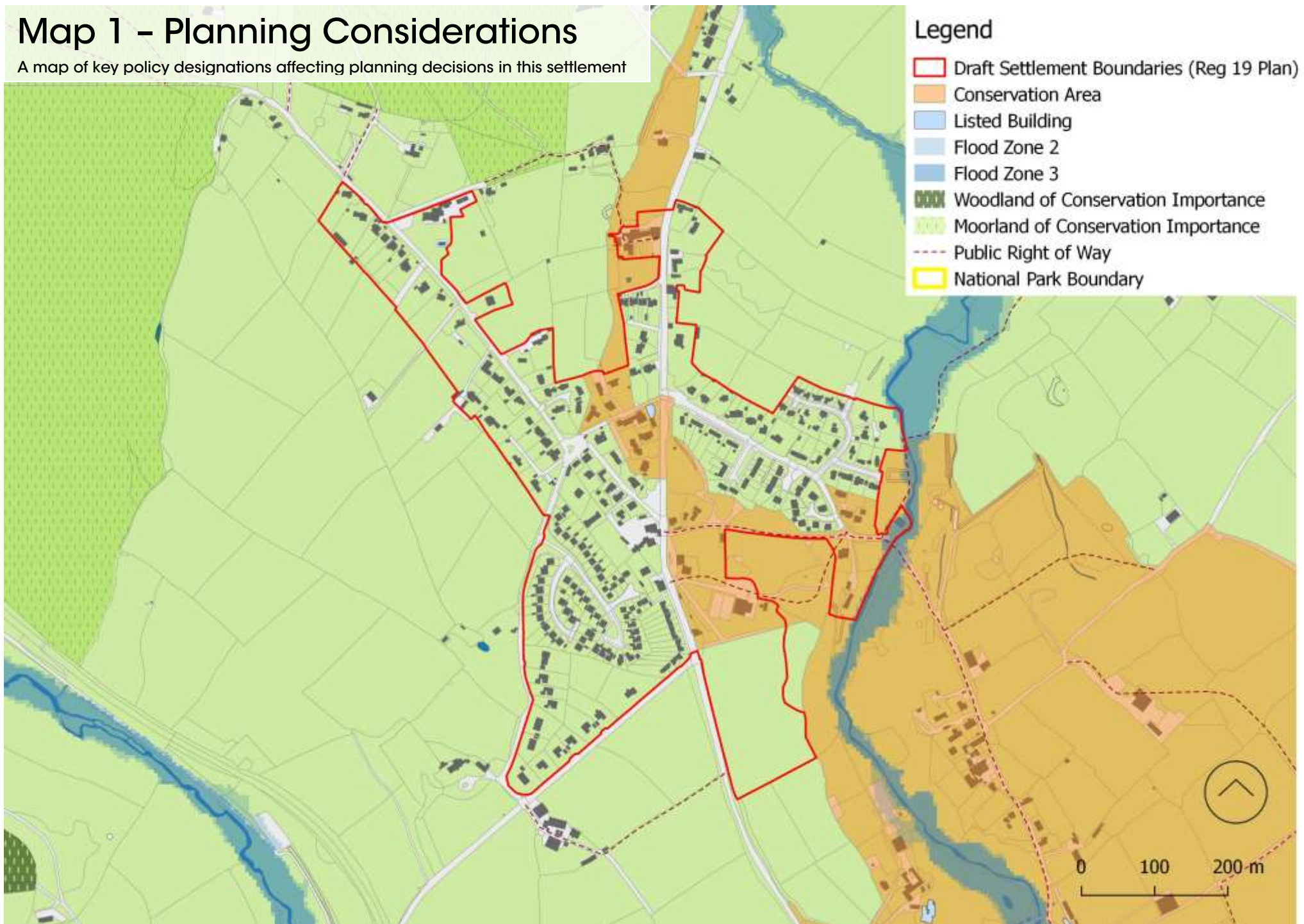
Infrastructure delivery

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:

- Provision of new roundabout on A386 through completion of Blackdown Garage site development
- New school to replace existing facility; no funding currently available, existing school reported to have spare capacity for 24 places
- Parking to serve village and post office users

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

Legend

- 1 Allotments
- 2 Amenity Greenspaces
- 3 Churchyards and Cemeteries
- 4 Civic Spaces
- 5 Play Spaces
- 6 Outdoor Sports
- National Park Boundary



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	Health Centre	Pub	Church	Children's Play Area	Recreation Ground	Regular Bus Service	Primary School	Village Hall	Village Store	Post Office
Mary Tavy	✓	✓	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method of Travelling to work (Census 2011)

