



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile: *Christow*

June 2017

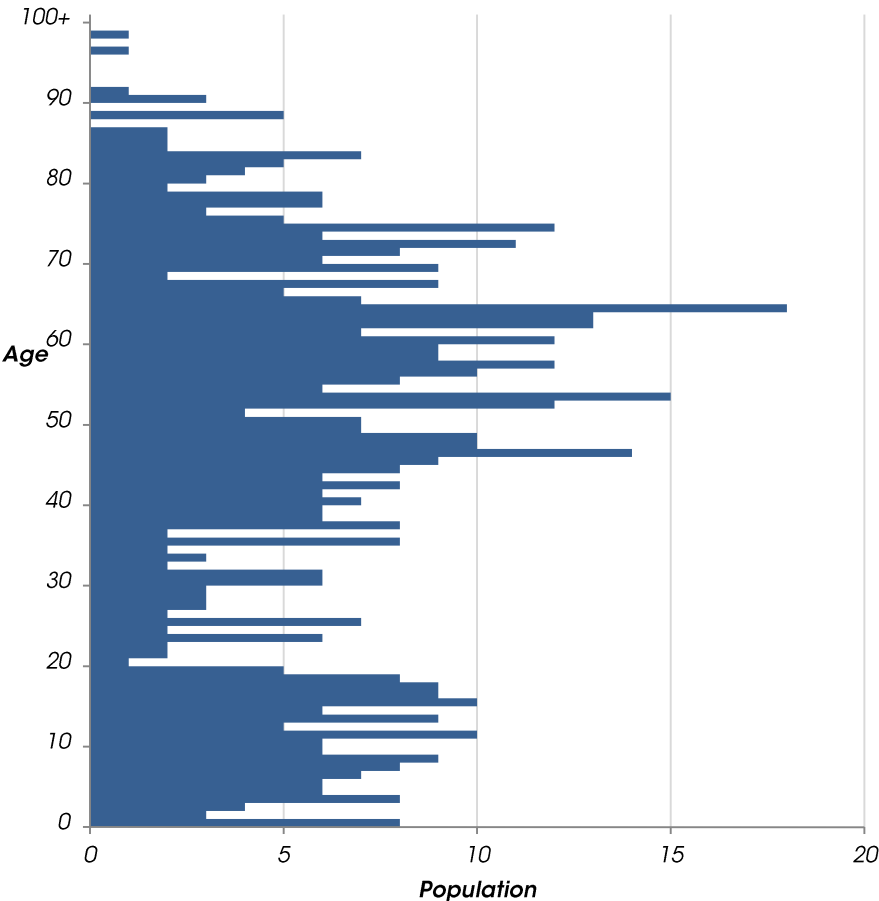
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.



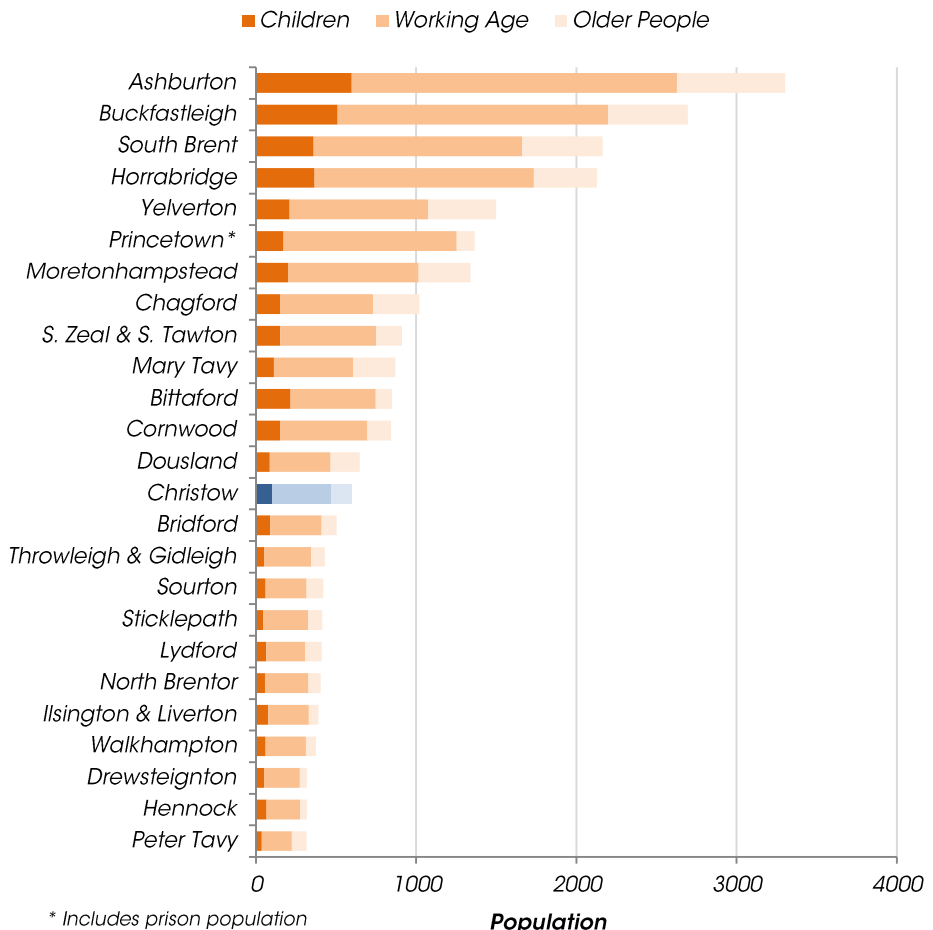
Population 595

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)



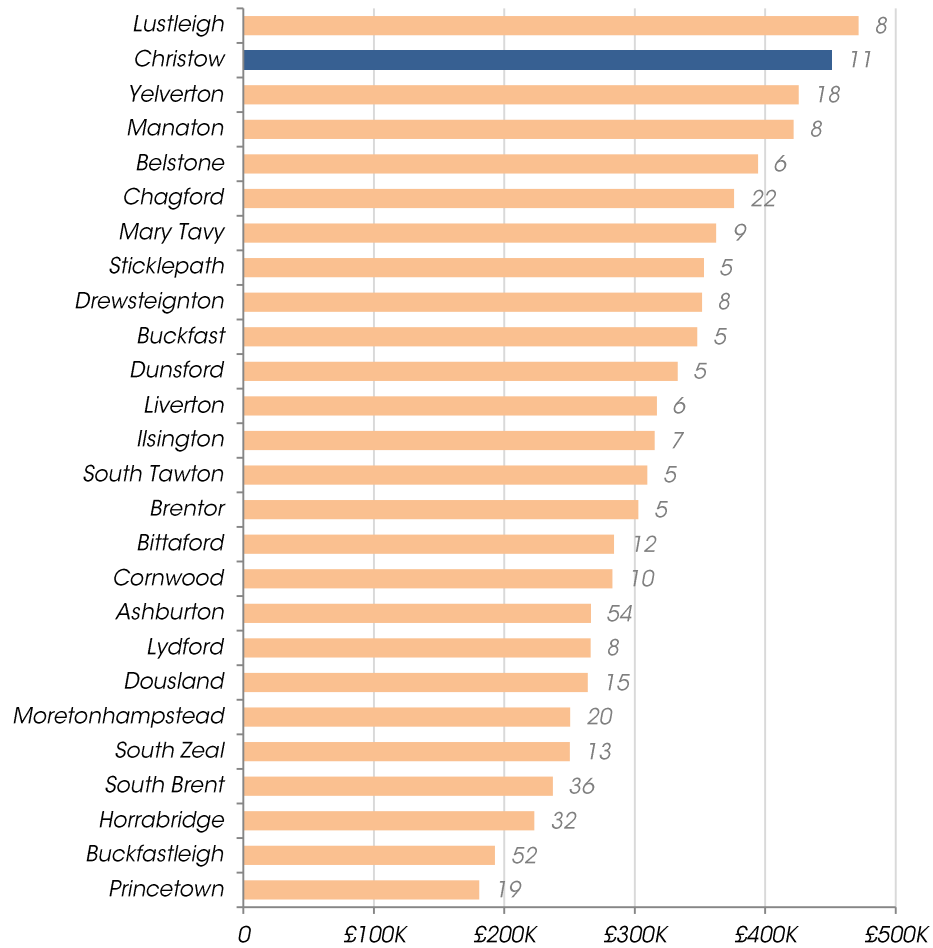
Settlement comparison (Census 2011)



* Includes prison population

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:

No sites allocated for development

38 residential units have been delivered on other sites since 2008

January 2012 Housing Needs Assessment recommended:

16 affordable homes needed within 5 years

this need has been met by development at Layne Fields

15 rented accommodation and 1 shared ownership

Issues Paper Consultation (Dec 2016)

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

- Concern the settlement's services and transport infrastructure are insufficient to accommodate further development*
- Prioritise affordable housing to meet local needs and is protected in perpetuity, ensure need is evidenced*
- Concern at impact of second home ownership*
- Concern compliance with the Government's affordable housing thresholds will encourage inappropriate large-scale development to meet affordable housing need*
- Ensure there is a balance between development and protection of biodiversity and greenfield sites*
- Support improved superfast broadband access and mobile phone coverage*
- Concern there is insufficient car parking and future development should be required to deliver on-site parking in accordance with policy*
- Support improved public transport services*

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:

- Desire to improve traffic movements and parking provision (detailed assessment required)*

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

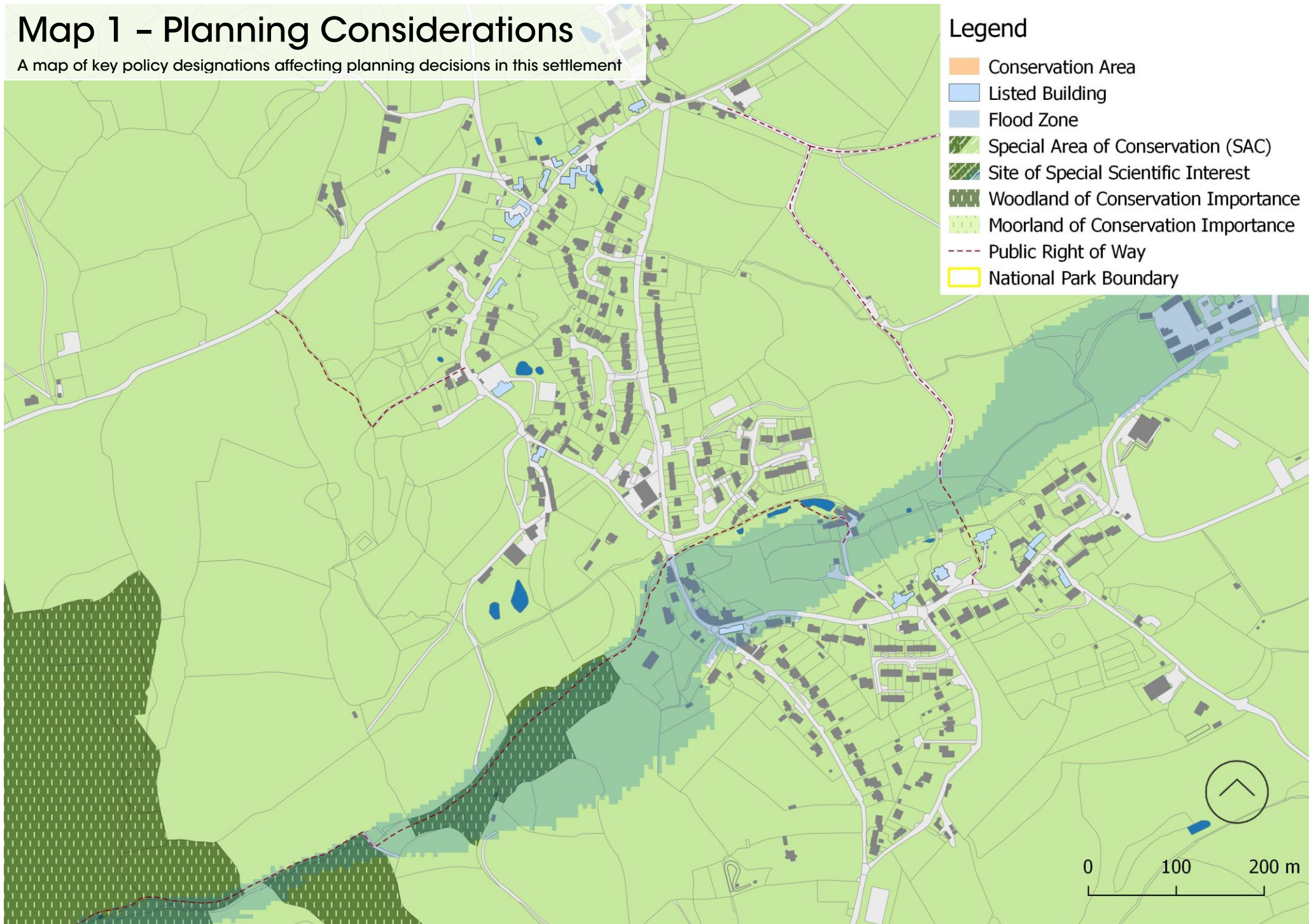
Strategic	<p>In rural settlements current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none">• Provides scope for small scale housing development to meet identified needs for affordable housing• Provides scope for small scale development to sustain local enterprises, facilitate 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>	Employment <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

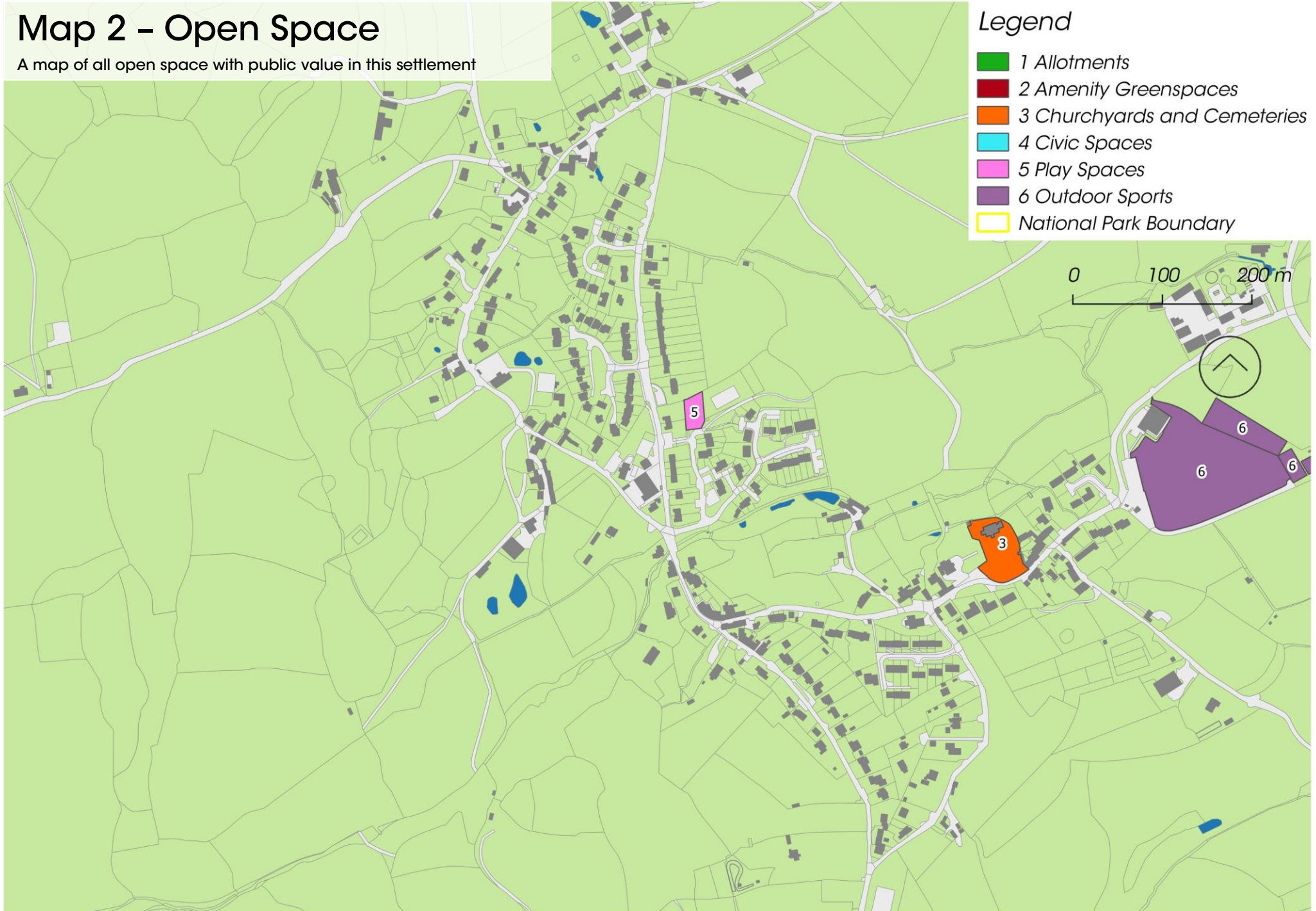


Map 2 - Open Space

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

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	Branch Surgery	Health Centre	Pub	Church	Children's Play Area	Recreation Ground	Regular Bus Service	Primary School	Village Hall	Village Store	Post Office
Christow	✓	x	x	x	x	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method of Travelling to work *(Census 2011)*

