



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Walkhampton

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

Walkhampton is located about 5 miles south-east of Tavistock. It grew as a small, loosely formed settlement with its nucleus lying either side of the crossing of the Black Brook. Walkhampton lay on the historic route from Plympton to Tavistock, both important monastic settlements in medieval times. The Manor of Walkhampton was recorded in the Domesday Book (1086) as belonging to the king.

Infill development in the 19th century ensured a more dense development pattern. The village had a strong agricultural character but the 'mill' (it was a wheelwright and blacksmith business) that exploits the power of the brook is an important feature. An unusual feature is that the Church of St Mary is physically separated from the built up part of the village. As with many other areas in Dartmoor that are in the metamorphic aureole of the central granite mass, the range of metamorphic and intrusive igneous rocks present gave rise to economically important tin, copper and granite workings.

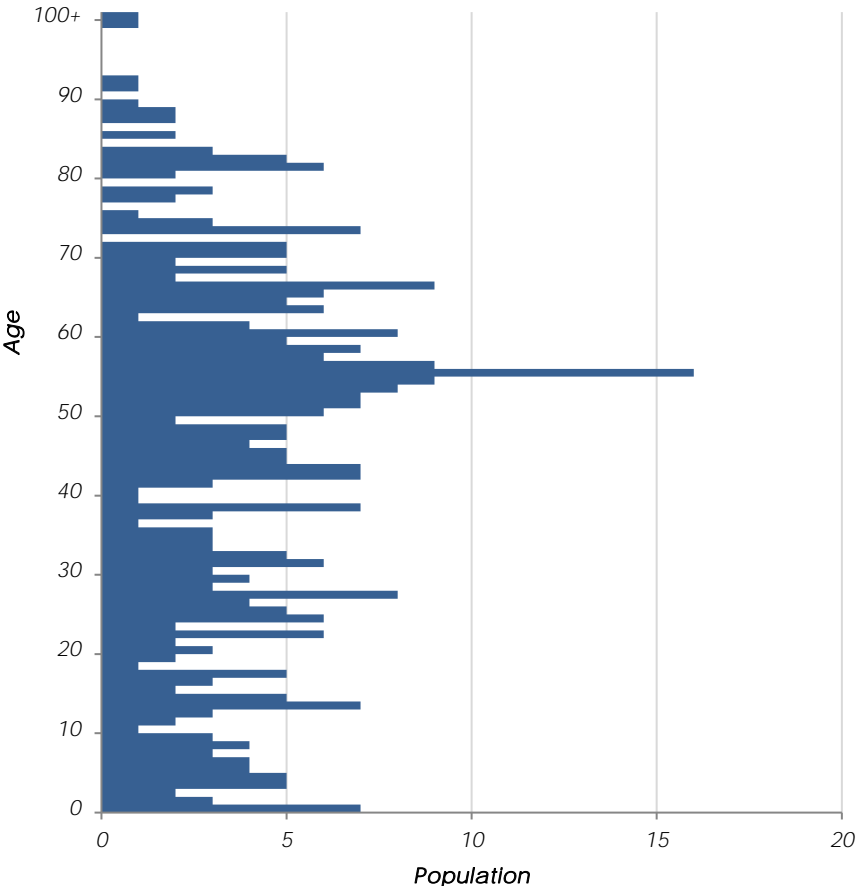
The village has a limited range of facilities. Its village store/post office has closed but Walkhampton does host a primary school and there is a good sized village hall and playing field. The village is only a mile from the Local Centre of Horrabridge, which can provide some of the services lacking within Walkhampton itself.



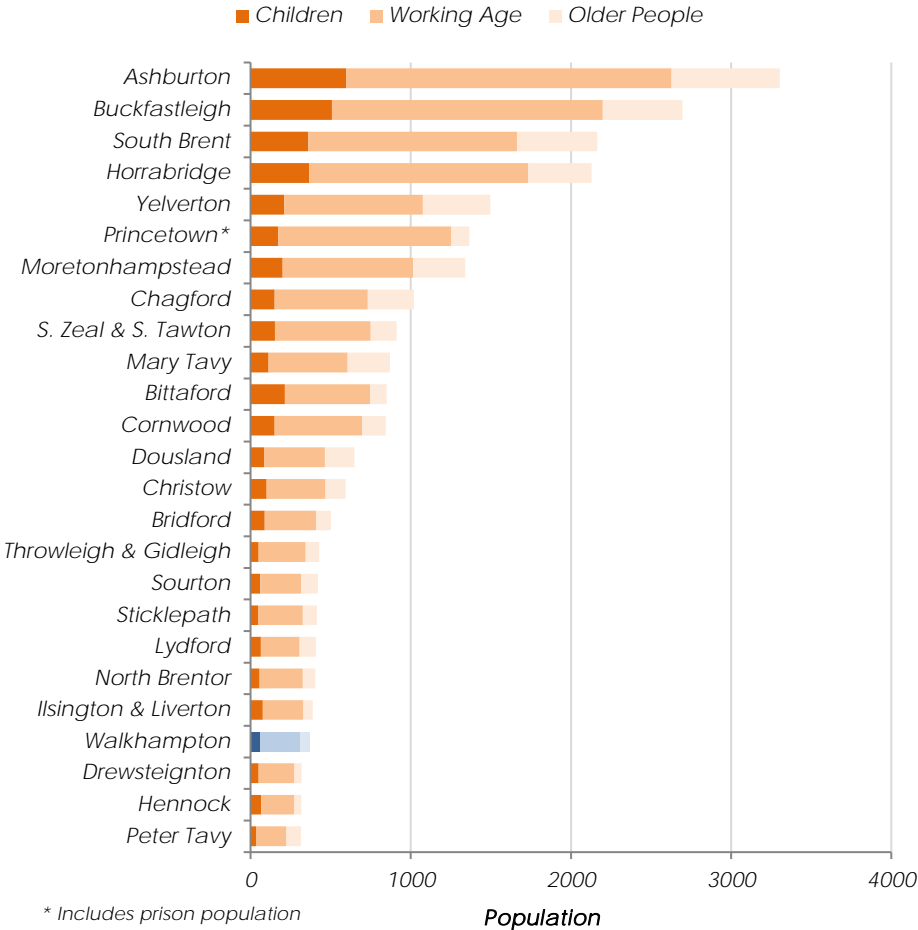
Population 374

Census 2011, defined by best fit Output Areas

Age Profile (Census 2011)



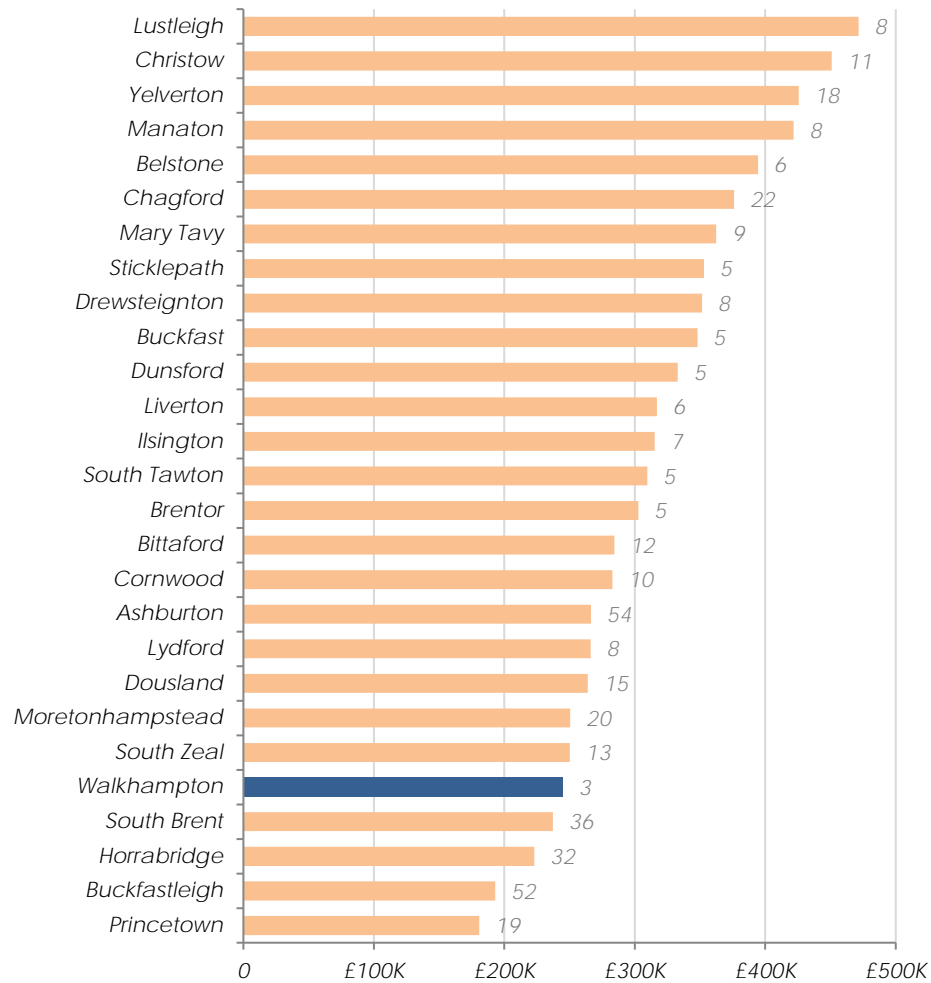
Settlement comparison (Census 2011)



* Includes prison population

Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Walkhampton, Dartmoor Forest, Meavy, Sampford Spiney, Sheepstor, Whitchurch

Sites allocated for development in current local plan:

No sites allocated for development

10 affordable units delivered on other sites since 2008

No recent housing survey to identify local need for housing

Issues Paper Consultation (Dec 2016)

No comments received from the Parish Council. The following summarises issues identified by residents:

- *Development should be proportionate to size of community*
- *Prioritise brownfield development and reuse existing buildings*
- *Support for some open market housing in rural settlements to ensure balance between tenure types*
- *Suggestion that principal residence restrictions would be more effective than and preferable over local occupancy restrictions*
- *Encourage modern and distinct design*
- *Ensure there is balance between residential and employment development*
- *Concern over impact of second home ownership*
- *Support provision of infrastructure improvements*

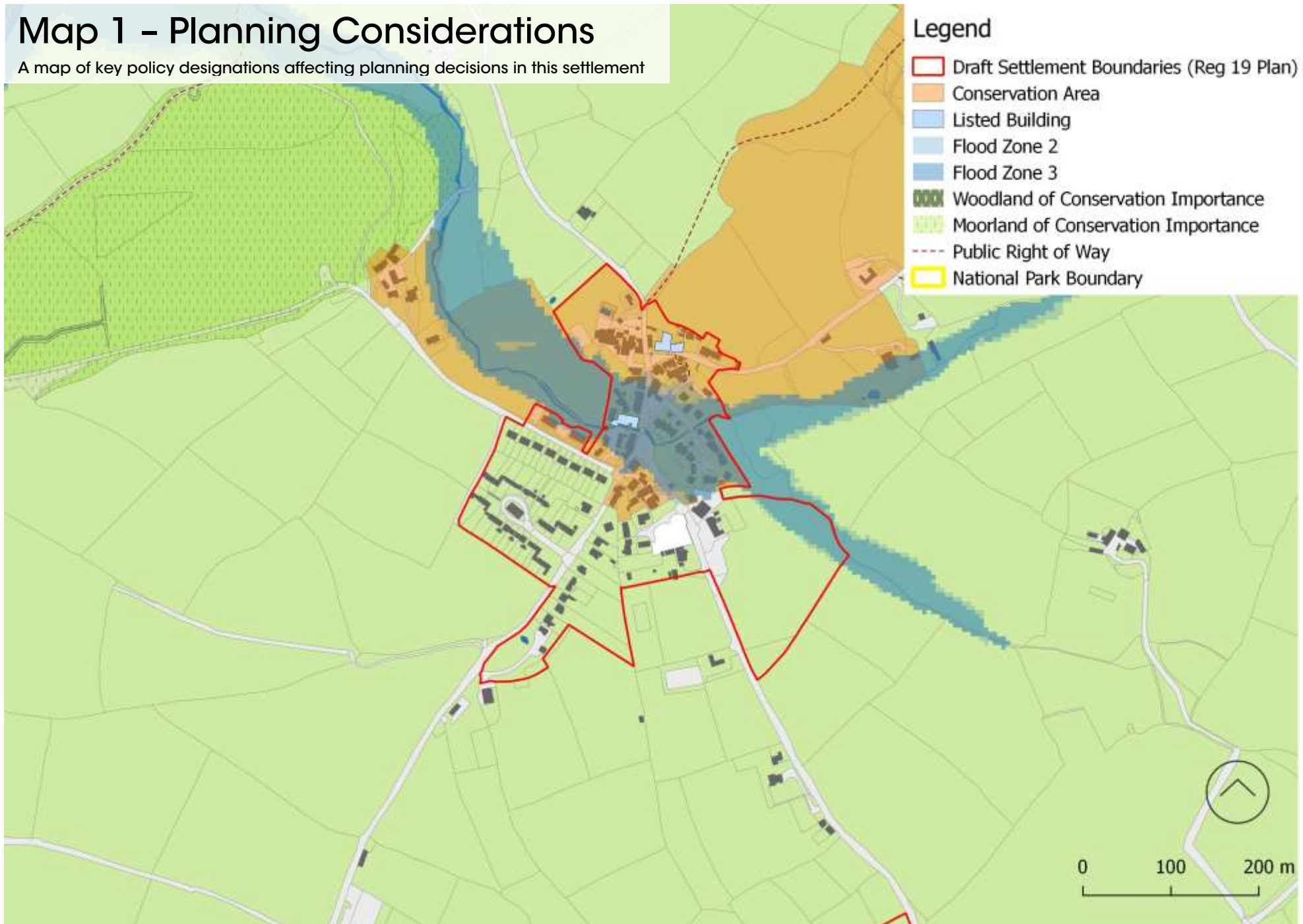
Infrastructure delivery

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 for improved car parking identified (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	Post Office	Village Store	Village Hall	Primary School	Regular Bus Service	Recreation Ground	Children's Play Area	Church	Pub	Health Centre	Branch Surgery	Pharmacy	Garage (fuel)	A-Road	B-Road	U-Road
Walkhampton	x	x	✓	✓	✓	✓	✓	✓	✓	x	x	x	x	x	✓	✓
	If no, distance to nearest	1-2.5km	1-2.5km													

Method of Travelling to work (Census 2011)

