



## DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

# Settlement Profile: *Manaton*

June 2017

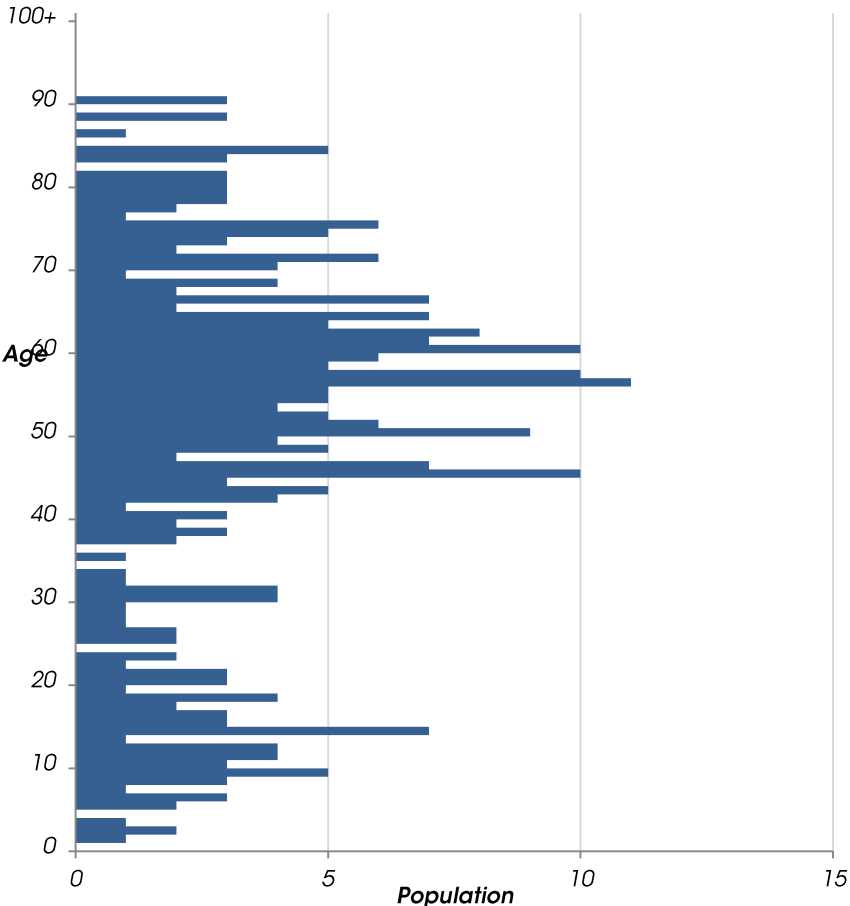
This draft settlement profile has been prepared by Dartmoor National Park Authority to support the review of the Dartmoor National Park Local Plan. It provides an overview of key information and issues for the settlement. It will be updated as necessary to inform the Local Plan review.



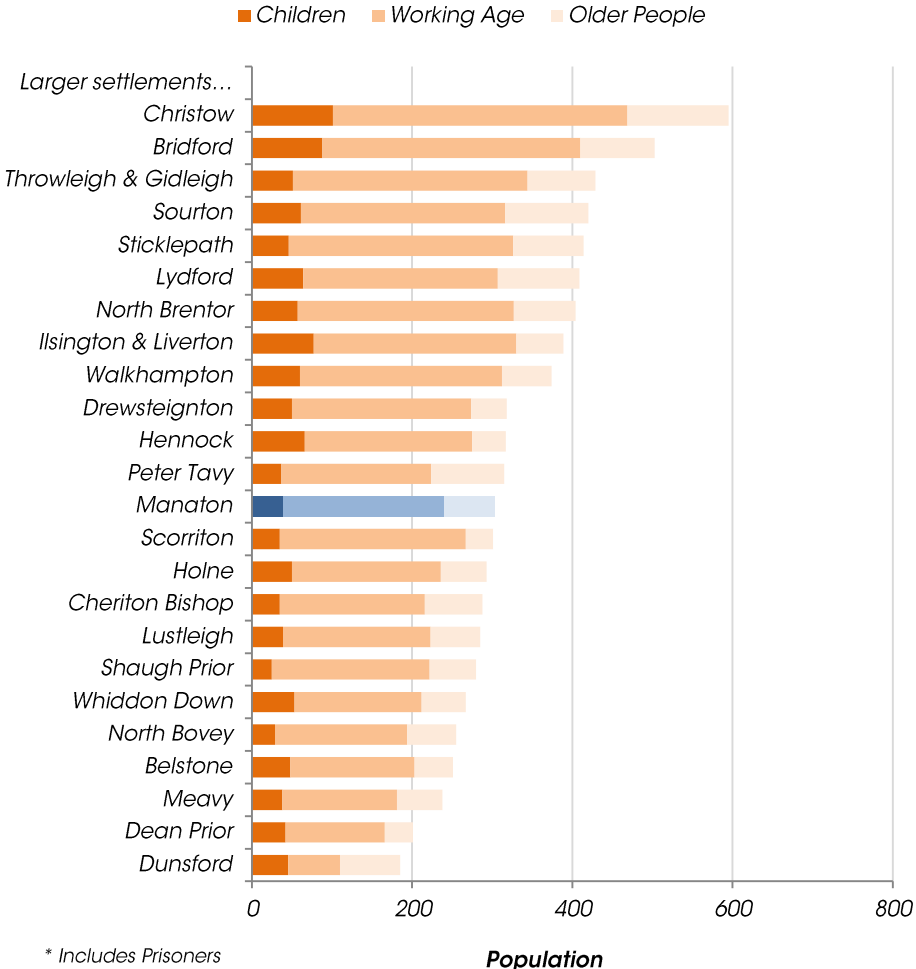
## Population 303

Census 2011, determined by best-fit Output Areas

### Age Profile (Census 2011)



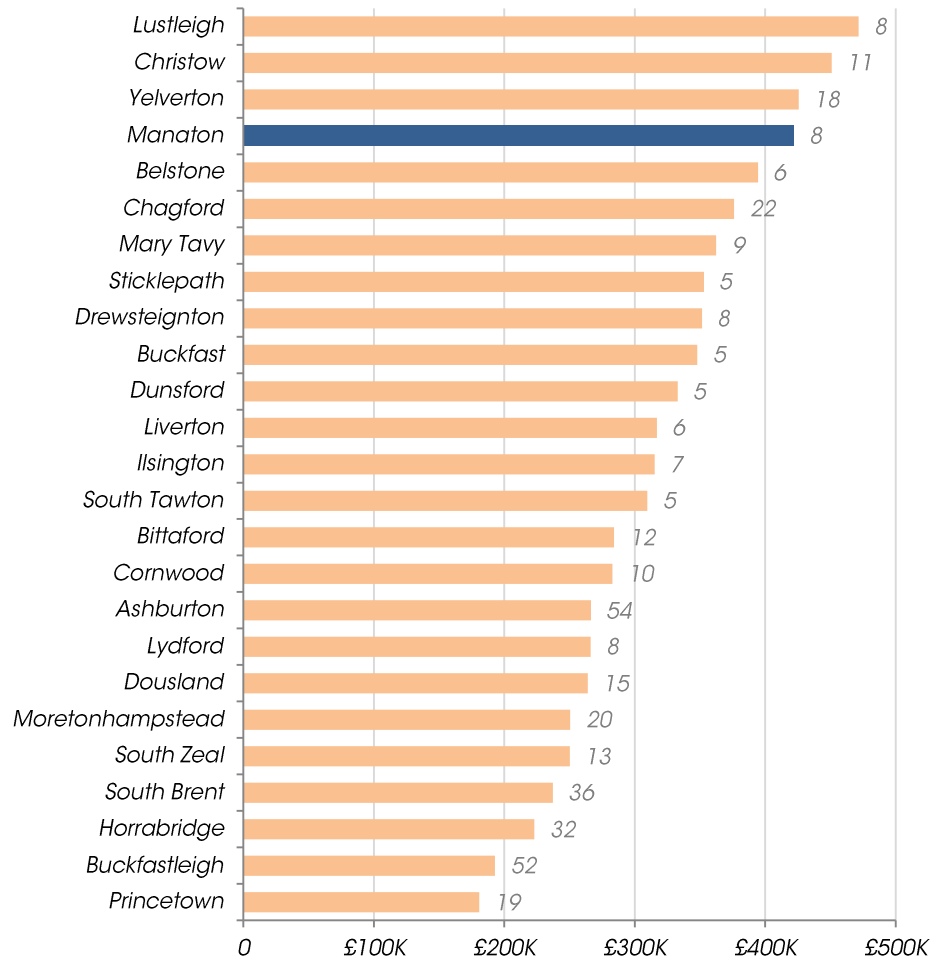
### Settlement comparison (Census 2011)



\* Includes Prisoners

## 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**

*1 residential unit has been delivered on other sites since 2008*

*The July 2011 Housing Needs Assessment recommended:*

**8 affordable homes needed within 5 years**

*6 one-bed or two-bed and 2 two-bed*

## Issues Paper Consultation (Dec 2016)

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

- *Concern over younger population leaving the area due to being unable to afford housing price, their departure is at cost of rural skills, local businesses and the community*
- *Encourage opportunities for low-impact living where appropriate*

## 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*

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

<b>Strategic</b>	<p>In rural settlements current strategic local plan policy (COR 2):</p> <ul style="list-style-type: none"> <li>• Provides scope for small scale housing development to meet identified needs for affordable housing</li> <li>• Provides scope for small scale development to sustain local enterprises, facilitate business growth, provide new services or safeguard existing services</li> <li>• Settlement boundaries are not drawn</li> </ul>	
<b>Residential</b>	<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"> <li>• <u>All new housing will be affordable;</u></li> <li>• located on small infill plots within an existing built frontage; and</li> <li>• within the settlement; or</li> <li>• provided through the conversion of an existing building.</li> </ul> <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>	<b>Employment</b>

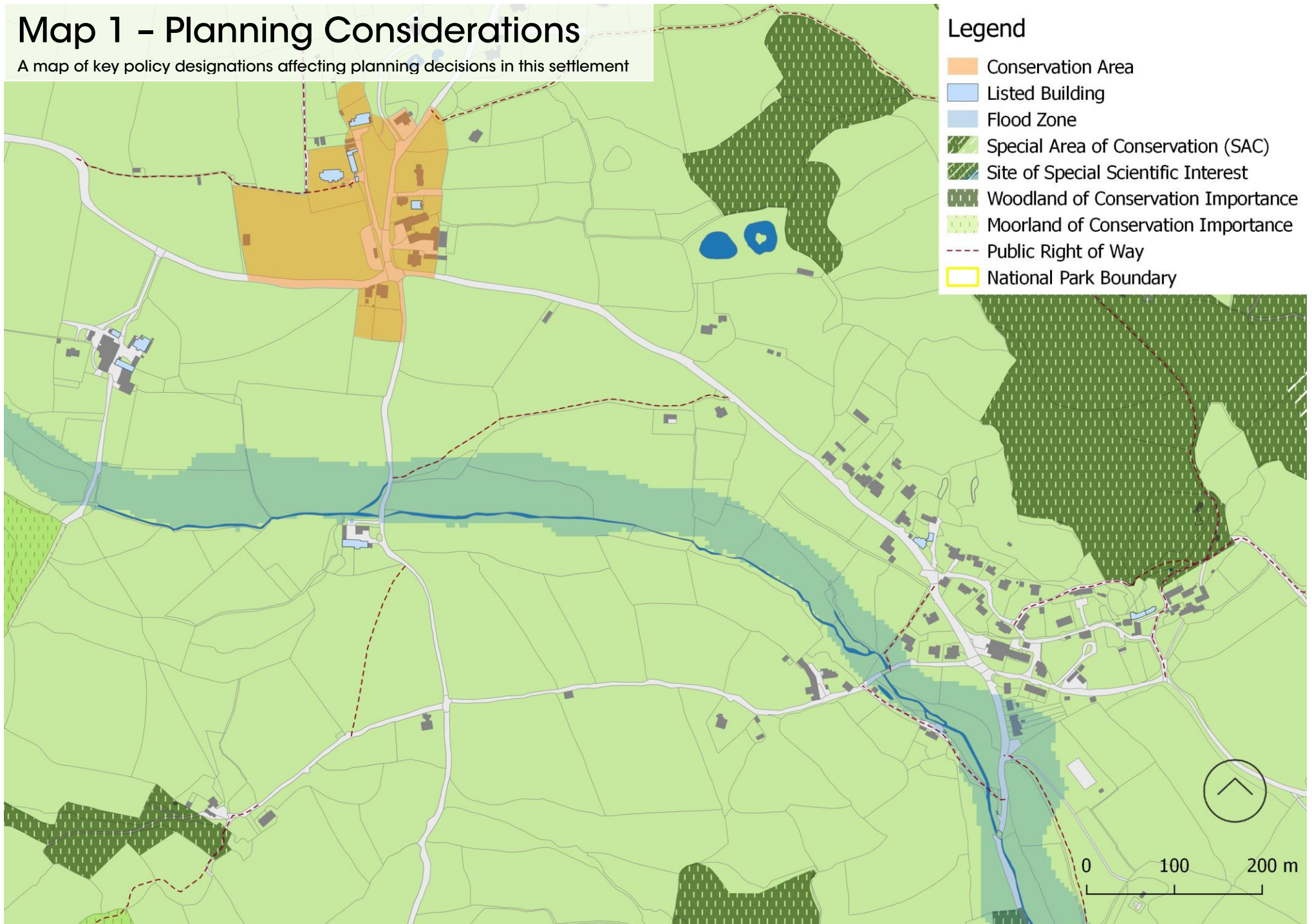
COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document



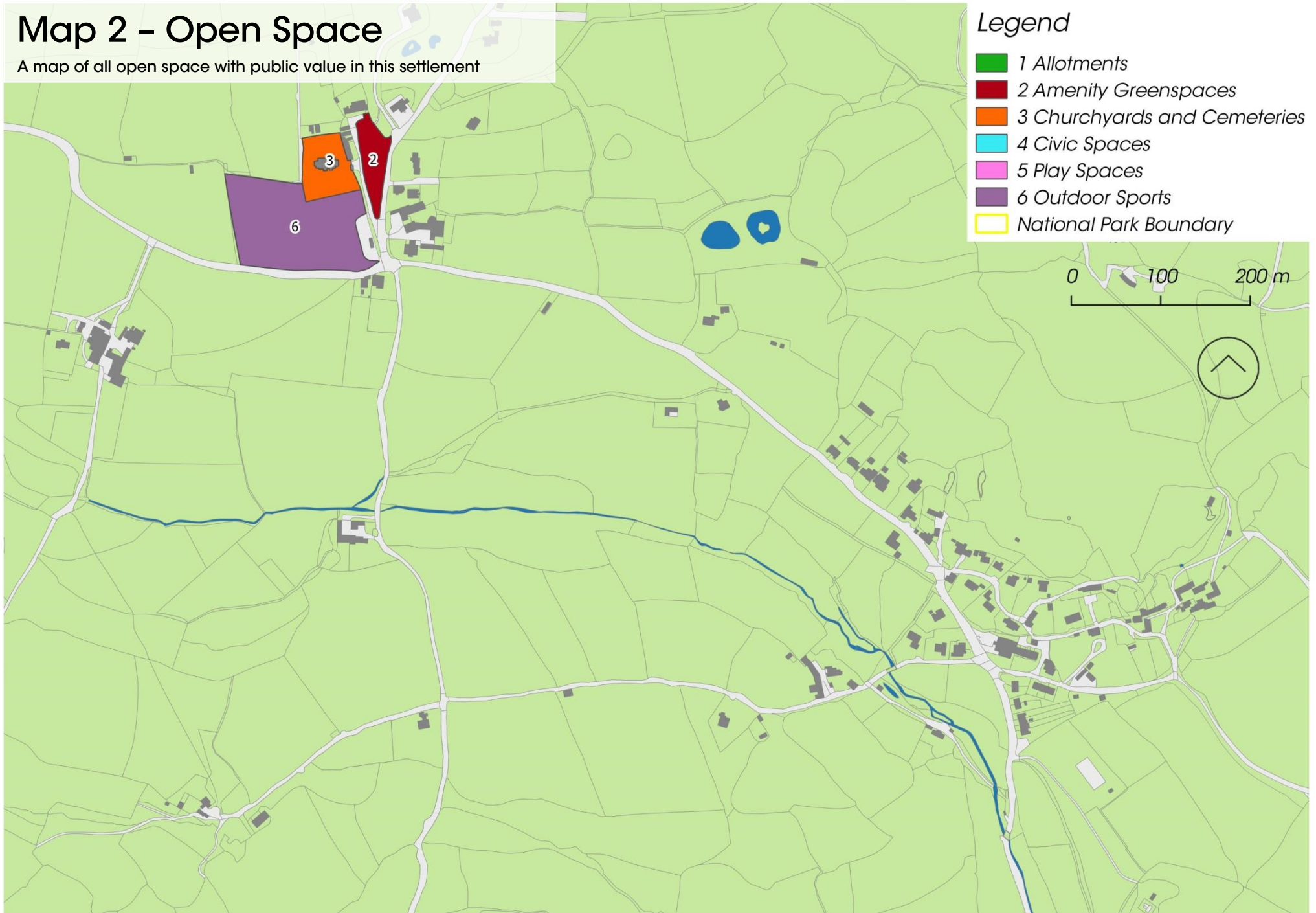
# Map 1 – Planning Considerations

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

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
<b>Manaton</b>	✓	x	x	x	x	x	x	✓	✓	x	✓	x	x	✓	x	x
<i>If no, distance to nearest</i>		>5km	>5km									>5km	>5km			

## Method of Travelling to work (Census 2011)

