



DARTMOOR LOCAL PLAN  
guiding planning applications in Dartmoor National Park

## Settlement Profile: *Mary 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.



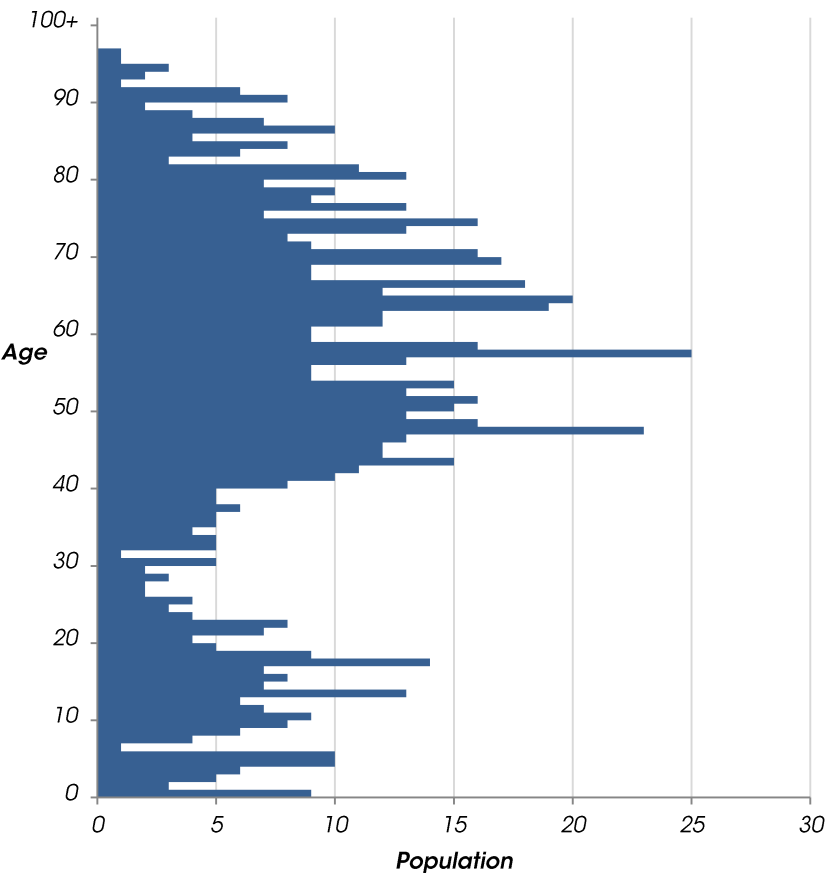
Population

840

Census 2011, defined by best-fit Output Areas

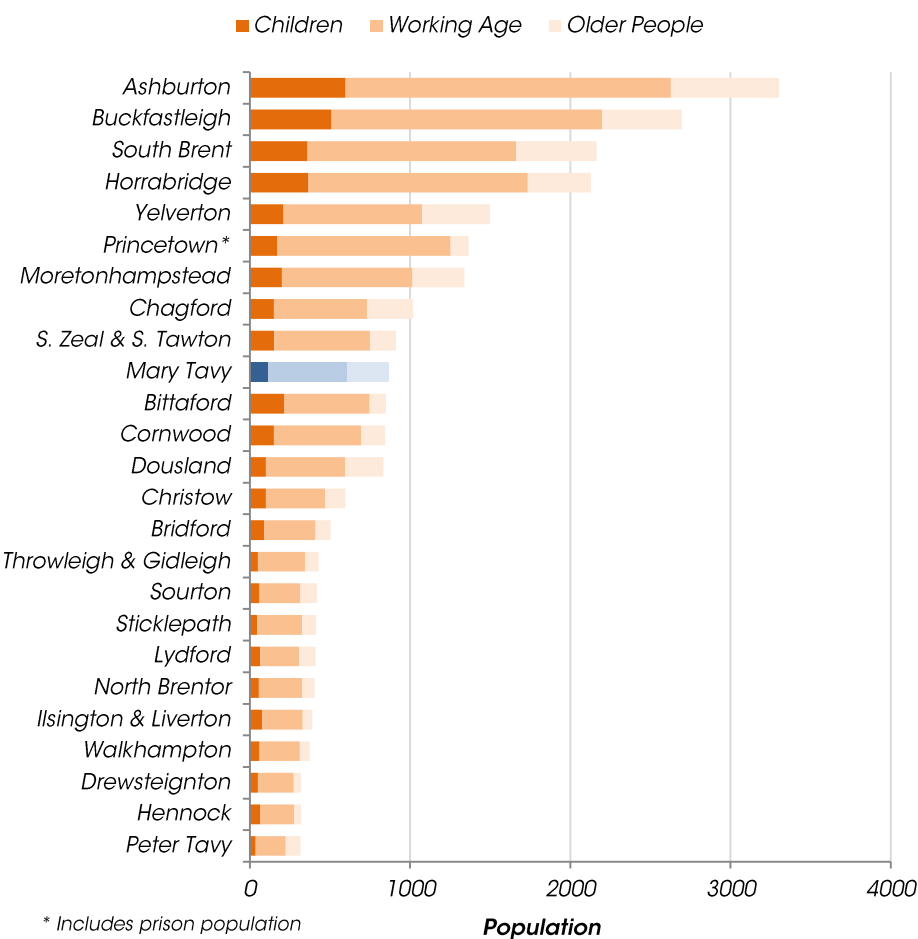
Age Profile

(Census 2011)



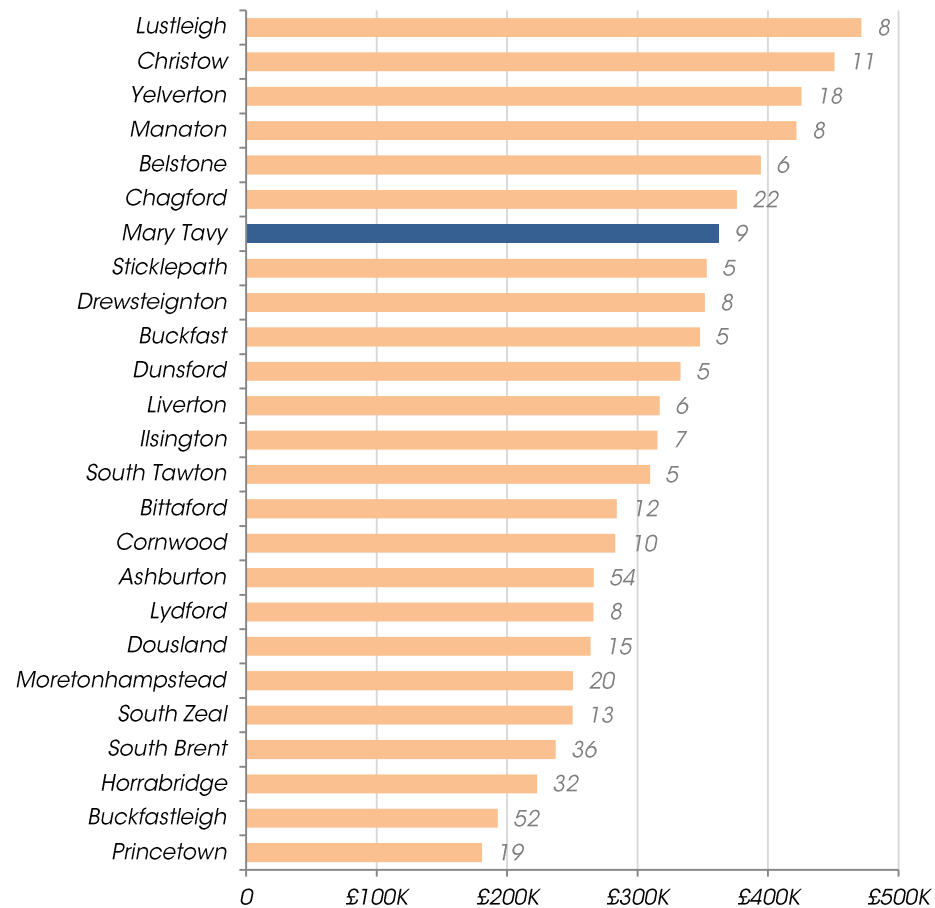
Settlement comparison

(Census 2011)



## Average House Prices 2016

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



Land Registry, 2016

*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*

*2 residential 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*

Mary 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"> <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>	
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"> <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>	<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"> <li>Provision for the controlled expansion and development of existing businesses;</li> <li>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.</li> </ul> <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>

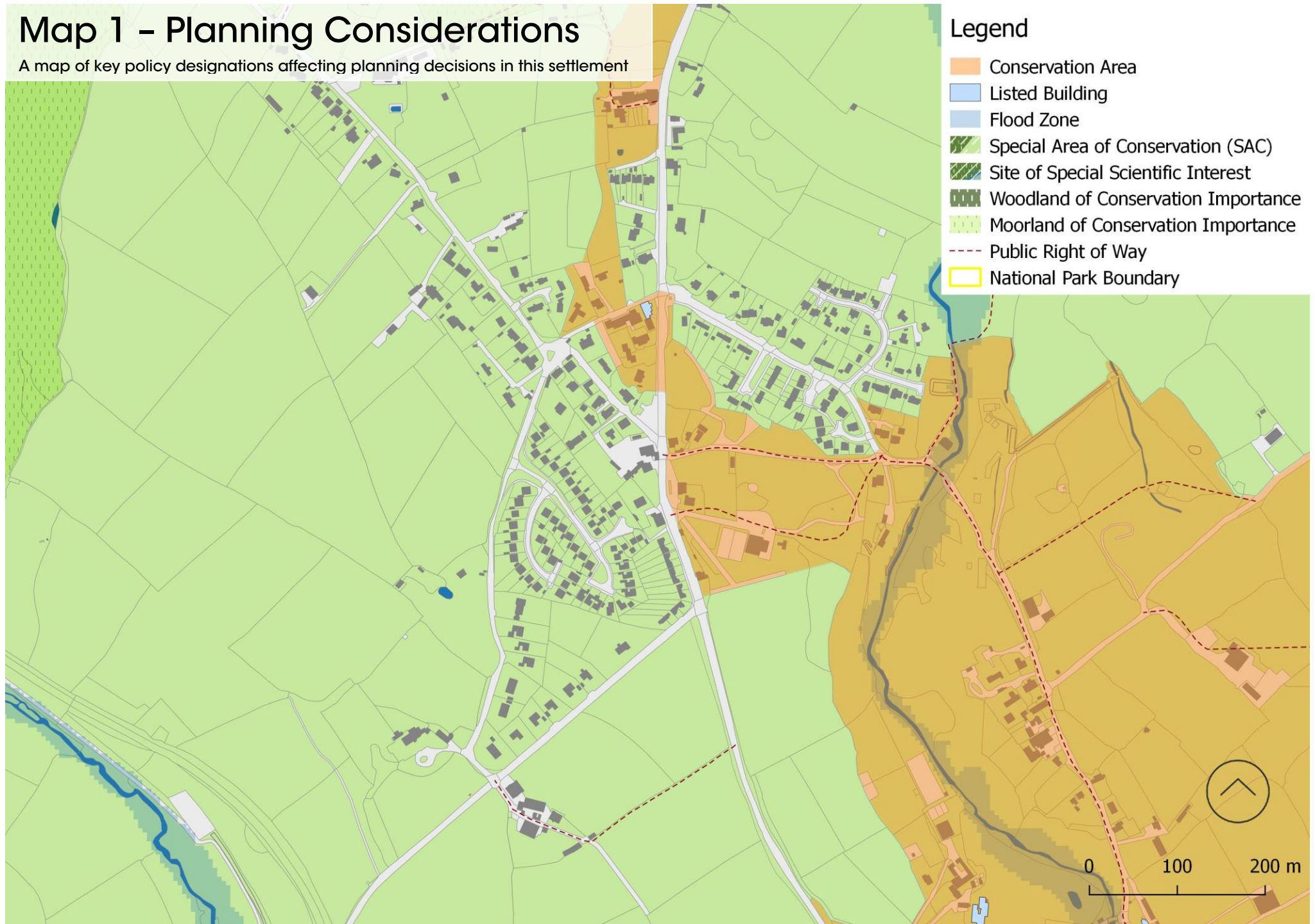
COR = Core Strategy

DMD = Development Management and Delivery Development Plan Document



# Map 1 – Planning Considerations

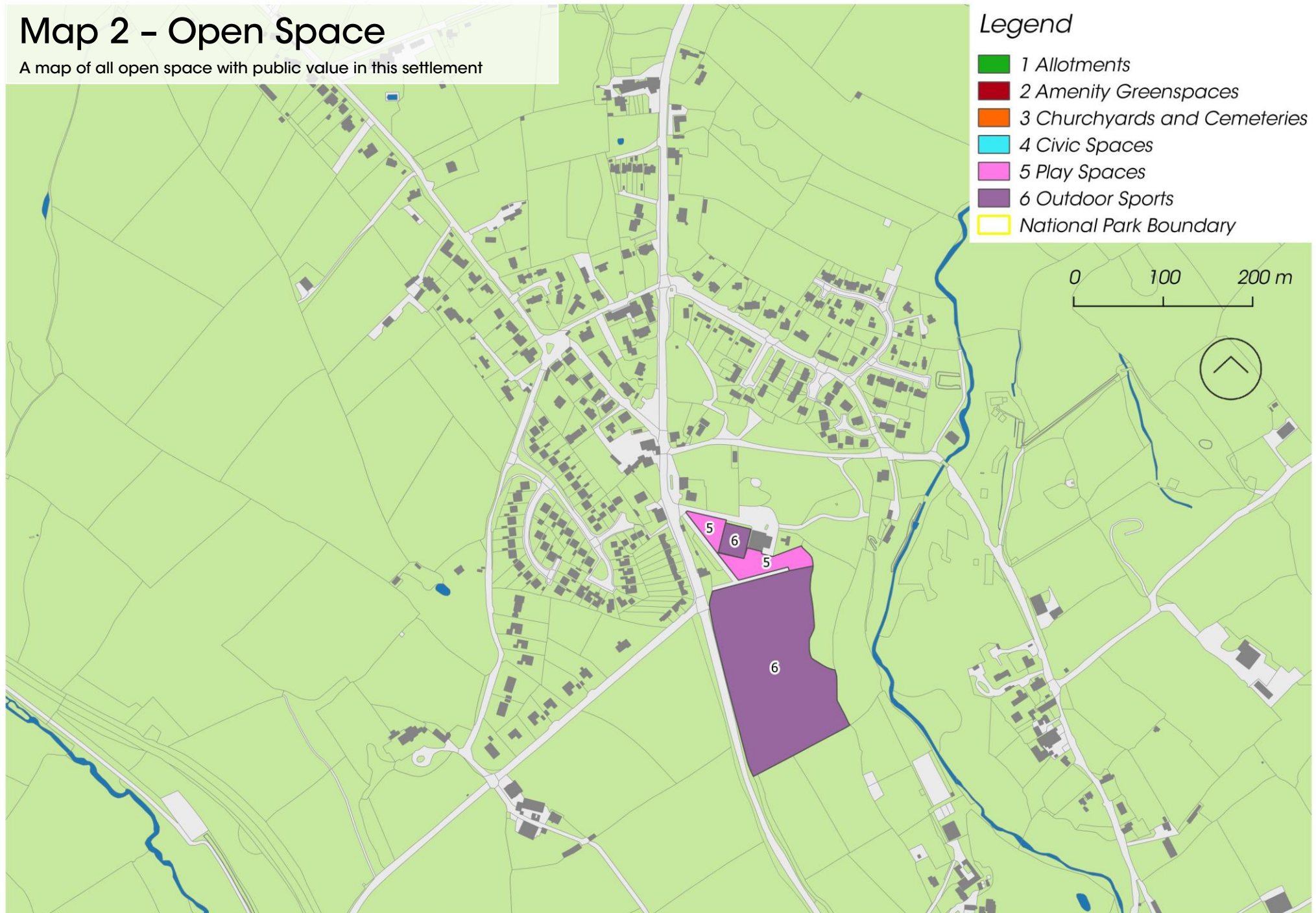
A map of key policy designations affecting planning decisions in this settlement





# Map 2 – Open Space

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



Settlement Services

	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
Settlement															
Mary Tavy	✓	✓	✓	x	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method of Travelling to work *(Census 2011)*

