



DARTMOOR LOCAL PLAN
guiding planning applications in Dartmoor National Park

Settlement Profile:

Christow

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

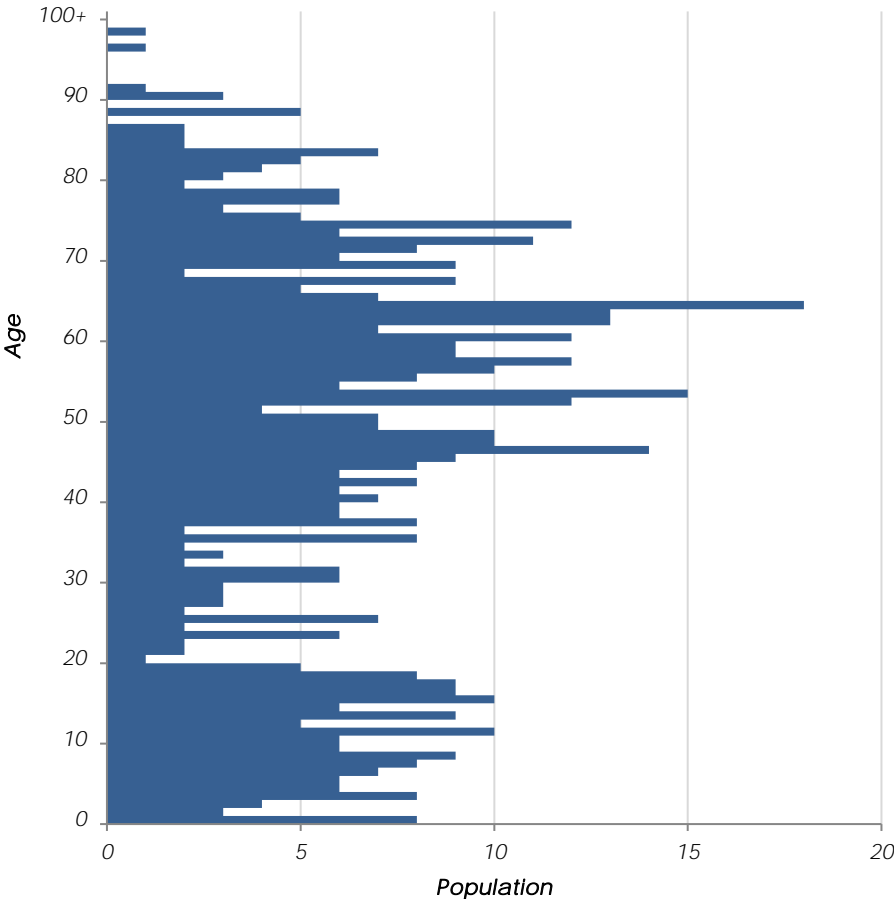
Christow lies on the eastern edge of Dartmoor, in the Teign valley. Its growth was founded on agriculture and the local mining and quarrying enterprises. It is the largest settlement in the Teign valley and supports a wide range of local services and facilities, including a primary school, health centre and a well-equipped community hall. There is also a business estate lying just below the village near the valley road.



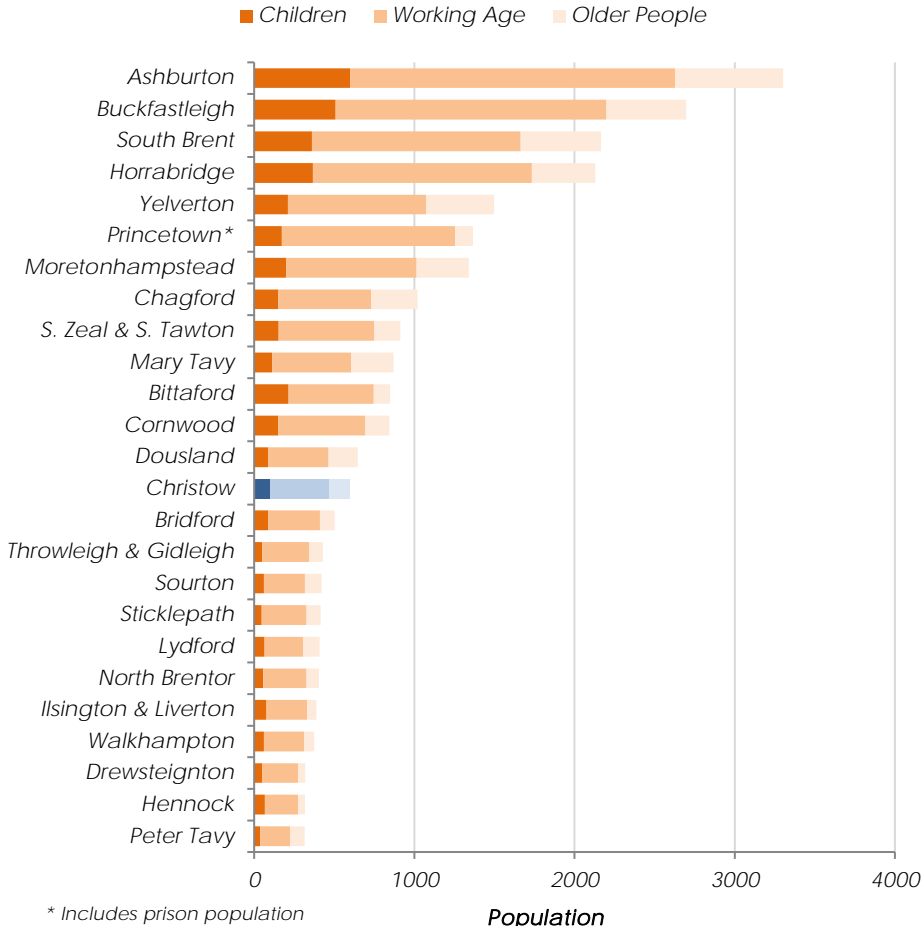
Population 595

Census 2011, defined by best-fit Output Areas

Age Profile (Census 2011)



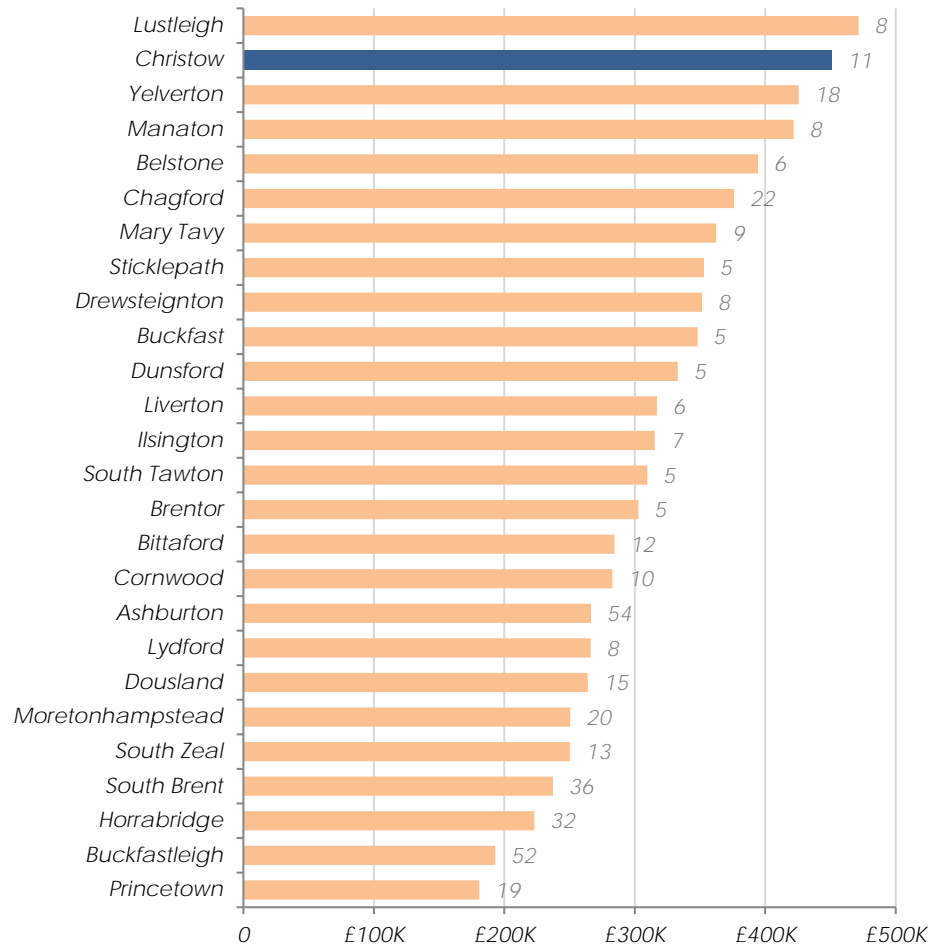
Settlement comparison (Census 2011)



* Includes prison population

Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Christow, Bridford, Hennock

Sites allocated for development in current local plan:

No sites allocated for development

23 affordable 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

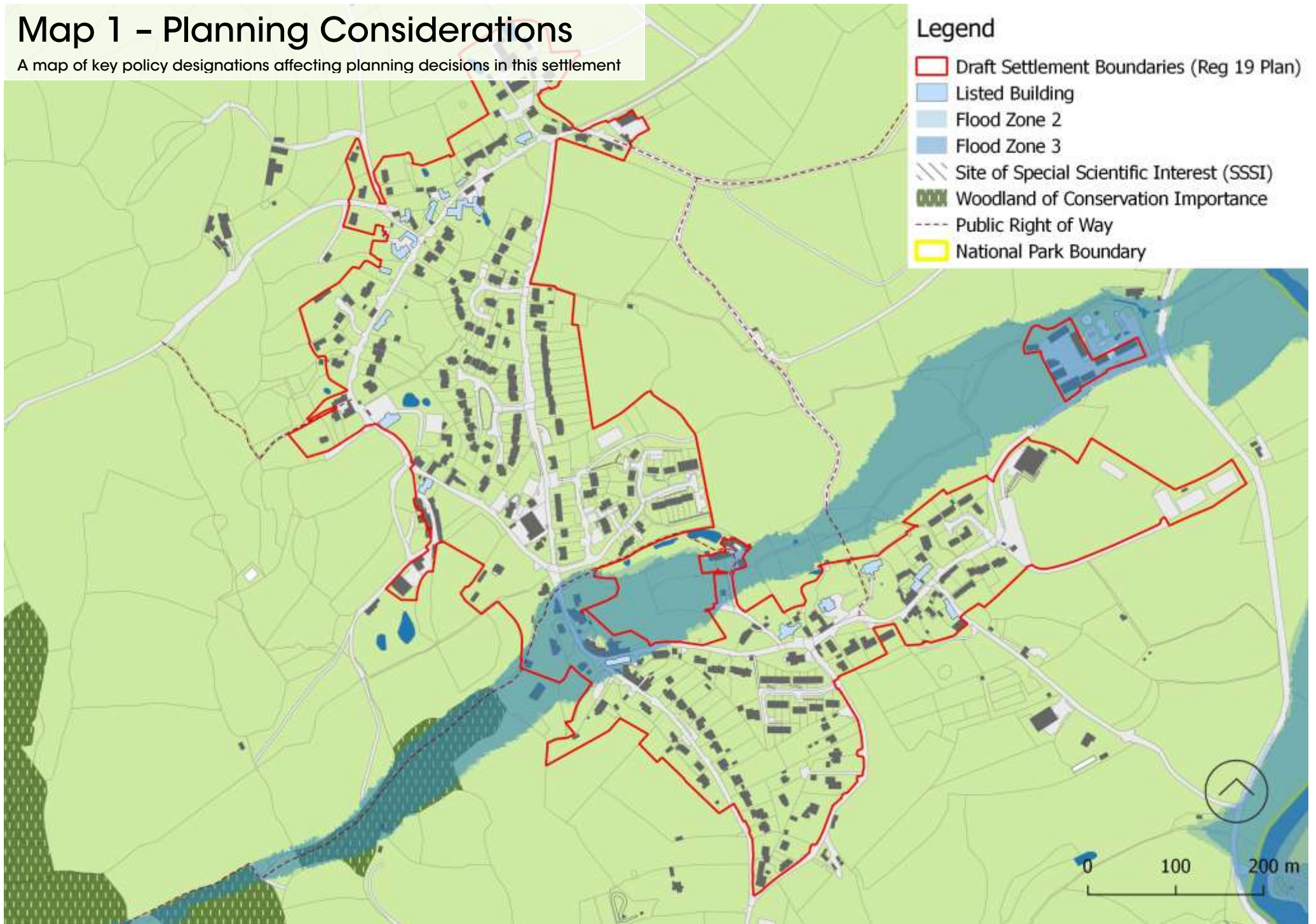
Infrastructure delivery

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)

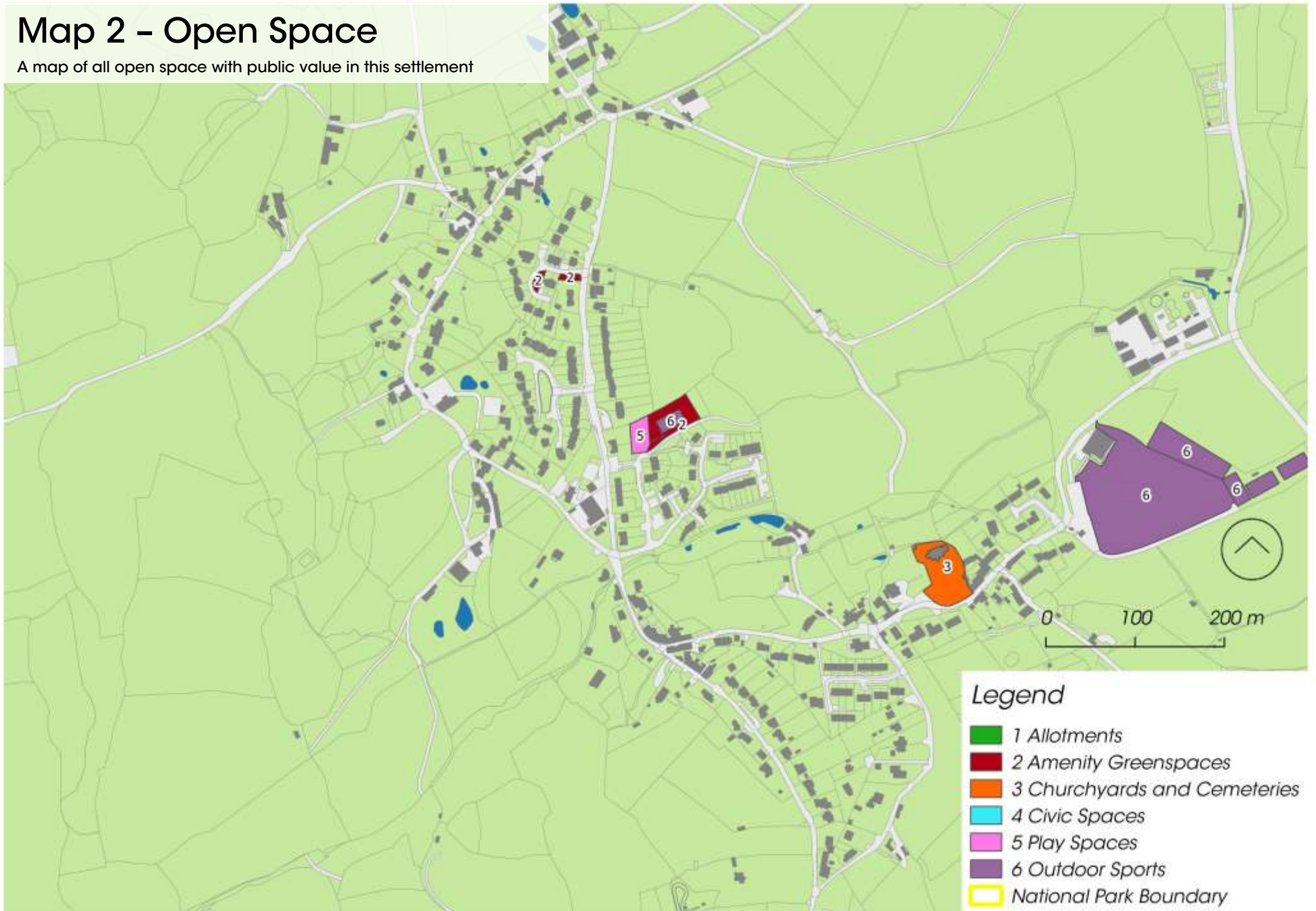
Map 1 – Planning Considerations

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
Christow	✓	x	x	x	x	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method of Travelling to work (Census 2011)

