



DARTMOOR LOCAL PLAN

guiding planning applications in Dartmoor National Park

Settlement Profile:

Manaton

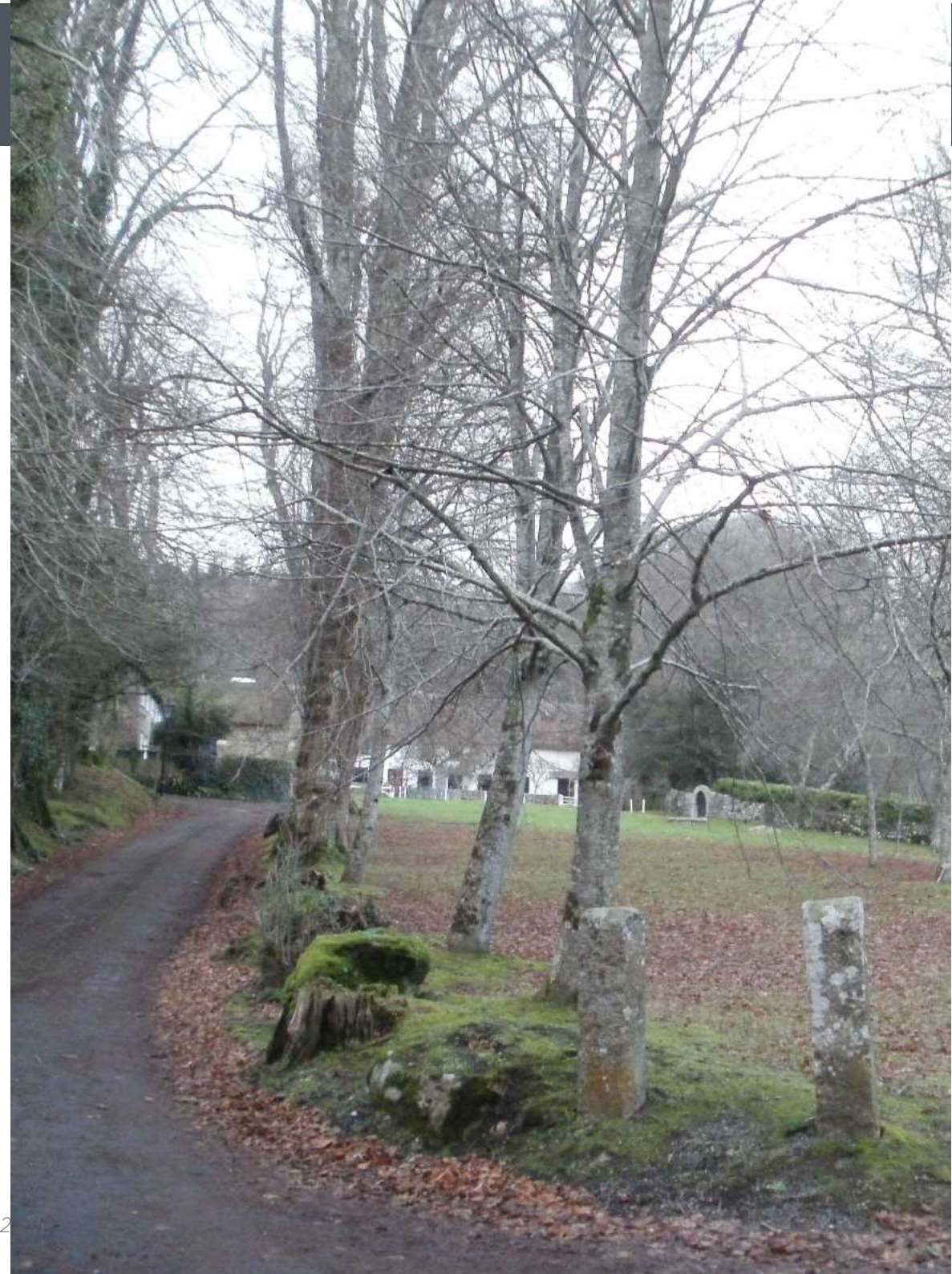
September 2019

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

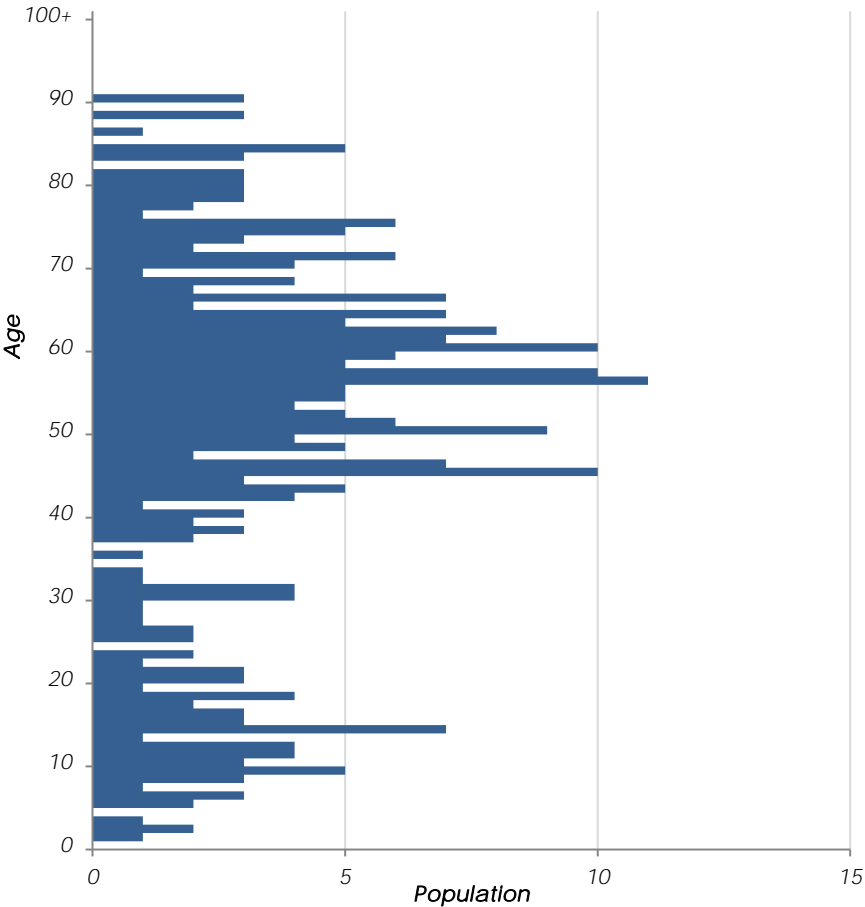
Manaton is a small village in the valley of the Hayne Brook, a tributary of the River Bovey. The village is in two distinct parts, the original settlement being around the 15th century St Winifred's Church. Here the parish hall and the former rectory, school and pub are clustered around the village green. The lower part of the village originated in the two ancient hamlets of Freeland and Water; the two are now joined by 20th century development, including the present pub which has a small shop.



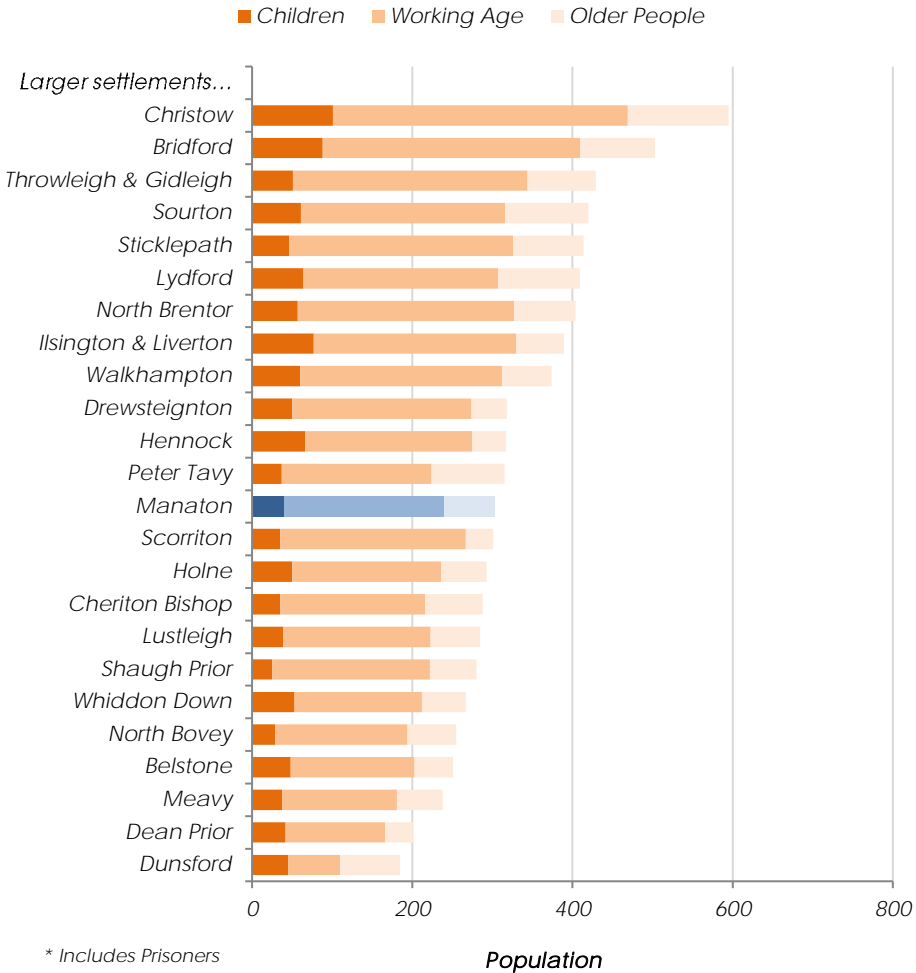
Population 303

Census 2011, determined by best-fit Output Areas

Age Profile (Census 2011)



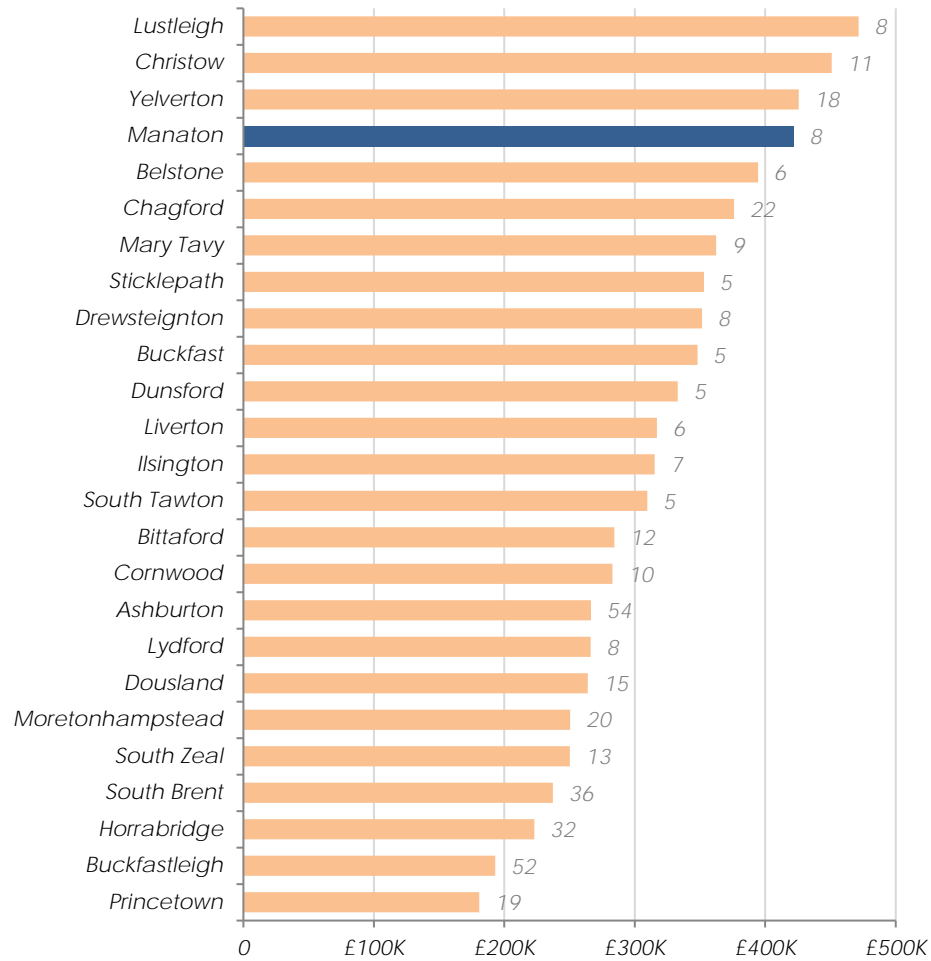
Settlement comparison (Census 2011)



* Includes Prisoners

Average House Prices 2016

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



Land Registry, 2016

Identifying Housing Need

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

Manaton

Sites allocated for development in current local plan:

No sites allocated for development

No affordable units have 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*

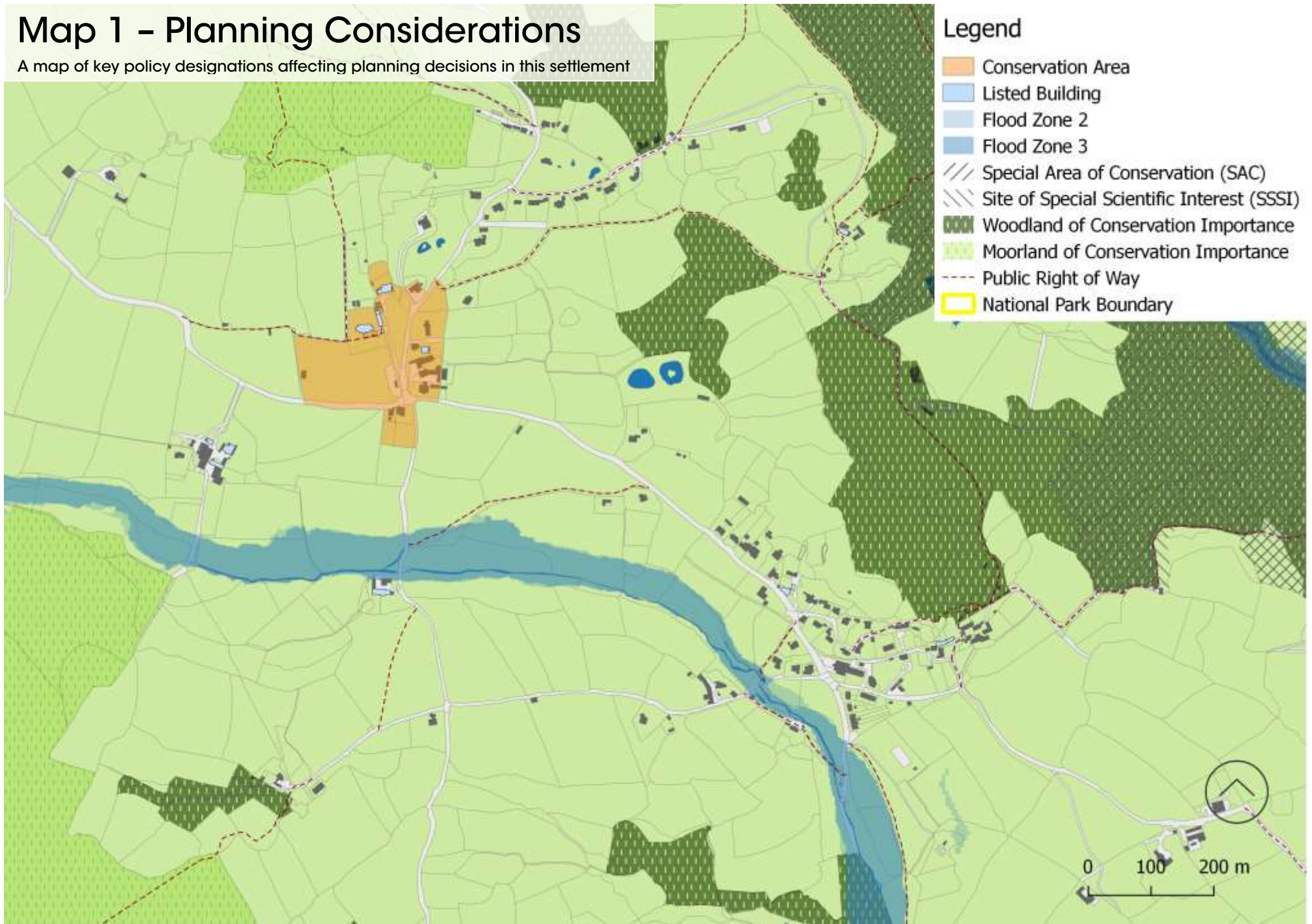
Open Space, Sport and Recreation

We are aware of the following priorities for improving Open Space, Sport and Recreation facilities:

- None known*

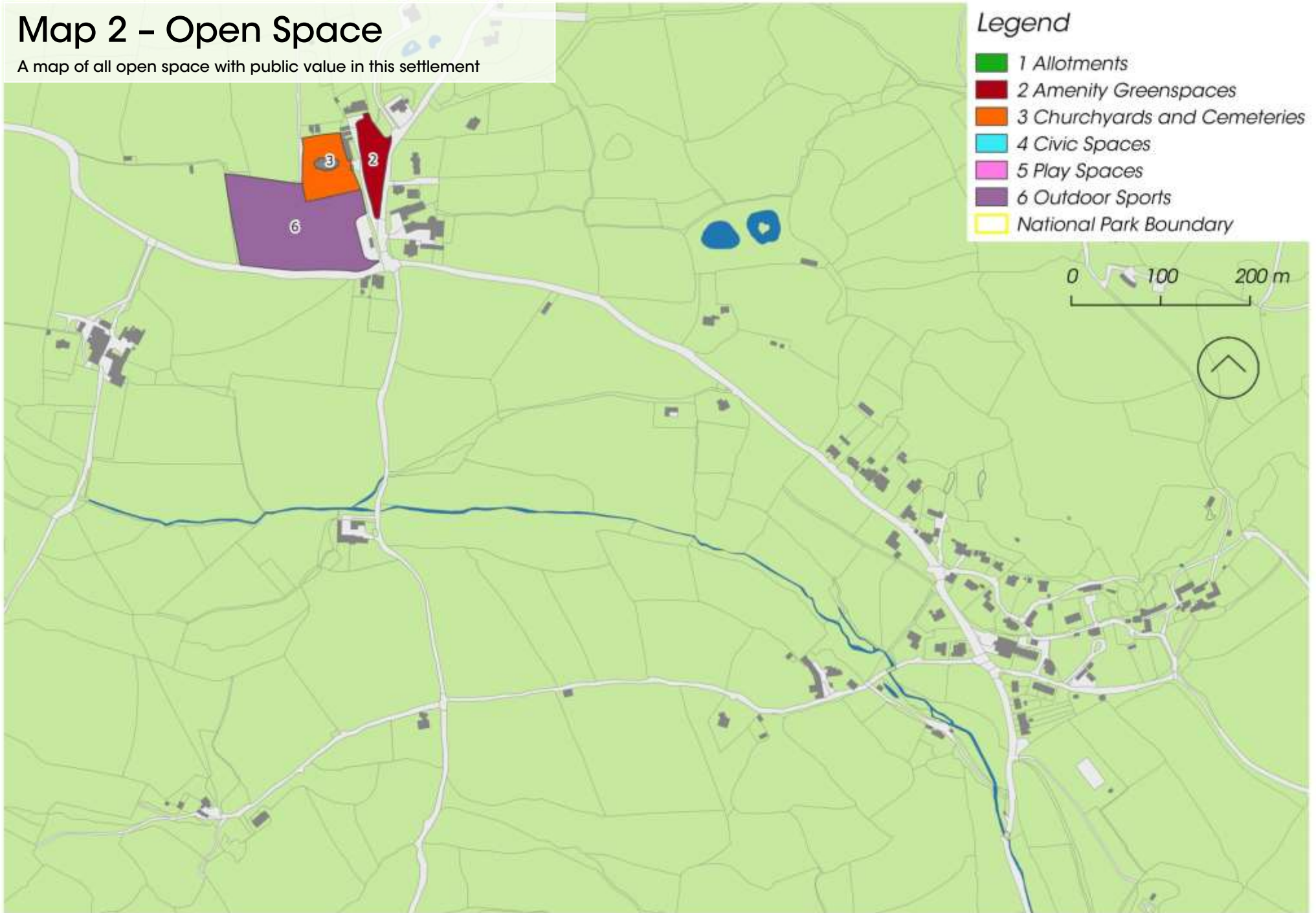
Map 1 – Planning Considerations

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

Method of Travelling to work (Census 2011)

