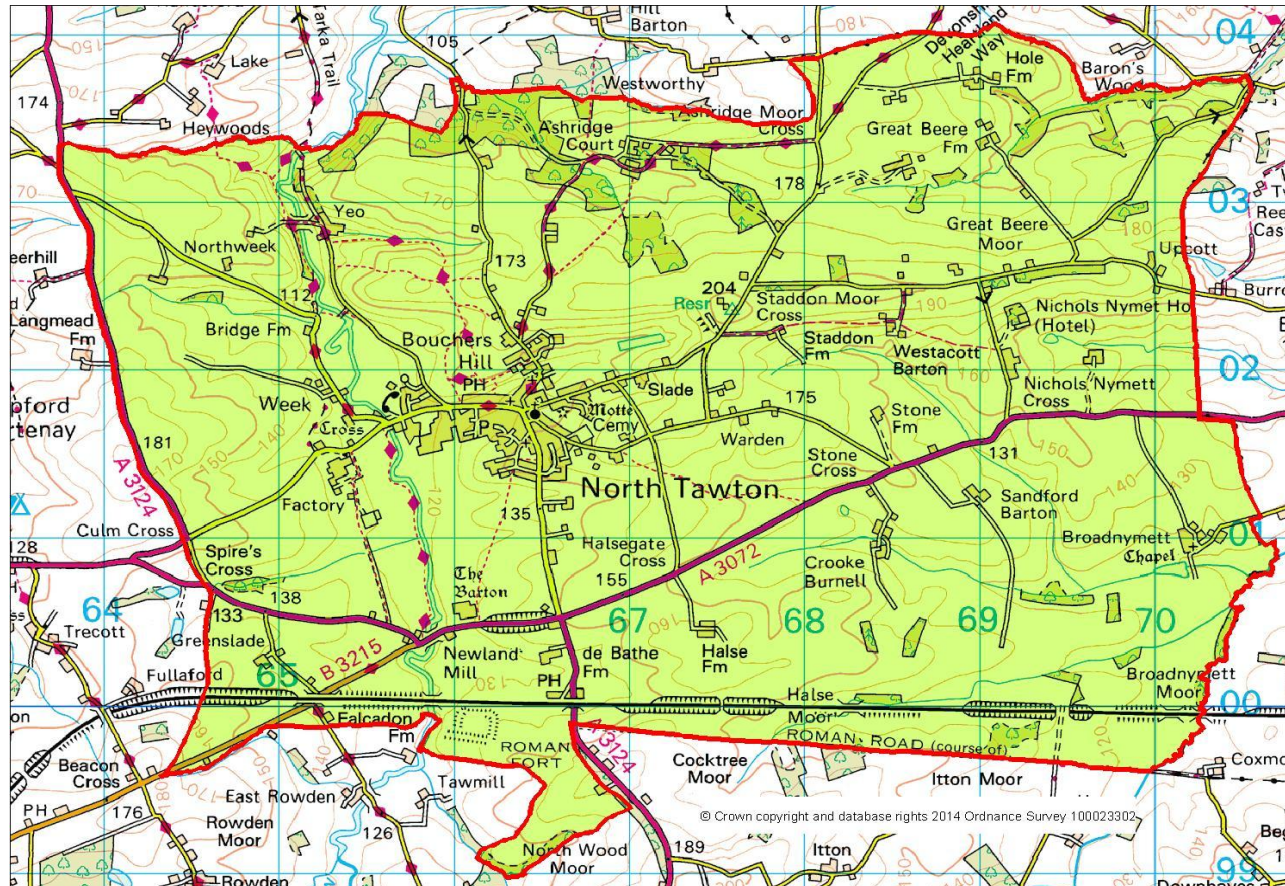


A Profile of North Tawton Parish



Introduction

Why prepare a profile?

North Tawton is one of West Devon's more significant communities, acting as a Local Centre for the eastern part of the Borough. It's location just north of the A30 means it has close ties with Okehampton and reasonably good access to Exeter to the east.

The Borough Council is now taking stock of the evidence relating to North Tawton, to help it prepare a new Borough-wide Plan. It compares the situation in North Tawton with the rest of the Borough, the South West and England. The information the profile contains will also be useful to the Town Council as it prepares it's Neighbourhood Plan. Each section has a 'key messages' box, which sets out some of the things the Borough Council and the community will need to think about when planning for the future. It is hoped the information will offer a picture of the community and point to some of the planning issues that could be addressed locally. In addition, the profile gives a chance for the community to respond to the information presented in the document, add value to it by contributing their own information (for example, an inventory of local services and facilities) and discuss the issues raised with the Borough Council.

Where has the information come from?

The information has come from a number of key sources:

- The Census 2001 and 2011 and other national datasets;
- Other monitoring data held by the Local Authority, County Council and other organisations; and
- Information from surveys.

Further references to useful information can be found at the end of the document.

All information refers to the Parish, unless otherwise stated.

What does the profile cover?

The profile covers the types of evidence a plan will need to respond to if the future is to be successfully planned for. Sections of this document cover:

Topic	Page
A snapshot of North Tawton – a summary picture	4
Who lives in North Tawton?	5
How might the population change in future?	6
The housing stock	7
How affordable is housing?	8
What housing is being built?	9
Working in North Tawton	10
What land is available for employment use?	11
People requiring support	12
How well qualified are residents?	13
How healthy are residents?	14
What is the environment like?	15
Travel and transport	16
Planning locally – the issues and challenges	18
Sources of further information	21

A “snapshot” of North Tawton

North Tawton is one of West Devon’s more important settlements, providing local services and facilities for the surrounding rural Parishes. In recognition of this it has been identified as a ‘Local Centre’ in the West Devon Core Strategy. The location of the town and it’s easy access to the A30 means it also has good links with Exeter and nearby Okehampton.

North Tawton has experienced strong population growth between the 2001 and 2011 censuses, largely the result of new development adjacent to the town. Compared to the rest of the Borough the age profile of the Parish is younger and there is a correspondly higher proportion of young adults. Most new development has been of family housing and this, plus the availability of local jobs, has contributed to the (relatively) youthful age profile. Housing is relatively more affordable in North Tawton than in the rest of West Devon and most people own their own home, despite low average earnings.

The town has a good range of jobs for a settlement of its size. Major employers of national significance are Gregory’s Transport, Taw Valley Creamery (Arla Foods) and Vital Dog. Agricultural supply chains are likely to be important contributors to the local economy/food processing industries. These major employers are all located on the edge of the settlement and access by heavy goods vehicles to industrial sites is dependant on signage to keep HGVs out of the narrow streets of the main town. The town has not been quite as badly affected by the recession as the rest of the Borough, although job losses in Okehampton are likely to have affected residents. Unemployment has fallen in recent months, reflecting trends in the general economic situation. Residents are generally less well qualified than the rest of the Borough with only 23% of residents educated to degree level or equivalent (compared to 30% in West Devon). Almost 38% of residents have no qualifications or have less than 5 GCSEs.

Residents are in generally good health and have access to a range of medical facilities. In future, rising proportions of elderly in the population may increase demands for health and social care. Over one in five households spend more than 10% of their income heating their homes (are deemed to be in “fuel poverty”), although the availability of mains gas in North Tawton itself means this proportion is slightly lower than the picture for the Borough as a whole (22%).

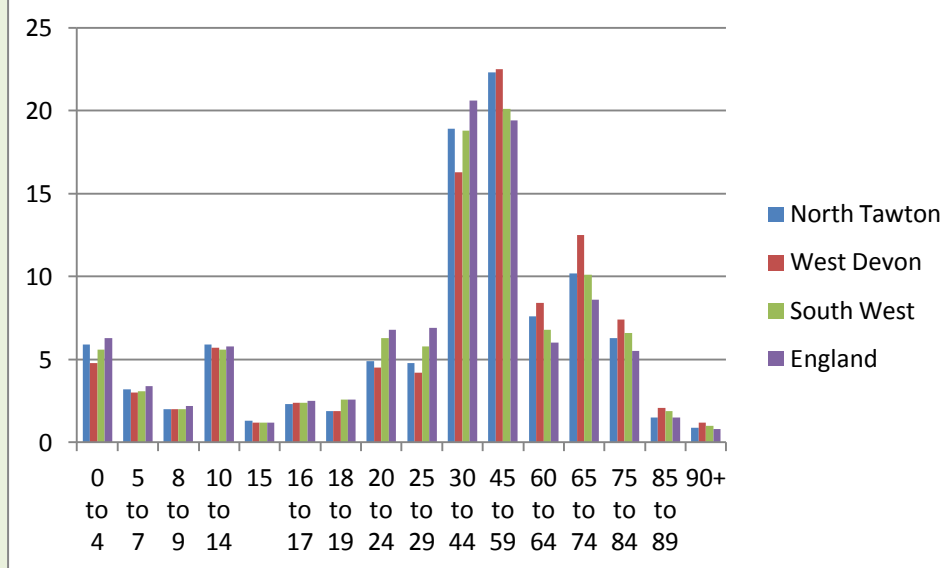
The core of the town has a traditional settlement form with many traditional buildings fronting narrow streets. The town has an industrial tradition, evidenced in the former wool grading centre buildings and associated leats on the western edge of the settlement. To the south of the town are important archaeological remains dating from the Roman period. The countryside surrounding the town is laid mainly to pasture, bisected by the valley of the River Taw. The Parish falls within the UNESCO Biosphere reserve and forms part of the North Devon Nature Improvement Area.

For the future planning issues centre on the continuing role of North Tawton as a Local Centre and the extent to which it can continue to absorb development to meet the need for jobs and homes in the locality. Sustaining the economic base of the town and mitigating the impacts of industry and the traffic that serves it will also be important.



Who lives in North Tawton?

How many people?	How many households? ¹	Has the population grown?			
1,859 (2011)	807 (2011)		2001	2011	% change
50.3% are male	Average household size = 2.3	N Tawton	1570	1859	18.4
49.7% are female		W Devon	48843	53553	9.6
Age over 65 = 351		S West	4928434	5288935	7.3
Age under 16 = 342		England	49138831	53012456	7.9



Between the 2001 and 2011 censuses, the population of North Tawton grew almost twice as fast as the rate of growth for the Borough as a whole.

The proportion of the population in the under 16 age groups is higher than those of West Devon, the South West and England. There is a correspondingly high proportion of adults aged 30-44 when compared to the Borough.

The Borough does have a higher proportion of older age groups compared to the national and regional picture. However, although this is also true of North Tawton, the town's population is not as elderly as that of West Devon.

Key Messages:

- The population is younger than is typical of the Borough – reflecting recent development of family housing and local jobs.

¹ A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. The definition includes sheltered housing where 50% or more have their own kitchens; and, all people living in caravans on any type of site that is their usual residence.

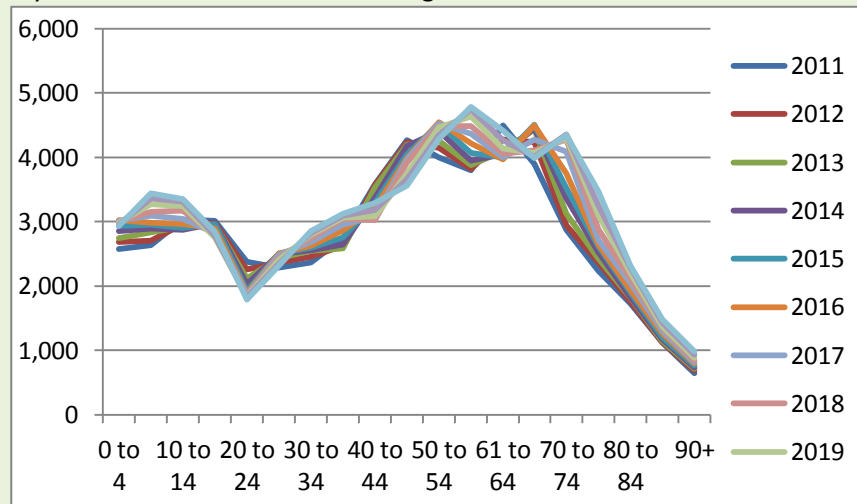


How might the population change in future?

In the years 2011- 2021 the population of West Devon is forecast to:

- Increase by 11%- faster than the rate for England (8.6%) or the region (8.3%)
- Have a 52% increase in the numbers over the age of 90

By 2021 35% of residents will be aged over 60



Forecasting the population becomes less reliable for small geographical areas. It is possible to get a picture of likely trends by using forecasts prepared nationally for West Devon.

Forecasts have also been prepared for the Okehampton market town area (which includes North Tawton), to help with health profiling.² This suggests that:

Total population increase 2010-2026	10% (2,500)
% increase 0-19	3.1%
% increase 20-44	-0.1%
% increase 45-64	-1.3%
% increase 65-84	36%
% increase 85+	89.2%

The population of the Borough will grow because more people are likely to move into the area than leave it. Growth will not arise because of natural increase (more births than deaths).

Key Messages:

- The population will become more elderly with implications for health and social care. Demands for specialist housing, support and health facilities may increase.
- Reducing numbers of young people may have an impact on the numbers in the workforce and those available for work locally.

² Joint Strategic Needs Assessment Market Town Profile 2010-11: Okehampton <http://www.devonhealthandwellbeing.org.uk/wp-content/uploads/2011/07/JSNA-Market-Town-Health-Profile-Okehampton2.pdf>

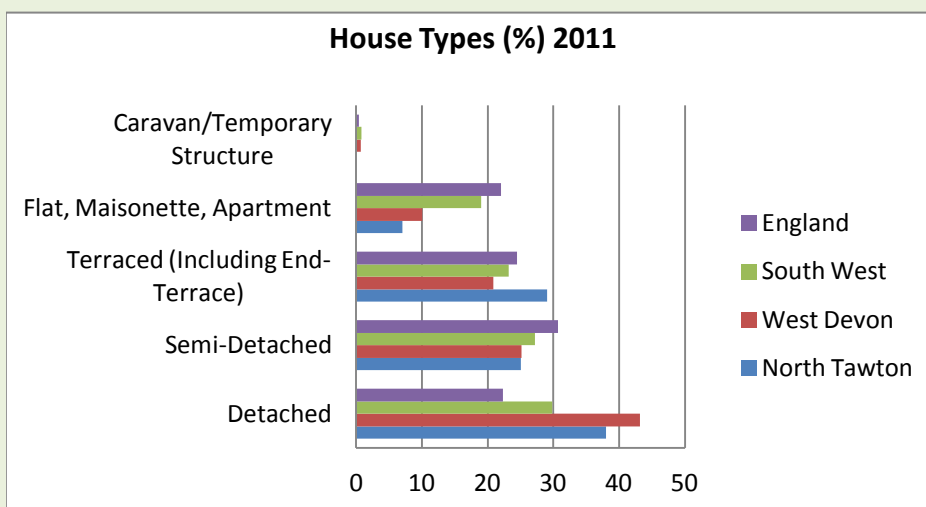


The housing stock

How Many Houses?	What Size of House?	What Type of House?	Tenure
860 dwellings (2011)	1 bed 6%	Detached 325	Owner occupied 74%
56 household spaces have no usual resident ³ (second homes; vacant dwellings etc)	2 bed 28%	Semi 220	Shared ownership 0.5%
	3 bed 40%	Terrace 253	Social rent 8%
	4 bed 20%	Flat/Maisonette/Apt 64	Privately rented 16%
	5 or more 6%	Other 1	Rent free 1%

This information gives a snapshot of what housing is available in North Tawton. Almost three quarters of the homes in the Parish are owner occupied. There is a small socially rented housing sector and a locally important private rental market.

Compared to the regional and national picture, North Tawton has a higher proportion of detached homes and terraced houses. The numbers of flats, maisonettes and apartments is a small proportion of the overall stock.



Key Messages:

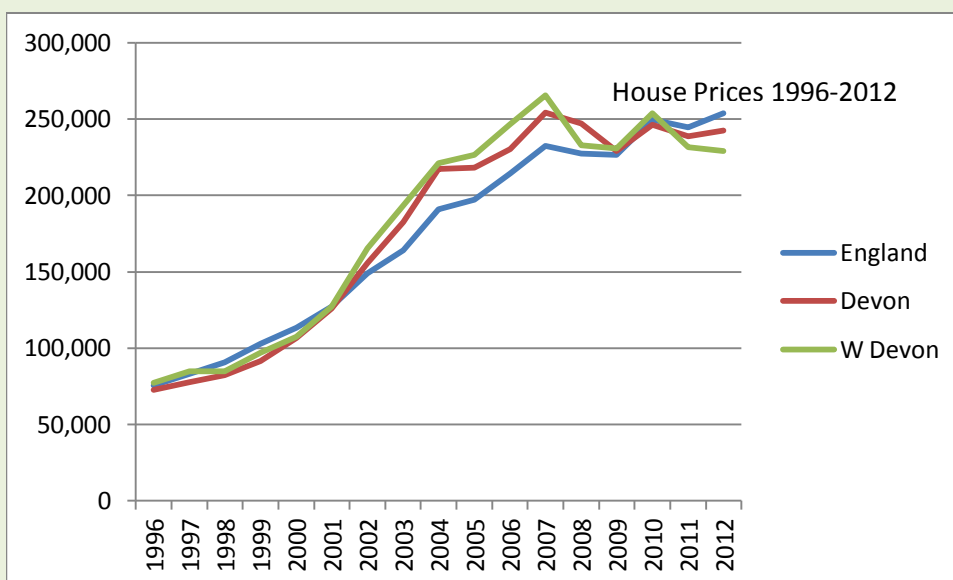
- The housing stock is skewed towards detached dwellings, although there is a good proportion of terraced housing. This may impact on housing affordability and the extent to which people can find homes to suit their circumstances.
- There are very few homes available for social rent.

³ A household space is the accommodation occupied by an individual household or, if unoccupied, available for an individual household



How affordable is housing?

How much do homes cost?	What do people earn?	How affordable is housing?	How many are in housing need?																										
<p>Average price paid in the last 5 years</p> <table><tr><td>N Tawton</td><td>Devon</td></tr><tr><td>£191,314</td><td>£224,830</td></tr></table> <p>Current average asking price: £230,918</p> <p>Average rent asked p.c.m.</p> <table><tr><td>£598</td><td>£722</td></tr></table> <p>Source: Zoopla, May 2014</p>	N Tawton	Devon	£191,314	£224,830	£598	£722	<p>Average weekly wage (gross) – residence based</p> <table><tr><td></td><td>Median</td><td>Mean</td></tr><tr><td>England</td><td>£421.6</td><td>£510.0</td></tr><tr><td>Devon</td><td>£365.1</td><td>£426.7</td></tr><tr><td>W Devon</td><td>£329.1</td><td>£482.8</td></tr></table> <p>Source: ONS ASHE 2013</p>		Median	Mean	England	£421.6	£510.0	Devon	£365.1	£426.7	W Devon	£329.1	£482.8	<p>Ratio of house prices to incomes, 2013</p> <table><tr><td>West Devon</td><td>13.6</td></tr><tr><td>Devon</td><td>13.1</td></tr></table> <p>Gross annual income needed for a mortgage</p> <table><tr><td>West Devon</td><td>£54,086</td></tr><tr><td>Devon</td><td>£53,622</td></tr></table> <p>Source: National Housing Federation Home Truths 2013/4.</p>	West Devon	13.6	Devon	13.1	West Devon	£54,086	Devon	£53,622	<p>A housing need survey in July 2010 identified a need for:</p> <ul style="list-style-type: none">• 23 affordable homes• 10 rented and 13 shared ownership• 22 one or two bed homes and 1 3 bed property
N Tawton	Devon																												
£191,314	£224,830																												
£598	£722																												
	Median	Mean																											
England	£421.6	£510.0																											
Devon	£365.1	£426.7																											
W Devon	£329.1	£482.8																											
West Devon	13.6																												
Devon	13.1																												
West Devon	£54,086																												
Devon	£53,622																												



House price information suggests homes in North Tawton cost less than the average for West Devon and are relatively affordable.

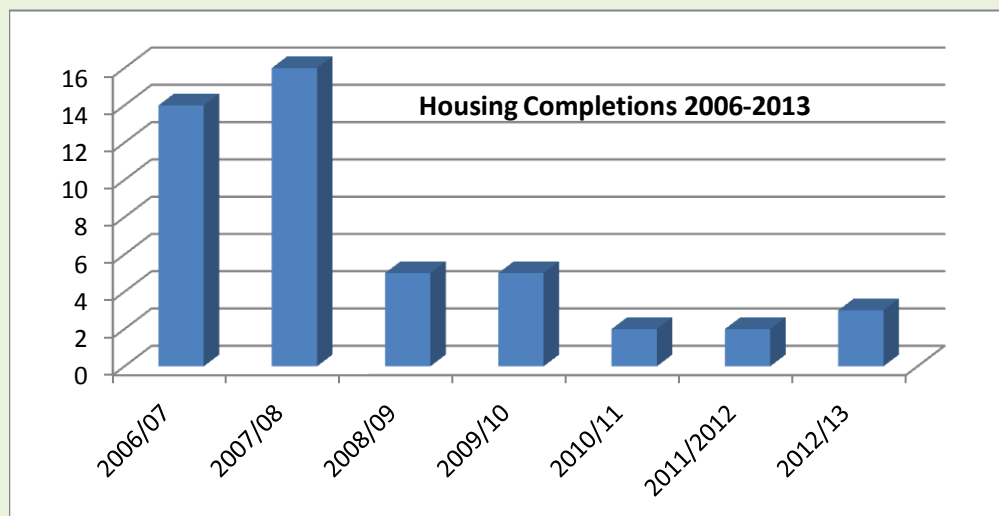
Key Messages:

- It is difficult to obtain good information about earnings locally, but based on the National Housing Federation information for West Devon, the gross annual income needed for a mortgage is much higher than earnings recorded from the ASHE survey.
- Of those identifying themselves in housing need in the North Tawton housing need survey, almost half had an income under £15,000 and 91% an income under £20,000.
- The small numbers of properties available to rent from social landlords also suggests there are few opportunities for those looking for affordable properties to rent or part-buy.
- Since the census, a number of planning permissions will deliver some new affordable housing, sufficient to meet immediate need.



What housing is being built?

How many homes have been built?	How many are in the pipeline?	What social housing is available?
Between April 2006 and April 2013, 47 new homes were built and a further 4 were under construction.	At April 2013 there was planning permission for 39 homes. Since then, there has been a proposal for a further 61 to the south of Moorview.	At the time of the housing need survey there were seventy three social rented properties in North Tawton; the annual turnover in lettings is low. The housing need survey of 2010 identified 9 re-lets between November 2008 and November 2009.



The 2011 census recorded a total of 860 dwellings in the Parish. Since 2011 a number of new homes have been constructed, including 20 homes on the former market site and 11 affordable properties to at Barkers Way. The remaining allocated site, the former Wool Grading Centre is the subject of a 'live' planning permission for 62 dwellings (subject to a s106 agreement). There is a 'live' planning permission for 61 dwellings to the south of the town.

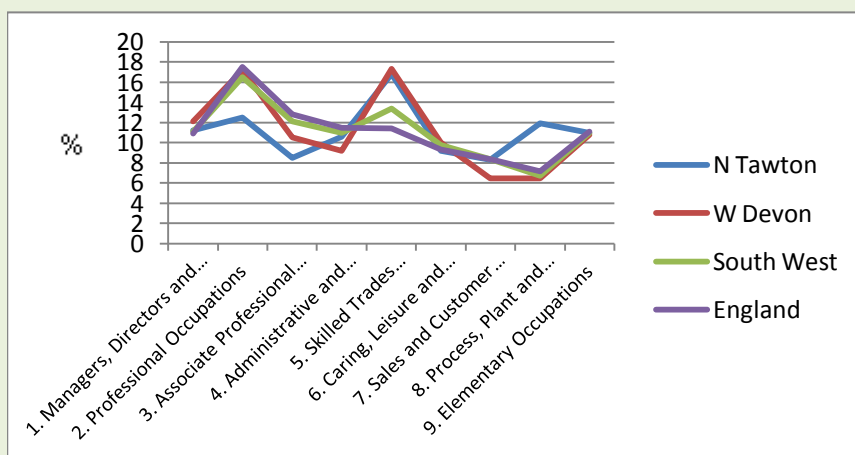
Key Messages:

- Most of the dwellings built in the last 7 years have been for private sale. The development at Barker's Way has added 8 two bedroom and 3 three bedroom properties to the affordable housing stock.
- Further consideration should be given to how the needs of the elderly can be met.



Working in North Tawton

How many people are economically active ⁴ ?	Do people work full time or part time?	What types of jobs do they do?
1009 residents aged 16-74 are economically active	Full time employee 489 Part time employee 222	Managers, directors, senior officials 108 Professional occupations 120 Associate professional and technical occupations 81 Administrative and secretarial 101 Skilled trades 161 Caring, leisure, other services 88 Sales and customer service 79 Process, plant, machine operatives 114 Elementary occupations ⁵ 105
346 are economically inactive	Full time self employed 159 Part time self employed 54 Never worked/long term unemployed 24	



Like most of West Devon, North Tawton has a higher proportion of economically active residents who are self employed than the regional or national average (21% compared to 16% in the South West and 14% in England). The proportion of self employed is slightly higher in the Borough, at 24%. Patterns of part time working are similar to the Borough and the South West, being slightly higher than the picture for England.

Key Messages:

- The types of jobs done by North Tawton's residents reflects the structure of the local economy, with fewer managerial, professional and associate professional occupations and correspondingly higher levels of employment in sales and customer service, process and plant operatives and elementary occupations.
- Major employers are Gregory's Transport; Taw Valley Creamery; Vital Dog.
- Agricultural supply chains are likely to be important contributors to the local economy/food processing industries.

⁴ A person aged 16 and over is described as economically active if, in the week before the census, they were:

in employment, as an employee or self-employed, not in employment, but were seeking work and ready to start work within two weeks, or not in employment, but waiting to start a job already obtained and available. Full-time students who fulfil any of these criteria are classified as economically active and are counted separately in the 'Full-time student' category of economically active - they are not included in any of the other categories such as employees or unemployed

⁵ Occupations classified at this level will usually require a minimum general level of education (i.e. that which is acquired by the end of the period of compulsory education). Some occupations at this level will also have short periods of work-related training in areas such as health and safety, food hygiene, and customer service requirements.



What land is available for employment use?

As well as nationally and locally important employers, North Tawton supports a number of small businesses and enterprises. There is a small area of land identified for employment use at the former station yard, coloured in red on the map below.



Key Messages:

- North Tawton is a working town and steps need to be taken to support and diversify the local economy;
- As well as making land for employment available, consideration needs to be given to business support and training.



People requiring support

Claimant count April 2014

(Job seekers allowance)

17 (ward data, NOMIS)

1.4% of residents in the ward aged 16-64

North Tawton	West Devon	Great Britain
1.4%	1.1%	2.7%

Key Out of Work Benefits Claimants, November 2013

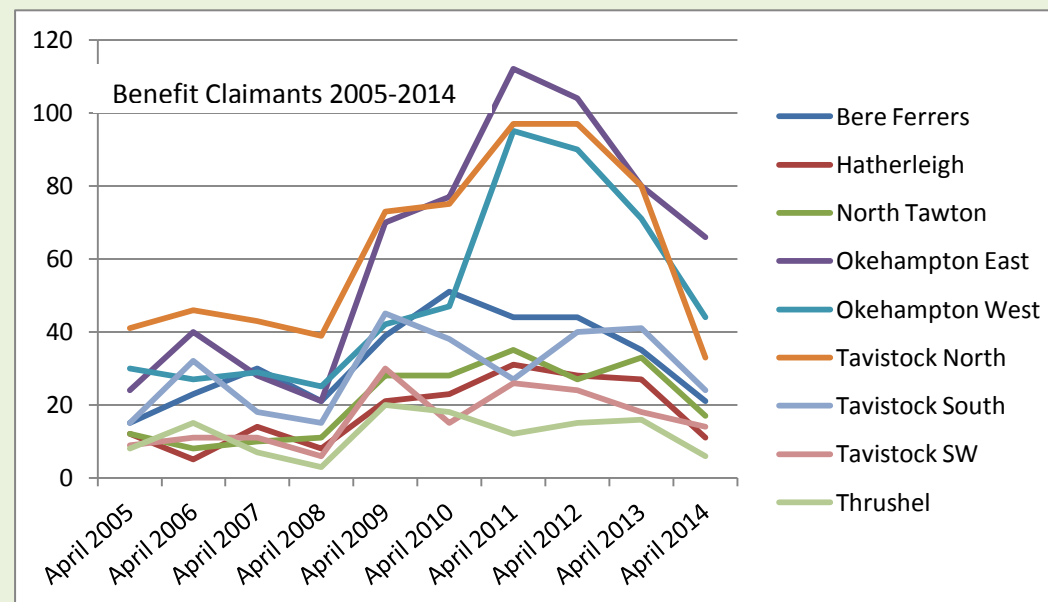
(Job seekers allowance, employment support allowance, lone parent benefits, other income related benefit)

A total of 90 people in North Tawton ward are claiming key out of work benefits

Proportion claiming key out of work benefits, November 2013

North Tawton	West Devon	Great Britain
7.3%	7.5%	10.6%

Source: NOMIS ward profile



The claimant count of those seeking Job Seekers Allowance is usually a good indication of those who are unemployed. However, once all benefits claimant information is taken into account, the figure is much higher. Numbers of unemployed in North Tawton ward reflect the underlying trend of the current economic situation. Numbers of benefit claimants rose steadily after 2007, but have dropped in recent years. The situation in North Tawton is likely to be affected by the health of the Okehampton economy, which experienced significant job losses at the end of 2010 and during 2011.

Key Messages:

- North Tawton has experienced similar levels of unemployment as the rest of the Borough. The situation is also likely to be affected the health of the Okehampton economy.



How well qualified are residents?

What level of qualification do residents have?⁶

% residents over 16	North Tawton	West Devon	South West	England
No qualifications	23%	20.3%	20.7%	22.5%
Level 1	14.6%	12.9%	13.6%	13.3%
Level 2	19.4%	16.8%	16.4%	15.2%
Apprenticeship	3.6%	3.9%	4.3%	3.6%
Level 3	12.3%	11.9%	13.2%	12.4%
Level 4	23.5%	30.0%	27.4%	27.4%
Other qualification	3.5%	4.1%	4.5%	5.7%

How are pupils doing at school?

% achieving Level 4 or above in reading, writing and maths	2009	2010	2011	2012	2013
North Tawton Community Primary School	68%	70%	65%	65%	87%
Local Authority	73%	76%	76%	82%	77%
England – all schools	72%	73%	74%	79%	75%

Source: Dept for Education

Key Messages:

- The workforce is generally less well qualified compared to the Borough and the regional and national picture; almost 38% of residents have no qualifications, or only very basic qualifications.
- The primary school has been making good progress following OFSTED monitoring visits.

⁶

Level 1: 1-4 O levels/GCSE/CSE, entry level, foundation diploma, NVQ level 1, Foundation GNVQ, Basic/essential skills

Level 2: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma.

Level 3: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.

Level 4: Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy).



How healthy are residents?

General health

	North Tawton	W Devon	S West	England
% residents in very good health	46.4	45.9	46.9	47.2
% in good health	35.5	34.7	34.6	34.2
% in fair health	13.4	14.3	13.4	13.1
% in bad health	3.9	4	4	4.2
% in very bad health	0.7	1.2	1.1	1.2

Source: Census 2011

146 people have their day to day activities limited a lot by long term health or disability. A further 180 have their day to day activities limited a little by long term health or disability.

Other factors affecting health:

Cold homes are linked to poor health and the incidence of falls among the elderly. 21.3% of households in the North Tawton area⁷ spend more than 10% of their income on energy to heat their homes. The three most significant contributors to this are the energy efficiency of the home; the cost of energy; and household income. Many households rely on expensive oil or electricity to heat their homes.

Looking after others

205 people provide unpaid care for others, of which:

137 provide 1-19 hours of unpaid care a week

21 provide 20-49 hours of unpaid care a week

47 provide more than 50 hours of unpaid care a week

Source: Census 2011

Key Messages:

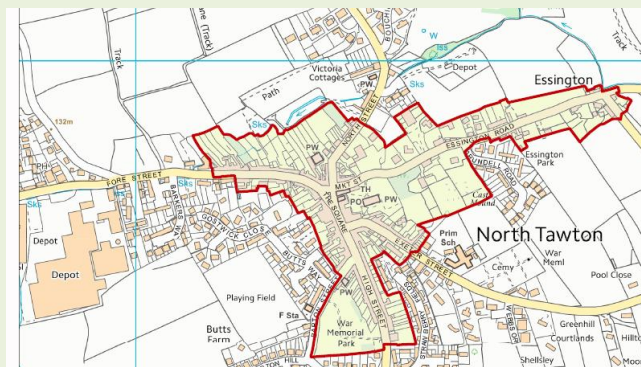
- The proportion of residents in North Tawton who appear to be in good health is slightly higher than for the Borough as a whole.
- More than one in five households in the Parish is in fuel poverty. Measures to improve the insulation and energy efficiency of the housing stock may help.

⁷ The figures relate to the census lower super output area 001D which covers North Tawton, extending north to Bondleigh. Households spending more than 10% of their income on heating their homes are deemed to be in "fuel poverty".



What is the environment like?

The Historic Environment



The town has a traditional settlement pattern with a central focus on the Clock Tower. The historic heart of the town and many of the traditional buildings are covered by a conservation area designation. Industrial heritage is also present – the former woollen mill on the western edge of the town is an important listed building. To the south of the town there are important archaeological remains dating from the Roman period.

The town's Village Design Statement provides background information about buildings and features valued locally.

The Natural Environment

Important green spaces in the town include St Peter's church with its mature trees; the Memorial Park and the cemetery; the primary school grounds; and the allotments behind Fore Street (connected to the town and surrounding countryside by a footpath network).

The surrounding countryside forms part of the High Taw Farmland Landscape Character Area⁸, typified by undulating farmland laid largely to pasture. The special features of this area include its relatively remote rural character; species rich unimproved grassland at Staddon Moor (a Site of Special Scientific Interest) and ancient semi-natural woodland at Western Copse; its prehistoric and Roman heritage. The Tarka Trail runs north-south through the area.

The Parish lies within the North Devon UNESCO Biosphere Reserve, with the aim of promoting and demonstrating a balanced relationship between people and nature. These reserves aim to create and maintain sustainable communities where people can live and work in an area of high environmental quality.

The Living Environment

North Tawton ranks in the bottom third of census lower super output areas on the Index of Multiple Deprivation Environment Domain, largely because of the indoor living environment, related to older properties without central heating.

West Devon has higher than average carbon emissions per head of population, mainly linked to rurality and the energy performance of the building stock.

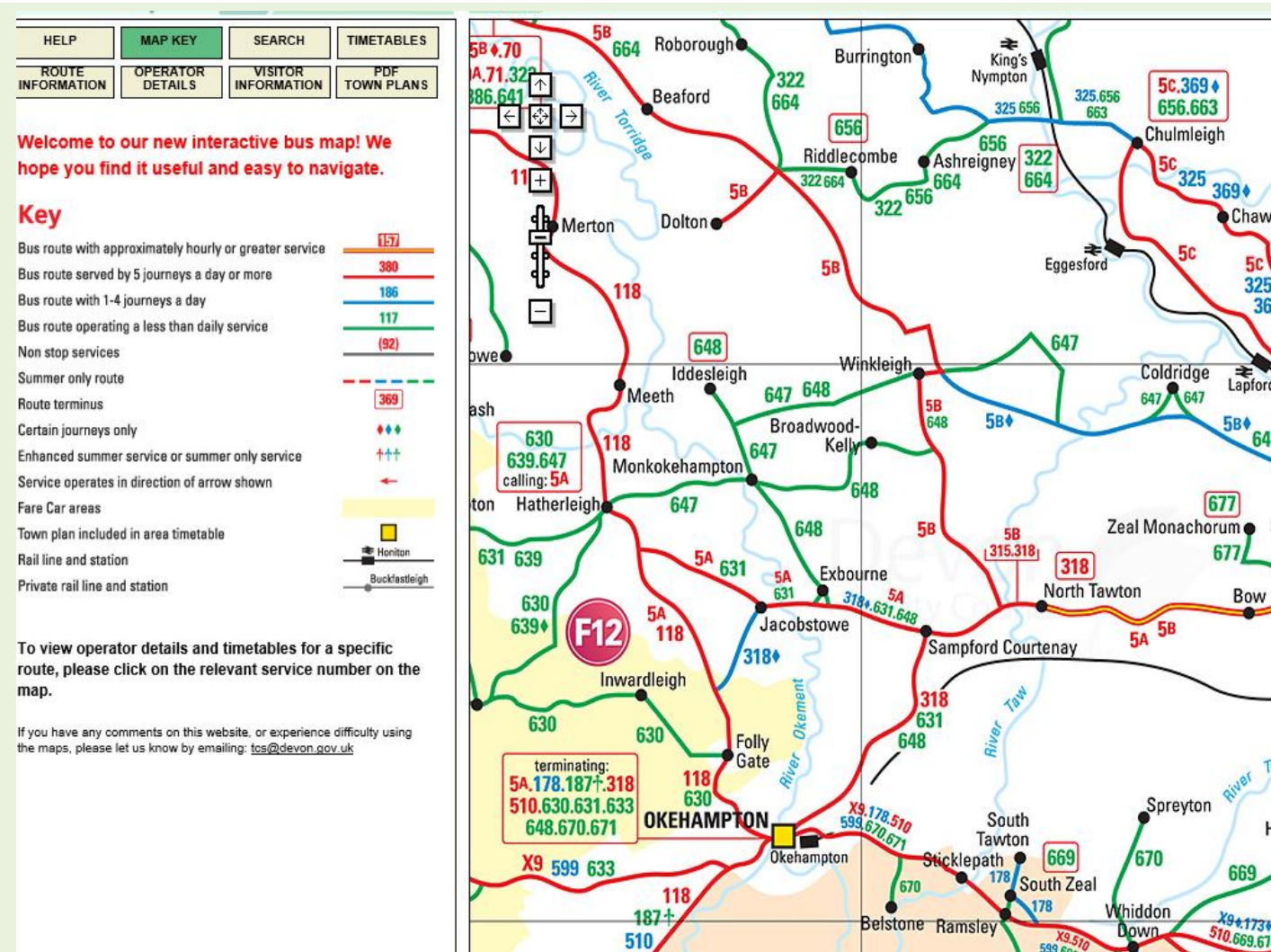
Key Messages:

- The settlement form and character of the traditional town centre makes the town locally distinctive. Safeguarding the elements of the town that contribute to it's nature and character could help influence the design of future development. The redevelopment of the listed former woollen mill provides an opportunity to safeguard the future of the building and enhance the surrounding environment.
- The landscape strategy for the High Taw Farmland Landscape Character Area refers to protecting the existing settlement pattern and protecting the elements important to it. There are also some aspirations that can be achieved through the planning process, such as improving the rights of way network to increase areas of accessible countryside, and improving green infrastructure links.

⁸ http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/devon-character-areas/dca-west-devon/dca-33.htm for more detail



Travel and transport



Public Transport

North Tawton benefits from regular and frequent bus services through to Exeter (approximately hourly or greater service) and relatively good services northward to Barnstaple and South West to Okehampton. During summer months the Dartmoor Rover Sunday rail service stops at nearby Sampford Courtenay railway station.



Number of cars owned, 2011

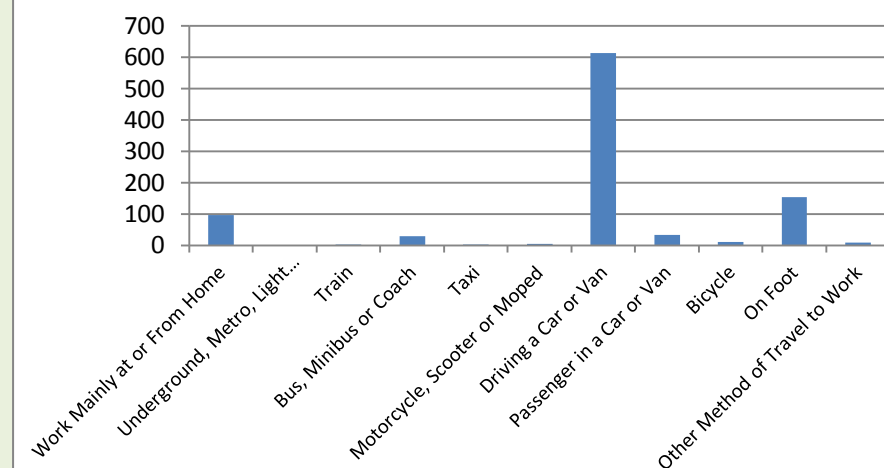
No cars or vans in household	98
1 car or van	347
2 cars or vans	273
3 cars or vans	58
4 or more cars or vans	31

Average number of cars per household

North Tawton	1.5
West Devon	1.5
South West	1.3
England	1.2

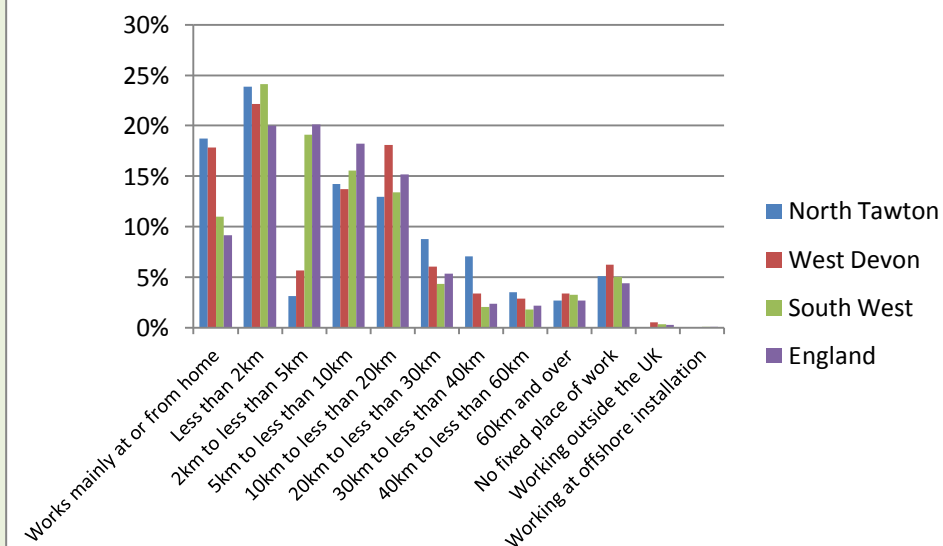
Travel to work, 2011

Method of Journey to Work: North Tawton



Distance travelled to work

Journey to work information dates from the 2001 census. Detailed information from the 2011 census has yet to be published, but Local Authority level data shows that West Devon is one of the top five Local Authorities nationally for numbers working from home (12.7%).



Key Messages:

- North Tawton residents are very reliant on private transport to meet their day to day travel needs. However, 263 residents (almost one in five) either work from home, or cycle or walk to work, indicating the importance of local jobs.
- The most common distance travelled to work is less than 2Km. However, more than 12% of people travel over 40Km to work, or have no fixed place of work, suggesting ease of access to the A30 via Whiddon Down facilitates some longer distance commuting to job markets in Exeter and elsewhere.
- The North Tawton exchange has been fibre-enabled under the Connecting Devon and Somerset superfast broadband project. This will provide better ICT services which will in turn support business and home working.
- Just over 12% of households do not have access to a car or van for their own use. Although a relatively small proportion, it nevertheless represents a segment of the population who may find access to larger towns and their facilities and services difficult.
- In West Devon almost 60% of the energy purchased is for transport use. Across West Devon, South Hams and Dartmoor National Park about £900 per person is spent on private vehicle use.

Planning locally: Issues and Challenges

Updating the West Devon Core Strategy, 2011

The West Devon Core Strategy identifies North Tawton as a Local Centre, a settlement that plays a significant role in providing local services for the surrounding smaller rural villages. The Core Strategy makes provision for 1,150 new homes in Local Centres and villages over the period to 2026.

Since the Core Strategy was produced, new National Planning Policy Guidance⁹ has been published. This places great emphasis on “sustainable development”, looking to achieve positive social, economic and environmental results. The Localism Act also paved the way for Neighbourhood Plans to be produced at the community level. As a result, the Borough Council is currently reviewing the Core Strategy, rolling it forward to 2031. It is also considering how to integrate all Council strategies into one single plan while still leaving opportunities for local communities to shape their own plans.

As part of its early work, the Borough Council has to invite land owners and developers to submit areas of land they feel could be developed for housing or employment purposes (known as a Strategic Housing Land Availability Assessment, or SHLAA). The Council has to assess the sustainability of land put forward for possible future development (but this does not mean the Council has agreed to include any of these areas in a future plan). All of the sites assessed for North Tawton can be viewed on www.westdevon.gov.uk/siteassessment.

⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Neighbourhood Planning

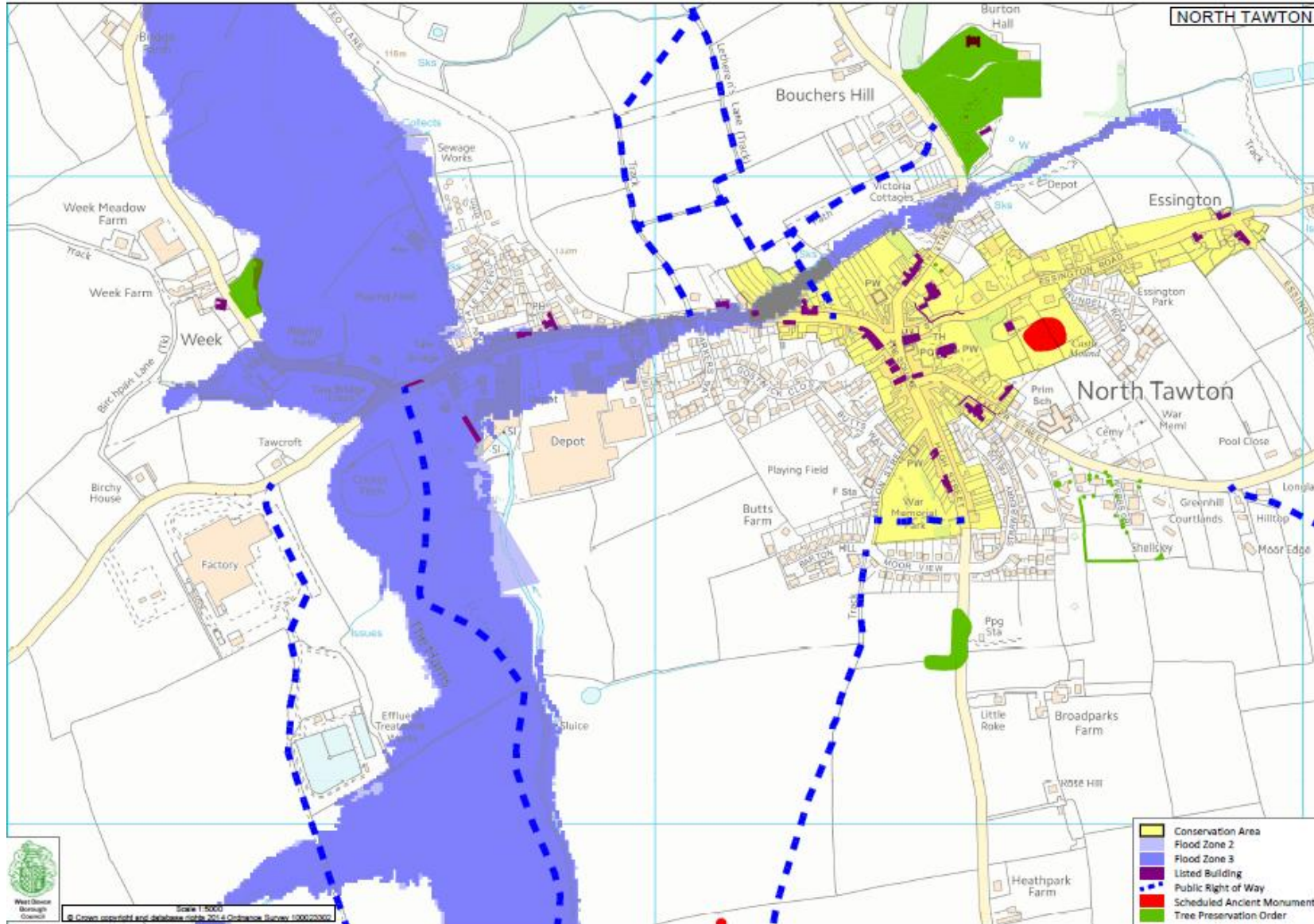
The community is preparing a Neighbourhood Plan which will cover the area of the Parish. Most of the work to prepare the plan will take place over the next 18 months. The objectives of this work are:

- 1) To identify a broadly agreed vision for the future development of the Parish, which accords with the West Devon Borough Council Development Plan.
- 2) To produce a set of objectives that will
 - a) support the shared vision of the Parish
 - b) add detail to, and work within, the Development Plan
 - c) have successfully passed a robust sustainability analysis.
- 3) To produce a Neighbourhood Plan which identifies development policies that
 - a) support the objectives set (ie. as in section 2 above)
 - b) are broadly acceptable to a majority of the residents of North Tawton Parish
 - c) have been articulated within the provisions of the Localism Act 2012, its instruments and associated protocols of West Devon Borough Council.

To help the Neighbourhood Plan project with its work, the map on page 20 shows the town and areas close to it, identifying constraints to development.

Key Messages:

- Reviewing the Core Strategy provides an opportunity to think about the future role of North Tawton. While the Core Strategy covers the period to 2026, there is a need to roll strategies forward. Questions about the extent to which North Tawton can continue to absorb development to 2031 and the likely impact on the nature and character of the settlement will have to be addressed.
- What is the role of new development? How does development address the needs of residents (now and in the future) and affect the way the area “works”?
- Diversification of the local economy, building on the opportunities presented by existing employment and capitalising on local economic linkages and supply chains will be important.



Sources of Further Information

House prices	www.zoopla.co.uk
Earnings: ONS ASHE	http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-328216
National Housing Federation: Home Truths, 2012	http://www.housing.org.uk/publications/browse/home-truths-2012-south-west http://s3-eu-west-1.amazonaws.com/pub.housing.org.uk/Home_Truths_South_West_2013-14.pdf
House prices, Land Registry	http://www.landregistry.gov.uk/public/house-prices-and-sales
Benefit claimants	https://www.gov.uk/government/publications/census-output-area-data-on-workless-benefit-claimants-2013-south-west
School performance	http://www.education.gov.uk/cgi-bin/schools/performance/school.pl?urn=113256
Fuel poverty	https://www.gov.uk/government/publications/2011-sub-regional-fuel-poverty-data
Listed buildings	http://www.britishlistedbuildings.co.uk/england/devon/lifton/map
Landscape character	http://www.devon.gov.uk/index/environmentplanning/natural_environment/landscape/landscapecharacter.htm#whatarelcas
Travel and transport	http://www.journeydevon.info/
Strategic housing land availability assessment process	http://www.westdevon.gov.uk/siteassessment
Devon Town Profiles	http://www.devon.gov.uk/index/councildemocracy/neighbourhoods-villages/devontownprofiles.htm