

West Devon



Borough Council



Local Plan Review

March 2005

**As amended by the
adopted Core Strategy**

April 2011



**West Devon
Borough
Council**

West Devon Borough Local Plan Review- March 2005

CONTENTS

Chapter 1 – INTRODUCTION	1
Organisation of the Local Plan Review	2
Sustainability Appraisal of the West Devon Borough Local Plan Review.....	3
Monitoring and Review	4
Chapter 2 - THE NATURAL ENVIRONMENT	5
Objectives	5
General Introduction	6
Nature Conservation and Biodiversity	6
Internationally Important Sites	6
Sites of Special Scientific Interest	8
Other Sites of Nature Conversation Importance.....	8
Nature conservation and Biodiversity.....	9
Protection of Countryside Features.....	10
Woodland and Trees	10
Protected Species	11
Landscape and Countryside	12
Landscapes of National Significance	12
Areas of Great Landscape Value.....	15
Protection of the Wider Countryside and Other Open Spaces.....	16
Chapter 3 - THE BUILT ENVIRONMENT	19
Objectives	19
General Introduction	20
Conservation Areas.....	20
Demolition Within a Conservation Area	21
Listed Buildings.....	22
Features and Artefacts of Local Importance.....	23
Important Open Space in Settlements.....	23
Historic Parks and Gardens	24
Archaeology.....	25
Sites of Local Importance.....	26
Design and Local Distinctiveness.....	27
Crime Prevention.....	28
Landscaping and Boundary Treatment	28
Public Art	29
Control of Advertisements	29
Potentially Polluting Activity	31
Noise Pollution	32

Development on Contaminated Land	32
Chapter 4 - HOUSING AND COMMUNITY	37
Objectives	37
Introduction	38
Accommodating Structure Plan Requirements	38
Distribution of New Dwellings	40
The Northern Part of the Borough	42
The Southern Part of the Borough.....	42
Sites for New Development	43
Okehampton	43
Tavistock.....	46
Local Centres.....	49
North Tawton	49
Hatherleigh.....	51
Bere Alston	54
Lifton	55
Other Settlements.....	55
Lewdown	55
Spreyton.....	56
Highampton	56
Northlew	57
Summary of Proposed Housing Sites.....	58
Mix of Housing Types	59
Residential Density	59
Residential Design and Local Distinctiveness.....	60
Sequential Approach to the Release of Housing Land	61
Open Space Provision in New Residential Developments	63
Phasing	65
Sustainable Rural Housing.....	66
Settlement with defined limits.....	66
Smaller Settlements.....	67
Infill Development in Tinhay.....	68
Residential Development in the Countryside.....	68
Replacement Dwellings in the Countryside	71
Provision of Affordable Housing.....	72
Meeting Housing Needs in Rural Areas.....	74
Conversion or Redevelopment of Larger Dwellings	76
Residential Extensions	77
Business Uses in Residential Areas.....	78
The disabled and those with Mobility Difficulties.....	79
Travellers	79
New or Replacement Community Facilities	80
Education Provision at Hatherleigh	80
Castle Hospital ,Okehampton.....	81

Chapter 5-THE ECONOMY AND DEVELOPMENT FOR EMPLOYMENT PURPOSES.....	84
Objectives	84
Introduction	85
Employment Land Provision	85
Employment Land in Okehampton	88
Employment Land in Tavistock.....	88
The Cattle Market.....	89
Employment Land in Bere Alston	90
Employment Land in Hatherleigh.....	90
Hatherleigh Market	91
Employment Land in North Tawton	92
Northlew.....	93
Safeguarding Employment Land.....	94
Employment Development on Unallocated Sites	95
Employment in Rural Areas.....	97
Development for Employment in the Countryside	97
Agriculture and Related Enterprises	98
Farm Diversification	98
New Farm Buildings	99
Farm Shops.....	101
Rural Diversification.....	102
Retailing	103
Vital and Viable Town Centres	103
Neighbourhood and Village Shopping	105
Village Shops, Post Offices and Public Houses	106
Chapter 6 - THE RE-USE AND CONVERSION OF RURAL BUILDINGS	108
Objectives	108
Conversion and Re-Use for Employment Purposes.....	109
Conversion and re-use of Rural Buildings.....	110
Chapter 7 - TOURISM, LEISURE, SPORT AND RECREATION	114
Objectives	114
Tourism	115
Holiday Accommodation	115
Camping and Caravanning	116
Visitor Attractions, Recreation and Leisure Facilities.....	118
Allotments.....	120
Sports Facilities.....	121
Recreational Uses at Crowndale.....	122
Chapter 8 - TRANSPORT AND PUBLIC UTILITIES.....	125
Objectives	125
Transport.....	126
Introduction	126
Regional Considerations	126

The Transport Network in West Devon.....	126
Walking and Cycling	127
Footpath Links to Okehampton Town Centre	129
Public Transport	130
Car Parking	132
The Highway Network	133
Additional Industrial and Warehousing in North Tawton.....	134
Traffic in Okehampton	134
Traffic in Tavistock	136
Drainage, Water and Sewage Disposal.....	136
Protection of Natural Water Systems	136
Flood Protection	136
Surface Water Run-off.....	137
Sewage Disposal	139
Private Water Supply.....	139
Okement Rivers Improvement Programme.....	140
Telecommunications Development	142
Transmission and Distribution of Electricity	143
Energy Production in West Devon.....	144
Infrastructure Provision Arising from New Development.....	146
 Appendices	
Appendix 1 – Sites of Special Scientific Interest.....	149
Appendix 2 – Scheduled Ancient Monuments.....	150-151
Appendix 3 – Employment Land Availability	158
Appendix 4 – Car Parking Standards.....	153
 Glossary.....	 154-157

CHAPTER ONE

INTRODUCTION

The West Devon Borough Local Plan Review was adopted by the Council in 2005. It sets out the Council's policies and proposals for development and the use of land in West Devon (outside of the area covered by the Dartmoor National Park).

Since the adoption of the Local Plan Review, the Council has started work on its Local Development Framework (LDF) as required by the 2004 Planning and Compulsory Purchase Act. The LDF replaces the previous planning system of Structure Plans and Local Plans with a more flexible and integrated approach to planning and development.

As part of its LDF, the Council has prepared and adopted a Core Strategy Development Plan Document which sets out where new development will be placed up until 2026 and updates several of the policies and proposals contained in the Local Plan Review. The remaining policies in the Local Plan Review will be saved until they are replaced by other Development Plan Documents produced as part of the LDF.

Together, the adopted Local Plan and Core Strategy form the current Development Plan for West Devon Borough Council and should be used alongside one another. The Development Plan covers the period 2006-2026.

This document has been amended accordingly to reflect the changes made to the Local Plan Review as a result of the adoption of the Core Strategy. The changes are shown in the following ways:

- Where deletions of the existing text have been made, the text has been crossed out. For example: ~~This text has been deleted~~;
- Where text has been inserted it is highlighted. For example: **This text has been added.**

The adopted Local Plan Review contains a Proposals Map and 34 inset maps. These identify the areas to which policies and proposals apply. The adopted Core Strategy has replaced the following:

- Proposals Map (North of the Borough)
- Proposals Map (south of the Borough)
- Okehampton Inset Map
- Tavistock North Inset Map
- Tavistock South Inset Map
- Tavistock Town Centre Inset Map
- Bridestowe Inset Map
- Lifton Inset Map
- Milton Abbot Inset Map
- Spreyton Inset Map

Updated versions of these maps are contained in the adopted Core Strategy.

1.1 Background to the Local Plan Review

The adoption of the West Devon Borough Local Plan Review is the culmination of a lengthy process. It is the result of an extensive consultation exercise, which commenced in summer 1997 with a series of discussion days held in different locations around the Borough. A number of background topic papers were published for consultation in autumn 1998. Finally 2 sets of Options for Development were published in late 1998 and summer 1999 with public consultation undertaken for each.

1.2 The first deposit draft of the plan was published in September 2000 and a six-week period allowed for the submission of representations. The publication of this draft was accompanied by a series of public exhibitions to publicise the Plan and its proposals. A total of 1166 representations were received to the Plan. Further consultations were undertaken in connection with the publication of the revised draft and a further 713 representations were received. These consultation exercises have informed the preparation of this Local Plan.

1.3 The Local Plan consists of a Written Statement and a Proposals Map (which includes several larger scale inset maps). These should be read together.

1.4 The Written Statement consists of several sections:

- **Introduction, Objectives and General Strategy**

An outline of the Council's agreed corporate objectives, and the broad strategy that has been adopted to enable the Local Plan to play its part in helping to achieve those objectives.

Description of the way the Sustainability Appraisal of the Plan has been approached.

- **The Natural Environment**

The protection and enhancement of the environment of the Borough, nature conservation, landscape.

- **The Built Environment**

Conservation Areas, listed buildings, quality of new development, contaminated land.

- **Housing and Community**

Proposals identifying sites for new housing and policies addressing issues relating to housing, such as the provision of affordable housing to meet local need, housing for the disabled, housing in the countryside and extensions to dwellings, policies for gypsies and other caravan dwellers, consideration for the disabled.

The provision and retention of, community uses.

- **Employment**

Development for Employment purposes, Agriculture and, the Rural Economy,

Retailing.

- **Re-use and Conversion of Rural Buildings**
- **Tourism, Leisure, Sport & Recreation**
Tourism, Leisure, Formal and Informal Recreation.
- **Transport, Public Services and Energy**
Footpaths and cycle ways.
Public transport.
Traffic Management including, Car Parking.
The Road Network.
Drainage.
Water.
Sewage disposal.
Telecommunications.
Energy Production in West Devon.
- **Appendices**

1.5 It is important that the policies are read in conjunction with each other as, often, a number of policies will be relevant to a proposal.

1.6 Government advice is that Local Plans should be as concise as possible and should restrict themselves to the principal issues that will affect the area; therefore, the Plan does not provide policies to cover every possible proposal that may be put forward. Where proposals not specifically covered by policies in the Plan are put forward, they will be judged against the general approach of the Plan to development that may be similar or in similar locations, together with other relevant planning policy documents.

1.7 Sustainability Appraisal of the West Devon Borough Local Plan Review

An Environmental Appraisal of the West Devon Borough Local Plan Review was published alongside the first deposit draft of the Plan.

1.8 The Borough Council is required to carry out a sustainability appraisal of this Local Plan. This goes beyond what has so far been included in the Environmental Appraisal and also includes an assessment of economic and social issues. The Government has set out four broad objectives of sustainable development;

- Maintenance of high and stable levels of economic growth and employment:
- Social progress which recognises the needs of everyone:
- Effective protection of the environment: and
- Prudent use of natural resources.

The process of appraisal is an important element of the preparation of the Plan. The process started with an appraisal of the current adopted Local Plan, which has informed the preparation and appraisal of this draft Plan. The approach to the identification of sites has included the publication and public discussion of various options as to how the Structure Plan requirement could best be accommodated.

1.9 The Sustainability Appraisal is an ongoing process, which means that it will continue to influence the plan until its adoption and beyond.

1.10 Monitoring and Review

The policies and proposals of this Local Plan have been prepared to implement its objectives and strategy. It is important, therefore, that the Policies and Proposals of the Local Plan are kept under review to ensure that they are contributing to the achievement of the objectives of the Plan and to establish what effect the Local Plan is actually having. Monitoring the Plan's effectiveness in this way will allow informed decisions to be taken in the future about how policies should be changed and improved to be more effective. This is undertaken annually by the Council in a monitoring report.

CHAPTER TWO
THE NATURAL ENVIRONMENT

Objectives

To ensure the protection of those areas given special status through nature conservation designations, whether these be international (Special Area of Conservation), national (Sites of Special Scientific Interest) or local (County Wildlife Site or Local Nature Reserve) and to have regard to all sites of wildlife importance.

To ensure that all new development and land uses in West Devon have minimal impact on the natural environment whilst still fulfilling the need for sustainable development.

To maintain and enhance the landscape character areas of the Borough and to give priority to those landscapes which are nationally important.

To protect landscape features such as trees, woodland and hedge banks and to encourage the planting of native species where appropriate.

To protect the best and most versatile agricultural land from development.

To protect areas of open space which may be important to the visual setting and internal form of villages.

General Introduction

This part of the development plan looks at existing resources in West Devon and attempts to formulate policies that will protect them from harm. The first part of this chapter deals with nature conservation and biodiversity within West Devon. The main objective of this part of the plan is to ensure the protection of those areas given special status through nature conservation designations, whether these are international, national or local and to have regard to all sites of wildlife importance. The second part deals with Landscape and Countryside issues, this highlights the very special character of West Devon and outlines the aims and objectives of the policies, which aim to protect and preserve its unique character.

2.1 Nature Conservation and Biodiversity

Parts of West Devon have a very unique and special character, which has led to many parts of the Borough being designated as important sites in terms of their conservation and biodiversity value. These designations vary in importance from internationally important sites designated under European Law to locally recognised sites. The policies within this section of the plan aim to protect these areas from development, which would harm their nature conservation and biodiversity value

2.2 ~~Internationally Important Sites~~

~~Within the European Union the Habitats Directive is designed to meet the commitments made under the Biodiversity Convention at Rio. The Habitats Directive gives a Europe wide protection to certain rare and endangered habitats, plants and animals, on land and sea. Together with the 1979 Directive on the Conservation of Wild Birds, it requires the establishment of a series of sites, the Natura 2000 series. These sites will protect the unique and special wildlife of Europe and ensure their survival for future generations. The sites comprise Special Areas of Conservation (SAC) under the Habitats Directive and Special Protection Areas (SPA) under the Birds Directive. They also include RAMSAR sites listed under the 1971 Convention on Wetlands of International Importance although there are no such sites listed in West Devon at present.~~

~~2.3 The main aim of the Birds Directive is to protect bird species within the European Union through the conservation of birds and their important habitats. The main aim of Habitats Directive is to ensure biodiversity is maintained through conservation of important, rare or threatened habitats of certain species. The directive also aims to make a contribution to sustainable development of the sites. In West Devon the sites selected for inclusion in the Natura 2000 series are shown on the proposal map. These sites include the Tamar Estuaries Complex, which was designated as a Special Protection Area under the Wild Birds Directive in 1997.~~

~~2.4 The Plymouth Sound and Estuaries area and a selection of Culm Grassland Sites have also been put forward to the European commission as candidates for Special Area of Conservation status. Of special significance in the Tamar Estuary~~

~~is the protection of particular specialised habitats and species; large shallow inlets and bays, estuaries and subtidal sandbanks and the shore dock, reefs, Atlantic Salt Meadows, intertidal mud flats and allis shad. The culm grassland is a unique habitat found mostly in the north of the Borough. Eight SSSIs are together in the candidate SAC: they have been chosen for their purple moor grass meadows and marsh fritillary butterfly populations, and their North Atlantic wet heathland with cross leaved heath, all of which are important in a European context. Until the status of these sites is confirmed, it is a legal requirement by virtue of the Conservation (Natural Habitats & Conservation)(amendment) Regulations 2000 for Local planning Authorities to treat them as though they were designated.~~

~~2.5 The Habitats Directive imposes a series of obligations on Member states to protect and manage these internationally important sites. There is also a requirement to monitor the condition of the conservation features and to assess the effectiveness of management measures taking into account the economic, social and recreational needs of the local people. At a local level the key to protection and conservation of the Special Areas of Conservation lies in the management measures that are undertaken. For the Plymouth Sound and Estuaries cSAC a number of initiatives are already under way, these include the Estuary Management Plan, which is managed informally by a steering group, the Tamar Estuaries Consultative Forum, or TECF.~~

~~2.6 The steering group produced an Estuary Management in May 1997; a revised Estuary Management Plan was published during July 2001. There are a number of measures in the Plan, which are particularly relevant to West Devon. These include public access to the water, which needs to be managed properly, and protected at least at current levels. West Devon is responsible for the access points at Bere Ferrers and Weir Quay. The Plan also encourages environmentally friendly tourism and promotes nature conservation so that the special character of the estuary is protected.~~

~~2.7 The Local Environment Action Plan (LEAP) has been prepared by the Environment Agency for the Tamar Estuary and Tributaries. The LEAP is concerned with the whole catchment area for the estuary system, and confines itself to environmental matters.~~

~~2.8 Both the Estuary Management Plan and the LEAP are complementary and have been prepared in parallel. All of these documents and the organisations that have worked on them have contributed to the production of a single scheme of management now embodied in the TEMP 2001, which has legal status.~~

~~2.9 The Local Plan needs to ensure that the waterfronts and sensitive areas of the Tamar/Tavy estuaries are protected from inappropriate development, particularly that of a recreational nature. The potential impact of moorings, shore side development etc on the special character of the Tamar and Tavy estuary needs~~

to be carefully assessed in light of the special designations of the area.

Policy NE1 Replaced by SP19

~~Development that is not connected with or necessary to site management for conservation that would either directly or indirectly adversely affect the integrity of a site that has been proposed to be designated as a Special Area of Conservation, a Special Protection Area or listed under the Ramsar Convention will not be permitted unless:~~

- ~~(i) The adverse effect will be removed by conditions; or~~
- ~~(ii) There is no alternative solution and the development has to be carried out for imperative reasons of overriding public interest.~~

2.10 Sites of Special Scientific Interest (SSSIs)

~~Within West Devon there are currently 12 SSSIs, which are designated by English Nature for their national importance, habitat species or geological interest. All the areas designated under European Directives are also SSSIs. The Council consults English Nature over all applications on or near SSSIs regardless of the fact that the proposed development may not have an effect on the site. This ensures that English Nature are aware of all possible development proposals. Nature conservation is of paramount importance on these sites and development, which would harm their character, is not permitted. In West Devon the SSSIs cover rare habitats, plants and species as well as geological sites. The most important of the SSSIs are those being considered for SAC status – the Tamar Tavy SSSI, Hollow Moor and Odham Moor SSSI.~~

~~2.11 All of the SSSIs in West Devon are in rural areas and therefore many of the activities carried out within them do not require planning permission, for example agricultural activity. However changes in land management and agricultural methods are the greatest threat to the conservation of SSSI. English Nature works with other agencies to promote the beneficial management of SSSIs through measures such as the Countryside Stewardship Scheme administered by MAFF. Policy NE2 protects SSSI from development, which may affect either indirectly, or directly their national importance.~~

Policy NE2 Replaced by SP19

~~Development that would damage the wildlife habitat or important physical features of an SSSI will not be permitted unless that damage can be prevented by condition or if other material factors are sufficient to override nature conservation considerations~~

2.12 Other Sites of Nature Conservation Importance

~~Not all sites, which are of wildlife importance, are statutorily protected; many small pockets of land are of value locally. In addition to this, opportunities for the management and creation of new habitats must not be missed. Local nature reserves and other known non-statutory sites are shown on the Proposals Map.~~

~~2.13 Many of these locally important sites contribute to the character of West Devon and are an important educational and recreational resource. They are quite often small sites that are particularly valued by local residents even if in national terms their conservation value does not merit statutory designation. Paragraph 13 of PPG9 identifies these third tier conservation sites of Regional/Local Nature Reserves designated by local authorities, Non-statutory nature reserves established and managed by a variety of public and private bodies and Sites of importance for nature conservation or an equivalent, which is usually adopted by the Local Authority for Nature Conservation. Within Devon, County Wildlife sites and County Geological Sites are being identified with the help of the Devon Wildlife Trust; this information will be shown on the proposals maps once it is available. These sites require protection wherever possible because they are essential to maintaining biodiversity and quality of habitat across the Borough as a whole. When looking at the acceptability of development proposals, a balance needs to be struck between the need for development and the value of nature conservation. In balancing the benefits of a development against the harm that may be caused to the wildlife features of the site the Council will need to be satisfied that there are no reasonable less damaging solutions and that every effort has been made to mitigate the harm that would be caused by compensatory measures.~~

Policy NE3 Replaced by SP19

~~Development that would harm the ecology or any dependent features of a local nature reserve, county wildlife site or county geological site will not be permitted unless it can be demonstrated that the benefits of it outweigh the wildlife features of the site.~~

2.14 Nature Conservation and Biodiversity

~~Biodiversity is the term used to describe the variety of living things that are found on the earth or any part of it. At a national level the UK Government signed a ratified convention on Biological Diversity at the Rio Summit in 1992. Subsequently in 1995 an approach to fulfilling the objectives of the convention were set out in a document 'Meeting the Rio Challenge'. On a local level Devon has responded to the national biodiversity planning process with the publication of 'The Nature of Devon – A Biodiversity Action Plan' during 1998. This document identifies habitats, species and geological features of particular conservation concern in Devon and sets out specific targets to enable the biodiversity of Devon to be measured and in turn protected and enhanced. The Devon BAP contains 17 habitat and 20 species action plans, which are notable within the County for both their threatened nature, i.e. Rhos Pasture and their popular appeal i.e. the primrose.~~

~~2.15 The UK Biodiversity Action Plans are backed by Government and the achievement of the targets they contain are part of Government policy. These~~

action plans have not been produced in isolation, a number of local authorities, statutory agencies, voluntary bodies, farming and landowning interests, business and industry have been involved in all stages of the Action Plan process. It is important to note that these action plans reflect a common approach and require continued partnership if their aspirations are to be fulfilled. The Biodiversity Action Plan has been recognised at the most concerted attempt at laying the ground for partnership to succeed. The publication of both local and national biodiversity action plans emphasises the importance of nature conservation and biodiversity.

2.16 The protection and enhancement of sites and features of nature conservation interest will be a significant consideration in assessing development proposals. Where appropriate the Local Planning Authority will use conditions or planning obligations to mitigate or compensate any adverse impact on nature conservation value. Policy NE4 relates specifically to nature conservation and development proposals. Where possible opportunities will be sought to manage, restore and enhance key features. Where development is proposed within areas designated as either internationally important, a site of special scientific interest or any other site of nature conservation importance policies NE1-NE3 will be relevant.

Policy NE4 Replaced by SP19

~~In determining applications for development the Council will take account of the need to sustain the bio-diversity and earth science resource of the natural environment and to maintain its diversity and distinctiveness. It will seek opportunities to secure its enhancement and management and will consider the use of conditions or planning obligations to mitigate or compensate any adverse impact.~~

2.17 Protection of Countryside Features

There is a strong local network of countryside features, which are important for wildlife as well as contributing to the appearance of the countryside. Features such as woodland cover, hedgerows, green lanes, river corridors, ponds and wetlands, help maintain biodiversity and give cover for breeding wildlife and movement across the countryside. Some of the Boroughs woodland is registered as part of the County's ancient woodland resource.

2.18 Woodland and Trees

The woodland resource in West Devon is an important countryside feature in terms of biodiversity and landscape value. There are a number of areas of ancient woodland which have been identified by English Nature as they are of special importance in terms of landscape and wildlife and will be protected wherever the Local Planning Authority have the power to do so. The pressure for development may also pose a threat to mature trees or those that are of landscape, wildlife or amenity importance. The Local Planning Authority can

~~make Tree Preservation Orders (TPOs) to protect these trees. If the Local Planning Authority considers that trees are an important feature of a development site, planning applications will need to be accompanied by a tree survey plotting positions and crown spreads accurately and identifying species. Past practice has established a distance of 5 metres from the outer spread of trees as a precautionary distance to prevent damage. The Local Planning Authority will also have regard to the standards set out in BS5837 in assessing proposals.~~

~~2.19 The importance of hedgerows as a historical, cultural and wildlife resource has already been acknowledged with the introduction of the Hedgerow Regulations in 1997. The regulations make it an offence to remove hedges without the permission of the Local Planning Authority. This enables the Council to assess the importance of the hedge for historical or ecological significance and where appropriate issue Hedgerow Retention Notices.~~

~~2.20 The wider countryside is an under-rated resource and many small changes can have considerable impact over time, by subtly altering the appearance of the countryside and devaluing wildlife resource. It is important that wherever possible steps are taken to minimise the impact of development in the countryside. The Local Planning Authority will take account of the existing and potential role of landscape features on development sites and where appropriate will expect measures to be taken for their retention and management.~~

Policy NE5 Replaced by SP17; SP19

~~In considering proposals for development the Council will take into account the existing or potential role of landscape features on the site in providing biodiversity and cover for breeding wildlife and movement as part of the wildlife corridor. Permission will not be granted unless appropriate measures have been taken to provide for the retention and management where appropriate or unless the importance of the development outweighs the value of the features.~~

2.21 Protected Species

~~Part 1 of the Wildlife and Countryside Act 1981 sets out the protection, which is afforded to wild plants and animals. All wild bird species and listed plants and animals are protected by it. Some other animals are protected under their own legislation, for example, the Protection of the Badgers Act 1992. It is an offence to ill-treat any animal, to kill, injure, sell or take protected species and intentionally damage, destroy or obstruct places of shelter. Bats have additional protection; it is an offence to kill, injure or disturb bats found in non-living areas of a house or in any other place without first notifying English Nature. The provisions set out in the Conservation (Natural Habitats & Conservation) Regulations 1994 are stricter for priority species such as otters, bats and dormice, such development should only proceed if required for reasons of human~~

health or safety or for the beneficial nature of conservation reasons. A survey of the site for protected species may be necessary before planning permission is granted. New methods of licensing development works, which are likely to affect European Species, have recently been introduced. It is now a requirement of all development occurring on sites containing European protected species to apply for a licence from DEFRA.

- 2.22 Many of the species protected under the legislation have particular presence in West Devon. Barn Owls are especially at risk from development because of the number of rural buildings, which are converted to other uses.

Policy NE6 Replaced by SP19

~~Where development is likely to have a significant adverse effect (either directly or indirectly) on a statutorily protected species development will not be permitted unless the authority is satisfied that adequate measures have been taken to:~~

- ~~(i) Facilitate the survival of individual members of the species;~~
- ~~(ii) Reduce disturbance to a level that will ensure survival of individual members of species;~~
- ~~(iii) Provide adequate alternative habitats to sustain at least the current levels of population; and~~
- ~~(iv) That where protected species are known or suspected to occur, a survey is carried out to assess presence and impacts of proposed planning applications.~~

2.23 LANDSCAPE AND COUNTRYSIDE

~~Government guidance in PPS7 Sustainable Development in Rural Areas advises Local Planning Authorities that they should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced. Development in the countryside should benefit economic activity and maintain or enhance the environment. The character of the landscape in West Devon is unique and it is important that the balance between economic/community benefit and enhancing the environment is dealt with sympathetically. The primary objective in the open countryside will be to conserve its character, landscape, wildlife, agricultural, recreational and natural resource value. Whilst maintaining sustainable communities, it is important to recognise social, community and economic needs within the countryside~~

2.24 Landscapes of National Significance

~~Within West Devon there are 2 landscapes of national significance. Firstly the Dartmoor National Park, which is a Local Planning Authority in its own right. It is important for this Local Plan to ensure that its proposals do not conflict with the conservation objectives of the National Park.~~

~~2.25 The landscape of the Borough is generally of an outstanding quality. Over 40% of the Borough is covered by specific landscape designations, which recognise the quality and importance of the landscape. Although the Borough Council is not the Local Planning Authority for the Dartmoor National Park, its boundaries are shown on the proposals map. Development on the fringes or edges of the Park may have an impact on it and its setting. In considering proposals for development on sites adjoining or close to the boundary of the National Park the likely impact on the Park itself will be carefully assessed in order to protect its setting and important view points within it.~~

Policy NE7 Replaced by SP17

~~Applications for development on or close to the edge of the Dartmoor National Park will not be permitted where the proposal will have an unacceptable adverse effect on the setting of the Park's landscape, on viewpoints within the park or the wider environmental qualities of the Park as a result of potentially polluting activity~~

~~2.26 The second landscape of national significance is the Tamar Tavy Estuaries area. The area of countryside associated with the Tamar and Tavy valleys was designated by the Secretary of State for the Environment as an Area Of Outstanding Natural Beauty (AONB) in June 1995. This is a designation given to landscapes, which are thought to be of significance nationally. The main considerations in making a designation include the landscapes high aesthetic quality and also the presence of other features of outstanding wildlife, geographical, heritage or architectural interest.~~

~~2.27 The AONB has been designated for its overall landscape quality. This includes the estuary landscape, middle valleys, the granite ridge and the upper Tamar. The landscape within the AONB, like any other landscape will be placed under pressure for change. The main sources of this being; the rural economy including diversification; land ownership and management; tourism; industrial archaeology and pressure from development. Possible threats to the area include recreation pressure, marina development and the effects of increased traffic.~~

~~2.28 PPS7 states that nationally designated areas such as National Parks and Areas of Outstanding Natural Beauty have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. This advises that the landscape qualities of the National Parks and AONBs are equivalent in importance. Conserving and enhancing the beauty of the landscape are objectives for both types of designation and the Government have stated that the protection given to both types of designation should be equivalent.~~

~~2.29 Paragraph 22 of PPS7 states that major developments should not take place in these designated areas, except in exceptional circumstances. This policy includes major development proposals that raise issues of national significance. Because of the serious impact that major developments may have on these areas of natural beauty, and taking account of the recreational opportunities that they may provide, applications for all such developments should be subject to the most rigorous examination. Major development proposals should be demonstrated to be in the public interest before being allowed to proceed. Therefore in line with this assessment applications for major development within the AONB should include an assessment of the need for the development in terms of national consideration and the impact of refusing or permitting the development on the local economy. Proposals should also take into consideration the cost of and scope for developing elsewhere outside of the area or meeting the need for it in some other way. The proposals should also be assessed for any detrimental effect on the environment and the landscape and the extent to which this can be moderated.~~

~~2.30 The main objective of the AONB designation is the conservation of the natural beauty of the landscape. The AONB Partnership co-ordinate this management across the whole of the AONB. It would be inconsistent with this approach to site major new development in the AONB, although the economic and social well being of the area needs to be taken into account in making decisions. Devon County Council Structure Plan Review policy reiterates this point and emphasises the main objective in terms of the AONB is the conservation and enhancement of the natural beauty of the area. The structure plan policy states that development will only be provided for where it would support the conservation or enhancement of the AONB or would foster social and economic well being provided it is compatible with the conservation priority. The Devon County Council Structure Plan Policy C4 also requires that development adjacent to AONBs should not damage their beauty.~~

~~2.31 The future of the AONB will be managed by the development of a management plan. The AONB Partnership has been working in consultation with the local community and statutory consultees to provide a plan, which will implement the objectives of the AONB designation. The Management Plan which was published during 2000 does not replace statutory development plans, instead it sits alongside them as a complementary, localised strategy, providing a framework of management measures and positive actions that are specific to the Tamar Valley AONB.~~

Policy NE8 Replaced by SP17

~~In the Tamar Valley AONB the conservation and enhancement of the landscape and its natural features, flora, fauna, natural beauty, wildlife and cultural heritage will be given priority over other considerations. Development will not be permitted unless:~~

~~(i) It would support the conservation or enhancement of the area; or~~

~~(ii) It would foster social and economic well being of the area and was compatible with the conservation of the area.~~

~~Other proposals will not be permitted unless of proven national interest or they are incapable of being located outside the AONB.~~

~~2.32 Whilst not truly part of the coast, the tidal waterfronts in West Devon are becoming more popular for water-based activities. The increasing congestion and rising costs on the lower Tamar have lead to pressure moving up stream. The AONB Management Plan Officer and the Tamar Valley Countryside Service have been working with landowners and those who live in the AONB to encourage sustainable transport policies, promote low key informal tourism and recreation which will help residents and visitors understand, enjoy and care for the Tamar Valley.~~

~~2.33 The importance of the Tamar Valley in terms of its historical and cultural heritage is forming part of a bid for World Heritage status for the Cornish Mining Heritage Site. Whilst the boundaries of the site are yet to be defined, it will have implications for planning in West Devon if the site is designated. As well as recognising the unique role of Cornish Mining in shaping modern industrial society, World Heritage Status will bring tangible socio-economic benefits to the area it covers as well as the areas around it. If the Site Bid is accepted and World Heritage Status is granted, Supplementary Planning Guidance will be prepared to reflect relevant details within the management plan for the site.~~

~~2.34 Areas of Great Landscape Value~~

~~Paragraphs 24-25 of PPS7 provide advice in relation to local landscape designations. The Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. Paragraph 25 states that Local landscape designations should only be maintained where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. In order to address this issue the Borough Council commissioned consultants to undertake a landscape appraisal of the 3 landscape areas, which have in the past been designated as Areas of Great Landscape Value. In line with the advice given in PPS7 this has provided an opportunity for the Council to rigorously examine these important landscape areas with a view to designating an AGLV. Three areas outside of the AONB were examined. These included a small area south of Tavistock, an area around Spreyton in the east of the Borough and the River Lyd and Lew Valleys. The views of the consultants were carefully considered together with the wider more strategic views of the County Council. The conclusions reached are that the areas of AGLV centred on the Lyd and Lew Valleys and on Spreyton should be retained. The extent of these areas is shown on the Proposals Map.~~

~~2.35 The river landscape of the Rivers Lyd and Lew and the hinterland is characterised by flat valleys generally of pasture with hedges, with steeply rising, often wooded valley sides. Small-scattered settlements and farmsteads are set predominantly in pastureland with occasional copses. In the east, in particular the perceived attraction of the area is enhanced by the proximity of the high moorland of Dartmoor. The area of AGLV acts as an important introductory foreground to the landscape of the National Park. South of Lifton the AGLV includes an area of high pastureland cut by tributaries valleys of the Tamar. The landscape is similar to that of the Lyd and Lew valleys although smaller in scale. The high pasture has extensive views to Bodmin Moor and Dartmoor and over the Tamar, Lyd and Lew valleys.~~

~~2.36 It has also been decided to extend this current area of AGLV to include the relatively narrow valley floor and the rising flanks of the east side of the Tamar valley. The landscape has good hedged fields in the main slightly larger than those to the east. While the area has a somewhat different character from that of the existing AGLV, it does form a logical related foreground to the higher land, which comprises this part of the AGLV. In addition, it is virtually indistinguishable in character and appearance from the Cornish side of the valley, which lies within the Inny Valley, and Lawhitton AGLV designated by Cornwall County Council.~~

~~2.37 The AGLV, which extends to the Spreyton area, is centred on Tedburn St Mary to the east, outside the Plan area. The landscape is characterised by height, relative to the surrounding land. The area is one of elevated pasture well dotted with woodland and hedges and scattered settlements. Important in this landscape is a series of valleys, mainly small, narrow and winding with streams lined with woodland. In the west the valleys become progressively less pronounced until, immediately west of Spreyton, the landscape becomes characterised by broader valleys and wide, gentle ridges with a more open aspect stretching to the north and west. The Spreyton area forms a zone of transition between these two landscape character zones but is more obviously identified with that to the east within the AGLV.~~

~~2.38 In considering proposals for development within this AGLV, greater weight will be given to safeguarding the landscape character and environmental considerations, particularly in relation to views to and from the Dartmoor National Park and the Tamar Valley AONB.~~

Policy NE9 Replaced by SP17

~~Development will not be permitted in the Areas of Great Landscape Value where it has unacceptable adverse effects on any features for which the areas have been designated.~~

2.39 Protection of the wider countryside and other open spaces

The countryside of West Devon is an important resource, both for wildlife and for

the qualities that convey the image of the Borough. Development, which erodes these qualities, is unsustainable, not only does it damage the potential of the countryside to support a range of species and habitats, but threatens the economic value of tranquil rural areas as a tourist resource.

- 2.40 The wider countryside is under pressure from development. Not only is there the need to find new land for homes and industry, but close to built up areas other uses can spill over into the surrounding countryside such as leisure activity and hobby farming - this can have a significant impact and change the character of the landscape.
- 2.41 The gradual expansion of development into the open countryside needs to be a controlled process so that impact is minimised. The towns and larger villages have settlement limits, which define the theoretical limits of the built up area. Within the settlement limits development is usually permitted, provided there are no other problems like access, drainage or effect on neighbours. Land outside the settlement limits is treated as open countryside where development is only permitted in special circumstances, such as necessary agricultural workers' dwellings.
- 2.42 Land is a finite resource and there is a need to make the best use of the land. There has been growing concern over the loss of land to development over recent years. Government guidance provides advice as to ways in which development in the countryside can be reduced. The Government has given preference to the retention of the best and most versatile land and the re-use of previously developed land in an attempt to protect open countryside and Greenfield sites from harm.
- 2.43 In order to conserve the potential for agricultural production, Government advice is that the best and most versatile agricultural land should continue to be protected for development wherever possible. The best quality agricultural land should only be used where there is a strong case for doing so, and there are no lower grade alternatives, which would meet the need.
- 2.44 Agricultural land is classified by the Department of Environment and Rural Affairs into 1 of 6 categories. Grades 1, 2 and 3a are considered to be the 'best and most versatile'. The nature conservation, landscape, historic and other environmental value of grades 3b, 4 and 5 should not be overlooked.

Policy NE10

Development within the countryside outside settlement limits or not otherwise in accordance with policies or allocations in the Plan will not be permitted unless:

- (i) It provides an overriding economic or community benefit and cannot be reasonably located within an existing settlement;**

- (ii) It does not cause unacceptable harm to the distinctive landscape character of the area and the important natural and made features that contribute to that character including views;**
- (iii) Where the development is not associated with agriculture the best and most versatile land is only developed if sufficient lower grade land is not available or that available lower grade land has an environmental value that outweighs agricultural considerations.**

CHAPTER THREE
THE BUILT ENVIRONMENT

Objectives

To preserve and enhance the Borough's built environment

To conserve and enhance the character of conservation areas, listed buildings, their settings and their contribution to the quality of the historic landscape.

To protect features and artefacts which are important to the character and distinctiveness of West Devon.

To protect open space in the built environment including land which is historically or visually important.

To protect parks and gardens of special interest.

To protect and preserve sites of nationally important archaeological remains particularly from the threat of development.

To ensure that new development does not detract from the character and appearance of its setting.

To encourage the provision of advertisements which respect the interests of public safety and amenity.

To protect the environment from potentially polluting activity.

To promote the re-use of contaminated land.

3.1 **General Introduction**

This part of the plan deals with the conservation of the Built Environment. Within this section there are two distinct policy areas. Firstly the conservation of the historic building resource and the character and form of the Borough's many historic settlements and farm groups. The second main theme is the protection of archaeological features and other historic remains. Within these main themes other threads are interwoven including the design of new development, the need for economic development and the re-use of listed buildings.

3.2 This chapter also deals with other policy areas, which affect the built environment. These include design, advertisements, potentially polluting activity and the re-use of contaminated land.

3.3 West Devon has many settlements, farmsteads and individual buildings, which help contribute to its sense of place. The variety of settlement form and type, the nature of local styles and methods of building all contribute to the character of the Borough. Many other features contribute to the historical character of the area such as local antiquities, for example boundary stones, parish crosses and pumps which are often much valued by the community.

3.4 National policy guidance on the historic built environment emphasises the importance of its conservation and the vital role that local authorities have in its stewardship. Preservation and enhancement of the historic built environment is seen to be of strategic importance, Policy C11 in the Structure Plan Review protects the special historic character of settlements, the character and appearance of the conservation areas and listed buildings etc.

3.5 **Conservation Areas**

PPG15 sets out the Government's policies for conservation areas and other elements of the historic environment and explains the role of the planning system in meeting these policies. The Planning and Listed Buildings and Conservation Act 1990 provides specific protection for areas of special architectural and historic interest and the statutory requirements in terms of development.

3.6 The protection of conservation areas is a key aspect of an authority's wider environmental responsibilities. There are currently 25 conservation areas in West Devon outside the National Park and these are shown on the proposals map and inset maps. Proposals for any development within a conservation area will be determined against the requirement to preserve or enhance the character of the area.

Policy BE1

Development will be permitted in a Conservation Area where the proposal will preserve or enhance the area's character or appearance: and

- (i) The scale, design including materials and finishes, and proportions of the proposals are sympathetic to the characteristic form of buildings in the**

- Conservation Area; and**
- (ii) The proposals are compatible with adjacent buildings and spaces, in terms of scale, height, massing and alignment, regardless of whether they are listed or not; and**
 - (iii) The siting of the proposals respects the existing open spaces, trees, building line and form of the area; and**
 - (iv) Historically significant boundaries or other elements contributing to the established pattern of development are retained; and**
 - (v) The landscaping and boundary treatment should complement the character of the conservation area.**

3.7 Demolition within a Conservation Area

Special consent is required to demolish buildings within a conservation area. Proposals for demolition will be determined on their merits and on the case made for a replacement development. It is recognised that the removal of some buildings may improve the appearance of the area. Demolition will not normally be permitted if the repair of the building will add more to the appearance of the conservation area. If possible repair of the building is in doubt, advice will be sought from an independent structural engineer. In order to avoid the presence of an unsightly cleared site, the Local Planning Authority may require a legal undertaking that a start be made on the site within a prescribed period following demolition. If it is considered that the proposal may lead to the loss of historic buildings or features it may be appropriate to make it a condition of the consent that applicants arrange suitable programmes of recording historic features and buildings which will be lost or substantially altered. Demolition of buildings can also have an impact on National and European protected species with the demolition of the building causing the loss of important roosts and nesting sites. It is important that this type of development is considered under the criteria of Policy NE10 within the Natural Environment chapter, which refers to protected species.

Policy BE2

Development involving demolition within a conservation area of an unlisted building or structure will not be permitted unless either:

- (i) The building detracts from the character of the conservation area; or**
- (ii) The demolition would allow a new development to take place which would bring benefits to the community and/or the character and appearance of the Conservation Area and which outweigh the benefits of retaining the building or structure; and in all cases.**

Where failure to replace a building would result in harm to the character or appearance of a conservation area, an acceptable replacement will be secured prior to demolition taking place.

3.8 Listed Buildings

The Borough of West Devon has nearly 3000 properties, which are sufficiently important to the national heritage to merit 'listed' status. Listing is undertaken by DCMS on advice from English Heritage Inspectors who visit properties and record their historical features and recommend the grade of listing Grade 1, Grade II* or Grade II status.

- 3.9 Ownership of a listed building means the responsibility of the maintenance of the fabric and historic features of the building must be met. Listed buildings require Listed Building Consent to alter or demolish any part of the listed building. This ensures that the features that were important in establishing listed building status are protected from inappropriate change. The Listed status also protects any structures, which are attached to the listed building or lie within its curtilage.
- 3.10 The local plan accepts that listed buildings including their settings and features are a valuable and finite resource, which should be preserved. They contribute to the character and distinctiveness of the area as a whole and form an essential part of the historic landscape.
- 3.11 The best protection for any historic building is continued usage and regular maintenance of the whole structure. The Council will therefore be flexible in considering changes of use of buildings provided this does not result in damage to the listed building or its setting or inappropriate alterations to the building fabric.
- 3.12 The change of use of listed buildings is a very sensitive policy area where the Local Planning Authority would need to look closely at the impact of the proposal on the Listed Building. The proposal should preserve or enhance the special architectural or historical interest of the building. Proposals for a change of use should include all the proposed alterations to the listed building and its curtilage. This would enable the affect on the character, appearance and setting of the listed building to be assessed fully - the detailing should demonstrate either preservation or enhancement.
- 3.13 If it is felt that a listed building is at risk due to its lack of repair and maintenance, the Local Planning Authority is empowered to serve a Repairs Notice, itemising the work necessary to be undertaken by the owner of the building. Whilst this is a last resort policy the Local Planning Authority will consider it if the circumstances warrant it.
- 3.14 The Local Planning Authority has a statutory requirement to have special regard to the desirability of preserving a listed building or its setting and any features of special architectural or historic interest it possesses. The satisfactory re-use of listed buildings is one way in which the future of a building can be ensured. It is important that any proposals to extend or alter a listed building or to change its use help to preserve the building, its setting and features of architectural/historic

interest.

3.15 The statutory objective to preserve a listed building, or its setting, or any features of special architectural interest are set out in policy BE3 of this plan. Any proposed development involving the demolition of a listed building will be assessed in relation to the guidance in PPG15 and within the relevant planning legislation.

3.16 Development affecting the setting of a listed building

The appearance and interest of a listed building can be greatly affected by its setting. This might include gardens or grounds but also includes the general street scene within which the building fits. This may be affected by inappropriate new development, by ancillary uses such as roadways or car parking or by the removal of trees.

Policy BE3

The Council has a duty to have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses. Development proposals involving the extension, alteration or change of use of a listed building or any part of its curtilage will only be permitted if there is no unacceptably adverse impact on:

- (i) The character of the building in terms of scale design and materials;**
- (ii) The historic form of the buildings;**
- (iii) Features of special architectural or historic importance; or**
- (iv) The setting of a listed building.**

3.17 Features and Artefacts of Local Importance

Many minor features exist which contribute to the character and identity of local areas. These features include stone troughs to old way marking. These features are of importance to the overall character of the area and should be preserved and protected from development. These types of artefacts and features are increasingly at risk and when opportunities arise it is important to try and protect them from damage.

Policy BE4

In considering applications for development, the Local Planning Authority will not permit the unnecessary removal of local features of quality or craftsmanship. Where appropriate planning permission for development will be conditional on their retention.

3.18 Important open space within settlements

Within the towns and villages of the Borough, open space helps to maintain the character of settlements by providing important green spaces, which contribute, to the setting of the settlement. Within settlement limits it is important to protect these areas from development as they contribute to the traditional character and

setting of the settlement.

- 3.19 Outside of settlements, the general policies of restraint provide opportunities to protect areas of land from development. However there are some instances where areas of land located outside of settlement limits also contribute significantly to the character and setting of the settlement. Whilst the policies of the plan relating to rural areas provide protection from development, there may be pressure on those areas adjacent to settlement limits for some form of development, for example pressure for an exceptions housing site or an agricultural related building. Therefore it is considered important that areas of important open space, which are identified as contributing to the character and setting of a settlement, are also protected from development.

Policy BE5

Development will not be permitted on areas of land identified as important open space. These areas are shown on the proposals maps

3.20 Historic Parks and Gardens

Historic parks and gardens are an important part of the environment and heritage of the Borough. A number of the more important sites within the Borough have been included on the English Heritage Register of Parks and Gardens of Special Historic interest; these include Wood House, Sydenham House, Hayne Manor Endsleigh and Simmons Park. These gardens are of importance in their own right and need to be protected from development, which may harm their character.

- 3.21 While no statutory controls follow from the inclusion of a site on English Heritages Register of Parks and Gardens, the Government advises Local Planning Authorities to protect registered parks and gardens in preparing development plans. This reflects their commitment to effective protection of all aspects of the historic environment. Safeguarding historic parks and gardens for their intrinsic value as irreplaceable historic and cultural references is important to preserve local distinctiveness and the cherished local scene. A review of registered sites is currently being undertaken by English Heritage in association with the local Gardens Trust. The Gardens Trust have recommended that Buckland Abbey, and Lifton Park should also be included on the National Register, however the resources are not available at present for the necessary further investigations and site visits to be undertaken.
- 3.22 Registered sites are of national importance but the Borough also has a significant number of other sites, which contribute to the regional or local environment, and heritage and these should also be protected and conserved. While not attaining national status for their importance they are of significant local value providing a historic reference to the development of park and garden design in the local plan area and many make a positive contribution to the local scene. The Devon

Gardens Trust is preparing a draft Devon Local Register of Historic Parks and Gardens to supplement the register prepared by English Heritage. The Devon Local Register includes those sites recommended for inclusion on the National Register i.e. Buckland Abbey, and Lifton Park and the following Broomford Manor, Collcombe Barton, the Garden House, Kelly House, Leawood House, Lewtrenchard House, Lew Manor and Tawstock Court

- 3.23 Many parks and gardens have suffered through the lack of, or inappropriate, management which has placed them at risk of damage. Particularly at risk are those with inadequate historic records or the original layout and form. Where possible when applications are sought for development, which has an impact on a historic park or garden plan, measures will be sought to secure appropriate management and/or restoration of the garden or historic features. These types of measures can only be sought for benefits that are directly related to the proposed development, fairly and reasonably related in scale and kind and necessary for the development to proceed.

Policy BE6

Development which would lead to the loss of or cause harm to the character and setting of all or any part of an historic park or garden included either in the English Heritage Register or identified as locally important will not be permitted.

3.24 Archaeology

The archaeological resource is finite and non-renewable. Historic remains contain irreplaceable information, are part of our sense of national identity and are valuable both for their own sake and their role in education, leisure and tourism. Where remains of national importance, whether scheduled under the Ancient Monuments and Archaeological Act 1979 or not, are affected by development proposals, there should be a strong presumption in favour of their physical preservation in situ.

- 3.25 West Devon contains numerous archaeological sites; although the majority of the currently known sites are within the Dartmoor National Park, the remainder of the Borough contains a rich and varied archaeological inheritance from barrows and forts to the more recent remains of industrial activity. Within West Devon there are 3 notable sites of archaeological interest; the Benedictine Abbey in Tavistock, the Tamar Valley mining area and the Roman Fort at North Tawton.
- 3.26 Sites currently scheduled as ancient monuments are shown on the proposals maps. PPG16 provides advice that important archaeological remains should, where possible, be preserved in situ since the technology is evolving very rapidly and could yield more information about a site at a future date. Part A of PPG16

emphasises the importance of archaeology pointing out that it is a finite, non-renewable resource, which, in many cases, is highly fragile and vulnerable to damage, and destruction. Where nationally important archaeological remains, whether scheduled or not, and their settings are affected by the proposed development, there should be a presumption in favour of their preservation. Where development is proposed which may affect a site of national importance an evaluation will be required to determine the effect of the proposal on the archaeological value of the site

Policy BE7

Development, which can reasonably be expected to cause damage or have a significant adverse impact on archaeological remains of national importance, will not be permitted.

3.27 Sites of Local Importance

Only a small proportion of the known archaeological resource within a district is likely to be of national importance. Archaeological records for West Devon are maintained by the Devon County Council Sites and Monuments Register in the Environment Directorate of Devon County Council. They contain over 12,000 sites of archaeological and historic interest (of which slightly over 50% are within the Dartmoor National Park) and of these roughly 25% are scheduled as ancient monuments, however this figure may increase as a result of survey work currently being undertaken by English Heritage. Archaeological sites and deposits that are not of national importance but which are nevertheless an integral part of a local story may justify protection from damaging development. Not all of the archaeological remains in West Devon are of national importance. Many sites of local antiquity exist within the Borough. Whilst these sites are not of national importance they have intrinsic value and should be protected.

Policy BE8

Development which can reasonably be expected to damage archaeological remains of local importance, including sites recorded on the County Sites and Monument Record, will only be permitted where the importance of the development outweigh the intrinsic importance of the remains.

Where the development is proposed which may affect a site of local importance an evaluation will be required to determine the effect of the proposal on the archaeological value of the site.

3.28 Our knowledge of the archaeological resource is incomplete. Evidence of our past is widespread in the villages, towns and open countryside of West Devon. Historical research, ad hoc finds of archaeological remains or proximity to known sites of archaeological value may indicate that a site or area has potential.

3.29 Where the archaeological significance of a site is unclear. Consideration should be given early, before planning applications are made, to the question of whether archaeological remains exist on the site and the implications for the development proposal. Paragraph 19 of PPG16 Archaeology and Planning points out that developers should in all cases make an initial assessment as part of their research into the development potential of their site before they make an application. The first step will be to contact the County Archaeological Officer who would be able to provide information about locations where archaeological remains are known or thought likely to exist, English Heritage are also ready to join in early discussions and provide expert advice. Early consultations by developers provide advance warning of any possible archaeological sensitivity of the site and enable developers to commission their own archaeological assessment where appropriate.

Policy BE9

Where the archaeological significance of a site is unclear but where there are reasonable grounds to suspect that archaeological remains are present, applications for development that may disturb hidden remains will not be determined until an assessment or evaluation of the archaeological importance of the site and the likely impact of the development prior has been made.

Policy BE10

If planning permission is granted to develop any site where there are archaeological remains, or there is good reason to believe that such remains exist, conditions will be imposed to secure the excavation and recording of the archaeological remains and their removal or preservation if justified before development begins.

~~3.30 Design and Local Distinctiveness~~

~~New buildings have an impact on the character of an area. Uniformity across the local plan area and beyond tends to reduce the locally distinctive character of each area. The appearance of development and its relationship to the surroundings are therefore important issues. The Local Plan encourages a high standard of design in all locations. The Borough Council will encourage innovative sustainable design and the Local Plan does not, therefore, impose a particular design style but does require the use of traditional local materials and design features where these are important. In addition, where trees are included in landscaping schemes, development proposals will be expected to make use of locally native species.~~

Policy BE11 Replaced by SP20

~~The Council is seeking to promote the creation of interesting new places that are safe secure and attractive, which make the best use of land and which harmonise with the general character of the areas in which they are set.~~

~~Development will not be permitted unless:~~

- ~~(i) It is of a scale, massing, height and materials compatible with the character and special qualities of the area in which it is located;~~
- ~~(ii) It makes the best use of landscape, townscape or topographical features that make a material contribution to the character of the area;~~
- ~~(iii) It incorporates landscaping as an integral part of the design (Policy BE13);~~
- ~~(iv) It provides safe and convenient access for pedestrians, cyclists and those of impaired mobility (T1) and (H42) as well as vehicles; and~~
- ~~(v) It has a secure environment designed to take into account the need for crime prevention (BE12);~~

~~The use of materials and the design and layout of the proposals including the utilisation of the landscape and topography should seek to maximise energy efficiency.~~

3.31 Crime Prevention

~~In creating designs and layouts for new development it is vital that the developments take account of community safety considerations. The Crime and Disorder Act 1998 places a responsibility on the Police Authority, the local authority, the probation service and other community groups to draw up a strategy for crime prevention.~~

~~3.32 Major element of any strategy is the key role that the design of new developments can play in creating environments where people feel safe and secure and are able to live without the fear of crime.~~

Policy BE12 Replaced by SP16; SP18

~~All developments will be expected to take into account the need to design out opportunities for crime, both within and adjoining the site. Crime prevention should be considered in respect of the following:~~

- ~~(i) The relationship of buildings, walls and fences to public and private open space, including play areas;~~
- ~~(ii) Location of parking; and~~
- ~~(iii) Access arrangements, including footpaths and cycle ways~~

3.33 Landscaping and Boundary Treatment

The Borough Council's overall objectives in terms of the protection and enhancement of the environment will not be achieved unless there is careful attention to detail in the consideration of all planning applications and, in particular, their proposals in terms of landscaping and boundary treatment which will, over a period of time, "soften" the impact of new building. Sites on the edge of settlements have, in the past presented an unacceptable visual break between urban and rural areas. If this is to be avoided, special consideration must be given to boundary treatment at the time of the application. Where the

development is adjacent to farmland the boundaries should be treated by the creation of traditional hedge banks or by tree planting of suitable native species.

- 3.34 In addition to the careful treatment of areas of public open space and play space on residential or other new development, areas of new build will be expected to show details of both hard and soft landscaping. Such details should be agreed as part of the original application rather than being addressed as an afterthought when it may be difficult to relate the landscaping to the proposal.

Policy BE13

Developments will be expected to provide appropriate landscaping to minimise the impact of that development, contribute to its wider setting and create a pleasant environment for users of the development. Where appropriate existing landscape material should be retained and protected or replaced

3.35 Public Art

West Devon has a rich and diverse heritage of architecture and art. Not everyone has the opportunity to go to places to view public art and therefore it is beneficial for public art to be included in new development.

- 3.36 The Percent for Art project is being promoted by the Arts Council as a means of encouraging developers to spend a percentage of the capital cost of development on integral works of art. This could involve sculpture, murals, stained glass etc. The project also aims to encourage developers to think about the finish of a development i.e. the doors, windows, gates etc and generally improving the finish of buildings. Local skills or community involvement may make such a provision even more relevant and valuable to the local population. Where large-scale development is proposed, the potential contribution it may make to the area will be an important consideration.

Policy BE14

When determining planning applications for significant developments the Council will consider the contribution that could be made by the provision of public art. Where appropriate it will encourage voluntary participation in a Percent for Art scheme

3.37 Control of Advertisements

All advertisements affect the appearance of the building, structure or place where they are displayed. The purpose of advertisement control legislation is to help everyone involved contribute positively to the appearance of an attractive and cared for environment in towns, cities and countryside. Virtually all

advertisements fall into the scope of the Town and Country Planning (Control of Advertisement) Regulations 1991. This regime enables the Local Planning Authority to control advertisements when it is justified in the interests of amenity and public safety.

- 3.38 PPG19 identifies the importance of advertisement to commercial activity to enable them to operate within a free and diverse economy. The White Paper 'This Common Inheritance' highlights the damage that poorly designed advertisements can do to the outside of a building and to the character of an area.
- 3.39 Effective signposting of businesses whether in the town or in rural areas or within the shopping frontage is important to the success of the business and the economy of the area. The creative use of signposting within the streetscape can give added interest to the street scene or area. However signposting, which is badly designed, will detract from the appearance of the buildings or landscape and in some cases an appropriate location can lead to danger to road users if the signs are distracting to road users. It is important that a balance is struck between a legitimate need for an advert with the need to preserve and protect the environment.
- 3.40 The main purpose of advert control is to contribute to the appearance of an attractive and cared for environment in towns and in the countryside. The interest of amenity and public safety are the only considerations to be assessed in exercising control. Although PPG19 relates to advertisements and their control it gives very few hints as to the roles of local plans. West Devon is one of many Local Authorities, which has developed local plan policies and design guidance to provide help and information to applicants. These policies help control outdoor advertisements especially in areas such as Tavistock and Okehampton where adverts can be potentially damaging to the character of the towns.
- 3.41 Section 54A of the 1990 Act does not apply to advertisement control, and therefore Local Plan policies are very important in the control of advertisements. The development of an all-embracing policy combined with supplementary planning guidance will provide the most practical way of dealing with applications for advertisements.

Policy BE15

The display of an advertisement or advertisements will be permitted where it blends into the local environment:

- (i) Within the development limits of settlements, directional signs and advertisements will be permitted where they are in keeping with the character of the area in terms of siting, design, illumination, scale and number, and do not prejudice public safety. Where a sign is proposed within in a Conservation Area or on a Listed building particular attention will be paid to design and materials. Within the area of special control**

- advertisements will be permitted if they are essential for the purposes of direction, identification or warning.
- (ii) The Local Planning Authority will not normally permit the erection of internally illuminated signs within the Area of Special Control or within Conservation Areas;
 - (iii) Outside the development limits of settlements, directional signs and advertisements will be permitted where they are in keeping with the character of the area.

3.42 Potentially Polluting Activity

Pollution may be caused by the release of substances into the air, ground or water by excessive noise, dust, vibration, light or heat. This is the definition given in PPG23. Policies need to ensure that uses, which have the potential to pollute, are properly sited and controlled. The main objectives in relation to potentially polluting uses are to protect people from risks to their health and safety and damage to their amenity; and to safeguard the natural environment.

- 3.43 The first mechanism for securing these objectives is to ensure as far as possible, that potentially polluting uses and uses susceptible to pollution are kept separate. This could be tackled by allocating sites for potentially polluting uses in places where the risk they cause may be minimised. Uses, which are sensitive to pollution, should then be located to places away from existing and planned potentially polluting uses and their areas of influence. However this solution is not always possible and in any event policies are required to regulate the uses which may cause or be harmed by pollution.

Policy BE16

Development will not be permitted if the health, safety or amenity of occupiers or users of neighbouring land would be put at risk from pollution caused by either:

- (i) Disturbance of contaminated land; or**
- (ii) Installations storing or handling hazardous substances; or**
- (iii) Installations authorised or licensed under pollution control legislation.**

- 3.44 The quality of life of individuals is directly affected by noise and light pollution. One of the roles of the Local Plan will be to ensure that the amenity of residents is not unreasonably affected by development, which has the potential to cause pollution of this sort. Similarly where there is already a use, which generates considerable amounts of noise, it will not be appropriate to locate noise sensitive uses close to it. Although noise-generating businesses should be expected to take all the steps to reduce the nuisance their operations cause, there may be limits to which this is achievable because of technical or cost difficulties. There may also be areas like Dartmoor where darkness contributes to the particular character of the area by allowing a clear view of the night sky and it will be appropriate to consider the potential spillage of light from a proposed

development.

Policy BE17

Development that may be liable to cause pollution of water, air or soil through noise, dust, vibration, light, heat or radiation will not be permitted unless:

- (i) The health, safety and amenity of users of the site or surrounding land are not put at risk; and**
- (ii) The quality and enjoyment of the environment would not be damaged or put at risk.**

3.45 Noise Pollution

Noise has grown as an environmental issue to such an extent that a whole Planning Policy Guidance Note (PPG24) is now devoted to it. The guidance says that strategic issues to do with noise may be covered by policies in structure plans but that it will generally be appropriate to deal with noise through policies in local plans. The main objective of the policy is to prevent the users and occupiers of land and premises from being disturbed by noise, which is a nuisance or a danger to health. There are two ways in which the plan can control development. When looking at the siting of new development the Local Planning Authority can avoid the siting of development where an existing or planned use will cause disturbance, likewise it is also important to prevent the new development from causing a disturbance to established or planned land.

3.46 PPG24 describes the development, which is susceptible to noise as 'noise sensitive', and development that produces sufficient noise to cause a disturbance as 'noise-generating'. PPG24 says that the Secretary of State considers that housing; hospitals and schools should generally be regarded as noise sensitive. PPG24 says that plans should contain policies designed to ensure, as far as is practicable, that noise sensitive developments are located away from existing or planned sources of significant noise. Potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. The plan can also contain policies, which avoid potentially noisy development in areas, which have remained relatively undisturbed by noise nuisance and are prized for their recreational and amenity value.

Policy BE18

Noise generating development will not be permitted if it would be liable to increase unreasonably the noise experienced by the users of existing or proposed noise sensitive development nearby

3.47 Development on Contaminated Land

PPG23 Planning and Pollution Control contain guidance about the development

of contaminated land. If practicable, contaminated land should be recycled in order to reduce the demand for development on Greenfield sites. Contaminated land is defined as any land which appears to a local authority to be in such a condition by reason of the substances on, or under land that either significant harm is being caused, or pollution of controlled waters is being or is likely to be caused. Under Part 11a of the Environmental Protection Act 1990 the Local Authority have a responsibility to identify sites and to develop a Contaminated Land Strategy. Certain sites will be designated as Special sites and become the responsibility of the Environment Agency. Responsibility for the physical threats posed by shafts and adits lies with the landowner, however, where there is public access and a perceived threat to public health, the local authority may intervene.

- 3.48 Pollution and contamination is not just a threat from current activities, but may arise where land remains contaminated from an historic industrial activity. During the last century West Devon was a centre for metalliferous mining and the legacy of this is extensive, resulting in unstable/contaminated or potentially unstable/contaminated land. This land lies mainly in the southern part of the Borough. Some of these areas are known, however, many of the sites are not mapped. Changes to the Environmental Protection legislation means that the Council will need to develop a strategy on how they will deal with contaminated land issues.
- 3.49 The Government's policy is that any works required for contaminated land should deal with any unacceptable risks to health and the environment, taking into account its actual or intended uses. The preferred approach is that where possible the contamination should be dealt with on the site itself. The aims of this 'suitable for use' approach are where practicable to deal with actual or perceived threats to health, and the environment. To keep or bring back such land into beneficial uses and in turn minimise pressure for development on Greenfield sites.
- 3.50 Contamination is a material planning consideration and it is important that consideration is given to whether there is or may be a contamination hazard on a proposed development site. It is important that the planning authority is aware of the information, which is required to decide this question. The level of contamination will allow the Local Planning Authority to determine whether a proposed development or use would give rise to unacceptable risks to health and what steps could be taken to reduce those risks to acceptable levels.
- 3.51 Environmental Health are currently developing the Council's Contaminated Land Strategy and this will help provide knowledge of where possible contaminated land lies within the district. It is important, however that the Local Planning Authority have control over proposals for development on land where the full extent of contamination is unknown as well as where the levels of contamination are identified.

Policy BE19

When development is proposed on or near a site that is known to be contaminated, or there is good reason to believe that there may be contamination, the applicant will be required to carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination. Development will not be permitted unless practicable and effective measures are taken to treat, contain or control the contamination so as to:

- (i) Ensure the occupiers of the development and neighbouring land uses including, in the case of housing, the users of gardens are not exposed to unacceptable risk;
- (ii) Ensure the structural integrity of any building built on adjoining land;
- (iii) Protect any watercourse, water body or aquifer from contamination; and
- (iv) Prevent the contamination or continued contamination of adjoining land or allow such contamination to continue.

Where possible contamination should be treated on site. Any permission for development will require that remedial measures and disposal arrangements are agreed with the authority must be completed as the first step in the carrying out of development.

CHAPTER FOUR
HOUSING AND COMMUNITY

Objectives

To provide sufficient land to meet the Structure Plan requirement of 4,100 dwellings over the plan period (to 2011) giving priority where possible to the re-use of previously developed land before the development Greenfield sites.

To promote housing development in sustainable locations which are well served by public transport and have good access to employment and a range of facilities giving priority to existing towns and villages in accordance with the Structure Plan.

To plan to meet the housing needs of all in the community including those in need of affordable or special housing.

To encourage a range of types of housing and to create mixed communities in an attractive high quality environment making the most efficient use of land.

To make land available for housing to help sustain existing rural settlements.

The Strategy for New Housing

The strategy for housing can be summarised as follows:

- Provide for the majority of new housing in the north of the Borough;**
- Make provision for the majority of new housing in the two main towns and to a lesser extent other smaller settlements with a basic range of services;**
- Make a reasonable contribution to the needs of the Plymouth sub-region;**
- Allow only limited development elsewhere;**
- No development in the open countryside without a specific justification as defined in PPS7;**
- Make provision for affordable housing where a local need is established;**
- Provide for play spaces on all developments of 20 or more houses**

4.1 Introduction

This section of the Local Plan looks at the means by which the new housing required in the Borough in the plan period can be provided. The preparation of the Local Plan offers the opportunity to review the pattern of recent development.

- 4.2 The Borough Council has adopted a Corporate approach to the preparation of this Local Plan and the Housing Strategy. If the community's housing needs and aspirations are to be met, it is important that the planning system and the housing function of the Council are considered together. Between the two functions the most effective approach to the delivery of suitable new housing, including affordable housing to meet local need, will be achieved.

4.3 ~~Accommodating Structure Plan Housing Requirements~~

~~Policy H1 of the Devon Structure Plan (1995-2011) gives guidance on the number of dwellings that will be required to be provided in each district in the County over the period 1995-2011. The strategic housing allocation for West Devon (outside Dartmoor National Park) is 4,100 dwellings. This Local Plan must therefore ensure that this number of new dwellings can be provided in the Plan period. However new land will not have to be found for all these houses as a number have already been built since 1995, some have the benefit of planning permission but have yet to be built and others will be created through the conversion of existing buildings.~~

- ~~4.4 Experience shows that while most houses with planning permission are ultimately built, there are always some which are not and where permissions are allowed to lapse. Lapse rates in West Devon have been estimated to be about 10%. Although this is a little lower than has been achieved in the past it is considered that it represents a reasonable approach bearing in mind the need to minimise the use of Greenfield sites. Based on current permissions, this would suggest that about 70 dwellings with permission may not be built. In addition, it is likely that an element of the allocations proposed in the Plan will also not be built. Based upon the figures in Table 2 below an additional 180 dwellings have been added to allow for the non-implementation of allocated sites. This gives a total figure of 250 dwellings to compensate for planned developments, which may not be implemented. This non-implementation rate is based on the DOE Research Paper on Housing Land Availability, Roger Tym and Partners.~~

- ~~4.5 West Devon Borough Council has carried out an **Urban Capacity Study** of the six settlements designated as either a town for strategic development, an area centre or a local centre. This Study identified some potential for development within the built up areas of these settlements. The majority of this land does not fall within the definitions of previously developed land as defined by either~~

Planning Policy Guidance Note 3 Housing, or the National Land Use Data Base. Nevertheless, it is a valuable potential source of residential development, which will contribute to reducing to a minimum the need to use Greenfield sites. In view of the inherent uncertainties in the development of the capacity identified in this study, a cautious approach has been adopted. It has been assumed that about 75% of the potential considered to be realistically developable will actually come forward for development in the Plan period. This gives an allowance of 263 dwellings for the period to 2011.

4.6 Small infill plots; windfall sites, conversions and subdivisions continue to come forward in areas and settlements not included in the Urban Capacity Study. Since 1995 an average of 22 dwellings have been completed in such locations. It is considered that this number will be maintained through the life of the Plan giving a total of about 140 additional dwellings. As this figure is based on actual completions there is no need to include a lapse. It is estimated that any reduction in the numbers of dwellings coming forward through barn conversions will be made up for by the adjustment the settlement limits around some settlements to contribute to sustaining small communities.

4.7 The following table shows how the Plan will seek to achieve the Structure Plan housing requirement for the area.

Housing land availability and requirement as at April 2004:

Completions since 1995	1614
Under construction	-361
With planning permission 30/ha unless otherwise stated	687
TOTAL COMMITMENTS (April 2004)	2662
Devon Structure Plan requirement for West Devon to 2011	4100
Commitments as at April 2004	2662
Gross new housing provision required	1956
Lapse rate	+250
Infill, conversions, etc.	-140
Sites identified in the Urban Capacity Study	-240
Total new housing required on new sites	1308

Policy H1 Replaced by SP7

~~Provision will be made for about 4,100 new dwellings within the Local Plan area in the period 1995-2011. This provision is made up of those sites which already have the benefit of planning permission, are likely to come forward on sites identified in the Urban Capacity Study or will be provided through the development of small plots, conversions of existing buildings or sub-division of existing properties as well as the sites allocated in this Plan.~~

4.8 Distribution of New Dwellings

~~The Devon Structure Plan does not specify exactly where the new dwellings should be provided: that is a major role of this Local Plan. It does however give clear indications as to the types of locations that would be most appropriate. Policy S2 of the 1995-2011 Structure Plan identified the settlements, which should accommodate the bulk of the new development. Only one settlement in West Devon is included - Okehampton~~

~~4.9 Policy S1b of the Structure Plan requires local plans to identify area centres which should act as focal points for the provision of local services. It is reasonable to expect such settlements to accommodate some new development which will contribute to maintaining the viability of these local centres.~~

~~4.10 Tavistock is the largest settlement in West Devon and although it is not referred to in the policies of the Structure Plan it nevertheless has a role to play in the provision of new housing. It has previously been identified as an area centre and is clearly of a sufficient scale to continue to perform that role.~~

~~4.11 Tavistock's position is complicated by 2 main locational factors:~~

- ~~(i) It is located within an area defined as a rural area of development restraint due to its sensitive location lying in a relatively narrow valley close to both the Dartmoor National Park and the Tamar Valley Area of Outstanding Natural Beauty~~
- ~~(ii) It is located within the Plymouth sub-region. Whilst this is not specifically referred to in the Structure Plan, it is an important issue which was recognised by the Panel following the Examination in Public of the Structure Plan. They concluded that it should be for this Local Plan to determine the precise contribution that the southern part of the Borough should make to the provision of housing required in West Devon and in the Plymouth sub-region. However the panel did acknowledge that most development would logically be provided around Tavistock and that disproportionate amounts of new housing could threaten the town's attractive qualities.~~

~~4.12 Government advice contained in Planning Policy Guidance Note 3 makes clear~~

~~that most additional housing should be located within or adjoining existing urban areas, which in the West Devon context means Tavistock and Okehampton.~~

~~4.13 An issue for this Local Plan is to balance the demand for housing and the role that a town the size of Tavistock can play. The acknowledged environmental qualities of the area may be damaged if too much development is allowed to take place. In these circumstances the Council has been fully aware that the sub-regional study team estimated a need for an additional 1,440 dwellings in the West Devon part of the sub-region over the period of this Local Plan (1995-2011). The County Council put forward its own estimate for the requirement in the West Devon part of the Plymouth sub-region of 1,900 dwellings. This figure was not specifically supported by the Structure Plan EIP panel and it simply noted that it was a Devon County Council estimate only. Policy SS17 of the Regional Planning Guidance for the South West states that local authorities and others should work together to:~~

- ~~• Accommodate as much of the city's future growth needs as possible within the city through the development of Brownfield land, conversions of existing buildings, the redevelopment of appropriate areas in a more efficient manner and development at significantly higher densities.~~
- ~~• Where it is not possible to accommodate all development needs within the urban area, develop planned urban extensions adjacent to the existing urban area consisting of mixed developments in sustainable locations well served by public transport."~~

~~Paragraph 3.53 also requires the preparation of a sub-regional study that will identify sustainable patterns of future development. This study will be most relevant in informing the ongoing review of the Devon Structure Plan and subsequently further reviews of this Local Plan.~~

~~4.14 It is clear from both the Devon Structure Plan and the Regional Planning Guidance that Tavistock should play a significant but relatively small role in meeting the development needs of the Plymouth sub-region. In these circumstances this Plan makes a dwelling allowance broadly in line with the sub-regional study team of 1,440 (1995-2011) dwellings. After allowing for existing commitments, the likely contribution from windfall sites, conversions and subdivisions and the potential identified in the Urban Capacity Study there remains a need to find land for around 630 dwellings in the Local Plan period in the area of the Borough within the Plymouth sub-region.~~

~~4.15 The northern part of the Borough is within an area, which is identified in the Structure Plan Explanatory Memorandum as one, which is less, constrained and which requires economic diversification and is more able to accommodate development. Within this area Okehampton is identified. In view of the Structure Plan policies relating to much of the northern part of the Borough provision is made for about 1170 dwellings in the Local Plan period after allowing for existing commitments, the likely contribution from sites identified in the Urban Capacity~~

Study and other windfall developments.

~~4.16 It is considered that the most sustainable option is to locate most of the proposed development in the two main towns of Okehampton and Tavistock where there are most services and employment opportunities thus keeping the need to travel to a minimum. These towns, however, are small in comparison with towns in many other districts and so have limited capacity. Other settlements are even smaller and do not offer the range of services of these two towns.~~

~~4.17 The Northern Part of the Borough~~

~~Within this area Okehampton is identified as a town with a Strategic Development Role. The town is well located in relation to transport links, adjoining the A30 dual carriageway and with a potential rail link to the main rail network. The majority of the development required in this part of the Borough should therefore be located in Okehampton. The provision of about 600 additional dwellings on allocated sites in Okehampton will help to reinforce the town's role as the service centre for a large area of central and West Devon. The remainder of the new housing will be located in the settlements, which have been designated as local centres in the Plan. These are the small towns of Hatherleigh and North Tawton and the village of Lifton. A limited amount of development is also proposed in the villages of Bridestowe, Lewdown, Spreyton, Northlew and Exbourne, which have the benefit of a basic range of services including a shop and a school.~~

~~4.18 In the northern part of the Borough the objectives are to:-~~

- ~~• Maintain the status of Okehampton as an area centre, to identify land for development consistent with its designated strategic role and sufficient to ensure the delivery of essential community requirements (particularly the new primary school);~~
- ~~• Provide additional housing in other towns and local centres sufficient to maintain their local service roles without detriment to the environment and the setting of the settlement;~~
- ~~• Provide limited additional housing in other settlements with a basic range of services whilst maintaining environmental qualities;~~
- ~~• Facilitate small-scale additional development in smaller settlements - where supported by the local community - by extending the settlement limits.~~

~~4.19 The Southern Part of the Borough~~

~~This part of the Borough is within the Plymouth sub-region and also within an area of development constraint because of the very high quality of the landscape, which could be threatened by too much development. This must be balanced against the need to provide for some development in the area and has been important when determining the location of such development.~~

~~4.20 Tavistock has a significant range of services and has therefore been designated as an Area Centre. It is considered that Tavistock could accommodate about 605 houses on new land with the remainder in Bere Alston, which has been designated as a Local Centre.~~

~~4.21 In the southern part of the Borough the objectives are to:-~~

- ~~• Locate the majority of new development in Tavistock but recognise that this should be kept to a minimum bearing in mind the detrimental effect too much development would have;~~
- ~~• Identify settlements with a range of services where developments could take place with only a limited impact on the environment;~~
- ~~• Facilitate small-scale additional development in smaller settlements - where supported by the local community - by extending settlement limits.~~

~~4.22 Sites for New Development~~

~~Bearing in mind the dwelling requirement included within the Devon Structure Plan it is considered that the approach adopted and the sites identified will enable the required number of dwellings to be provided in the most beneficial locations whilst keeping the of adverse impact on the quality environment of the Borough to a minimum.~~

~~4.23 It is the aim of the Borough Council that the development of Brownfield sites should, where practical take place in advance of the development of Greenfield sites, but the nature of West Devon means that inevitably a significant proportion of the major allocated sites are on Greenfield sites adjacent to settlements and that some of these may need to be developed in advance of the small previously developed sites that do exist.~~

~~4.24 Okehampton (town with a strategic development role)~~

~~Okehampton has a service role for a substantial rural catchment area and provides education, employment, shopping and community facilities.~~

~~4.25 The strategy described above indicates that Okehampton should accommodate a further 600 new dwellings~~

Policy H2 Replaced by SP7; SP22

~~Around 22 hectares of land is identified for residential development at Okehampton as shown on the proposals map.~~

- 4.26 **Land at Wonnacotts** (1.4 hectares) - this site located between Northfield Road and Wonnacotts represents a key opportunity to develop a rundown previously developed site close to the town centre. At the present time part of the site is used by nearby residents for car parking and in view of the limited facilities in the locality it is important to ensure that the existing level of provision is retained. The Borough Council has resolved to grant permission for the development of this site subject to a legal agreement, the details of which have not yet been finalised. Paragraphs 8.77-8.80 state that Supplementary Planning guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H3

Land between Northfield Road and Wonnacotts Road as shown on the inset map, is allocated for residential development at a density of not less than 35 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions to the provision of education, community facilities, and traffic management including public transport and foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site based on the latest assessment of need.

- 4.27 **Land on the Eastern Edge of Okehampton** (15.4 hectares) - the site is located between Exeter Road and Crediton Road. It is an extensive area of land sloping to the northeast. Although the site is large, the land to the east of the town is, for the most part less sensitive than that to the west and it is also likely to be more practical to develop. Whilst the site is not particularly close to the town centre, it is adjacent to the area allocated for employment uses. It will be important for the development to provide links for pedestrians, cyclists and public transport as well as cars, directly to the adjacent industrial estate.
- 4.28 Given its size and location it is important that an appropriate area of open space is provided and the extent of the site would offer an opportunity to create an area of open space for the development which would also be accessible from other developments in the area. The development of a significant area of open space is particularly important in view of the relative remoteness of the site to Simmons Park.
- 4.29 The location is also a preferred location for the second primary school for Okehampton and a site has been reserved for this use.
- 4.30 In view of the size of the site and the need for the development to be phased a Development Brief, in the form of Supplementary Planning Guidance will be prepared for the site. The Brief will specify the detailed site for the school. This will also include details of any requirements for infrastructure provision, together

with density requirements and the need for any footpath and cycle links. Phasing will be required to ensure that access to the school site is secured at an early stage. Paragraphs 8.77-8.80 state that Supplementary Planning guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

- 4.31 The area between Exeter Road and Crediton Road has been highlighted by the Inspector as having some potential for accommodating longer-term development needs as well as for this plan period. The precise details of the road link between Exeter Road and Crediton Road will be agreed following the preparation, by the developer, of a transport assessment for the site. However, no development will be permitted that would prevent this link from connecting the two roads directly.

Proposal H4

Land to the east of Okehampton, as shown on the Proposals Map, is allocated for residential development at an overall density of not less than 30 dwellings per hectare, together with a primary school. The site for the school is identified on the Proposals Map. The development of this site will be dependent on the provision of appropriate contributions to the provision of education, community facilities, and traffic management including public transport, foul sewage and capacity surface water. Off site works may be required to secure satisfactory access. An element of affordable housing will be required on this site based on the latest assessment of need. Development should provided for:

- (i) Road access to Exeter Road;**
- (ii) Retention of hedge banks within and on the boundaries of the site;**
- (iii) Footpath cycle routes from the Okehampton Business Park to link with the existing footpath network in the adjoining developments; and**
- (iv) Extensive landscaping, tree planting and screening on the eastern boundary of the site and between the site and the industrial estate.**

- 4.32 **Land between Giblands and Laburnum** (5.4 hectares) - this area of land slopes down from a ridge to Exeter Road. It includes a field in agricultural use and also an area of allotments. It is reasonably close to both the town centre and the potential employment opportunities on Exeter Road. There would also be opportunities to create footpath and cycle links through the adjacent site to the town centre and Okehampton Community College.

- 4.33 Although the site includes the area currently in use as allotments, the Borough Council does not wish to see any reduction in the level of allotment provision in the town. The development of this part of the site will therefore be conditional upon the provision of an alternative area of allotments of at least a similar size. This area of allotments should also not be significantly less convenient than the current location. Policy H26 lays down the minimum requirements for the

provision of open space, however the provision of a larger amount of open space will be encouraged.

- 4.34 A Development Brief in the form of Supplementary Planning Guidance will be prepared for this site. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements. Paragraphs 8.77-8.80 state that Supplementary Planning guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H5

Land between Giblands and Laburnum, as indicated on the Proposals Map, is allocated for residential development at a density of not less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport and any off site works required by the Highway Authority, foul sewage capacity, surface water drainage, and footpath/cycle links. An element of affordable housing will be required on this site based on the latest assessment of need. The development of this site will also be dependent on the provision of alternative allotments in an appropriate location. Development should provide for:

- (i) A layout which minimises the impact of development on the skyline;**
- (ii) Extensive landscaping on the southern and western boundaries of the site; and**
- (iii) Footpath/cycle link across the site to link with the route through the Laburnum site.**

4.35 ~~Tavistock (area centre)~~

~~Tavistock has a service role for a substantial rural catchment area and provides education, employment, shopping and community facilities. The strategy described above indicates that Tavistock should accommodate about 550 new dwellings.~~

Proposal H6 Replaced by SP7; SP23

~~**Around 24 hectares of land is identified for residential development at Tavistock as shown on the Proposals Map.**~~

- 4.36 **Land south of Bishopsmead (7.2 hectares)** - the site is part of a larger open area to the south of the existing Bishopsmead development. The area is reasonably well related to existing development and could link well by footpaths and cycle routes to the town centre. However the site does make a contribution

to the setting of the town and is quite prominent from Plymouth Road. The development of the allocated site would enable the area to make a valuable contribution to the housing requirement whilst the buffer zone to the north east of the site will enable the perception of the separation of Whitchurch and Tavistock to be maintained. The utilisation of this area would be encouraged. It may be appropriate to locate some of the open space required as part of the development within the buffer zone.

- 4.37 A Development Brief in the form of Supplementary Planning Guidance will be prepared for this site. The Brief will include details of any requirements for infrastructure provision, together with density requirements. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H7

Land at Bishopsmead is allocated for residential development at a density of not less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport, foul sewage capacity and surface water drainage, open space and footpath/cycle links. Off site works may be required to secure satisfactory access. An element of affordable housing will be required on this site based on the latest assessment of need. Development should provide for:

- (i) Vehicular access from Plymouth Road incorporating the diversion of Anderton Lane**
- (ii) Additional landscaping and tree planting along the boundaries of the site;**
- (iii) A wildlife corridor to be retained along Tiddy Brook with appropriate planting;**
- (iv) A route for the National Cycle Network to the southern edge of the site; and**
- (v) Flood protection measures as appropriate to safeguard the development and reduce the risk of flooding elsewhere.**

- 4.38 **Land at the Manor, Old Launceston Road** (9.2 hectares) - The northern part of the site focuses on The Manor, a substantial building now in disrepair located within an area of woodland. The land to the south is more open but provides a parkland setting for the Manor. It contains a number of important trees most of which are protected by Tree Preservation Orders. The development of the area would represent a rounding off of the built-up area and it would secure the wooded area as an amenity. However the part of the site containing the trees has relatively limited capacity for housing if the trees are to be retained and therefore the Borough Council considers that the development of the site should be limited to about 140 dwellings.

- 4.39 A Development Brief in the form of Supplementary Planning Guidance will be prepared for this site. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements and arrangements for the management of trees and the woodland area. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H8

Land at the Manor, Old Launceston Road is allocated for residential development subject to a limit of about 140 dwellings. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including the provision of a bus service, foul sewage capacity and surface water drainage, open space (including the management of the woodland and trees) and footpath/cycle links. Off site works may be required to secure satisfactory access. An element of affordable housing will be required on this site based on the latest assessment of need. Development should provide for:

- (i) Vehicular access from Old Launceston Road;**
- (ii) Retention of the woodland area as an amenity area;**
- (iii) Retention of the parkland setting of the site of the Manor including the trees;**
- (iv) Pedestrian access from Manor Road; and**
- (v) Appropriate arrangements for the ongoing maintenance of the woodland and parkland areas.**

- 4.40 ~~Land west of Monksmead, Callington Road (7.6 hectares) - The site lies adjacent to the safeguarded site for the station should the rail link be reinstated between Tavistock and Plymouth via Bere Alston. The development would be prominent in the landscape when viewed from the south and care will be required in designing the layout. There is considerable uncertainty at the present time over the feasibility and timing of the route as investigations are still in an early stage. The precise route that the line might take into Tavistock is also subject to investigation. In these circumstances, it is considered that the site should be reserved for development later in the Plan period should the route of the line be confirmed. If the scheme is found not to be feasible or another route is confirmed then the appropriateness of retaining this site, as an allocated site for housing will be reassessed along with other options. A decision will be made as to whether the allocation of the site should be confirmed or another site or sites selected when the Local Plan is reviewed in 5 years. The Borough Council is concerned that this may not be the most appropriate site for residential development without the benefit of the rail link and adjacent station. Planning Policy Guidance Note No. 3 - Housing makes clear in paragraph 34 that local plans should identify sufficient sites to accommodate at least the first 5 years housing development~~

~~proposed in the plan. The other sites designated for housing development represent about 62% of the allocation for Tavistock and therefore the phasing of this site to the latter part of the plan period will not conflict with Government advice in PPG3. If the site is confirmed, a Development Brief in the form of Supplementary Planning Guidance will be prepared for this site. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements. Paragraphs 8.77-8.80 states that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. Affordable Housing will be required to be provided in accordance with Policy H36 of this Plan.~~

Proposal H9 Replaced by SP23

~~Land to the west of Monksmead is reserved for residential development at a density of about 35 dwellings per hectare but its development is subject to the confirmation of a firm commitment to reopen the railway line to Tavistock and that the route selected involves the development of a station adjacent to this site. The most appropriate site for the housing will be reassessed in the light of the status of the proposal to reopen the railway line together with an assessment of the requirement for housing at the time when the Plan is reviewed in 5 years. The development of this site will be dependent on the provision of appropriate contributions for education, foul sewage capacity and surface water drainage, open space and footpath/cycle links. Off site works may be required to secure satisfactory access. An element of affordable housing will be required on this site based on the latest assessment of need. Development should provide for:~~

- ~~(i) Integration with the station development;~~
- ~~(ii) Access arrangements to be linked with those for the station;~~
- ~~(iii) Extensive landscaping and tree planting on the southern and western boundaries of the site.~~

4.41 Local Centres

The following settlements have been designated as Local Centres as defined in Structure Plan Policy S2.

4.42 North Tawton

North Tawton has been identified as a local centre as it clearly displays the characteristics expected of such a centre. It is a small town but nevertheless benefits from a good range of services including primary school, general practitioner, post office, shops, community facilities and other services which provide a focus of community activity essential to the character of the town. It also has a range of employment activities including major employers such as Gregory's Transport and the cheese factory.

- 4.43 **The Former Wool Grading Centre** (1.5 Hectares) - the nature of West Devon means that there are relatively few opportunities to develop previously developed land or underused buildings for new uses. The now disused former Wool Grading Centre in North Tawton is potentially one such opportunity.
- 4.44 A large warehouse on the western side of the site is a Listed Building and the other buildings combine to form an attractive group.
- 4.45 However, although it would be desirable to retain as much as possible of the buildings on the site it is recognised that it may be difficult to provide appropriate residential accommodation in some of the existing buildings. An element of redevelopment may therefore be acceptable provided that the listed building is retained. It will also be important to ensure that the setting of the listed building is not adversely affected.
- 4.46 The site has previously been identified for employment purposes but it has not proved possible to secure a viable scheme for the site. The site suffers from a number of constraints, which will need to be overcome as part of any redevelopment scheme. The existing access is relatively poor and is likely to require improvement, the site suffers from periodic flooding and this would need to be addressed. Although PPG25 Development and Flood Risk requires a very cautious approach to development in areas where there is any kind of flood risk, paragraph 35 does suggest that on previously developed land it may be possible to use the upper floors of existing buildings. Its location, close to North Park and the cheese factory, means that care will be needed to provide an acceptable residential-environment. A Development Brief in the form of Supplementary Planning Guidance will be prepared for this site. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements. Paragraphs 8.77-8.80 states that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations.

Proposal H10

The former Wool Grading Centre is allocated for residential development at a density of about 30 dwellings per hectare. Proposals will be expected to include the retention and conservation of the listed building. Consideration will also be given to the provision of other community uses and small-scale local employment, which is compatible with the use of the site for housing. The Mill Pond and Mill Leat should be renovated to form a public amenity area. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site. Details of the level of contribution, which will be sought, will be included in Supplementary Planning Guidance both for this site and relating to the need for contributions generally. Development should provide for:

- (i) **New access away from Mill Lane Cottages;**
- (ii) **Retention of listed warehousing building;**
- (iii) **Retention of land to the west of the listed building as open undeveloped natural area;**
- (iv) **Retention of leat; and**
- (v) **An assessment of the flood risk on the site and other sites and the measures required addressing the risk over the life of the development.**

4.47 **Land to the east of High Street** (2.2 hectares) - The site lies to the east of High Street and extends to the rear of the properties on High Street. The site is bounded on three sides by existing development and its development would not be particularly prominent in the landscape. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan. Although the site is allocated for residential development and the Borough Council is keen to see the site developed, Policy T7 makes clear that developments that would exacerbate the significant traffic problems in the town centre will not be permitted until a town centre car park is created. This policy would include the development of this site.

Proposal H11

Land to the east of High Street, as shown on the Proposals Map, is allocated for residential development at a density of not less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, foul sewage capacity and surface water drainage where these are not provided by the developer. An element of affordable housing will be required on this site based on the latest assessment of need. Development should provide for:

- (i) **Access to include Moorview;**
- (ii) **Pedestrian access to Exeter Street; and**
- (iii) **Landscaping to minimise the impact of the development.**

4.48 Hatherleigh

Hatherleigh is another small town, which has a range of services, including a primary school, general practitioner, post office, banks, shops, community services and other services. Employment provision is made at Holsworthy Road Industrial Estate.

4.49 The nature of Hatherleigh means that the sites that have been identified as being suitable for housing are small. This has the effect of limiting the scope for providing a good mix of house types within each site. The approach adopted in Hatherleigh is therefore to treat the sites as, in effect, one site, which overall

should comply with the density requirements of PPG3 and also provide a good range of house types and sizes. In these circumstances the proposals for the individual sites do not include specific density requirements. Supplementary Planning Guidance will be prepared jointly for the three sites. The Hatherleigh sewage treatment works does not at present have capacity to accept the development proposed in the town. However it is anticipated that South West Water will be in a position to carry out the necessary works within the plan period. It is therefore proposed that the development of the sites be phased until after the capacity of the treatment works is increased.

- 4.50 ~~Land to the north of Moorview~~ (1.4 hectares) - the site is adjacent to the existing Moorview estate to the west of the town. Its development would not be particularly prominent in the landscape. The site offers the opportunity to provide footpath and cycle ways to the town which are more convenient and attractive than using the footpath alongside the main road. A Development Brief in the form of Supplementary Planning Guidance will be prepared jointly for this site and the other sites allocated in Hatherleigh. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations. This site may be required to contribute to the provision of affordable housing in Hatherleigh in accordance with Policy H36 of this Plan.

Proposal H12 DELETED

~~Land to the north of Moorview is allocated for residential development. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport, foul sewage capacity and surface water drainage and a footpath/cycle link to the town centre. An element of affordable housing will be required on this site in conjunction with other allocated sites in Hatherleigh based on the latest assessment of need. The development of the site should not take place until the sewage treatment works have been upgraded to enable them to accommodate the increased demand generated by this development. Development should provide for:~~

- ~~(i) Extensive tree planting and landscaping on the northern edge of the site; and~~
- ~~(ii) Footpath/cycle link through site to public footpath to the north of the site.~~

- 4.51 **Land to north of Claremont Place** (1.1 hectares) - the site is located on the northern edge of the town. Development of this site would not impact visually on the historic centre of the town. The proximity of the site to the prominent development of Claremont Place would mean that, with appropriate landscaping, the site need not appear more prominent in the landscape. Traffic accessing the site need not pass through the narrow town centre streets. The nature of this site means that it has the potential to provide housing at a reasonably high density. A

Development Brief in the form of Supplementary Planning Guidance will be prepared jointly for this site and the other sites allocated in Hatherleigh. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements and landscaping. Paragraphs 8.77-8.80 states that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. This site may be required to contribute to the provision of affordable housing in Hatherleigh in accordance with Policy H36 of this Plan.

Proposal H13

Land to the north of Claremont Place, as shown on the Proposals Map, is allocated for residential development. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site in conjunction with other allocated sites in Hatherleigh based on the latest assessment of need. The development of the site should not take place until the sewage treatment works have been upgraded to enable them to accommodate the increased demand generated by this development. Development should provide for:

- (i) Extensive tree planting/landscaping on the southern and eastern edges of the site;**
- (ii) Extensive area of screening/tree planting to the north west of the site;**
- (iii) Contribution to the upgrading of the public footpath from opposite the site to the town centre; and**
- (iv) The potential extension of the site to the northeast in the longer term.**

4.52 **Land to north of the property known as Oslo** (1.0 hectare) - the site lies opposite the one above. It lies in an area previously designated as an "important open space" separating the town from the bypass. Although the importance of the area remains, this relatively small area could be developed without compromising the qualities of the open area. It would be necessary for the area to be well landscaped to minimise its impact. As a result, the development should be of a lower than average density. However, in conjunction with the other sites proposed in Hatherleigh, the overall density should achieve about 30 dwellings per hectare. There is an existing public footpath along the northern boundary of the site leading to the town centre via the Church Yard and there is an opportunity to provide a safe convenient and attractive alternative route avoiding the road for pedestrians walking to the town. A Development Brief in the form of Supplementary Planning Guidance will be prepared jointly for this site and the other sites allocated in Hatherleigh. The Brief will include details of any requirements in terms of infrastructure provision, together with density requirements. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. This site

may be required to contribute to the provision of affordable housing in Hatherleigh in accordance with Policy H36 of this Plan.

Proposal H14

Land to the north of the property known as Oslo, as shown on the Proposals Map, is allocated for residential development. Any proposal will be expected to include provision for the improvement of the public footpath from the site to the town centre. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, traffic management including public transport, foul sewage capacity, surface water drainage and landscaping. An element of affordable housing will be required on this site in conjunction with other allocated sites in Hatherleigh based on the latest assessment of need. The development of the site should not take place until the sewage treatment works have been upgraded to enable them to accommodate the increased demand generated by this development. Development should provide for:

- (i) Extensive tree planting/screening to the north west of the site;**
- (ii) Landscaping and tree planting to the south of the site; and**
- (iii) Contribution to the upgrading of the public footpath from opposite the site to the town centre.**

4.53 Bere Alston

Bere Alston acts as a focus for services in the Bere peninsula, which has historically suffered from relatively poor road communications via Denham Bridge towards Plymouth, although it does benefit from the direct rail link to the city. It has an outstanding environment of national importance and lies within the Tamar Valley AONB. It provides a primary school, general practitioner, post office, bank, and shops. The environmental quality of the area, its relative proximity to Plymouth and the range of services that the settlement offers have combined to provide a settlement attractive to many people as a place to live. The village has also been identified as having a high priority for the provision of affordable housing. Although compared to many settlements in West Devon the village has a wide range of services, the access issues affecting the village mean that it is not a suitable location for a significant amount of new development. The plan therefore proposes one site capable of accommodating about 30 dwellings.

- 4.54 Land at Pentillie Road (1.2 hectares) - the site is located on the southern edge of the village and has reasonable access. It lies adjacent to housing which is quite prominent in the landscape and its development need not add significantly to that prominence. The site can be accessed by road without passing through the village centre. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations.**

Proposal H15

Land at Pentillie Road is allocated for residential development at a density of not

less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, and traffic management including public transport, foul sewage capacity and surface water drainage and footpath/cycle links. An element of affordable housing will be required on this site based on the latest assessment of need.

4.55 Lifton

Lifton is the most westerly settlement in West Devon and plays an important role as a local centre for jobs and services. There is a continuing need to ensure that Lifton and Tinhay are able to fulfil that role and a limited amount of development would assist in this. Although no sites are specifically allocated for residential development in Lifton, there is a site, between Woodville House and Borough House, which has planning permission and should provide about 55 houses. This level of development is considered appropriate for at least until the Plan is reviewed after five years.

4.56 Other Settlements

The general strategy for the location of new housing aims to concentrate development in such a way that the need to travel is reduced. However this must be balanced against the need of some smaller communities to promote appropriate areas of housing to help sustain local shops and services.

4.57 Lewdown

Lewdown is a village, which, in the past, was bisected by the main A30 trunk road. The new A30 dual carriageway between Okehampton and Launceston has improved the quality of life but has also resulted in a loss of passing trade to local businesses. Some changes have occurred and the former Little Chef site has now been redeveloped to provide alternative employment uses. Lewdown has relatively good public transport links and some additional housing would help to consolidate the centre of the village. It may also provide support for the local shop and Lewtrenchard School.

4.58 Land adjacent to Rowan Cottages (0.5 hectares) – the site is located on the northern side of the village close to its centre. The site offers an opportunity to provide a small amount of housing in a location that would not adversely affect the landscape or the character of the village. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will also be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H16

Land adjacent to Rowan Cottages, as shown on the proposals map, is allocated for residential development at a density of no less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, foul sewage capacity and surface water drainage where these are not provided by the developer. An element of affordable housing will be required on this site based on the latest assessment of need.

4.59 Spreyton

Spreyton is one of the Borough's more remote settlements. New development has been largely confined to small infill plots or conversions of redundant barns. The village has a small school, post office/shop and a pub. Local information suggests that these facilities may be marginal. Some limited new development geared to local need could be appropriate to help to sustain them

- 4.60 **Land to north of village** (0.8 hectares) - the site is adjacent to the existing allocation in the village, which is currently under construction. This current development is very prominent and the proposed development is unlikely to add significantly to this impact. Paragraph 8.77-8.80 states that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H17

Land to the north of Spreyton village, as shown on the Proposals Map, is allocated for residential development at a density of no less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site based on the latest assessment of need.

4.61 Highampton

Highampton is a relatively remote settlement which although small has a form which would enable a small amount of new development to take place without adversely affecting the character of the village.

- 4.62 **Land to the east of Lyndhurst** (0.4 hectares) - The school and village hall are just to the east of the village and it is considered that the most appropriate location for any additional new housing would be at that side of the village. There is a site, which was allocated in the previous Local Plan, which is well related to village facilities, which remains appropriate. Paragraphs 8.77-8.80 states that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance

with Policy H36 of this Plan.

Proposal H18

Land to the east of Lyndhurst, Highampton as shown on the Proposals Map is allocated for residential development at a density of no less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site based on the latest assessment of need

4.63 Northlew

Northlew is one of the larger villages in the northern part of the Borough and the development of some land for housing would help to ensure the continued viability of the settlement and its services.

~~4.64 **Land to the rear of Kimberlands** (0.8 hectares) – A site to the west of the village to the rear of Kimberlands was allocated for housing development in the previous Local Plan and it remains an appropriate site. It is reasonably well related to the services in the centre of the village and would not extend development significantly into open countryside. Paragraphs 8.77-8.80 states that Supplementary Planning Guidance will be prepared on the subject of Planning Obligations. Affordable housing will be required to be provided in accordance with Policy H36 of this Plan.~~

Proposal H19 DELETED

~~**Land to the north of Kimberlands, Northlew, as shown on the Proposals Map is allocated for residential development at a density of no less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site based on the latest assessment of need.**~~

4.65 Bridestowe

Bridestowe is a reasonably sized village, which has a number of services. As such it is a settlement that could accommodate some additional development to help to ensure the continued viability of the settlement.

4.66 Land at Town Farm (0.7 hectare) – An area of land including some farm buildings offers potential for a development in keeping with the character of the village and would provide an opportunity to provide a mix of house types. Paragraphs 8.77-8.80 state that Supplementary Planning Guidance will be prepared on the subject of planning obligations. Affordable Housing will be required to be provided in accordance with Policy H36 of this Plan.

Proposal H20

Land at Town Farm, Bridestowe as shown on the Proposals Map is allocated for residential development at a density of no less than 30 dwellings per hectare. The development of this site will be dependent on the provision of appropriate contributions for education, community facilities, foul sewage capacity and surface water drainage. An element of affordable housing will be required on this site based on the latest assessment of need.

4.67 Summary of Housing Sites

The following table summarises the proposals for housing development. Proposal H11 has been excluded as planning permission has been granted and development has been commenced. The likely contribution of this site to meeting the Structure Plan housing requirement has been included

Proposed Housing Sites

Location	Prop. No.	Site	Number of dwellings proposed
Tavistock	H7	Bishopsmead	215
Tavistock	H8	The Manor	140
Tavistock	H9	West of Monksmead	250
Bere Alston	H15	Pentillie Road	36
Total (south)			641
Okehampton	H3	Between Northfield Road and Wonnacotts	40
	H4	East of Okehampton	400
	H5	Between Giblands and Laburnum	160
North Tawton	H10	Woollen Mill	45
Hatherleigh	H12	North of Moorview	110
	H13	North of Claremont Place	
	H14	North of Oslo	
Lewdown	H16	Adjacent to Rowan Cottages	16
Spreyton	H17	North of village	24
Highampton	H18	East of Lyndhurst	12
Northlew	H19	Rear of Kimberlands	24
Bridestowe	H20	Town Farm	21
Total (north)			852
TOTAL			1493

4.68 Mix of Housing Types

Government advice in PPG3 Housing is that housing sites should include a mix of house types and sizes to meet the needs of the local community. Such an approach is also aimed at achieving more balanced communities and avoiding social polarisation and may include affordable housing, and housing for those with special needs, the elderly, single people and the mobility impaired. The Housing Needs Study Update 2003 concentrated on the housing requirement for those unable to afford housing at normal market prices, the data analysed also provides a useful insight into general housing requirements and demand beyond affordable housing. The data showed that overall, in the owner occupied sector there is a net shortfall of both two and four bedroomed housing, but that a significant part of the demand for four bedroomed housing is from in migrant households. The following table shows the mix of market housing recommended by the Study.

4.69 Recent evidence is that development are far more likely to include significant numbers of larger houses rather than two bedroomed dwellings. In 2001-2002 9.7% of new dwellings were of two or fewer bedrooms whereas 46.5% had four or more bedrooms. PPG3 requires local authorities to “provide wider housing opportunity and choice and a better mix in size, type and location than is currently available”. It is therefore clear that at the present time new development should include a higher proportion of two bedroomed properties than are currently being delivered. It is accepted that this situation may change over time but bearing in mind the expected continuation in the fall in average household size it is expected that there will continue to be a need for a significant proportion of new properties to be of no more than two bedrooms. The precise mix of house types and sizes will be determined at the time of a planning application.

Policy H21 Replaced by SP8; SP9

In meeting the housing requirement in this Local Plan, an appropriate mix of house types in order to meet the needs of the local community will be sought.

4.70 Residential Density

The main objective of residential density control is to make the best use of available housing land whilst achieving a high standard of design and layout, which are area, sensitive to the individual site and its surroundings. On allocated sites the overall densities sought are included in the relevant policies and reflect the scarcity of suitable sites in West Devon. On windfall sites a similar approach also applies although a mixture of densities may be appropriate dependant on the character of the site, its location, and the nature of the development proposed.

4.71 PPG3 Housing states that housing densities should be no lower than about 30

~~dwellings per hectare and in some circumstances considerably higher. The highest densities will generally be most appropriate in areas close to a town's employment opportunities, close to the town centre, with good access to public transport or where small units of accommodation are proposed for a specific group of people such as the elderly or single people. Higher densities can also help to sustain local services and to reduce the need to use Greenfield sites.~~

~~4.72 However, the nature of the towns and villages in West Devon mean that it will not always be the case that the advantages of higher densities outweigh the disadvantages. In all cases, the density of new development will be the highest commensurate with the characteristics and its surroundings. The site specific policies in this Plan make clear the densities that the Borough Council considers are appropriate for the sites in its area.~~

Policy H22 Replaced by SP6

~~Residential development will be at the highest density compatible with the creation of an attractive living environment, in scale with its surroundings and safeguarding the amenities enjoyed by nearby residents. Developments at less than 30 dwellings per hectare will be resisted.~~

4.73 Residential Design and Local Distinctiveness

~~The requirement that densities of new developments should generally be raised from the levels achieved in the past means that design is an even more important element in ensuring that residential developments are attractive places. New housing developments should be appropriate to the local context, both the immediate neighbourhood and also the townscape and landscape of the wider locality.~~

~~4.74 Features such as the local pattern of streets and spaces, building traditions, materials, ecology, and topography should all help to determine the appropriate character for a new development. These factors should be brought together with good general design principles to create a residential environment, which is attractive both to residents and visitors. It should also respect the local area and provide some local distinctiveness to distinguish it from developments in other places.~~

Policy H23 Replaced by SP20

~~Residential development will be expected to respect and where appropriate, reinforce the local character of the area. In particular developments should reflect those aspects which contribute to local distinctiveness including:~~

- ~~(i) The scale of surrounding development; and~~
- ~~(ii) The local street pattern and grouping and layout of buildings and spaces; and~~
- ~~(iii) The way existing development reflects the topography of the area; and~~
- ~~(iv) The setting of the settlement; and~~

~~(v) — The distinctive historic or architectural characteristics of the area.~~

~~4.75 — Sequential Approach to the Release of Housing Land~~

~~To promote regeneration and to minimise the amount of Greenfield land taken for development it is important to maximise the re-use of previously developed land, opportunities for conversion of existing buildings and bringing vacant property back into use.~~

~~4.76 — The PPG3 Housing proposes that local planning authorities adopt a systematic approach to deciding which sites and areas are most suitable for development and the sequence in which development should take place.~~

~~4.77 — In considering which sites should be allocated for housing development the Borough Council has assessed potential sites for development with the criteria within the PPG3 in mind. The Urban Capacity Study has confirmed that West Devon does not have a significant amount of previously developed land which is likely to be available for development, however where possible, other unused land within the existing built up areas has been identified for housing. It should be noted that the Urban Capacity Study also identified only a limited capacity in this category.~~

~~4.78 — The Borough Council will seek to maximise the amount of previously developed land that is used for housing, however, only about 35% of the sites identified in the Urban Capacity Study can be considered to be “previously developed land” as defined in Annex C of PPG3. Given the limited potential of the sites identified in the Study and the large amount of development proposed for West Devon it is inevitable that the proportion of new housing on previously developed land will, during the life of this Local Plan, be lower than previously achieved. It is considered unlikely that this proportion will be greater than 10%. It should be noted, however, that not all the remaining housing would be located on Greenfield sites as some will be provided on undeveloped land within existing built up areas.~~

~~4.79 — In acknowledging the aspiration of developing previously developed sites where possible before the release of Greenfield sites the Borough Council recognises that a balanced approach must be taken. It is important to ensure that a minimum of Greenfield land is built upon whilst ensuring that public benefits, social and other infrastructure are provided where previously developed land is not available to accommodate it. In particular the second primary school in Okehampton is proposed on a site associated with a large area of new housing.~~

~~4.80 — Nevertheless, it is important that the areas of previously developed land are not simply left undeveloped in favour of Greenfield sites simply because the Greenfield sites may have fewer problems. However, because the majority of the~~

~~previously developed sites and other potential housing land within the built up areas are small, it has not proved possible to require that these be developed in advance of Greenfield sites. In addition, these sites are often associated with higher development costs. Despite these circumstances it is important to ensure that as many of these sites as possible are developed within the Plan period and positive encouragement will be given by exempting, where appropriate, such sites from some of the developer contributions associated with most residential developments. Details of the exemptions are listed in Policy PS11 (page 153).~~

Policy H24 Replaced by SP1

~~Priority will be given to housing development which re-uses previously developed land and buildings within existing settlements. Permission will not be granted for the development for housing of non-allocated Greenfield land unless:~~

- ~~(i) There is a shortage of allocated land to meet the housing requirement which cannot be met elsewhere within built up areas; and~~
- ~~(ii) The development of the site would make a contribution to meeting affordable housing needs.~~

4.81 Mixed Use Development in Town Centres

Mixed-use development involves decreasing the physical separation between uses. Such development can help to achieve more sustainable patterns of land use resulting in more effective use of resources.

4.82 In particular the development of mixed uses in town centres with a particular emphasis on increasing the level of housing, can secure social, environmental, physical and economic benefits. Additional housing in town centres is likely to contribute to reducing the need to travel and increasing the viability and vitality of the centre. Also, opportunities for increasing the amount of housing in town centres are likely to involve the use of currently underused land or buildings such as underused space over shops, which can reduce the need for the development of Greenfield sites.

4.83 The increased activity which results from the additional population should lead to improved security and should also make the area more interesting to be in and thereby more attractive to live in.

4.84 It is important, however, to ensure that the shopping frontages in the market towns of the Borough are not adversely affected by the change of use of existing retail units to residential. This would have the effect of reducing the attractiveness of the centre for shoppers, thus reducing the extent of any benefits derived from the increased population in the centre.

Policy H25

In order to maintain and increase the supply of residential accommodation and enrich the area's vitality, within town centres planning permission will be granted for changes of use to housing except where the proposal would involve the use of a ground floor within the defined core shopping frontages as defined on the proposals map or, where the proposal would conflict with other policies and proposals within this plan;

- (i) Redevelopment schemes should include new residential accommodation wherever this is reasonably achievable; and**
- (ii) Changes of use to housing on upper floors of existing premises will be permitted except where it would result in the loss of purpose built accommodation for community, arts, entertainment or leisure purposes.**

4.85 Open Space Provision in New Residential Developments

Pleasant well laid out open areas for public enjoyment, recreation or children's play, are essential in residential areas, particularly in larger housing developments. The term "public open space" embraces a wide range of provision from playing fields to small play areas. The National Playing Fields Association (NPFA) has confirmed the need to adopt a minimum standard in terms of space of about 2.6 hectares per 1000 population.

4.86 Although desirable, such provision would be difficult to achieve within the existing built-up area. In addition, simply allocating land in the Local Plan is not sufficient to guarantee that the open space will be provided.

4.87 It is important that the developer makes suitable provision in new developments. The Borough Council accepts that the requirement for the provision of open space in new developments can vary from one development to another, although in general the provision of open space will be required within all layouts. The form and standard of such provision will be dependent upon the number of houses which the new development involves, but a minimum requirement is likely to be based on the NPFA minimum standards of 0.6 hectares per 1000 population for amenity space, 0.4 hectares per 1000 population for children's' play space and 1.6 hectares per 1000 population for youth and adult use. For the purposes of this policy the total open space required is based upon an average household size of 2.3 persons per dwelling. Thus, a development of 100 houses (assumed to be occupied by 230 people) would be required to provide about 0.6 hectare of public open space.

4.88 Open space needs to be located where it is of most use. Amenity areas should be easily accessible and visible to the general public, particularly the residents of the development. The existence of open space in another less accessible part of

the town is not justification for not providing open space as part of a housing development. Problems of security, vandalism, assault and the dumping of rubbish are likely to be greater on poorly sited areas. Amenity space is best located at the front of sites and/or where there is good road frontage. This gives good access and makes them more prominent which, in turn, is of greater amenity value to the residents in the area. In larger developments the open space may need to be linked to the whole development by pedestrian and cycle routes.

- 4.89 Where such areas of open space or play space are intended to improve the residential amenity of the development, rather than to provide a resource for the settlement as a whole, arrangements for future reference maintenance will be important to ensure the continuing benefit of any planned amenity space for the benefit of the residents of new housing. It is the developer's responsibility to ensure that open space is delivered and maintained. Where it is agreed that responsibility for long term maintenance is to be taken over by a third party, commuted payments will be sought on behalf of the organisation which will be taking responsibility for the maintenance of the amenity or play space.

Policy H26

The provision of open space will be required where appropriate in any residential layout. The level and type of provision required will be assessed against the following criteria:

- (i) **For developments of 25 or more dwellings integral and useable public open space and ancillary facilities will be required to be a part of the overall design scheme for the development, to at least the following standards:**
- **Amenity open space and informal areas for general use - 0.06 hectares per 100 residents;**
 - **Playing fields, including changing facilities where appropriate, and informal "kick-about" areas - 0.16 hectares per 100 residents;**
 - **In developments incorporating family housing, equipped children's play areas - 0.04 hectares per 100 residents.**
- (ii) **For developments of more than 10 but less than 25 dwellings between 0.03 and 0.06 hectares of useable open space will be required appropriate to the characteristics of the site and calculated in proportion to the number of dwellings.**
- (iii) **Where children's play space is required, permission will only be granted where the proposed children's play areas are:**
- **Situated, equipped and landscaped to provide a high quality, stimulating and safe environment to play;**
 - **Located, so as to minimise potential nuisance to residents of neighbouring properties; and**
 - **Located and designed so that access and traffic will not cause a danger and so that the area is overlooked to provide security.**

Committed payments to provide for the satisfactory maintenance and

management of the open spaces and, where appropriate, children's play equipment will be sought.

4.90 Phasing

It is important that land allocated for development is made available throughout the plan period. Although a number of factors are likely to influence the development of major sites which mean that not all the site will come forward at once it is nevertheless important to ensure that some sites are not made available immediately the Plan is adopted so that development takes place throughout the Plan period to 2011.

4.91 The development proposed has therefore been phased so that only some sites can be developed immediately The phasing table in Policy H27 has been developed taking into account a number of factors:

- (i) **Previously developed land;**
- (ii) **Extant planning applications;**
- (iii) **Sustainability criteria (such as proximity to town centre and services); and**
- (iv) **Issues associated with infrastructure provision.**

4.92 ~~Where it is considered necessary to phase the development of individual sites, the details of the phasing requirements will be included in the Development Brief for the site. This may include measures to ensure that associated developments, required as a part of the approval for housing, are provided prior to the completion of all the housing.~~

Policy H27 DELETED

~~The sites allocated for residential development are made available for development in accordance with the table below:~~

~~Start date not restricted~~

Proposal No.	Site	Dwellings
H3	Wonnacotts, Okehampton	40
H4	East of Okehampton	100
H5	Between Giblands and Laburnum, Okehampton	160
H7	Bishopsmead, Tavistock	215
H8*	The Manor, Tavistock	140
H10	Woollen Mill, North Tawton	45
H19	Rear of Kimberlands, Northlew	24
	TOTAL before 2006	724

~~* Subject to confirmation of sewage treatment capacity in respect of start date and rate of development.~~

~~Not available for development before 1st April 2006~~

H4	East of Okehampton	300
H9	Callington Road, Tavistock	250
H12	North of Moorview, Hatherleigh	110
H13	North of Claremont Place, Hatherleigh	
H14	North of Oslo, Hatherleigh	
H15	Pentillie Road, Bere Alston	36
H16	Land adjacent to Rowan Cottages	16
H17	North of Spreyton	24
H18	East of Lyndhurst, Highampton	12
H20	Town Farm, Bridestowe	21
	TOTAL 2006 onwards	769

4.93 Sustainable Rural Housing

Government advice in PPG3 is that only a limited amount of housing can be expected to be accommodated in expanded villages.

4.94 West Devon's villages have evolved in an agricultural landscape and their form reflects a traditional rural way of life. Historically the changes in the villages and their surrounding landscape has been relatively gradual, and have created the current image of rural West Devon which residents and visitors find so attractive. The pace of change has increased in more recent times and increased mobility, increased standards of living and a greater appreciation of the rural environment have combined to create more pressure for development.

4.95 Most villages will not be suited to any significant new development either because such development would not be sustainable because of the lack of facilities and services or because more housing would threaten the nature and character of the settlement. The strategy of this Plan only proposes allocations of land specifically for housing development in villages with a basic range of services including a primary school.

4.96 Settlements with Defined Limits

Even where no land has been allocated for housing development this does not mean that no new development will occur. There is a need to balance the need to protect the rural settlements from unsympathetic development with the need to ensure that rural communities are able to remain viable by policies, which enable appropriate development related to their continued sustainability.

4.97 Settlement Limits define generally the extent of the main built up area of the settlements of the Borough. The limits have been drawn with regard to the needs, capacity, setting and character of the settlement. Within this defined area development proposals will normally be acceptable provided they meet the

criteria laid down in Policy H28. However, it is also important to ensure that areas which have are important visually as open spaces or have some other value to the community as open land are protected. In addition a number of settlements in West Devon have evolved with a traditional loose knit pattern, which could be threatened by an inappropriate definition of the settlement limits. Whilst settlement limits have been defined with these issues in mind, Policy BE5 safeguards land which is important to the settlement form.

Policy H28

Within defined settlement limits shown on the Proposals Maps small scale residential development will be permitted that is consistent with other policies in the Plan, and where:

- (i) The scale, design, proportions, materials, character and size of plot of the development is compatible with the surrounding sites and the settlement;**
- (ii) The development would respect the form of the settlement and would not introduce or reinforce undesirable patterns of development;**
- (iii) The development can be safely and adequately accessed;**
- (iv) The amenities of adjacent residents are not adversely affected;**
- (v) The site is not an important open area within the settlement of historic or townscape importance nor is it of nature conservation value;**
- (vi) The development would not represent a visual intrusion of buildings into the landscape beyond the curtilage of existing adjacent development;**
- (vii) The development would provide a satisfactory standard of residential amenity; and**
- (viii) It would not prejudice the development potential of an adjacent site.**

4.98 Smaller settlements

PPS7 makes clear that it will be necessary to provide for some new housing to meet identified local need in settlements other than towns or identified service centres and that new house building should be strictly controlled in the countryside away from established settlements.

4.99 Although settlement limits have been defined around the main settlements in the Plan area, there a number of smaller established settlements, which, although not appropriate for a settlement may be capable of accommodating very limited infill in line with guidance in PPS7. However, infill in a large number of very small groups of dwellings would not be sustainable and would not contribute to maintaining viable communities. Only those smaller settlements where a very limited amount of infill may be considered are identified in Policy H29

Policy H29

Residential development may be permitted within the settlements of, Beaworthy, Bondleigh, Germansweek, Jacobstowe, Lifton Down, Meeth, Milton Combe, Sourton, and Stowford provided that:

- (i) **The plot is bounded on two sides by other development;**
- (ii) **A satisfactory access can be provided;**
- (iii) **The development of the plot respects the form of the settlement;**
- (iv) **The development would not represent an unacceptable visual intrusion into the landscape beyond the curtilage of existing adjacent development; and**
- (v) **The scale, design and character of the development are compatible with surrounding buildings and are of a scale appropriate to the settlement.**

4.100 Infill Development in Tinhay

The development of some small-undeveloped areas within settlements as infill can make a useful contribution to the total housing requirement for the area. However there are occasions where further infill development would harm the character of the area and, therefore, should be restricted.

4.101 In Tinhay there has been a considerable amount of infill development in relation to the size of the settlement and its services. It is considered that there is no scope for further infill development in the area of the Thrushel valley without significant environmental harm.

Policy H30

In Tinhay, within the area identified on the Proposals Map, infill development will not be permitted where an increase in the density of development would adversely affect the relationship of the area to the river valley and the surrounding countryside.

4.102 Residential Development in the Countryside

Outside the defined limits of settlements residential development is strictly controlled. This helps to protect the countryside from non-essential forms of development. PPS7 (Sustainable Development in Rural Areas) states that Government policy is that the countryside should be protected for its own sake and that the priority is to find new ways of enriching the whole countryside whilst accommodating appropriate development.

4.103 This Local Plan seeks to protect the character of the countryside by strictly limiting new residential development outside the defined limits of settlements. The only exceptions will be for dwellings essential to an agricultural, forestry or horticultural purpose and where there is an opportunity to develop an infill plot in an otherwise built up frontage, in line with advice in PPS7. Even so Government advice in PPS7 is that it would be as convenient for workers associated with such activities to live in nearby towns and villages, as it would be for them to live where they work because of the social and domestic advantages of doing so.

- 4.104 The Devon Structure Plan states that the need to live on the holding or site as opposed to elsewhere must be proven and the question of why that need is essential is related to the needs of the holding and not the personal preferences or circumstances of the individuals involved.
- 4.105 The Council will, in the course of its consideration of planning applications for new agricultural/forestry/horticultural development, take into account the history of the relevant holding or enterprise, for example, where land and/or dwellings have been sold off separately, the pattern of use of land and buildings and what buildings exist on the holding which are suitable for conversion. It will also examine the genuineness of the proposal, the chances of it coming to fruition and whether it is capable of being sustained over a reasonable period of time. In order to prevent abuse of this exception to the countryside restraint policies, the Borough Council will adopt for the purpose of assessment, in line with Government advice in PPS7, functional and financial tests, as appropriate.
- 4.106 Functional tests will be applicable in all cases to judge whether a full-time worker needs to be resident on the holding in connection with specialist activities that require close supervision e.g. dairy/calving units or intensive production units (whether animal or plant based). This need would have to be more than just general animal welfare. In applying the test, account will be taken of not only the current situation but also of the future requirements of the holding, in order to prevent successive applications on an incremental basis. Before granting any permanent dwelling the Local Planning Authority will need to be confident of a sustained need.
- 4.107 If the functional requirement is established a financial test may be appropriate. PPS7 makes clear that for a new permanent dwelling to be allowed, the unit and the agricultural activity concerned should have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so. The financial test will also provide evidence of the size of dwelling, which the unit can sustain. This dwelling should be of a size commensurate with the functional requirement and which would make it affordable to agricultural, forestry or horticultural workers.

Policy H31

Residential development, outside the defined limits of settlements and where Policy H29 does not apply will not be permitted unless all the following criteria are met:

- (i) There is written independent evidence that of a genuine and sustained need for the dwelling, that need being based upon an essential agricultural, forestry or horticultural requirement for a full time worker to be resident on the holding;**
- (ii) The local planning authority has no reason to believe that the need for an**

- additional dwelling has arisen primarily due to the recent sub-division of the holding and/or the recent disposal of a dwelling from the holding;
- (iii) There is no building on the holding suitable for conversion to a dwelling;
 - (iv) The dwelling is sited close to existing agricultural buildings unless it can be clearly demonstrated that a more isolated location is essential for the operation of the holding; and
 - (v) The dwelling is in keeping with the character of the area in terms of scale, design and materials.

4.108 Financial evidence will normally be taken into account where the proposal relates to an intention to start up a new agricultural, horticultural or forestry enterprise or to a major change in the nature and scale of an existing one. In either case investment in new farm buildings would be a good indication of future intentions.

4.109 In cases where an enterprise is new or an existing holding is expanding, it will be the Council's normal practice, provided that the functional and financial tests are satisfied, to allow temporary accommodation e.g. a caravan or mobile home, for a maximum of 3 years. The siting of any temporary accommodation will be considered in the same way as that for permanent dwellings. Permanent dwellings will only be permitted once the enterprise has become established and phasing of construction may be required to ensure that any necessary farm buildings precede the dwelling.

Policy H32

Where the creation of a dwelling is primarily dependent on the creation of a new, or the major expansion of an existing, agricultural, horticultural or forestry enterprise, any permission will be phased to ensure that the new enterprise is in operation prior to the erection of a permanent dwelling. Where the viability of a new enterprise needs time to become established, permission will only be granted for temporary accommodation for a maximum period of 3 years.

4.110 There are, in many cases dwellings already existing on the holding, under the control of the applicant, which do not have occupancy conditions and need at the time of the application to be used in connection with the holding. PPS7 Annex A makes local authorities aware of the scope for imposing an occupancy condition, not only on the dwelling itself but also on any existing dwellings in these circumstances. In order to prevent abuse of the system by the selling off of an existing dwelling not subject to an occupancy condition in these circumstances, such occupancy conditions will be applied to the existing dwelling(s) as well as to the new dwelling. This should help to protect the countryside against pressure for new houses. In some circumstances it may be appropriate to use a planning obligation to tie a farmhouse to adjacent farm buildings or to the agricultural land of the unit, to prevent it being sold separately without further application to the authority.

Policy H33

Where either a new dwelling or temporary accommodation is permitted on a holding subject to the provisions of Policies H31 and H32, the occupation of that dwelling, together with all the existing untied dwellings on the same holding shall, subject to the individual circumstances of the case, be restricted by condition to a person solely, mainly or last working in the locality in agriculture/forestry/horticulture or a widow or widower of such a person, and to any resident dependents.

4.111 There are occasions when, due to changes in agricultural practices, it is considered no longer essential for the operation of the unit for a dwelling currently having an occupancy condition to be retained for an agricultural worker.

4.112 In such cases it is government advice that the dwelling should not remain vacant nor should current occupants be forced to remain in occupation by virtue of a planning condition which has outlived its usefulness. Applications for the removal of the condition should be considered on the basis of an assessment of the continuing need for it in the locality and not just on the holding itself. Such an assessment should include evidence that the house has been placed on the market for a reasonable time at a price, which reflects the existence of the occupancy condition.

Policy H34

The removal of an agricultural occupancy condition will be permitted where an assessment of continuing need locally and not just on the holding, justifies it.

4.115 Replacement Dwellings in the Countryside

The replacement of existing dwellings in the countryside (outside defined settlement limits) can adversely affect the rural environment, particularly when the proposal is for a considerably larger building. In many cases, the existing dwelling has become an attractive feature in the landscape and any replacement should not have an adverse impact on the area. It is important that any new dwelling is not significantly larger than the dwelling it replaces. Design and materials used should also reflect the characteristics of the surrounding area.

4.116 The impact that the replacement dwelling will have on the locality can also be affected by the precise location of it in relation to the original. In order to minimise such effects, the replacement dwelling should be located as near as possible to, or on the site of the dwelling it replaces.

4.117 It will be for the applicant to demonstrate to the Borough Council that the original dwelling has not been abandoned and also to undertake to demolish the original at the latest on completion of the replacement.

4.118 Where a replacement is larger than the dwelling it replaces it is considered reasonable to accompany any permission by a condition removing the permitted development rights from the property. Larger dwellings can have a greater impact on the rural landscape and it is the impact, which is an important factor in considering whether a proposal is acceptable rather than simply its size.

Policy H35

Proposals for the replacement of existing rural dwellings in the countryside (outside defined settlement limits) by new dwellings will be permitted where:

- (i) The materials and design of the proposed replacement dwelling shall reflect elements of the traditional design and materials of the rural area within which it is situated and the scheme will achieve a better design and environmental result than if full "permitted development" rights were exercised;**
- (ii) The size of the replacement dwelling shall not exceed that of the existing dwelling by more than 10% of the floor area; and**
- (iii) The boundary treatment and landscaping of the dwelling will reflect the rural character of the area.**

Where the siting of the replacement does not preclude the retention of the existing dwelling, conditions will be attached to the permission or a planning obligation sought to ensure the demolition of the existing dwelling prior to the occupation of its replacement.

4.119 Provision of Affordable Housing

~~Wage levels in West Devon have historically been low and this together with reduction in the stock of rented housing has meant that there is an element in the population for whom access to affordable housing is likely to be difficult.~~

~~4.120 Government Guidance (Circular 6/98) makes clear that the community's need for affordable housing is a material consideration to be taken into account in Local Plans and that Local Plan policies should reflect an understanding of the needs of the area over the Plan period. Circular 6/98 makes clear that affordable housing should be taken to include low cost market housing as well as subsidised housing.~~

~~4.121 The Borough Council has undertaken a Housing Needs Study, which has identified a significant level of need for affordable housing within the Plan area. In total, the Study estimates that there is a need for over 350 affordable dwellings to be provided per annum within the Borough. It is acknowledged that the Borough~~

~~includes a significant part of the Dartmoor National Park, which is outside this Plan area. However, the vast majority of the new housing within the Borough will take place outside the National Park and the Park's contribution to the overall provision of affordable housing is likely to be very small in comparison with that for the area outside the Park.~~

~~4.122 Affordable housing is defined as housing which is affordable to those householders who cannot either rent or purchase housing on the open market. This can comprise a combination of subsidised rented housing, subsidised low cost home ownership including shared ownership and in some market solutions cheap homes for sale provided that in each case it fulfils the basic definition of affordable housing. Circular 6/98 (para 9 (a)) makes clear that low-cost market housing will have a role to play in providing for local needs and where such housing is priced at a level which is affordable to those in need it will be included as part of the overall requirement for affordable housing.~~

~~(i) — Thresholds — Circular 6/98 (para 10) explains the thresholds that should be applied in different circumstances. The general requirement is for affordable housing to be provided on sites of 25 or more dwellings (or 1 hectare irrespective of the number of dwellings). The Circular does recognise that there will be occasions where Local Authorities will seek to adopt a lower threshold down to sites of 15 dwellings. However, although the Housing Needs Study highlights a significant level of need for affordable housing the evidence is that an alteration of the threshold to 15 dwellings would, in practice, generate few additional affordable dwellings. It is therefore proposed that the threshold for the provision of affordable housing should be set at sites of 25 dwellings or more (1.0 hectare or more) in settlements of more than 3,000 population.~~

~~Circular 6/98 also allows different arrangements in settlements with populations of 3000 or fewer, where local planning authorities are required to adopt appropriate thresholds. The circular makes clear that this can involve adopting a threshold lower than 15 dwellings per hectare (0.5 hectare). The West Devon Housing Needs Study recommends a threshold of 5 dwellings and evidence suggests that this would be appropriate.~~

~~(ii) — Targets — the Housing Needs Study has concluded that the suggestion in the Guide (Local Housing Needs Assessment - A Guide to Good Practice) was likely to lead to very high targets. In many areas it is likely that targets using this method would regularly be in the region of 50-60% and could exceed 100%. This has been the case in West Devon. In view of the very high level of need identified in the Study it is considered that a target of at least 35% should be applied to all sites within the appropriate thresholds. The precise percentage and type of affordable housing to be provided on any given site will be subject to negotiation at the time of the submission of a planning application but will be as close to the 35% target as the viability and mix of house types will allow.~~

- (iii) ~~Definition of affordability – This will be based upon the most up to date information on the proportion of households in need who can afford given housing costs as determined in the Housing Needs Study and updated annually, following consultation, in the Affordable Housing Code of Practice which will form a part of the Supplementary Planning Guidance on Infrastructure and Community Facilities to Support New Development. 50% of households in West Devon have an income of £14,500 or less. With incomes of this level, it is clear from the table above that for housing to be defined as affordable the level of weekly costs needs to be well below the minimum market level if it is to assist a substantial number of households in need, since very few households in need have incomes close to the threshold. These figures will be used for the baseline definition of affordability and will be updated annually by reference to the index of incomes.~~

4.123 ~~In view of the high level of need for affordable housing in West Devon, any provision of affordable housing should include long term control over successive occupants in order to ensure the housing continues to be managed to meet local needs and remains available to benefit the community. The aim is that these homes remain as affordable housing and are not sold on the open market.~~

4.124 ~~Government guidance makes it clear that Local Authorities may consider it to be preferable on certain sites to obtain a financial, or other, contribution towards the provision of affordable housing on a different site in the Local Authority's area. This approach will only be used in exceptional circumstances where there are clear advantages in locating the affordable housing on an alternative site. A planning obligation will be used to control the use of the contribution.~~

Policy H36 Replaced by SP9

~~In Okehampton and Tavistock, on residential sites of 25 dwellings or more (or 1.0 hectare or more regardless of the number of dwellings) and where clear evidence of need can be demonstrated an element of affordable housing will be sought. In the remaining settlements (of less than 3,000 population) an element of affordable housing will be sought on sites of 5 dwellings or more (or 0.2 hectares or more regardless of the number of dwellings) where clear evidence of need can be demonstrated.~~

~~On those sites, the Planning Authority will seek to negotiate a level of at least 35% provision of affordable housing subject to the particular costs associated with the site including the realisation of other planning objectives and viability. The initial and subsequent occupants will be controlled by condition and/or agreements to ensure that such housing remains affordable to those in need.~~

4.125 Meeting Local Housing Needs in Rural Areas

West Devon is a predominantly rural area and inevitably the majority of the sites

for new housing will be located in the larger settlements in order to achieve sustainability objectives and where services are available.

- 4.126 The provision of affordable housing in the more rural parts of the Borough are not likely to be achieved through an element of affordable housing on designated sites and PPG3 acknowledges that there are particular difficulties in securing an adequate supply of affordable housing in the rural areas. In these circumstances local planning authorities may adopt what is referred to by Government as the rural exceptions policy.
- 4.127 Normally, planning permission for residential development will not be permitted outside settlement limits of rural settlements. A scheme which would meet an identified local housing need for people from the local community would be considered to be an exception to this policy.
- 4.128 The release of land requires a strong justification clearly set out by those promoting a scheme. A planning application must include material, which demonstrates that the scheme is of a size and type to meet an identified need in terms of dwelling type, tenure, cost and location. The Council must be satisfied that the proposal meets the needs of the local community and will continue to do so in perpetuity. Such developments would be expected to be small scale, although in the absence of up to date evidence of the level of need it is not possible at this stage to be specific.
- 4.129 Although the Council's Housing Needs Assessment will help in identifying villages, which might benefit from this type of scheme, an additional more detailed local survey may be necessary to identify more specifically the nature of the local need.
- 4.130 In the context of West Devon only 2 settlements have a population of more than 3,000 people. It is therefore considered that the exceptions policy should apply to those settlements where there is no land specifically allocated where a significant element of affordable housing could be provided, that is all settlements other than Okehampton, Tavistock, North Tawton and Hatherleigh.
- 4.131 These developments will be located outside the defined limits of the settlements where, by definition, new housing is to be restricted in order to minimise impact on the open countryside for landscape reasons. It is important, therefore, that the impact dwellings have on the landscape and countryside is kept to a minimum. Permitted development rights will be withdrawn in order to retain control over developments, which may have adverse impacts.

Policy H37

As an exception to other planning policies and proposals, planning permission will be granted for development adjoining the defined settlement limits of villages to provide affordable housing to meet local needs where the Borough Council is satisfied that those needs cannot be met in any other way. Such proposals will be required to satisfy the following criteria:

- (i) The development should be sympathetic to the form and character of the settlement;**
- (ii) The number of units should not exceed the identified local need; and**
- (iii) The proposal must in all other respects conform to normal planning and highway requirements.**

The Council will seek to ensure that the initial and subsequent occupants are controlled by condition or agreement to ensure that such housing remains affordable to those in need.

4.132 Conversion or Redevelopment of Larger Dwellings

Average household sizes have been and are to some extent still reducing. In some cases the subdivision or redevelopment of a larger dwelling or other building is an attractive option to a developer and can be a useful means of producing a number of smaller dwellings, consequently contributing to meeting housing needs and reducing the need to develop Greenfield sites.

4.133 Conversions must meet all the relevant statutory regulations and with regard to planning matters will not be permitted where the proposal would result in substandard accommodation, levels of amenity, privacy, car parking or poor access. This is of particular concern with regard to houses in multiple occupation which can be a vital source of low cost accommodation but which raise concerns about overcrowding and lack of amenities as well as issues relating to the environment, character and amenity of a residential area.

Policy H38

Within settlement limits, proposals for the conversion of dwellings to 2 or more flats or other residential units will be permitted where the following criteria apply:

- (i) The scale and intensity of use will not cause significant detriment to the character of the building and locality and does not result in an unacceptably low level of amenity for the occupiers of the building or neighbouring residents;**
- (ii) It will add to the choice and mix of housing types in the area and will not lead to an over concentration in any one area of non-family housing which would give rise to a change in the character of the neighbourhood or create an imbalance in the local community;**
- (iii) It will be well related to transport opportunities other than the private car;**
- (iv) There is space to provide adequate privacy for residents together with**

- adequate amenity space for drying and refuse facilities;**
- (v) The access is acceptable for the level of traffic that would be generated and sufficient car parking can be made available;**
- (vi) The proposal does not have a significant adverse effect on the character of the area, listed building or conservation area.**

The benefits to be derived from maximising the re-use of the building will be an important consideration in determining development proposals.

4.134 The replacement of a single dwelling on a large plot with two or more new dwellings can offer an opportunity to provide additional dwellings in locations which may have benefits in terms of accessibility to services and avoid the need to use Greenfield sites. However, in some cases such developments may have an adverse impact on the surrounding residential area. The scale and character of new development in relation to the nearby existing are material considerations which should be taken into account in deciding planning applications and those developments which would have an adverse effect on the surrounding residential area will be resisted.

Policy H39

Within settlement limits proposals for the redevelopment of large single residential plots will be permitted where the proposed development is compatible with the surrounding residential area in terms of scale, character and materials.

4.135 Residential Extensions

Within the Local Plan area, a significant proportion of planning applications are likely to be for extensions and alterations to existing buildings. Whilst these can often provide useful additional space for particular uses, it is important that such extensions should reflect the form and character of the existing buildings in order to ensure that the existing character of the area is not affected by the new development. Unsympathetic extensions, particularly, though not exclusively, to older dwellings can progressively destroy the character of an area, particularly within a conservation area. This is a particular problem when substantial alterations to roof lines occur in order to enlarge traditional cottages. Inappropriate extensions can also adversely affect the amenity of nearby residents, particularly privacy.

4.136 Outside settlements, extensions to dwellings can have a suburbanising effect on the countryside and it is important that any proposals for extensions should enable the setting of the building to be protected together with the amenity and character of the countryside. It is also important in the context of retaining the rural character of the area that extensions are not visually intrusive on a skyline or other prominent view. There are occasions where houses in the open

countryside are associated with landscaped gardens or other areas. These often contribute to the character of the rural landscape and should not be prejudiced. There may be occasions where a close relative of the occupant of a dwelling may require some form of care, but where that relative wishes to retain a degree of independence. In such circumstances it may be appropriate to provide an annex as an extension to an existing dwelling to provide independent but linked accommodation. As these types of proposals are in effect extensions to an existing dwelling, the provisions of Policy H40 will be applicable.

Policy H40

Permission will be granted for extensions and alterations to buildings provided that:

- (i) The external appearance, scale, massing, size and materials are generally consistent with the character of their surroundings and to the existing building;**
- (ii) There is no significant adverse effect on the privacy or amenity of nearby residents;**
- (iii) The proposal would not cause the loss or prejudice the retention of any significant landscape or townscape feature;**
- (iv) Adequate open space can be provided to meet the reasonable needs of occupiers; and**
- (v) Adequate access and parking can be provided.**

4.137 Business Uses in Residential Areas

Whilst it is acknowledged that some types of employment uses can be acceptably mixed with housing, other employment uses, such as, motor vehicle repairs or distribution would, if introduced into residential areas, have an adverse effect on the amenities of the residents and their quiet enjoyment of the area.

4.138 Many small businesses are started from home and planning permission is not normally required when the use of a part of a dwelling does not change the overall character of the dwelling. It is, however, considered that where the use expands to the extent that it becomes intrusive then it would be preferable for all concerned for the activity to be relocated to a more appropriate site. In these circumstances planning permission for a use in a residential area would be refused.

Policy H41

Permission will be granted for the introduction or retention of a commercial use within a predominantly residential area unless the use would cause significant adverse harm to the character of the area or to the amenities of adjoining properties.

4.139 The Disabled and those with mobility difficulties

Difficulties in mobility are not restricted to the commonly held view of those in wheelchairs. There are many conditions, which can contribute to difficulties in getting around such as blindness, deafness, and other physical and mental disabilities.

4.140 In addition, mobility can be severely restricted by the need to manoeuvre a pram or pushchair, or even to carry heavy shopping or luggage.

4.141 The Disabled Persons Act 1981 places a responsibility on local planning authorities to bring to the attention of developers the provisions of the building regulations which cover access for the disabled to all non domestic buildings. The Borough Council will seek to ensure that access for the disabled is adequately provided.

Policy H42

All development should be designed to take into account the needs of those with impaired mobility. Planning permission will not be granted unless appropriate provision has been made for access to buildings and movement about the site including car parking.

4.142 Travellers

The nomadic style of life of gypsies results in particular requirements in respect of housing, employment and other services. Sites for accommodation could comprise permanent sites, transit sites or emergency stopping sites. In all cases the environmental impact will be of great importance.

4.143 The 6 monthly count of gypsies published by the DETR showed that in June 2001 there was only one gypsy in residence in West Devon The count carried out by West Devon Borough Council in January 2002 gave a nil result. It is clear that at the present time there is no need for the establishment of any facilities in the West Devon area. However, the Borough Council will keep the level of need under review and should the situation change, will consider proposals where a proven need has been established.

Policy H43

Where a need for the provision of sites for gypsies or winter quarters for travelling show people is proven, permission will be granted for a site provided that:

- (i) It has or can be provided with suitable access;
- (ii) It has or can be provided with services;
- (iii) It is well located in terms of local amenities;
- (iv) It will cause no unacceptable harm to the character and appearance of its surroundings, any wildlife habitat or to the amenities enjoyed by those who live and work nearby;
- (v) Where the proven need is short term the development is limited by temporary consent; and
- (vi) Associated employment uses that cannot be accommodated adequately on the site can be located in close proximity without adverse environmental or highway safety impact.

4.144 New or Replacement Community Uses

The provision of community facilities in rural areas is extremely important to the health and vitality of settlements, and their loss is often particularly unfortunate, as residents may have to travel some distance to access alternative facilities. Community facilities such as the village hall, playing field, school and places of worship often provide the only formal recreational facilities available in rural areas.

4.145 There will be occasions where an existing facility is no longer suitable to continue in its present use or where a community facility is proposed. Such replacement or new facilities should be located close to the populations they are designed to serve. They should also be located where pedestrian access is convenient to keep to a minimum the number of vehicle movements generated and the area of land required for car parking.

Policy H44

Sites for the development of community facilities should be as well related as possible to the settlement with safe pedestrian and vehicular access and adequate car parking.

4.146 Education Provision at Hatherleigh

The number of houses proposed at Hatherleigh is likely to increase the numbers of pupils attending the town's primary school. This increase may require additional land to provide appropriate accommodation and therefore an area of land to the rear of the primary school is reserved for development related to the school.

Policy H45

Land to the south of Hatherleigh primary school, shown on the Proposals Map is

reserved solely for the expansion and improvement of the school and its facilities.

4.147 Castle Hospital, Okehampton

The Castle Hospital site has played a key role in the provision of health services in the Okehampton area for a long period of time. However with the development of the new hospital in the town, centralising the provision of services, the Castle Hospital site is no longer required to perform its traditional role.

4.148 The Primary Care Trust together with a number of partners including NHS Estates has sought expressions of interest from potential developers who may be interested in developing the site for a supported living project. A number of firm expressions of interest have been received which gives rise to a high degree of confidence that an appropriate scheme will be implemented.

Proposal H46

The development, re-use or redevelopment of the Castle Hospital, Okehampton site (as shown on the Proposals Map) will be limited to those medical care uses within Use Class C2. Residential development within Use Class C3 may be permitted provided that a significant element of care is provided for the residents.

CHAPTER FIVE

THE ECONOMY AND DEVELOPMENT FOR EMPLOYMENT PURPOSES

Objectives

To identify sufficient opportunities to provide employment land provision during the period 1995-2011.

To maintain and protect existing employment land from alternative forms of development.

To facilitate and support the growth of the local economy whilst maintaining and protecting environmental quality.

To encourage the diversification of the range of activities carried out on the farm.

To protect and maintain the best agricultural land from alternative uses.

To provide guidance on the types of activities which would be acceptable for diversification.

To sustain and enhance the vitality and viability of the town centres of the Borough.

5.1 Introduction and Background

The main objective of the Local Plan in terms of the economy and development for employment purposes is to promote a healthy and diverse economy within the main towns of the Borough and also within the rural areas. This section of the Local Plan concentrates on the general policies guiding economic development across the Borough as a whole. This chapter also highlights some of the issues facing the rural economy and the need for rural diversification.

5.2 The economy section of the Local Plan links closely to the Regeneration Strategy for the Borough. The Regeneration Strategy provides key initiatives to help support and diversify the rural economy. These include initiatives such as added value, special interest tourism and village initiatives, which aim to assist communities to resolve their own needs and help retain services. The strategy is applicable throughout the Borough of West Devon including the Dartmoor National Park. Initiatives, which help support and improve the economy of the main settlements, which provide services to the surrounding rural areas, are critical to the Regeneration Strategy. Specific aims and programmes for some of the larger towns and villages are outlined in the Regeneration Strategy. (For more details please refer to the Regeneration Strategy).

5.3 The high quality and diverse natural environment that West Devon enjoys, combined with improved road network and possible future rail links, will help to encourage future investment in the area. New job opportunities in West Devon are more likely to arise in the main settlements of Tavistock and Okehampton. Tavistock is an important Area Centre, which should act as a focus for employment, education facilities and other local services. Okehampton is identified in the Devon Structure Plan Review 1995-2011 Policy S1c as being expected to take the bulk of new development, however the objective of the Local Plan to improve opportunities for employment is not confined to the urban areas of the Borough. Opportunities to diversify the rural economy are crucial to areas outside of the main towns and one of the principal objectives of the Plan will be to help sustain rural economies and to provide opportunities for rural diversification. This need has been emphasised by the decline in agriculture.

5.4 The economy of West Devon shows a greater dependence on agriculture when compared with the County as a whole; 10% of employees in employment are working in agriculture in West Devon as compared with 2.6% within the County. There is correspondingly less employment in the manufacturing and service sectors, although there are significant employers within the rural area, for example the cheese factory at North Tawton and Ambrosia Factory at Tinhay, which is now part of the Best Foods group.

5.5 Employment Land Provision

~~The County Structure Plan Review allocates 35 hectares of employment land within the Borough as a whole. West Devon is in a position where the current provision of employment land satisfies the Structure Plan Review allocation of 35~~

hectares and therefore the previous employment land allocation can be rolled forward to 2011 without allocating additional employment land.

- 5.6 The majority of the employment land lies within Tavistock and Okehampton, however employment land has also been allocated in some of the larger rural settlements and it is important that the Local Plan provides policies, which protect these sites as employment land. The purpose of employment land allocation is to provide a flexible approach to the changing demands of business in line with advice given in PPG4 'Industry and Commercial Development and Small Firms'. That guidance emphasises the need for Local Planning Authorities to ensure that there is sufficient land available for development and that it is well served by infrastructure. The Local Planning Authority is encouraged to locate employment development in places where accessibility by a number of modes of transport is possible, hence reducing the need to travel by car.
- 5.7 Policy ED1 indicates the provision of employment land for the Borough for the period 1995-2011. The provision of 35 hectares is considered sufficient by the Devon County Council Structure Plan Review to meet the anticipated needs of the economically active population over the period to 2011, based on the level of residential provision within the Borough. The main employment areas in West Devon are located within the main towns of Okehampton and Tavistock. This amounts to around 30 hectares of employment land; the remaining 5 hectares of employment land are distributed in the smaller towns and villages around the Borough. The main aim of this distribution of land in rural areas is to help diversify and support the rural economy. The site specific and general policies in the employment section provide a flexible approach to employment development within the Borough. Land designated for employment purposes within the Local Plan area is allocated for uses within Use Classes B1, B2 and B8 (eg manufacturing, processing, storage, distribution, services and offices) unless otherwise indicated or where planning permission exists for a specific use.

Policy ED1 Replaced by SP10

Provision will be made for about 35 hectares of employment land within the Local Plan area in the period 1995-2011.

Employment Land Availability						
	Dev'd 95	Full PP	Outline PP	u/c	Alloc	Total
Okehampton						
Exeter Road Industrial Estate (Policy ED2)			11.52			11.52
Land adjacent to Exeter Road (Policy ED2)			5.92			5.92
Exeter Road Industrial Estate (Policy ED2)		2.6				2.6
North Road (Policy ED12)		2.8				2.8
Tavistock						
Pitts cleave (DNP)	0.7	1.4			2.6	4.7
Brook (Policy ED12)	0.28					0.28
New Land at Brook (Policy ED3)					4	4
Plymouth Road (Policy ED12)	0.24					0.24
Hatherleigh						
Holsworthy Industrial Estate (Policy ED6, ED7, ED8)					1	1
North Tawton						
North Tawton Station (Policy ED10)					1	1
Lifton						
Tinhay (Policy ED12)					0.67	0.67
Bere Alston						
Station (Policy ED5)					0.97	0.97
Crapstone						
Yelverton Business Park (Policy ED12)			0.16			0.16
Hayedown (Policy ED151)					2	2
Sampford Courtenay						
Station Road (Policy ED12)					0.18	0.18
Northlew						
South of the village (Policy ED11)					0.45	0.45
TOTAL	1.22	6.8	17.6	0	12.87	38.49
Total Tavistock						
						9.22
Total Okehampton						
						22.84
Total elsewhere						
						6.43

5.8 Employment Land in Okehampton

The Devon Structure Plan Review has highlighted Okehampton as a major growth point in terms of its economy and population. The Council recognise the importance of Okehampton in terms of its location and have emphasised its employment base by proposing sites for employment development on the eastern edge of the town. The A30 provides Okehampton with excellent links with the M5 and the rest of the country. Planning permission has been granted for a road/rail freight depot on part of the employment land. This has the added advantage of the possible permanent reopening of the railway line, which would benefit the town further in terms of its communications.

Proposal ED2

Land as shown on the Proposals Map to the north east of Fatherford Farm, to the north west of Mole Avon and land adjacent to Exeter Road will be allocated for B1, B2 and B8 employment purposes. In considering proposals for development on this land the Council will seek to encourage the provision for rail access.

5.9 An adequate supply of land for employment purposes is essential for the economic vitality of a settlement, and it is important to ensure that this land is kept for these purposes rather than being proposed for other uses such as housing or retailing. Okehampton has 2 large employment areas at Exeter Road and North Road; the Council wish to protect these areas of land as employment land so as to prevent the possibility of change of use in the future. Policy ED12 (see paragraphs 5.39 to 5.40) safeguards existing employment land from changes of use.

5.10 Employment Land in Tavistock

~~The Devon Structure Plan Review has accepted that in terms of its location, environment and infrastructure Tavistock is not really suited to accommodating a great deal of economic growth. The town is located within the confines of a relatively narrow river valley and suffers from problems in terms of the lack of flat, accessible development land. Land has been provided on the edge of Tavistock at Pitts Cleave for industrial uses; however, as this land is within the Dartmoor National Park it is not possible to allocate it in the Local Plan. In the past the lack of accessible land has meant that the emphasis for Tavistock should be the re-use and redevelopment of redundant sites and the protection of existing employment areas. Whilst this approach has provided employment opportunities in the past, it is considered that on a long-term basis some employment land will be required for the future. It is accepted that Tavistock is constrained in terms of its ability to accommodate additional employment land, and that locating an appropriate site would prove more difficult in the future. Therefore in response to the need for additional land in the future it is proposed to allocate land at Brook~~

for employment purposes.

Proposal ED3 Replaced by SP23

Land at Brook as shown on the proposals map is proposed for B1, B2 and B8 employment uses.

5.11 The Cattle Market

The cattle market in Tavistock is a very important focus for the rural area surrounding the town. Although the market is relatively small compared to other livestock markets in the Borough and in Devon as a whole, it provides an important service for the farming community and is one of the reasons for the town's popularity. The Council is supportive of the role of the market and therefore the Borough Council strongly supports the continued presence of the market within the town. Whilst the market continues to function and is viable, the Council would not support the use of either the market or its car park for other uses.

Proposal ED4

Land at Pixon Lane (as shown on the proposals map) is proposed for the continuation of the use by the cattle market. Permission will be granted for market related uses and for employment or community uses provided that the operation of the market and its car park are not compromised and that any development proposal does not prejudice the proper redevelopment of the site in the event of the market closing.

- 5.12 If during the Plan period circumstances were to change and the market were to close, the area of land currently covered by the market buildings and its associated parking area in Pixon Lane would become vacant and scope for redevelopment of the area would become an option. It is proposed that any redevelopment of the area covered by ED4 as shown on the proposals map should involve a mixed development of employment/community and residential uses. A development brief will be prepared to provide guidance to the preferred way of redeveloping the site should the market close.
- 5.13 One of the main objectives within Tavistock in relation to employment land is the protection of existing employment areas. There are several industrial areas located on the southern side of Tavistock and also within the Pixon Lane area. These areas provide much needed employment land that needs to be protected from changes of use. Policy ED12 (see paragraphs 5.39 to 5.40) safeguards existing employment land from changes of use.
- 5.14 The Local Planning Authority will encourage the re-use of redundant sites for employment uses and provide guidance for the re-use of sites within Tavistock. Opportunities may arise in some of the older industrial areas for redevelopment and development briefs will be prepared to provide details of how these sites

should be developed.

5.15 Employment land in Bere Alston

5.16 Since 1990 land has been allocated within Bere Alston for employment uses. The land at the station consists of 0.7 ha which has previously had some consent for small manufacturing uses and is protected for uses in connection with tourism. In the past the land has had some consents for small-scale manufacturing and this has led to the site becoming an unsightly area, which is inefficiently used. This land has been protected for tourism related employment uses, this emphasises the Council's commitment to support the Tamar Valley line as a basis for low-key tourism uses. There is also a proposal to re-open the railway line from Tavistock to Bere Alston, which would enhance the position of the station.

5.17 The use of the land at the station for tourism related enterprises would complement and enhance the role of the railway line and the former goods yard and would respect the location of the station within the Area Of Outstanding Natural Beauty. Businesses, which maximise the linkages between the network of cycling and pedestrian routes serviced and promoted by the railway line, will be actively encouraged. Other complementary uses such as craft workshops would also be suitable. Proposals should also be assessed in relation to policies within the Natural Environment chapter of the plan particularly policies which relate to the Area of Outstanding Natural Beauty.

Proposal ED5

At Bere Alston Station planning permission will be granted for the redevelopment of the goods yard to provide employment uses that maximise the tourist potential of the site and the linkages with the railway consistent with the location of the site in the Tamar Valley AONB and the Bere Alston Conservation Area.

5.18 Employment land in Hatherleigh

The Outline Development Plan (1969) for Hatherleigh allocated land for Industrial Development adjoining the Holsworthy Road. During the 1970s Devon County Council with the Development Commission gave the impetus for development by providing roads and other services on the site. This land currently provides premises for small local businesses.

5.19 It is important that the Industrial Land is able to expand should the need arise and therefore part of the existing employment land has been safeguarded to create an access through to the expansion land. Any expansion of the employment land would be subject to an archaeological assessment in accordance with Policy BE9.

Proposal ED6

Land at Holsworthy Road employment area (as shown on the proposals map) is proposed to provide access to the land shown as ED7 on the proposals map.

Proposal ED7

Land to the south of Holsworthy Road employment areas (as shown on the proposals map) is proposed for the expansion of Holsworthy Industrial Estate for employment uses.

- 5.20 A flexible use of land on the industrial estate is required in order to gain maximum employment benefit to the town. Though preference will be given for smaller light industrial, manufacturing, office based businesses, other enterprises (for example in the service sector) will be considered if they offer significant employment opportunities.

Proposal ED8

Holsworthy Road Industrial Estate (as shown on the proposals map) will be limited to manufacturing, processing, storage, distribution, services and office uses within class B1, B2, B8.

5.21 Hatherleigh Market

Hatherleigh market is a central point of commercial and social activity for the town and surrounding area. The economy of Hatherleigh depends on the market to bring in trade to the town and to use local facilities such as the banks, shops and other services. The retention of the market is therefore of vital importance to Hatherleigh's future viability. The loss of the market would have a major impact on the town not only in terms of the income it generates but also because of the size of the land it currently occupies. The Borough Council therefore strongly supports the continued presence of the market in the town.

- 5.22 The completion of the bypass has helped to improve both the environment and attractiveness of the town centre, it has also enabled the market day traffic to enter the market car park without having to drive through the town centre. For the long-term operation of the market it is important that sufficient land is safeguarded for expansion and for new development limited to uses which would enhance the market's function. The land between the market and the bypass would make a logical area for such development to extend into.

- 5.23 Development near to the river will need to take account of the wildlife habitat.

Policy ED9

The land at Hatherleigh Market is proposed for the continuation of the market use. Permission will be granted for market related uses and for employment uses provided that the operation of the market and its car park are not compromised

and that any development proposal does not prejudice the proper redevelopment of the site in the event of the market closing.

In the event of the market closing permission will be granted for a mixed development of employment uses with residential use in those parts nearest the town centre.

- 5.24 There has been much speculation regarding the long-term future of the market, and this has not been helped by the current recession in the agricultural sector. There has also been an increased trend towards larger market centres serving a wider geographical area. Although there is no reason at the present time to suppose that the market will not continue to operate through the Plan period, it is considered prudent to consider the effects closure would have on the town and to have in place a policy to deal with that unfortunate situation.
- 5.25 The market attracts many people into the town, to the benefit of local banks, shops and services. The money generated in this way helps to keep businesses viable. The town appears one which is relatively self sufficient, with its own local employment opportunities.
- 5.26 There have also been question marks raised over the future of the abattoir; its loss would also have a severe impact on the town. The loss of the market and/or the abattoir would obviously alter the whole aspect of Hatherleigh and would have severe economic implications for the town. However if either of these operations were to close the large tract of land, which they occupy, would need to be put to alternative uses. In this situation it would pay to capitalise on this site with its good direct access on to the bypass and to ensure that the majority of the land remains in employment use. The site is not considered appropriate for large scale housing because of the vital need to provide alternative employment opportunities in the town should the market and/or the abattoir close and the potential this site would offer. Sufficient land has been identified for housing in Hatherleigh and the priority for this land should be for employment.
- 5.27 There may be some scope for a small amount of housing closest to the town centre and it will also be important to protect and enhance the environmental asset of the river corridor.
- 5.28 A development brief will be prepared to give guidance as to the preferred way of re-using the site.

5.29 Employment Land in North Tawton

- 5.30 The previous Local Plan identified the former wool-grading centre for employment purposes. Unfortunately it has not proved possible to secure an appropriate employment use for the site and in reviewing the Local Plan the opportunity has been taken to reassess the suitability of that designation. The Borough Council has concluded that it is unlikely that an employment use will be

found for the site. As the site is a previously developed site and is located within the built up area of North Tawton it does represent an opportunity to minimise the use of Greenfield land for housing development in the area.

- 5.31 It is important that North Tawton as a local centre continues to play a supportive role in maintaining the economic viability of the surrounding area. It is a small town with a range of existing employment opportunities including major employers Gregorys and Glanbia Foods, which collectively provide around 8 hectares of employment land. It is considered that the provision of a small allocation of employment land would complement the town and provide opportunities for locally based employment.
- 5.32 It has been recognised that there is a lack of appropriate land for employment uses within North Tawton and that the most suitable land is already developed. The town itself is constrained by a number of factors, which limit the choice of appropriate development land, these include a limited local road network with difficulties at Taw Bridge, the River Taw flood plain, the landscape character and the grading of the agricultural land on the approaches to the town.
- 5.33 After consideration of a number of sites around the town it is proposed to allocate land at the existing station site in North Tawton for employment uses. The site is less constrained in terms of impact on the landscape and the road network, although access to the site will require improvement. And it will be necessary to preserve the setting of Scheduled Ancient Monument 10384 adjacent to the site. The allocation of the land allows the re-use of previously developed land and would also provide opportunities to take advantage of the proximity of the railway at some point in the future.

Proposal ED10

Land at North Tawton railway station as shown on the proposals map is proposed for B1 employment uses.

5.34 Northlew

- 5.35 Northlew is one of the larger villages in the northern part of the Borough with a reasonable range of existing services and a number of small businesses. Land adjacent to the Carmel Coaches site has been allocated for employment uses to provide opportunities for local people to have access to employment opportunities.

Policy ED11

Land to the south of Carmel Coaches site (as shown on the Northlew Proposals Map) is proposed for employment development

- 5.36 The Local Plan provides an opportunity to promote a healthy economy through

positive measures of land allocation and clarification of the criteria under which proposals for economic use of buildings and land particularly in the countryside will be considered.

- 5.37 The policies attempt to protect existing employment land from changes of use - unless exceptional circumstances mean that the land is better utilised for uses other than employment. The policies also attempt to provide opportunities for a flexible approach. Policy ED14 allows the Council to deal with an application for employment development where there is no appropriate employment land available. The policies in the 'Employment Land Provision' section attempt to create a balance between the provision/ protection of employment land and the need to protect and preserve the environmental character of the Borough.

5.38 **Safeguarding Employment Land**

The safeguarding of employment land to prevent changes to alternative uses is very important. PPG1 refers to the general principle that account should be taken of whether development would cause demonstrable harm to interests of acknowledged importance. Within West Devon it is acknowledged that it is important that existing and proposed employment land and premises are retained in order to meet employment land provision requirements. Good level sites within the Borough are difficult to find, therefore in order to provide an adequate supply of land and to maintain the current stock of employment land, it is crucial that sites, which are currently in use for employment uses or those, that are allocated within the Plan are protected from changes of use. The twin objectives of the provision of employment land and the need to promote environmental conservation cannot be achieved if land, which is either in use or identified for employment uses is developed for other uses. This places increasing pressure on the countryside should a potential employer wish to locate within the Borough.

- 5.39 Policy E4 in the Devon Structure Plan Review protects employment land from changes to alternative uses. Changes of use from existing employment generating uses to other uses, for example housing, will only be allowed in exceptional circumstances. This is necessary to provide security of tenure for tenants, certainty for developers and landowners and choice for the changing needs of business.

Policy ED12

The development of employment land or premises for other uses, including retail purposes, will not be permitted where there would be a significant adverse effect on employment opportunities or where it would significantly reduce the supply of employment land.

- 5.40 Growth in employment in West Devon has resulted principally from the growth of firms already located within the Borough. The retention of existing employers is an important component of the Regeneration Strategy. Firms which have often made significant investments in existing sites may be restricted in their choice of

alternative sites should they wish to expand their business. Policy ED13 provides for the expansion of existing firms and employment uses where they meet the criteria listed in the policy.

Policy ED13

The expansion of existing employment uses within an existing employment site or the enlargement of an existing employment site will be permitted where:

- (i) Sufficient land is available at the site (or at the extended site) to facilitate adequate lay out, access, parking, landscaping and other essential infrastructure required in connection with the proposed development:**

In all cases there will be no significant adverse impact:

- (ii) On travel, access and highway safety;**
- (iii) On the amenities of nearby residents or other land uses;**
- (iv) On wildlife, landscape or historic interests;**
- (v) In relation to the size of the settlement or group of buildings; or**
- (vi) In terms of the relationship of the site to the built up area/building group:
In all cases**
- (vii) The development should not conflict with any allocations or designations of the plan.**

5.41 Employment Development on Unallocated Sites

It is a general principle of the Local Plan that employment/industrial development should be accommodated on land allocated for employment purposes, where access and infrastructure can be achieved and where there is minimal impact on the surrounding environment. The Borough Wide Local Plan attempts to allocate adequate land for employment generating uses, however planning permission is occasionally requested for employment development on sites that are not allocated within the Local Plan. The construction of buildings for business, general industry, storage or distribution will normally be encouraged to locate on land which is allocated for such uses within the Plan. In some circumstances where there is an overriding economic benefit to the Borough and no suitable employment land exists, the Council may wish to consider granting permission on unallocated land.

- 5.42 Policy ED14 provides guidance for employment development on unallocated employment land. This type of development would be in exceptional circumstances and an applicant would have to demonstrate that there was no available employment land or a site within the defined limits of a settlement or established employment area. It is recognised that certain uses by their very nature cannot be easily accommodated on an employment site, particularly if the site is adjacent to a built up area.

- 5.43 It is not possible for the Local Plan to anticipate all of the uses that may come forward during the lifetime of the Plan, however it is appropriate to state that where such uses can be seen to be an important local facility or beneficial to the local economy that the Local Planning Authority will look sympathetically at

efforts to find a site elsewhere. Normally such discretion can only be applied to uses that are likely to be 'one off' in nature and where the development can be accommodated without unacceptable harm to the environment. The benefit of locating the business on the site should be sufficient to outweigh the presumption against development outside of proposed/allocated areas.

- 5.44 Development for employment purposes on land not allocated within the Local Plan will be in exceptional circumstances only and subject to the criteria listed in policy ED14.

Policy ED14

Employment development on sites not allocated for employment and not in previous employment use will only be permitted where:

- (i) There is no available site on existing allocated land or within an existing employment area;**
- (ii) It does not conflict with any of the allocations or designations of this plan;**
- (iii) The proposed development is accessible by a choice of means of transport;**
and there is no significant adverse impact on all of the following:
- (iv) Travel, access and highway safety;**
- (v) On the amenities of nearby residents or other land uses;**
- (vi) On wildlife, landscape or historic character;**
- (vii) On the character and appearance of the site, its setting and the surrounding countryside.**

- 5.45 In order to constructively assist those businesses whose operations are difficult to accommodate within a settlement, the Local Planning Authority have allocated land at Hayedown for this purpose. The land is well screened, adjoins other environmentally intrusive uses and is adjacent to an area approved for and in use for tipping. Further uses of this type would have no impact on residential amenity, and road communications are good. The site could, therefore, meet a specific need, which is difficult to cater for elsewhere.

Policy ED15

Land at Hayedown is proposed for employment uses, which by reasons of their impact on amenity and the environment are difficult to accommodate within a settlement. In considering proposals the Local Planning Authority will require mitigating measures to be taken to reduce the impact on the environment wherever possible.

EMPLOYMENT IN RURAL AREAS

5.46 Development for Employment in the Countryside

New employment opportunities should not be restricted solely to large settlements. Policies need to pursue the twin objectives of sustaining economic activities in rural communities whilst protecting the character and beauty of the countryside. Whilst it is not always appropriate to allocate land for employment uses in rural areas, employment related development which is compatible with the surrounding area will be considered. This may include offices and other service sector related employment development as well as small workshop schemes. The range of employment development, which can be successfully located in rural areas, is expanding. Many commercial and light manufacturing activities can be carried out in rural areas without causing a disturbance. Wherever possible employment related development in rural areas should re-use existing or redundant buildings, however it is also accepted that there may be occasions where it is necessary for an applicant to erect new buildings. Sensitive, small-scale new development could be accommodated in and around many settlements. Applications for new build employment generating enterprises will be assessed in terms of policy ED16 and also in relation to the policies contained in other chapters of the Plan in particular Chapter 2, The Natural Environment and Chapter 8, Transport and Public Utilities.

5.47 PPS7 provides policy guidance in relation to economic development in the countryside. It also provides specific advice relating to the re-use and adaptation of existing rural buildings for employment generating uses. It is accepted that the re-use and conversion of existing buildings has an important part to play in meeting the needs for business, industrial, tourism and recreational premises thereby reducing the need for rebuild in the countryside. Policy Guidance relating to the re-use and adaptation of rural buildings is contained in chapter 6 'The Re-Use of Rural Redundant Buildings'.

5.48 In line with the guidance provided in PPS7 the Borough Council wishes to promote healthy sustainable rural communities where people can both live and work. The Local Plan Review encourages employment development in appropriate location; this includes rural areas where the proposed development can be carried out without causing unacceptable disturbance. Where possible proposed development should try to re-use or adapt existing buildings. When assessing proposals for employment development in rural areas whether re-using or using existing buildings or proposing new buildings, the appropriateness of the size of the development in relation to the size of the settlement in which it is proposed will be taken into consideration. The appropriate size of any proposal will vary in location and the impact the proposed development will have. Its impact on the rural character of the area, wildlife, landscape and historic interests, the amenities of nearby residents and other land uses will be assessed. Where possible the Local Authority will impose reasonable planning conditions to mitigate any significant adverse impact on the proposed development.

Policy ED16

The development of employment generating enterprises will be permitted in or adjacent to rural settlements where:

(i) The size of the enterprise will be of a scale appropriate to the size of the settlement;

And there is no significant adverse impact on any of the following:

(ii) The rural character and appearance of the site, the settlement, its setting and the surrounding countryside;

(iii) Wildlife, landscape or historic interests;

(iv) The amenities of nearby residents or other land uses; and

(v) Travel, access and highway safety.

AGRICULTURE AND RELATED ENTERPRISES

5.49 Farm Diversification

The agricultural economy plays an important role within West Devon. The pressures imposed by the economics of agricultural production continue to emphasise the need for farmers to diversify their activities. West Devon is a tourist destination and many farmers have looked to supplement their income by providing holiday accommodation, produce or services to visitors to the area. With the increased interest in the countryside, healthy eating and outdoor pursuits opportunities still exist for supplementing farm incomes.

5.50 Although the recent trends in the agricultural sector indicate that a period of change and adjustment is occurring within the industry, it is important to try and cope with the change without diminishing the resource of the farmland and restricting opportunities for future changes when circumstances alter. Government advice makes reference to the need to protect the best and most versatile land from development. It is important to remember that when land has been removed from agricultural use it cannot easily be returned once circumstances have changed.

5.51 Farm diversification is a term used for other forms of income generation that are closely related to the farm. For example adding value to farm products such as dairy farmers producing cheese and ice cream or the re-use of redundant buildings for tourism based enterprise such as open days or farm holidays. This type of diversification means that the majority of the holding is still in agricultural production.

5.52 On farm food processing adds value to produce and increased local employment opportunities. Small operations, especially those processing local produce housed in existing farm buildings, especially a re-used one or small purpose built units, will be encouraged where the Council consider the nature and scale of the activity is appropriate.

5.52 Farm based fruit and vegetable packing operations including packing the produce of other farms can also bring necessary economic diversification and assist farmers in competing effectively at home and abroad. The Government attaches great importance to encouraging new sources of jobs and maintaining a strong horticultural and agricultural industry. The Regeneration Strategy has “Added Value” as one of its key initiatives and aims to encourage and support projects, which add value to existing farm products. For further information refer to the West Devon Regeneration Strategy. Proposals for new building for activities on the farm should also refer to policies ED18 and ED19.

Policy ED17

Development to allow for farm diversification will be permitted where:

- (i) The holding will remain primarily in agricultural, horticultural or forestry use;**
- (ii) It is of a scale and nature appropriate to the rural character; and**
- (iii) It does not have any adverse impact upon the environment, residential amenity or road safety.**

Where a new building is justified it should be well related to an existing group of buildings.

5.53 Where proposals are put forward for the re-use of agricultural land which involves a completely different use such as a golf course, equestrian courses or other intensive forms of tourism development this is called Rural Diversification. This type of development is subject to policies relating to development in the countryside. Where a proposal for diversification involves the use of the land for activities outside of those normally conducted on the farm - please refer to Policy ED21.

5.54 New Farm Buildings

Government guidance emphasises that the Local Planning Authority should take “account of the need to maintain an efficient and flexible agricultural industry”. The changing market requirements and CAP reforms means a rapidly restructuring agricultural industry. Increasingly farmers are trying to add value to their farms and in some parts of Devon this had led to the trend for centralised fruit and vegetable packing operations and grain stores to meet modern requirements.

5.55 Although the use of land for agriculture does not constitute development requiring planning permission, the construction, extension or alteration of a building and the carrying out of excavation or building operations does constitute development. If, however, this is reasonably necessary for the purposes of agriculture it may qualify as ‘permitted development’ and will not require planning permission. It should be noted that where structures and deposits of materials in floodplains

qualify as permitted development that an applicant will nonetheless be liable to require consent from the Environment Agency under the Land Drainage Byelaws 1986.

- 5.56 The prior notification scheme allows the Local Planning Authority 28 days to comment on agricultural development, which falls under permitted development. The Local Planning Authority cannot question the principle of development but can assess the impact of the building in terms of its siting, the design and external appearance of the proposal, bearing in mind the operational requirements of the business concerned. In order to minimise the impact of new development in the countryside it is important to site buildings so that the natural screening features of the landscape can be used to good effect.
- 5.57 All new buildings associated with agricultural development should be designed to minimise the impact on the environment of the area. They should also be subject to screening and where possible located close to existing buildings so as to minimise their impact.
- 5.58 Paragraph 27 of PPS7 Sustainable Development provides advice in relation to agricultural development. The Government recognises the important and varied roles of agriculture including the maintenance and management of the countryside and most of our valued landscapes. Planning policies should recognise the role which agriculture has in the countryside and support proposals which will enable farming and farmers to become more competitive, sustainable and environmentally friendly; adapt to new and changing markets; comply with changing markets; comply with changing legislation and associated guidance; diversify into new agricultural opportunities or broaden their operations to 'add value' to their primary produce.

Policy ED18

New agricultural buildings will be permitted where they are of an appropriate size for their proposed function and are designed and located so as to minimise their impact on the landscape

- 5.59 Changes in agriculture have led to a growth in agricultural industries in some parts of Devon. These can include a range of activities from centrally based fruit and vegetable packing operations to large grain stores.
- 5.60 Due to the potential size and scale of operations of agriculturally related industries, the location must be acceptable in terms of environmental and highway criteria. This type of development can also lead to an increased need for travel by car. Development proposals should be carefully assessed so that any potential traffic impact can be taken into consideration. Particular care must also be taken with proposals relating to intensive forms of agricultural production as they can have an appearance similar to large-scale industry.

5.61 The Local Plan is flexible towards appropriate proposals for agricultural and related developments. It is accepted that changes in agriculture in the future will have implications in terms of planning as farms diversify their business. Paragraphs 5.54-5.58 and Policy ED17 of this Plan deal with the issue of farm diversification. It is also accepted that changes in agricultural practices may also have implications in terms of planning. For example, new legislation relating to environmental, hygiene and welfare may have implications in terms of the types of buildings required. In general the Local Planning Authority will adopt a positive approach towards development proposals, which are designed, or are necessary to achieve compliance with new environmental, hygiene and welfare legislation. In some instances it may be preferable to locate some types of agricultural related activities on employment sites adjoining built up areas. For example a milk processing plant or a centrally located store for grain or other crops. This type of development has the potential to be obtrusive in the landscape and have a significant impact on their surroundings and in terms of traffic. Applications for agricultural related activities will be carefully assessed in terms of their potential impact on their proposed location.

Policy ED19

Proposals for agricultural related activities will be permitted in the countryside where:

- (i) They can be satisfactorily assimilated into the surrounding countryside, having regard to form, bulk, and design including use of materials, land form and landscaping;**
- (ii) They are sited close to an existing building or in cases where an isolated location is essential, the site chosen minimises the impact of the character and appearance of the countryside;**
- (iii) There is no significant adverse impact in terms of travel, access and highway safety, and loss of amenity to nearby residential properties:
And in all cases,**
- (iv) The economic benefits to the agricultural community and/or requirements in connection with environmental, hygiene or animal welfare legislation will be taken into account.**

5.62 Farm Shops

Farm shops can serve a vital function in rural areas by helping to meet the demand for fresh produce and providing new sources of jobs and services, in turn this will help contribute to the rural economy. A farmer can sell his own produce from an existing building on his farm without the need to seek planning permission as the use is ancillary to the use of the farm, however, if he wishes to bring in produce from elsewhere to supplement his own farm produce he will require planning permission. Difficulties can arise where it is proposed to sell a product range beyond that grown on the farm, in these situations farm shops can have an impact on the existing shops and services in rural areas. It can also

have an impact in terms of traffic generation, highways, access and parking arrangements. In individual cases where the development of an unrestricted retail use on a farm would be likely to result in an adverse effect on a nearby shop, the Borough Council may wish to use planning conditions to limit the broad types of produce sold in the farm shop so as to enable permission to be given.

Policy ED20

Proposals for a farm shop will be permitted:

- (i) Where it will not lead to a dispersal of activity or uses on such a scale as to prejudice village vitality;**
- (ii) Where existing buildings are used or where a new building is required it has no impact on the character and appearance of the site, settlement and surrounding countryside;**
- (iii) Where there is no significant adverse impact on access, highway safety, and loss of amenity to nearby residential properties.**

RURAL DIVERSIFICATION

5.63 There has been an increase in proposals for new uses in the countryside. Some of these involve farm diversification where a new farm enterprise is proposed to run in tandem with existing uses on the farm. However some schemes for new uses involve the creation of new businesses, which stand alone from the farm, these types of uses fall into the category of rural diversification.

5.64 Many of these types of uses are animal based and include uses such as equestrian enterprises, rare breeds/other animal based visitor centres and kennels/catteries for both boarding and breeding etc. Proposals for recreational or visitor uses should refer to Policy TLS5.

5.65 These types of animal based uses require sites that are on the edge of settlements or are located within rural areas. It is also accepted that this type of use requires an element of supervision and the policy attempts to direct such uses where there residential accommodation does exist.

Policy ED21

Proposals to allow for rural diversification will be permitted where:

- (i) The scale of development is justified by the operational needs of the enterprise;**
- (ii) The prospects of re-using vacant, underused or redundant agricultural buildings or their sites have been explored fully and opportunities exhausted;**
- (iii) The site could accommodate additional buildings without detriment to the landscape if future expansion were required;**
- (iv) A safe and adequate vehicular access exists or can be provided, and the site has adequate car parking to cater for the likely vehicle generation both**

- in terms of volume of traffic and size of vehicles;
- (v) The proposed development and activities in connection with the business do not lead to damage to areas of wildlife or conservation importance;
 - (vi) The business will not lead to the loss of amenity to nearby residential properties;
 - (vii) The proposal will not be visually intrusive or damaging to the appearance or character of the landscape;
 - (viii) The proposal does not conflict with the objectives of the AONB, AGLV or other designated area in terms of impact on the landscape, wildlife or amenity.

In assessing the likely impact of the development regard will be paid to the cumulative effect of the proposal in relation to previous development of a similar kind in the area.

RETAILING

5.66 Vital and Viable Town Centres

PPG1 'General Policy and Principles' emphasises the importance of town centres to the quality of life. The Government's objectives in terms of the town centre include sustaining and enhancing the vitality and viability of the town centres; to maintain an efficient, competitive and innovative retail centre; and to ensure that business, shops and services are located in positions that have ease of access by a choice of means of transport. One of the objectives of the Local Plan is to sustain and enhance the vitality and viability of the town centre. Retail development should be focussed where the proximity of business facilitates competition and maximises opportunities to use a means of transport other than the car.

- 5.67 Government policy places a great deal of emphasis on town centres as the desired location for a wide range of uses including retail, trip intensive leisure, offices and residential uses. Government guidance emphasises the need to safeguard and strengthen existing local centres, which offer a range of everyday community, shopping and employment opportunities. The retention of the viability and vitality of the town centre is one of the key aims of Planning Policy Guidance. The erosion of retail outlets within the town centre to other uses can cause a loss to the viability and vitality of the town centre. Details of the core shopping frontages have been indicated on the inset maps. It is important that within these areas where Class A1 currently exists it should be protected from changes of use.

Policy R1

The change of use of ground floor shops (class A1) to alternative uses will not be permitted within the core shopping frontages as shown on the inset maps.

5.68 PPG6 has established the need for a sequential approach to be applied to the location of retail proposals so that out of centre proposals do not threaten the vitality or viability of the town centre. PPG6 also emphasises that if a developer chooses an out of town centre site the onus is on the developer to show that he has assessed all potential town centre and edge of centre options. The developer is also required to carry out a retail impact study and to demonstrate a need for the proposed development. Devon Structure Plan First Review Policies E20 and E25 provide specific guidance under which large food stores would be allowed. Adopting a sequential approach means that first preference should be for town centre sites, where suitable sites or buildings for conversion are available, followed by edge of centre sites, district and local centres and only then out of centre sites in locations that are accessible by a choice of means of transport. This approach will also apply to other key town centre uses, which attract a lot of people including commercial and public offices, entertainment, leisure and other such uses. Where planning applications are received for edge or out of town centre shopping and other uses typical to the town centre, the Local Planning Authority will request that proposals are accompanied by retail and highway impact assessments where it is considered likely that the proposal will have an impact on town centre vitality and viability.

Policy R2

Retail units, significant extensions to retail units and the development of key town centre uses will be encouraged within town centre locations where:

- (i) The development is of a bulk and design compatible with it's surroundings;**
- (ii) The development will not give rise to significant loss of amenity to neighbouring occupiers;**
- (iii) There are no significant adverse impacts in terms of highway safety.**

Policy R3 Replaced by SP12

- ~~**(i) On sites outside the town centre new retail floor space intended to serve more than the immediate neighbourhood will only be permitted where:**~~
- ~~**(ii) The need for the development is demonstrated;**~~
- ~~**(iii) Having established such a need a sequential approach to site selection has been adopted and there are no suitable alternative town centre or edge of centre sites available;**~~
- ~~**(iv) The development either alone or cumulatively with other development will not have an adverse impact on the vitality or viability of town centres, local centres and villages;**~~
- ~~**(v) The site is accessible by a choice of means of transport, as demonstrated by a transport assessment;**~~
- ~~**(vi) Where appropriate, evidence is provided on likely changes in travel patterns over the relevant catchment area; and**~~
- ~~**(vii) There are no significant environmental impacts.**~~

5.69 Policy ED12 seeks to safeguard employment land from change of use to non-food retailing where there would be adverse impacts on the provision of employment opportunities. The retention of existing employment land and allocated land is very important in settlements such as Tavistock where identifying alternative sites for employment development is difficult.

5.70 While Policy ED12 will be applied to proposals for new development or wholesale change of use, the Plan also needs to address itself to the circumstances under which it would or would not permit ancillary sales from industrial outlets.

Policy R4

The retail sale of goods direct from the factory will normally be acceptable provided:

- (i) The retail sales element of any business remains genuinely ancillary to the manufacturing activity in question;**
- (ii) It is restricted to goods made or assembled on the premises; and**
- (iii) There are no significant adverse impacts in terms of travel, access; and highway safety and loss of amenity to nearby residential properties.**

5.71 Neighbourhood and Village Shopping

The growth of out of town superstores in recent years has led to a decline in the numbers of corner shops as many of them have been out-competed by modern supermarkets. More recently, however there has been a growth in the numbers of small neighbourhood facilities to serve local needs. These stores stock a range of essential goods and other services for example videos and an off licence for example the Spar shop at the top of West Street and the Londis opposite Giblands in Okehampton. They often have extended opening times when compared to normal shops i.e. 7:00am until 11:00pm. These types of local shopping facilities can reduce the need to travel by car and help support local communities. This type of store can also help strengthen positive measures for public transport and green travel routes, especially if the store is located where there are footpath/cycle routes. The Local Planning Authority would need to ensure that the development of neighbourhood or village stores is controlled in terms of size. Development would be assessed in terms of its impact on the character and appearance of the surrounding area, however upper size threshold of 280 sq metres would allow some control over the building in terms of the Sunday Trading Act 1994.

Policy R5

Outside town centres but within development boundaries permission will be given for small scale shops providing for the daily shopping needs of a local community where

- (i) The need for the development has been demonstrated;**

- (ii) **The development either alone or cumulatively with other development will not have an adverse impact on the vitality or viability of town or local shopping centres; and**
- (iii) **There are no significant environmental impacts.**

5.72 Village Shops, Post Offices and Public Houses

Village shops and post offices are generally under threat from car based shopping patterns that favour the large out of town stores. By restricting the numbers of these large out of town centre stores the Plan restricts the amount of competition and in turn supports the village shop. The pressure on village shops to change to a higher value use has led to the loss of shops in some villages. The pressure is generally for the change of use to residential. In cases where the business is no longer viable, an application for a change of use will be supported with proof of evidence of the property being marketed for at least 12 months on the open market at a reasonable price. In the absence of any demand for a shop use, a community use, employment or other use will be preferred to conversion to a dwelling. Policy R6 does not allow change of use of a shop or post office where its redevelopment would harm the level of retail service locally. The change of use of a non-viable shop would not be harming the level of retail service locally, but a more lucrative use of an otherwise viable shop would harm that level of service. Village Public Houses are also under pressure from higher value uses.

Policy R6

The change of use of shops, post offices and public houses serving the local community to other uses will not be permitted where it would harm the level of service locally except where it can be demonstrated that there is no reasonable prospect of the business continuing.

CHAPTER SIX

THE RE-USE AND CONVERSION OF RURAL BUILDINGS

Objectives

To provide guidance on the circumstances where the conversion of existing buildings to business or employment generating uses would be acceptable.

To protect those structures that are themselves important elements in the landscape by helping to find new uses for them.

- 8.1 PPS7 provides guidance to Local Planning Authorities in relation to the re-use and conversion of rural buildings. Paragraph 17 of PPS7 states that the Government's policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. The guidance does not provide a clear-cut definition of the term rural building, but makes reference to the term building or buildings. This implies that any building outside of development limits could be classed as a rural building. In West Devon there are a number of buildings, which would fall into this category, for example mills, coach houses, ecclesiastical buildings and redundant storage buildings, as well as the more widely recognised traditional agricultural barn.
- 8.2 Policies RB1 and RB2 apply to all rural buildings, that is any building in the countryside outside of the development limits of large and small settlements. The location of rural buildings means that their re-use is often in conflict with the government guidance relating to sustainability and transport. Paragraph 3.16 of PPG7 advises Local Planning Authorities to examine applications for conversion or adaptation of rural buildings in the open countryside with extreme care. Paragraph 8 -11 of PPS7 provides guidance in relation to house development in the open countryside. The guidance states that new house building or other new development in the open countryside away from established settlements or from areas allocated for development in development plans should be strictly controlled. The guidance states that isolated new houses in the countryside require special justification for planning permission to be granted.
- 8.3 In relation to the issue of transport in rural areas paragraph 43 of PPG13 Transport (2001) provides advice and guidance. The guidance accepts that in order to reduce the need for long distance commuting to jobs from rural areas, it is important to promote adequate employment opportunities. Diversification of agricultural businesses is increasingly likely to lead to proposals for conversion or re-use of existing farm buildings for other purposes, possibly in remote locations. The guidance provides advice about encouraging development, which enables access by public transport, walking, cycling. However it also stresses that small-scale business development or its expansion should not be rejected where it would give rise to modest daily vehicle movements in comparison to other uses that are permitted on the site and where the impact on minor roads would not be significant. Existing buildings can also provide locations for social and community uses as well as economic uses thereby reducing the need to travel into town to use facilities and services.

Conversion and Re-Use for employment purposes

- 8.4 Policy RB1 provides the criteria under which the re-use or conversion of rural

buildings for business or employment uses would be acceptable. For the purposes of Policy RB1 and RB2 business re-use includes commercial and industrial development, tourism, sport and recreation. Where the proposed use is for holiday accommodation permission will be subject to a condition to ensure that the consent does not allow for the use of the building as a separate permanent dwelling unless planning permission for residential use is obtained.

Policy RB1

The re-use or conversion of a rural building (buildings in the countryside outside the defined limits of large and small settlements) for a business re-use will be permitted where:

- (i) The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction and is suitable for the proposed use;**
 - (ii) The form, bulk and general design are in keeping with its surroundings;**
 - (iii) The use of the building or its curtilage would not be visually intrusive in the countryside;**
 - (iii) The proposed use will not harm the local environment through the creation of noise, dust, smoke, fumes, grit, vibration or any other form of water, soil or air pollution;**
 - (iv) It will not lead to a dispersal of activity or uses on such a scale as to prejudice the vitality of a nearby town or village**
 - (v) The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.**
 - (vi) It has been demonstrated following a survey that no harm will be caused to protected wildlife.**
-
- 1. Where a future alteration, extension, ancillary building or development may have a detrimental effect on the character of the area, permitted development rights will be withdrawn for such development**
 - 2. Where a proposal involves the re-use or conversion of agricultural buildings and the proliferation of such buildings would have a seriously detrimental effect on the landscape, permitted development rights may be withdrawn for new farm buildings on the relevant part of that particular agricultural unit or holding**
 - 3. In determining proposals to convert an agricultural building under 10 years old account will be taken of the extent to which the building has been used for its original agricultural purpose.**

Conversion and re-use for residential purposes

8.5 Given the economic and social benefits of economic uses in comparison to residential re-use, policy RB2 does not allow residential re-use except under the

special circumstances listed in the policy. As well as meeting the criteria set out in RB1 applications for residential conversion of rural buildings will have to satisfy the criteria listed in RB2.

- 8.6 In relation to residential conversion it is important that the rural character of the building is retained, particularly when the building is located within the open countryside, therefore, features, which obscure or unreasonably domesticate the architectural origins of the building, may not be permitted. Planning conditions will be used to withdraw permitted development rights for development, which could have a detrimental effect on the character of the building, surrounding buildings and its curtilage.
- 8.7 The guidance within PPS7 clearly provides advice relating to the contribution that rural buildings can make to the rural economy. Government policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, and planning authorities should set out the policy criteria for permitting the conversion and re-use of buildings in the countryside. West Devon is essentially a rural authority where the provision of employment land and opportunities are located within the main towns of the Borough. The changing rural economy and the move towards rural and agricultural diversification has meant that the creation of locally based employment opportunities is a priority for West Devon. Therefore proposals for residential conversion must include a statement and supporting evidence of the efforts that the applicant has made to secure business re-use. Each application submitted for residential re-use will be assessed against the criteria in both RB1 and RB2.
- 8.8 Where the proposed re-use is for holiday accommodation permission will be subject to a condition to ensure that the consent does not allow for the use of the building as a separate permanent dwelling.
- 8.9 As with applications for business re-use all buildings for residential re-use or conversion should be physically capable of conversion in terms of their size and structural condition without the need for significant rebuilding, alteration or extension. The building is unlikely to meet this requirement if 20% or more of its original external wall area requires rebuilding or alteration.
- 8.10 Although Government advice stresses the economic benefits of the re-use of rural buildings for employment activities, their use for housing purposes can also bring benefits to rural communities and this should not be ignored. Where people work in the rural areas and have a specific link with a rural enterprise there may

be benefits in terms of reducing the need to travel and in terms of reducing the need to develop Greenfield sites. Such a use may also contribute to ensuring that the rural community remains sustainable. Paragraphs 4.124-4.130 and Policy H44 explains the circumstances when the reuse of a rural building for housing purposes may be considered acceptable as an exception to the policies below.

Policy RB2

The re-use or conversion of a rural building (buildings in the countryside outside the defined limits of large and small settlements) for residential use will be permitted where:

- (i) Every reasonable attempt has been made to secure suitable business re-use and the application is supported by evidence of reasonable effort made to secure suitable re-use;**
or
- (ii) Residential conversion is a subordinate part of the scheme and should be implemented at the same time for business, industrial, tourism or recreation use;**
or
- (iii) Residential conversion is required to meet a proven need for a dwelling for a full time agricultural, horticultural or forestry worker**
or
- (iv) The building has been proven to be unsuitable for business use**
- (v) The proposal meets the criteria set out in RB1**
- (vi) The residential conversion will not have a damaging effect on the original character of the building or its setting and the building itself continues to make a positive contribution to its surroundings.**

Where permission is granted the Council may attach a condition withdrawing permitted development rights in order to safeguard the character of the building

CHAPTER SEVEN
TOURISM, LEISURE, SPORT AND RECREATION

Objectives

To provide guidance on the circumstances under which tourist accommodation and facilities will be permitted.

To provide guidance on the circumstances under which recreation, sport, leisure and visitor attractions will be permitted.

To encourage the provision of sporting and recreational opportunities for local people.

To protect existing sporting and recreational land from redevelopment to other uses.

7 TOURISM, LEISURE, SPORT AND RECREATION

7.1 Tourism

Tourism is one of the main contributors to the West Devon economy. Although it may not have the same attraction and pressures of the coastal districts, tourism pressure is likely to grow in the area. The Borough's most obvious asset is Dartmoor with the towns of Tavistock and Okehampton each providing Gateways to the Moor. The Tamar Valley Area Of Outstanding Natural Beauty is also a landscape of national importance. Okehampton is being promoted as a walking/climbing gateway to the moor and the opening of the youth hostel has helped to promote this image. Tavistock also has a key role as a centre for touring both Dartmoor and the Tamar Valley Area of Outstanding Natural Beauty. The Regeneration Plan also recognises the importance of tourism to the economy of the Borough. Initiatives are designed to increase the number of overnight visitors particularly out of the main holiday season. The special character of the countryside of West Devon means that it is suited to developments which encourage bird watching, archaeology, local history, landscape painting and activity holidays such as riding, cycling, walking, fishing and canoeing.

- 7.2 The Borough Council is actively involved in the promotion of the area through marketing and advertising activities. Adequate signing and information boards, countryside initiatives including the development of cycle trails and footpath routes all increase the attractiveness of the area to the visitor. The promotion of the Tarka Trail and the work of the Tamar Valley Countryside Service have all offered tourist links beyond the boundaries of the Borough.

7.3 Holiday Accommodation

Holiday accommodation exists in many different forms, from hotel accommodation to camping and caravanning facilities. In assessing proposals for holiday accommodation the Borough Council is aware of the contribution to be made to the local economy by catering for tourists. There may be circumstances where appropriate developments should be considered in locations, which would not be acceptable for residential use. Schemes may therefore be allowed outside of settlements where they involve the conversion of a small building or are part of a farm diversification scheme. Some forms of serviced accommodation such as small guest hotels/houses and bed and breakfast establishments may also be acceptable in rural areas where they involve the conversion of large houses in the countryside. Where the principle of allowing self-catering accommodation is acceptable, it is important that schemes are sensitively located and subject to careful landscaping and designed to make them as inconspicuous as possible.

Policy TLS1

Outside of settlements, holiday accommodation will be permitted where this:

- (i) Involves the conversion of a rural building (in accordance with Policy RB1) or an existing dwelling; or**
- (ii) Forms part of a farm diversification scheme in accordance with ED21; or**
- (iii) Involves improvements to existing holiday accommodation where this results in an environmental gain and upgrades the standards of existing accommodation in accordance with Policy TLS2: or**
- (iv) Is directly related and compatible in scale and character to an existing tourism facility**
- (v) And in all cases, the development does not have a significant adverse impact on:**
 - (vi) The character and appearance of the site and its surrounding countryside;**
 - (vii) The amenities of nearby residents or other land uses;**
 - (viii) Landscape, wildlife or historic interests;**
 - (ix) The objectives of the AONB, AGLV or other designated areas in terms of impact on landscape, wildlife or amenity.**
- (x) Where possible the development should be accessible by a choice of means of transport**

7.4 Camping and Caravanning

PPG21 recognises the need for local plans to take account of the adequacy of facilities so that the touring caravanner may have reasonable freedom to roam. Within West Devon there are a range of camping and caravanning facilities from long stay sites to smaller sites for overnight visits. The Local Plan supports the Structure Plan in limiting this type of development and only accepting proposals where there is a proven need for increased capacity.

7.5 The Borough Council in partnership with the Devon Tourism Authority is currently undertaking a survey of caravan sites to establish demand, occupancy levels and the quality of the existing stock within the Borough.

7.6 Caravan and camping sites can have a significant impact on the landscape and environment of the locality – often the principal reason for the visitor's stay in the area is the attractiveness of the surroundings, it is therefore important to minimise any impact. The kind of landscaping or other works that may be required are also likely to improve the attractiveness of the site itself.

7.7 In the past caravan and camping sites have often been located on coastal or

riverside sites with high risk of flooding. Planning Policy Guidance Note 25 Development and Flood Risk makes clear that caravan and camping sites should not be permitted in the areas of highest risk, where overtopping or breach of defences would lead to rapid inundation. Where caravan and/or camping sites are proposed in areas of flood risk the Environment Agency will be consulted to assess the level of risk. Where permission is granted Appendix G of PPG25 states that conditions should be attached requiring the erection of suitable permanent warning notices on the site explaining the level of risk.

- 7.8 In some cases these sites also offer accommodation to tourists in static caravans, mobile homes or chalets. It is important that the visual impact of such proposals at different times of the year is carefully considered as the facilities remain permanently on site unlike touring caravans and tents.

Policy TLS2

- 1. New caravan/camping sites will not be permitted within the Area of Outstanding Natural Beauty, or in areas of high flood risk other than improvements to existing sites not increasing their capacity. Proposals to improve or upgrade the standards of accommodation and/or facilities within any existing holiday chalet, caravan or camping sites will be permitted where;**
 - (i) The proposal improves the overall visual quality of the site throughout the year and is contained within existing boundaries**
 - (ii) Any new or improved facilities primarily provide services for visitors staying on the site**
 - (iii) The proposed units of accommodation are not of permanent construction and so designed as to be readily capable of relocation.**

- 2. Elsewhere, where the Local Planning Authority considers that existing provision is inadequate, the development of new caravan/camping sites (including proposals for static caravans, mobile homes or chalets), or the extension of existing sites will be permitted where:**
 - (i) The development is visually unobtrusive at all times of year and can be screened in a manner which is compatible with the surrounding landscape;**
 - (ii) There is no significant adverse impact on wildlife, agriculture or historic interests;**
 - (iii) The development is of a scale related to its setting**
 - (iv) The site layout, design and landscaping of the scheme minimises any adverse affects;**

- (v) Roads linking the development with the primary and county road network are adequate for the volume and type of traffic likely to use them; and
- (vi) The use is restricted to holiday purposes.
- (vii) If the proposal extends beyond the boundaries of the existing site and this is the only practical way of achieving a better layout then landscaping will be required to reduce its impact on the environment and/or improve the overall appearance of the site.
- (viii) If the site is located within an area of flood risk suitable warning notices are erected

7.9 Outside settlements the general approach of the Local Plan is to restrict development of new housing to a small number of specific exceptional circumstances. In some circumstances there may be pressure to change the use of or redevelop tourist accommodation to permanent housing. There will be occasions when this may be an acceptable proposal, for example where a guest house is no longer viable as tourist accommodation it would be reasonable to allow the change of use of the whole building to residential. However in many cases the building or site will not be suitable for use as permanent housing, such as a touring caravan/camping site, nor will it be suitable for all year round occupation in some circumstances.

Policy TLS3

Outside defined settlements tourist accommodation, including caravan and camping sites, will be subject to conditions to:

- (i) Ensure the accommodation remains in holiday use; where it is not acceptable or suitable for residential use; and
- (ii) Prevent year round occupation where:
- (iii) There is a need to protect nature conservation interests; and/or

Proposals to change the use of or redevelop tourist accommodation to permanent accommodation will be considered against the provisions of the relevant policies in Chapter 4 Housing.

7.10 Visitor Attractions, Recreation and Leisure Facilities

Policies relating to open space and play areas within new residential areas are dealt with in the housing chapter of the Local Plan.

7.11 Participation in sport, recreation and leisure is increasing, and it is realistic to assume that this will continue over the lifetime of the Local Plan. It plays an

important social and economic role and participation in sport can help overcome the social isolation, which is often felt in rural areas.

- 7.12 For the purposes of this policy, visitor attractions, recreation and leisure facilities have been amalgamated into one policy. This approach is consistent with the advice in PPG17, which emphasises the links between sport, recreation and tourism. (see para 18). The policies in this section are distinguished between intensive forms of activities which should be restricted to urban areas (defined primarily as indoor pursuits) and other less intensive activities, which could be located in rural areas and on the fringes of the built up area.
- 7.13 The purpose of this policy is to provide a means to assess speculative proposals for a diverse range of activities. For example cinemas, bowling alleys, sports and fitness centres etc and many other types of leisure and visitor development which require locations which are in or on the edge of town centres, where there is good accessibility to public transport, by walking and cycling.

Policy TLS4

In Okehampton and Tavistock, indoor sports, recreation and leisure facilities will be permitted where:

- (i) A sequential approach to site selection has been adopted and there are no suitable alternative town centre or edge of centre sites available;**
- (ii) The development, either alone or cumulatively will not have an adverse impact on the vitality or viability of town centres, local centres or villages;**
- (iii) The site is accessible by a choice of means of transport as demonstrated by a transport assessment;**
- (iv) Outside centre sites within a settlement where no town centre or local centre sites are available; or**
- (v) Evidence is provided on likely changes in travel patterns over the relevant catchment area; and**
- (vi) There are no significant adverse environmental effects.**

- 7.14 In a predominantly rural area such as West Devon the opportunities for informal recreation such as walking, riding and cycling are perhaps greater and more attractive than those in an urban setting. West Devon includes part of the National Park where the Borough Council has dual responsibility for recreation provision and landscape conservation. Within the Borough initiatives are under way to develop footpath and cycle routes, these initiative have included the Sustrans national cycle route.

- 7.15 The changing nature of agriculture and the need for rural diversification

combined with the attractive countryside of West Devon has placed pressure on the countryside for the development of outdoor visitor and recreation facilities such as golf course complexes. This type of development requires large areas of farmland and they can have a significant visual impact on the character of the landscape and surrounding countryside. The sculpting of the land surface, ploughing re-seeding, removal of hedges and hedge banks, the formation of playing surfaces, terracing and mounding can all have a significant impact on the character of the landscape as do the built facilities such as the provision of a clubhouse or driving range. This type of development will come into conflict with policies, which seek to protect the landscape, and policies, which resist development in the open countryside.

Policy TLS5

Outdoor sports and recreation facilities that are likely to attract significant numbers of participants or spectators will be permitted in or on the edge of Okehampton or Tavistock.

Small-scale facilities to meet local need will be permitted where they are located in or adjacent to villages.

Sports and recreational facilities will not be permitted in open countryside unless justified by farm diversification or other special circumstances.

In all cases development should be designed and sited with sensitivity so as not to cause unacceptable harm to its rural location, to the amenity of neighbouring residents, neighbouring uses or bio-diversity.

7.16 Allotments

Allotments play an important recreational role, especially for those people with no or small gardens. The allotments within the Borough are owned by various organisations including the Allotment Holders Association, Okehampton United Non-Ecclesiastical Charity and private individuals. It is difficult to quantify demand for allotments and therefore ascertain whether there is a need to identify land for more. With an increase in the amount of leisure time and decrease in garden size it is reasonable to assume that demands will remain the same, if not rise. The Council will be carrying out an assessment of the provision of allotments as part of its wider audit of open space required by PPG17 and will monitor provision and demand in consultation with the responsible organisations. It will protect existing allotment provision unless it is demonstrated that there is insufficient demand. If it emerges that there is an unmet demand it will seek to secure additional provision.

Policy TLS6

Proposals, which would result in partial or complete loss of allotments, will not be permitted unless:

- (i) Suitable alternative allotment provision of equal or greater community benefit is to be provided, or**
- (ii) It is demonstrated that there is insufficient demand.**

7.17 Sports Facilities

In a predominantly rural area such as West Devon, the dispersed nature of the population makes the provision of sports facilities, which are available to all, difficult to achieve. Recreation opportunities are often informally based, or associated with tourism enterprises or existing community facilities such as village halls and playing fields.

7.18 The Council is committed to encouraging improvement in the levels of sports provision where this can be achieved within existing restraints. The Council has recently prepared a Sports and Recreation Strategy, this strategy is principally concerned with sport and recreation activities however this encompasses a wide range of activities including competitive games, sports, outdoor and adventure activities. One of the main aims of the strategy is to increase levels of participation in sport and recreation amongst all groups in West Devon. In recent years there have been a number of social changes, which are having an impact on participation in sport patterns.

7.19 These trends include the significant ageing in the UK population and the continuing growth in single households, this combined with increased levels of disposable income and leisure spending will have an impact on the way people use their free time. This is counter balanced by increased measures to control car use, which could lead to reduced mobility. The combination of these factors could lead to an increase in social exclusion particularly among those that live in rural villages.

7.20 Within West Devon there are numerous playing fields and sports grounds, which provide an important community resource. A survey was carried out for the Sports and Recreation Strategy which showed that over $\frac{1}{3}$ of the parish councils responding to the survey mentioned the need for, or the possibility of providing facilities within their areas. The Local Plan recognises the importance of retaining community facilities and the role these facilities play in rural sport provision. It is important that the plan protects local facilities from speculative development, where the long-term benefit to the community of retention of

facilities outweighs any short-term gain to be made from development.

Policy TLS7

The change of use or redevelopment of land used for sporting or recreational use will not be permitted unless satisfactory alternative provision can be made or it can be demonstrated that the land is surplus to requirements.

7.21 Recreational Uses at Crowndale, Tavistock

A Strategic Sporting Study for the Crowndale Valley has shown that there is an overall deficiency in sports pitch space of approximately four hectares in Tavistock. Given that there is a shortage in Tavistock of flat land close to the town that could be easily used for playing fields or other outdoor recreation uses the number of suitable sites is minimal. The area to the south and east of Tavistock College and the football club at Crowndale is an area of land that lends itself to such uses and the area is identified in the plan for recreational uses.

7.22 The Borough Council commissioned consultants to prepare a strategic sporting study for the Crowndale Valley. This study was completed in May 2000. It identified that when assessed against the National Playing Field Association's standard Tavistock has an overall deficiency in sports pitch space of almost 4 hectares. The conclusion of the Study was that the area identified for playing fields in the Crowndale Valley, in the 1997 West Devon Borough Local Plan, should be extended by approximately 2.4 hectares. This conclusion is reflected in the area allocated for recreational uses in this Local Plan.

7.23 If recreational uses are achieved at Crowndale, the question of the need for and acceptability of ancillary buildings will be important. The site is located outside of the development boundary of the town and is therefore in the open countryside. Whilst it would be unreasonable to allocate an area for sporting purposes and then prohibit all new building, any development would need to reflect the character of the area, and serious consideration should be given to sharing the facilities between different user groups.

Policy TLS8

The land at Crowndale is allocated for recreational and sporting uses as shown as on the proposals map. Development in this area will normally be expected to fulfil the following criteria:

- (i) The use of the land must be for a sporting or recreational purpose.**
- (ii) Ancillary facilities requiring the construction of new buildings will be**

- expected to be of a bulk and design in keeping with the character of the area.
- (iii) Development in the area should not reduce flood storage capacity or restrict flood flow routes.
 - (iv) Development will not be permitted within nine metres of the top of the riverbank.

CHAPTER EIGHT
TRANSPORT AND PUBLIC SERVICES

Objectives

To locate development so as to contribute to the national objective of reducing the need to travel especially by car.

To promote accessibility to jobs, services and facilities, particularly by promoting investment in public transport provision

To create safe route ways for all forms of transport

To safeguard routes that may be required for alternative modes of travel other than the car

To seek to ensure that facilities exist for co-ordinated forms of travel

To enhance the environment along transport routes

To prioritise according to the Devon Structure Plan's hierarchy of methods of travel as far as is practical in a rural area

To ensure that new developments have regard to the availability of public utilities and where services are not currently available, necessary infrastructure should be provided as part of the development

To direct development to those areas where there is existing, adequate, infrastructure available or capable of being provided without environmental harm

To resist development proposals that will have a polluting or damaging effect on systems of groundwater or water quality

To encourage, wherever possible and environmentally acceptable, proposals for the generation of power by means of renewable energy technology

TRANSPORT

8.1 Introduction

Devon has a greater length of roads than any other county (over 14,000km) ranging from motorway to the very narrow lanes which serve the remoter rural areas and which typify the area. Within West Devon, the very rural nature of the area and its relatively limited public transport means that for many the private car is the only realistic option for even essential journeys.

- 8.2 The Borough has only one rail line providing regular passenger services meaning that residents must travel to Exeter or Plymouth for access to the high-speed national network.

8.3 Regional Considerations

The particular issues affecting transport in the Plymouth sub-region is the subject of the Plymouth and South East Cornwall and Environs Transportation Study (PSECETS). The sub-region includes roughly the southern half of the Borough and its findings will have longer-term implications on the future development of the transport network in West Devon. The issues most affecting the Borough relate to the way in which improvements to the road and rail network servicing traffic to and from Plymouth can be met.

- 8.4 The major implications of the study are likely to revolve around the east west movements and with the decision not to proceed with the second crossing of the River Tamar but to increase the capacity of the existing bridge means that the principal improvements are unlikely to have a significant direct impact on West Devon.

8.5 The Transport Network in West Devon

The maintenance of and improvements to roads within the Borough are the responsibility of the County Council, with the Department for Transport being responsible for trunk roads (A30). The other principal route in the Borough is the A386, which is the main north south route across the Borough. Primary routes connect the principal settlements to the National Network.

- 8.6 The County Council is also responsible for producing a strategy for travel and transport in Devon and is required to prepare a Local Transport Plan for the County. Plymouth City Council, as a unitary authority, must also prepare a Local Transport Plan for its area. The Local Transport Plan sets the framework for

travel and transport over a 5-year period and forms the basis for Government allocation of capital funding. Local Transport Plans provide an opportunity for Devon to address its travel and transport needs within an integrated and sustainable framework. The Local Transport Plans for Devon and Plymouth will both have an impact on the transport network in West Devon. Regular discussions have taken place with these strategic transport authorities to seek to ensure that the policies and proposals of the Local Plan are consistent with the Local Transport Plans. In particular, the implementation of development proposals in the Local Plan must be coordinated with the relevant proposals in the Local Transport Plan.

- 8.7 The only rail line with regular scheduled passenger services in West Devon is the line from Plymouth to Gunnislake, which serves stations at Bere Ferrers and Bere Alston. Okehampton is served by summer weekend recreational services mainly designed for people to access Dartmoor.
- 8.8 Advice from central Government is contained in PPG13 - Transport, which stresses the need for transport to be integrated with land use planning, the environment and with policies for education, health and wealth creation. The draft represents a change in emphasis and seeks to promote more sustainable transport choices and to reduce the need to travel especially by car. The draft makes clear the need for the strategy of the Local Plan to be complementary to that in the Local Transport Plans.
- 8.9 Structure Plan Policy T2 requires that patterns of land use and development should minimise the extent of travel and that the safe use of the most sustainable and environmentally acceptable modes be promoted. Policy T2 also gives a clear strategic priority in relation to the hierarchy of travel modes in the following order:
- Walking
 - Cycling
 - Public transport
 - Private vehicles
- 8.10 Proposals for development in this Local Plan have been prepared with an aim of keeping to a minimum the need to travel and to encourage walking and cycling, particularly from the new housing sites to destinations such as the town centre or schools.

8.11 Walking and Cycling

The Borough Council recognises that there is considerable scope to develop cycling as a more attractive and sustainable transport option for many journeys

and that walking can be the most appropriate form of travel for the shortest trips.

- 8.12 Sites for housing have been located as far as practicable in areas where destinations such as town centres, schools and employment sites can be accessed by a range of modes, particularly walking and cycling. These routes should be designed to be safe, convenient and attractive. Ideally such routes should be separate from other road traffic but where this is not possible the Borough Council will work with the County Council to ensure that, where appropriate, the route is designed with pedestrian and cyclist safety as a priority. Work has been undertaken on the concept of “greenways” (combined cycle and walkways). Recreational footpath routes are also important for tourism and can contribute to the general health of the people of the Borough
- 8.13 The Borough Council will also work with the County Council to seek an improved environment in areas of high pedestrian and cycling flows. In many cases a combination of measures will be required to make cycling more attractive, safe and efficient. These could include the promotion of cycle routes, contributing to the development of a co-ordinated network, including national, local, functional and leisure routes, including the formal National Cycle Network (NCN No.27 passes through Okehampton and Tavistock). Where appropriate opportunities for the reallocation of road space and priority to cyclists, including cycle lanes and traffic management measures, will be pursued with the County Council. The Borough Council will also seek the enhancement of facilities for cycle users at key locations including stations, town centres, major new developments and leisure and educational establishments.
- 8.14 In assessing the accessibility of a development proposal, a material consideration will be the degree of provision made for encouraging the highest possible level of walking and cycling. This may include both on-site and off-site measures. PPG13 explains that planning conditions can be used to require on site facilities, including secure cycle and parking facilities, safe pedestrian routes, the provision of information about walking and cycling access to the site.
- 8.15 Development Briefs, in the form of Supplementary Planning Guidance to be prepared for a number of the proposed housing sites, will include details of the pedestrian and cycle routes that will be required.

Policy T1

The Devon Coast to Coast National Cycle Route crosses the Plan area and local networks of pedestrian and cycle routes will also be sought as opportunities

arise to provide other routes. Where appropriate, provision should be made for these routes within developments. Planning permission will not be granted for development that would prejudice the implementation of these routes or the continuity of existing routes.

8.16 An important part of the general encouragement of walking and cycling is to ensure the conditions that already exist for walkers and cyclists are not adversely affected by new developments unless satisfactory alternatives are provided. Efforts to improve facilities may be prejudiced if existing conditions are made worse.

Policy T2

Development, which would prejudice pedestrian and/or cyclist safety or convenience, will not be permitted unless satisfactory alternative measures are provided.

8.17 It is inevitable that the majority of disused lines in West Devon will remain redundant for rail use for the Plan period. However potential for their reopening may be identified in the longer term and it would be unfortunate if developments were permitted which had the effect of prejudicing such potential. The routes may also have potential for recreational footpaths, cycle routes or bridleways adding to the recreational resource of the Borough. The use of redundant rail routes as recreational routes need not prejudice their reopening in the future. Some disused railway routes have become important habitats for wildlife and care will be needed to ensure that any impact is kept to a minimum.

Policy T3

Development will not be permitted that would prevent the re-use of the former railway lines defined on the Proposals Map as footways, cycleways or bridleways or, where relevant, their potential re-use as railways.

8.18 Footpath links to Okehampton Town Centre

The revitalisation of Okehampton town centre is an objective of the Borough Council and recent developments are, it is hoped, signs that revitalisation is occurring. It is inevitable that if more people visit the town then there will be more cars. The car park at Mill Road is currently underused because of a perception that it is a considerable distance from the town centre. The current shortest route is by no means direct and it is hoped that a more direct and attractive route can be provided. The route shown on the Proposals Map would provide such a route.

Policy T4

The route from the Mill Road car park, across the East Okement River shown on the Proposals Map is safeguarded for the construction of a footpath. No development will be permitted that would prejudice the implementation of the scheme.

8.19 Public Transport

In the context of this Local Plan public transport should be taken to mean rail, buses and taxis. The relatively sparse nature of the population of West Devon means that the potential for public transport is limited. However, its provision and use can be maximised by ensuring that new development is, as far as possible, located in areas, which already have or can easily be serviced by public transport. The Borough Council will work with both the County Council, which has a strategic role in all aspects of transport within Devon, and public transport providers in seeking to maximise the level of provision within West Devon.

- 8.20 Where public transport is considered necessary, as part of a development it is considered that such transport should be provided as part of the development. PPG13 makes clear that planning conditions can legitimately be used to require on site measures and facilities related to public transport, including bus stops and lay-bys; the removal of parking spaces after a specified period or when access by public transport is improved; the provision of information about public transport access to the site. It will be expected, in these cases, that a transport assessment will be submitted alongside the planning application. Where appropriate a revenue contribution towards the running costs of the service will be sought.

Policy T5

Development should be provided in locations accessible to public transport. In the case of large developments with potential to generate significant vehicular movement, permission will not be granted unless appropriate provision has been made for public transport facilities and/or services secure through a condition or planning obligation.

8.21 Railways

Paragraph 74 of PPG13: Transport states that local authorities should explore the potential, and identify any proposals, for improving rail travel, including the reopening of rail lines.

- 8.22 The former Southern Region route from Exeter to Plymouth via Okehampton and Tavistock closed in 1968. The line to Okehampton was closed to regular passenger traffic in 1972 although the line remained in use carrying ballast from Meldon Quarry. More recently a limited Sunday passenger service has been introduced and support has been growing for a regular daily service to be introduced. Dartmoor Railway has suggested that it would be appropriate to develop a “parkway” station in the area of Exeter Road. Whilst there is still considerable uncertainty about the feasibility of this proposal the Plan does not oppose the principle of the introduction of a daily passenger service or the development of a parkway station.
- ~~8.23 The routes of the railways serving Tavistock have been more compromised since closure. Development has taken place on the site of the former station. However, there is still considerable potential for the line to contribute to the choice of transport modes available for travelling to and from Plymouth and beyond and to reduce the level of car borne commuting. The possibility of reopening the line to rail traffic is currently being investigated and the principle of its re-use is supported by Devon County Council and Plymouth City Council as well as West Devon Borough Council. Structure Plan policy T8 includes reference to the reopening.~~
- ~~8.24 The land to the north of Monksmead is the only site that could reasonably accommodate a station and associated parking and it needs to be safeguarded in case it is needed following the completion of the investigations into the feasibility of re-opening the line. The layout of the site will need to accommodate sufficient car parking to permit the station to function as a commuter ‘park and ride’ service to Plymouth. A development brief will be prepared, as supplementary planning guidance, for the site once a decision to proceed has been taken.~~

Proposal T6 Replaced by SP23

~~Land shown on the Proposals Map at Monksmead is allocated for railway station and associated car park.~~

Policy T7

No further building will be permitted anywhere along the length of the old railway line between the site of the proposed station site in Tavistock and Bere Alston that would restrict the eventual relaying of the line and restoration of the railway link.

8.25 Car Parking

PPG13 Transport addresses the issue of car parking in some detail. It represents a clear change in emphasis away from the provision of a minimum level of parking for developments to an approach based upon the identification of maximum standards in order to encourage the provision and use of alternative modes of travel. These national figures apply to large-scale developments, which are likely to be rare in West Devon. The Regional Transport Strategy for the South West also includes a set of regional maximum standards which are similar to the national figures but which should be applied to all relevant developments. In some cases these are more restrictive than the national standards. The Borough Council does have some concerns about the appropriateness of the application of this approach to rural areas such as West Devon where the alternatives of walking or cycling are not practical for many people due to the topography and the distances involved, and where public transport services are mainly infrequent. This is particularly relevant bearing in mind the relatively high proportion of elderly people resident in the Borough. In these circumstances the private car is the only realistic means of travel to work and for other purposes. The car can be seen as a positive means of promoting social inclusion in such rural areas, however, the Borough Council does support the provision of an alternative to the private car where possible and readily accepts that parking provision should be carefully located and managed to maximise its use and to help ensure that retailing and other activities are located where they are equally accessible to those without access to a car.

8.26 The maximum standards are set out in Appendix 4. Proposals will be expected to include provision for the parking of cycles and motorcycles as well as specific provision for disabled car users. The precise level of provision will be a matter for agreement.

8.27 PPG3 makes clear that Government policy is that overall, residential car parking provision should not exceed 1.5 spaces per dwelling. This allows for a significant amount of flexibility between developments and between house types. For example, parking provision can be lower for dwellings close to town centres or for specific groups such as the elderly than for housing in locations further from services and facilities.

Policy T8

Car parking in respect of proposals for development will be expected to comply with the standards set out in Appendix 4. Developments will be expected to make provision for the parking of cycles and motorcycles and also for disabled car users. The parking requirement for residential developments will be assessed

taking into account the location of the site in relation to public transport and other facilities and the type of development proposed.

8.28 The Highway Network

With the completion of the A30 (T) dual carriageway through West Devon there are now no major road improvement proposals within the Borough. However it is noted that the A386 (Plymouth-Bideford), which is the main north-south route through the Borough is included in the Devon Structure Plan as a National Primary Route and forms part of the High Quality Road Network along with the A30 (T). The Borough Council notes that Policy T11 of the Structure Plan states that the High Quality Road Network will be maintained and enhanced. One of the aims of this is to improve its standard and safety. This route is rightly recognised as an important north-south route within Devon and also plays an important role in providing access to and from many parts of West Devon. The Borough Council will continue to press for the enhancement of this route under Policy T11 of the Structure Plan.

8.29 Whilst the Plan recognises the importance of promoting forms of transport other than the private car, the private car will remain an important means of travel for many people, particularly in a very rural area such as West Devon where public transport facilities and services will inevitably be less frequent than in more densely populated areas. New developments can, if insufficient care is taken, adversely affect the proper and safe functioning of the road network, which serves them.

8.30 Where a development is likely to generate a significant increase in vehicle movements, the Borough Council may require a traffic impact assessment to establish the likely levels of increase and appropriate measures to address the issue.

8.32 However, it is also important that any new works should be carried out in a manner, which is sympathetic to the local environment and landscape. Where works would have a significant adverse impact on the local environment or landscape this will be a key issue in determining the planning application.

Policy T9

Development will not be permitted where it would have a detrimental impact on the functioning of the highway network unless appropriate necessary remedial measures are undertaken.

8.33 Additional industrial and warehousing in North Tawton

Taw Bridge marks the western approach to North Tawton. This historic narrow bridge serves both the industrial area in Fore Street and the residential areas in the western part of the town. For large vehicles entering or leaving the industrial area, the bridge provides the only route into or out of the town, without passing through the narrow streets of the town centre.

- 8.34 Improvements at the bridge are required before the numbers of large vehicles increase. Any increase in the number of large vehicles will add to the environmental and highway problems at Taw Bridge. For these reasons improvements should be carried out before any proposals that would increase the numbers of vehicles are permitted.

Policy T10

Development will not be permitted in North Tawton that would result in an unacceptable increase in the traffic difficulties at Taw Bridge.

8.35 Traffic in Okehampton

The Borough Council recognises that highway improvements are justified when they bring environmental benefits to a particular area or town centre. Advice from central Government is that, whilst, there is a general requirement to reduce the need to use the car as much as possible road improvements are needed.

- 8.36 The significant additional development of Okehampton, which is required by the adopted Devon Structure Plan, will put severe strain on the road network. The nature of the landscape and topography in the Okehampton area mean that the additional land for housing is almost totally located on the east side of the town centre, itself a magnet, by virtue of the new housing, Opportunities for town centre development are concentrated in the Market street area, which has only one access from the east, through the town centre. The Borough Council is convinced that measures to increase the road capacity will need to be found during the plan period.
- 8.37 Devon County Council, as Highway Authority, has prepared a comprehensive Transport Study for Okehampton. The Study identifies traffic management measure that will be required to enable the traffic generated by the new developments to be accommodated. It concluded,
“Observations and local reports have confirmed that traffic delays occur during busy times in Okehampton. Although the scale of the delay is not particularly severe compared that experienced elsewhere in the County, there are transport

difficulties that need to be resolved. Looking to the future it has been established that with the planned growth of Okehampton to 2011, the current conditions will become further aggravated unless some transport improvements are implemented.”

8.38 The report proposes a series of improvements ranging from measures to promote a shift from the use of the car to other modes, including walking, works to improve the flow of traffic through key junctions in the town centre and the provision of an improved town bus service. These improvements could also include:

- A new primary school between Crediton Road and Exeter Road with associated safe routes to school for walking and cycling
- A link road that forms a connection between Crediton Road and Exeter Road
- Pedestrian and cycle crossing facilities along Exeter Road to allow safe passage by foot and cycle to the Community College and proposed leisure facilities
- A pedestrian/cycle route from the Crediton Road/Exeter Road site to the footbridge between North Street and Lidl
- Transport assessments to ensure that the marginal impact of each development is fully understood so that appropriate traffic management schemes can be requested as part of any planning permission.

However it has concluded that a new relief road using Oaklands Drive is not currently justified as a good value investment although monitoring should be undertaken on a regular basis and further improvements identified as necessary. However traffic conditions will change with time and the need for a relief road will be kept under review.

8.39 Where appropriate, contributions will be sought from developers towards the cost of the improvements. The detailed level of contributions will be agreed at the time of the application based on the transport assessment carried out by the applicant.

8.40 The Borough Council will ensure that those involved, including the highway authority, give careful consideration to the traffic implications of major developments in the town centre. In the case of any significant proposal in the town the Borough Council will require the applicants to carry out a transport assessment of their proposal. In addition, the Borough Council will seek to work with the highway authority in assessing the traffic movements in Okehampton town centre and will seek to achieve the improvements that will be necessary.

8.41 Traffic in Tavistock

The Borough Council is also concerned that the level of development required in Tavistock will also generate significant traffic problems. There are severe landscape and other constraints on the development of Tavistock, which have restricted the potential locations for new development. This, together with the nature of the existing road network in the town, has meant that traffic from the majority of the sites are likely to use the same roads to access the town centre and to travel further afield, particularly to Plymouth.

- 8.42 The existing town generates large flows of traffic, which causes congestion at peak times, and the additional development will inevitably add to this problem. If the town centre is to be able to accommodate the additional traffic that will, in such a rural area, inevitably result, consideration will need to be given to the way traffic moves in the town.
- 8.43 The Borough council is also concerned about the potential impact that the traffic generated by the new development will have on the road network in the town. If the town centre is to be able to accommodate the additional traffic that will inevitably result, consideration will need to be given to the way transport moves in the town. The Borough Council is working with the Highway Authority to ensure that the impact of the additional traffic is kept to a minimum.

~~DRAINAGE, WATER AND SEWAGE DISPOSAL~~

~~8.44 Protection of Natural Water Systems~~

~~Development may, in some locations, cause long-term damage to the water supply by interfering with the natural balance of water movements. The Environment Agency have stressed the importance of the protection of groundwater, recognition of the flooding potential of surface water run-off and the importance of flood plains in making development control decisions. Whilst it is for the Environment Agency to implement their policies, this Local Plan has sought to ensure that sites proposed for development are not likely to contribute to any flooding, surface or groundwater problems. Discussions have taken place with the Environment Agency on these issues.~~

~~8.45 Flood Protection~~

~~In addition to the landscape and nature conservation importance of many areas of flood plain, they all perform a balancing role in the storage of floodwater to prevent overspill in other areas of the river system where the effects on the built environment may be more serious. Development on areas of flood plain also runs the very real risk of being flooded.~~

~~8.46 Government advice on development and flood risk in PPG25 stresses that development should not be planned on land known to be at risk from flooding unless already protected or significantly developed. The Environment Agency has completed the first phase of a survey of fluvial and tidal flooding for the river catchments in the Borough. The indicative flood plain maps will be shown as technical support to this Local Plan, which will be updated, as new information is made available. A later phase will provide more definite information where necessary. These maps, provided by the Agency, indicate the area of land affected up to the 1:200 year return period flood level of tides and the 1:100 year return period flood level of fluvial rivers. Tidal inundations can be catastrophic and so the indications are based on a lower probability of repeated flood events. In coastal areas, including the estuary of the River Tamar, it indicates land, which may be at risk from flooding given likely climatic change and the projected rise in sea level. Inland it indicates the flood risk area associated with main rivers and some non-main rivers although additional information is available at the Agency's offices. Flood defences may protect some areas susceptible to flooding, however, flood defences cannot remove the risk of flooding entirely.~~

~~8.47 Surface Water Run-off~~

~~Impermeable surfaces caused by new development will increase the rate of surface water run-off and may cause flooding problems further down the system due to natural capacity limitations on the system.~~

~~8.48 The solution is not necessarily just to ensure the water is taken directly to an appropriate point on the river system but also to reduce the rate of run-off into the system. Such an approach can not only increase the risk of flooding from the receiving watercourse but also decreases the amount of water soaking into the ground, reducing the available water resource. Sustainable Urban Drainage Systems are a range of approaches, which can enable the impact of the surface water to be minimised. These may include:~~

- ~~• Source control techniques, such as porous pavements and infiltration trenches and basins. These have the aim of reducing the quantity of run-off from the site:~~
- ~~• Permeable conveyance systems, such as filter (or French) drains and swales. These have the aim of slowing the velocity of run-off to allow settlement filtering and infiltration:~~
- ~~• Passive treatment systems, such as filter strips, detention basins, retention ponds and wetlands. These have the aim of providing passive treatment to collected surface water before discharge into land or a watercourse.~~

~~8.49 In addition to the benefits in terms of reduced flood risk and increased level of water resource, particularly ground water, these approaches offer significant benefits by way of habitat creation and consequent increase in biological diversity. There is also significant potential for amenity benefits for the local residents. In all developments the use of sustainable urban drainage systems will be sought~~

~~8.50 Where works are required to protect either the site itself or to avoid flood risk elsewhere, paragraph 61 of PPG25: Development and Flood Risk states that such works should normally be funded by the developer and that local planning authorities may also wish to ensure that the developer meets future maintenance commitments. This is likely to be done by entering into an agreement under Section 106 of the Town and Country Planning Act 1990. PPG 25 suggests that a commuted sum to cover maintenance for 30 years would be appropriate.~~

Policy PS1 Replaced by SP21

~~Development will not be permitted within indicative flood plains, unless the location is essential or the land has been previously developed and unless the appropriate minimum standard of flood defence can be maintained for the lifetime of the development.~~

~~In other areas of flood risk permission will only be granted where:~~

- ~~(i) Adequate flood precautions are taken, and/or surface water storage features incorporated, to protect against flooding; and~~
- ~~(ii) There will be no adverse effects upon the flood storage capacity of the flood plain;~~
- ~~(iii) There will be no significant risk of flooding elsewhere; and~~
- ~~(iv) All necessary surface drainage and flood defence works are secured in phase with the development.~~

~~Where flood prevention measures are required a legal agreement may be sought to ensure that the developer carries out the necessary works and that future maintenance commitments are met.~~

8.51 The capacity of the sewage treatment works to accept foul sewage arising from the new developments that will be necessary in the Plan period is an important aspect. There are capacity problems in most settlements in West Devon and it is vital that the amount of flow through the foul system is kept to a minimum. This would then increase the amount of development that could be served by a given sewage treatment facility.

8.52 The inclusion of surface water in foul sewers can make a significant contribution to the flows, which can make floods and other problems more likely and

consequently increase the level of investment required to ensure that the system can cope with demand. In circumstances where developers may be asked to contribute to the provision of such infrastructure, the elimination of surface water from the foul system is likely to reduce the level of such a contribution and delays in permitting development to proceed will be reduced if the treatment facilities are able to cope with the flows from a larger number of developments. It is therefore considered to be a prudent sustainable course of action to require developers to ensure that surface water run-off is not allowed to enter the foul system.

Policy PS2

The Council will seek the use of sustainable urban drainage systems in all developments. All developments will be required to ensure that surface water run-off is not allowed to enter the foul sewage system.

8.53 Sewage Disposal

Decisions relating to the scale and location of development will have a bearing on the cumulative effects on water supply and quality. Many settlements in the Borough have been, or are being, affected by embargoes on additional development caused by lack of sewage treatment capacity. South West in conjunction with the Environment Agency determines which works cannot accommodate additional development. South West Water provides details of these works and a schedule showing when the embargo is likely to be lifted. Permission can be granted for development where the embargo will be lifted within the lifetime of the planning application with a condition restricting the start of the development to the completion of sewage treatment works improvements.

- 8.54 Development has sometimes been accepted where foul drainage has been treated by means of a septic tank or cesspool. This can often cause difficulties with percolation, smell or the physical emptying of the tank. It is not considered appropriate to permit such means of waste disposal in a sewered area, even if an embargo exists.

Policy PS3

The disposal of foul drainage to a septic tank or cesspool will not be permitted where connection to a sewage disposal system is practicable.

8.55 Private Water Supply

In West Devon, about 18% of the population rely on private water supplies for their domestic consumption. This is one of the highest percentages in the country and whilst the contamination of a private water supply is not a planning matter it

would be prudent to avoid permitting developments that would have an adverse effect on the quality or level of a supply without mitigation.

Policy PS4

Development within areas of known potable groundwater sources or in the vicinity of known private water supplies, or within major or minor aquifers, will not normally be permitted if the development poses an unacceptable risk to the quality or quantity of the underlying groundwater.

8.56 Okement Rivers Improvement Programme

The East Okement and West Okement Rivers run through the centre of Okehampton and are key features of the town. However, the layout of the town has meant that the rivers are not as accessible or visible as might be desired and therefore do not make as important a contribution to the town as they could. There is an increasing realisation within the local community that with appropriate action the positive impact of the rivers on the town could be maximised.

8.57 The Okement Rivers Improvement Programme has been set up to protect and enhance the Okehampton town rivers and riverside environment for the benefit of the local community and its visitors.

8.58 The Borough Council fully supports this initiative and will work with other partners to achieve real improvements in the environment of the rivers and the town centre. A strategy has been developed with a number of elements. Although some of these elements are not planning matters the Local Plan can play an important role in helping to secure the implementation of the strategy. The quality of new buildings and structures close to the rivers will be a key to the improvement of the area and therefore the highest standards will be required for all such new works. The majority of the built up area through which the rivers run is designated as a Conservation Area, meaning that proximity to the rivers will simply add to the need for an appropriate quality design.

Policy PS5

Proposals for new development in, over or adjacent to the Okement Rivers in Okehampton will be expected to demonstrate a high standard of design and to be in keeping with the character of the area.

8.59 There are already some features and structures (including retaining walls and

weirs), which have historic value to the town, associated with the rivers and it is important that wherever possible these are retained.

Policy PS6

Where possible, existing historic features and structures in, over or adjacent to the Okement Rivers should be retained in any development proposals.

8.60 Rivers are vital corridors for wildlife and it is important that, in addition to improving access for the public, the needs of local wildlife are also addressed. The Environment Agency supports a 9-metre buffer zone from the bank of the watercourse but accepts that this could include a footpath where appropriate. In many instances within towns this may not be practical but it is nevertheless important that the extent of undeveloped riverbank is maximised when development proposals are brought forward. The riverbanks also have potential for greater public access as attractive paths for residents and visitors and where such a path is appropriate there may be scope for developments to include the provision of riverside walkways. Buffer zones to watercourses are required for the following purposes:

- To allow the watercourse to undergo the natural processes of erosion and deposition and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- To provide for the terrestrial life stages of aquatic insects, nesting of water related bird species and bank dwelling small mammals;
- To provide a wildlife corridor bringing more general benefits by linking a number of habitats and affording species wider and therefore more robust and sustainable range of linked habitats;
- To allow for the maintenance of a zone of natural character, which provides for a range of vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. The mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- To prevent overshadowing of watercourses by buildings; and
- To reduce the risk of accidental pollution by run-off

Policy PS7

Where possible, a 9-metre buffer zone should be retained between the bank of the river and any development. This shall include where appropriate, any riverside footpaths to be provided as part of the development proposals.

8.61 Telecommunications Development

The Government takes the view that the social, environmental and economic benefits of modern telecommunications are such that the growth of the system should be supported and facilitated wherever possible. This is reflected in PPG8, which states, “modern telecommunications are an essential and beneficial element in the life of the community and national economy”. The modern telecommunications system now comprises fixed link systems, cellular systems, personal communication networks and satellite and terrestrial television broadcasting.

- 8.62 Following the Telecommunications Act the industry has expanded, as commercial operators have become established to meet the demands of the market. Fast modern communications are essential to business and extensive telecommunications infrastructure is attractive to inward investment as well as providing the necessary linkages for the flow of information. The location of masts, and other telecommunication apparatus, have to be considered for their impact on the landscape. The Government’s guidance indicates that policies on the siting of telecommunications equipment should be worded positively to reflect the approach that systems ought to be allowed to grow subject to environmental safeguards. The positive attitude to this form of development is reflected in the special rights and obligations given to some operators (set out in the telecommunications code), and by the permitted development rights granted under the Town and Country Planning General Development Order. Local Planning Authorities are urged to respond positively to proposals for new infrastructure. The principle of the development cannot be questioned, but the Local Planning Authority can require changes to siting and appearance where this will protect amenity.
- 8.63 Where possible the Council will encourage mast sharing, it may be less damaging on the landscape and environment to have one tall structure rather than a proliferation of a number of smaller masts. Much of West Devon is covered by landscape designations. In order to minimise the intrusion of telecommunications apparatus in sensitive designated landscape areas this type of development will only be permitted where the technical requirement for the installation outweighs the need to protect the environment.
- 8.64 The possibility that there may be adverse impacts on health associated with exposure to the type of radiation emitted by mobile phone masts is of great concern to many people. PPG8: Telecommunications considers this matter in

detail and makes clear that health considerations and public considerations can in principle be material considerations in determining applications for planning permission or prior approval. However it is the Government's firm view that the planning system is not the place for determining health safeguards. PPG8 makes clear that it is central Government responsibility to decide what measures are necessary to protect public health. PPG8 also makes clear that if a proposed mobile phone base station meets the guidelines set by the International Commission on Non-ionising Radiation Protection (ICNIRP) then it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval to consider further the health aspects and concerns about them. This Local Plan therefore, does not specifically rule out the location of mobile phone or similar masts on purely health grounds.

Policy PS8

Planning permission will be granted for the stationing of telecommunications antennae, satellite dishes and other telecommunications apparatus on new sites where:

- (i) Evidence has been produced that the erection of antennae on existing masts or buildings or other structures has been investigated and is not practical;**
- (ii) If the proposal is located within a the Area of Outstanding Natural Beauty the technical requirement for the installation outweighs the need to protect the environment;**
- (iii) The development does not have any significant adverse effects on the setting of a listed building, conservation area, historic park or garden;**
- (iv) A condition is imposed requiring the removal of equipment and installations and the restoration of the site should it cease to be operative;**

Applications for new mobile phone and other telecommunications base stations should include a statement that self certifies that the base station will meet the ICNIRP guidelines when operational.

8.65 Transmission and Distribution of Electricity

The Local Planning Authority has a limited role in influencing the location of new major overhead lines, which are the responsibility of the Secretary of State for Trade and Industry. In terms of utility lines where possible undergrounding should be encouraged or the use of the least environmentally damaging route.

Policy PS9

In situations where new overhead lines will have a harmful effect on the environment and subject to technological, operational, and economic constraints, the Local Planning Authority will seek their placement underground. Where this is not practical the least intrusive route will be sought.

~~8.66 Energy Production in West Devon~~

~~The role of planning in terms of renewable energy development is one of a regulator of development. In this capacity the Local Authority has an important role to play in its efforts to achieve more sustainable levels of development and in implementing energy efficient development. This has now been acknowledged in land use and transport policy in which there is recognition of the relationship between density, distribution and mix of land uses and the way in which people use their cars.~~

~~8.67 One of the aims of the planning system is to secure economy, efficiency and amenity in the use of land for public interest. Planning decisions have to reconcile the interest of development with the importance of conserving the environment. The Government's aims with regard to renewable energy are to ensure that society's needs for energy are satisfied in a way which is consistent with protecting the local and global environment; to ensure that any environmental damage or loss of amenity caused by energy supply and ancillary activities is minimised; and to prevent unnecessary sterilisation of energy resources.~~

~~8.68 Traditionally energy has not been a significant concern of the planning system, conventional large-scale power stations are granted consent by central Government with the Local Planning Authority acting as a consultee. However in the early 1990s the Government introduced the Non-Fossil Fuel Obligation (NFFO), which has provided the main stimulus for the development of renewable energy schemes. Many of these renewable energy projects tend to be much smaller in output and therefore they generally require planning permission directly from the Local Planning Authority.~~

~~8.69 The frame of reference for planning decisions relating to renewable energy is often broader than that associated with most other development. Most planning decisions are informed by local considerations taking into account County, Regional and National interests depending on the strategic significance of the project or issue under consideration. The requirement to reference the global environmental context is distinct to renewable energy projects and it is that which is driving Governments to encourage the use of alternative energy sources.~~

~~There is a need to consider both the immediate impact of renewable energy projects on the local environment and their wider contribution to reducing emissions of greenhouse gases.~~

~~8.70 The Non-Fossil Fuel Obligation has stimulated rapid growth in renewable energy development activity, in response to this Planning Policy Guidance encourages the inclusion of appropriate policy coverage in development plans.~~

~~8.71 Renewable energy projects often have unusual locational requirements, which often run counter to normal planning assumptions. The best wind and hydro resources are often found in remote uplands areas, which may be subject to protective landscape and nature conservation designations. Likewise projects, which utilise farm wastes and biomass may require a rural location. Sites proposed for the development of renewable energy sources will often be in rural areas and such development will have some local environmental effects. PPG22 advises particular care to be given to the impact of this type of development on the AONB, SSSIs and the National Park; similar considerations should also be given to areas of archaeological or historic importance.~~

~~8.72 In April 1993 the Energy Technology Support Unit (ETSU) working with Devon County Council and West Devon assessed the range of technologies for their relevance to West Devon. The study found that not all of the renewable energy technologies would be suitable for use in West Devon. In particular the use of renewables such as waste combustion, landfill gas, sewage sludge and farm slurry was not found to be a viable option. It was concluded that the best way forward for renewable energy in West Devon was at the local level.~~

~~8.73 The Council's past experience of relevant renewable energy sources only provides limited clues as to the nature and scale of projects that might come forward for planning approval in the future. Technological advances are improving the commercial prospects of renewable energy resources that were previously considered to be unviable. The renewable industry is maturing rapidly and is attracting greater investment. It is important, however, to be as aware as possible of the likely potential for the development of renewable energy sources in the area. The Government Office for the South West has recently commissioned research into renewable energy potential in the region. The report Renewable Energy Assessment and Targets for the South West (February 2001) identified that there are significant technically available resources across the southwest. These resources include a number of different types of energy source including, onshore wind energy, wood biomass, waste-to-energy, biological treatment and landfill gas as well as smaller potential resources for solar technology and hydro schemes. The report also highlighted that within the region,~~

~~it is Devon that has the greatest potential. It acknowledged Devon's strength in community initiatives and suggested that this may offer a way forward. Policy RE6 of Regional Planning Guidance for the South West states that local authorities should support and encourage the region to meet the target of a minimum 11-15% of electricity production to be from renewable energy sources by 2010. It also required development plans to specify the criteria against which proposals for renewable energy projects will be assessed, balancing the benefits of more sustainable forms of energy generation against the environmental impacts, in particular on national and international designated sites. The Proposed Modifications to the draft Structure Plan 2001-2016 include Policy CO12 which states that renewable energy developments to contribute towards the regional target of 11-15% of overall energy production by 2010 will be supported, subject to the consideration of their impact upon the qualities and special features of the landscape and upon the conditions of those living and working nearby. The Key Diagram includes an "Area of Search for Strategic Wind Based Energy Production" which extends into the Plan area. Draft Policy CO12 states that priority will be given to the provision of significant wind farm generation capacity within the areas of search identified on the Key Diagram.~~

~~8.74 Renewable energy can play a wider role in promoting the overall objectives of the development plan and associated strategies. Renewable energy is relevant in the context of rural diversification, employment generation, affordable housing provision, the restoration of contaminated land, and Local Agenda 21 and other social and community environmental initiatives.~~

~~8.75 The changing technologies involved in renewable energy projects mean that some projects may prove unsuccessful. When approving planning permission for renewable energy projects the Local Planning Authority will impose a condition stating that if the apparatus is not in operation producing electricity for 6 months then it would be deemed to have ceased to be needed and must be dismantled with the land restored unless the Local Planning Authority agree otherwise.~~

Policy PS10 Replaced by SP2; SP3; SP4

~~Renewable energy developments will be supported provided that they have no significant adverse impact upon the qualities and special features of the natural landscape or townscape, upon nature conservation or upon the conditions of those living and working nearby.~~

8.76 Infrastructure provision arising from New Development

~~It is considered reasonable to expect that developers should contribute to the cost of additional infrastructure made necessary by the increase in use of the~~

facility arising from a new development. The principle behind this approach is embodied in Structure Plan Policy S6.

~~8.77 Section 106 of the Town and Country Planning Act 1990, as amended, makes provision for the use of planning obligations and unilateral undertakings. These may restrict the use of land; require operations or activities to be carried out, the land to be used in a specific way or payments to be made to the local authority. Obligations should only be used where they are needed in order to enable the development to go ahead.~~

~~8.78 The Local Planning Authorities within Devon have produced a code of practice for the provision of educational infrastructure which is intended to apply to both allocated and windfall sites. This code of practice, which will be produced as supplementary planning guidance, is complimentary to the policies in this Local Plan and to Policy S6 of the Devon Structure Plan. With regard to windfall sites the precise level of the contribution will be determined at the time but it would be based upon the code of practice.~~

~~8.79 Similar codes of practice will be prepared for other infrastructure provision, which will be produced in the form of supplementary planning guidance. In the absence of such a code the level of the contribution will be assessed at the time with the service provider.~~

Policy PS11 Replaced by SP4

~~Planning obligations and other appropriate arrangements will be sought in order to secure the provision of or contributions towards the infrastructure and facilities necessary to enable the granting of planning permission for new development.~~

APPENDIX 1
Sites of Special Scientific Interest

Beaworthy & Highampton	Hollow Moor and Oldham Moor	182.9	SS 470015
Bere Ferrers	Lockbridge Mine	0.62	SX 438663
Bere Ferrers & Gulworthy	Tamar/Tavy Estuary	1441.1	SX 436711 & 474650 to 435591
Buckland Monachorum & Whitchurch	Grenofen Wood and West Down	102.36	SX 488707
Gulworthy	Devon Great Consols	0.3	SX 431735
Hatherleigh	Hannaborough Quarry	0.8	SS 529029
Highampton	Coombe Meadows	5.1	SS 498022
Highampton	Robsons Meadows	9.3	SS 495021
Highampton	Whiddon Moor, Luckcroft and Odham Marshes	27.2	SS 463004 to 489001
Inwardleigh	Southmoor Farm	28.9	SS 564003
North Tawton	Staddon Moor	4.8	SS 680025
Sampford Courtenay	Gilmoor and Moorlands	10.9	SX 633987

APPENDIX 2
Scheduled Ancient Monuments – West Devon (excluding the
Dartmoor National Park)

Beaworthy	28631	Bowl barrow on Wadland Down	SX 5163 9547
Beaworthy	30331	Broadbury Castle Roman Camp	SX 4837 9579
Beaworthy	32194	Four Bowl Barrows 340m NW of Mount Pleasant	SX 4694 9728
Bratton Clovelly	30332	Two Bowl Barrows on Broadbury, 140m and 230m south of Oakfield	SX 4785 9591 SX 4799 9580
Bridestowe	72	Burley Wood Camp	SX 4940 8730 SX 4950 8760 SX4950 8740 SX 4950 8730
Bridestowe	410	Leawood plantation barrow	SX 5150 8810
Bridestowe	751	Bidlake Mill and leat	SX 4910 8890 SX 4880 8810
Bridestowe	986	Enclosure in South Longridge Wood	SX 49708380
Bridestowe	987	Enclosure in Parsonage Wood	SX 50108360
Bridestowe	30350	Motte with two baileys and mutlivallate hillfort at Burley Wood	SX 4959 8739
Buckland Monachorum	864	Camp NE of Berra Tor	SX 478 692
Buckland Monachorum	24846	Buckland Abbey	SX 4870 6680
Coryton	30328	Enclosure in Brandis Wood, 175m north of Longham	SX 4760 8361
Dunterton	150	Dunterton Castle	SX 3810 7860
Dunterton	880	Camp W of Lucy Cleave Wood	SX 3680 7850
Germansweek	30333	Bowl barrow 620m north of Higher Eworthy	SX 4446 9578
Gulworthy	125	New (or Gunnislake) Bridge	Sx 4340 7220
Gulworthy	1024	Gawton Arsenic mine and flue	SX 4560 6890
Hatherleigh	27330	Wayside Cross at junction between Victoria Rd and Park Rd, east of Hatherleigh	SS 5471 0448
Hatherleigh	30314	St Johns Holy Well	SS 5523 0436
Lewtrenchard	30329	Bowl barrow on Galford Down, 200m SW of Westdwon Pool	SX 4793 8580
Lifton	272	Southern Bridge	SX 397 849
Milton Abbot	590	Castle Park Camp	SX 4240 7980
North Tawton	166	St Martin's Chapel, Broad	SS 70300090

APPENDIX 2
Scheduled Ancient Monuments – West Devon (excluding the Dartmoor National Park)

		Nymet	
North Tawton	766	Moated site E of St Peters Church	SS 66600170
North Tawton	10384	Roman fort, marching camps and associated monuments	SS 66120083 SS 66360081 SS 66180059 SS 66170025 SS 66209980
North Tawton	27315	Market cross 4m west of North Tawton church tower	SS 6642 0171
North Tawton	27316	Week Barn Cross	SS 6534 0150
North Tawton	30320	Medieval settlement of Beere	SS 6882 0312
Northlew	27331	Wayside Cross at Durdon Cross	SX 5222 9884
Northlew	27332	Wayside cross at Eastcombe on the road between Durdon Cross and Eastcombe	SX 5091 9922
Northlew	27333	Village Cross in Northlew, 40m SW of the church	SX 5045 9914
Okehampton Hamlets	21	Okehampton Castle	SX 58309420
Okehampton Hamlets	589	Direction Stone at Place Cross	SX 5850 9450
Okehampton Hamlets	27334	Wayside cross in the garden hedge of Southcott Cottage, Southcott Cross	SX 5499 9483
Okehampton Hamlets	28620	Okehampton Roman fort, fortlet and associated enclosures	SX 5964 9604
Sampford Courtenay	773	Stone Cross at NE and Bulland Lane	SS 63100130
Sampford Courtenay	27310	Wayside cross at Trecott beside Wellsprings Lane	SS 6362 0042
Sampford Courtenay	27311	Wayside Cross at Bulland Cross	SS 6299 0123
Sourton	944	Earthwork on Sourton Downs	SX 54649183
Tavistock	29679	Tavistock Abbey	SX 4820 7440 SX 4810 7430 SX 4810 7420 SX 4800 7430
Tavistock	100	Inscribed stones in the vicarge garden	SX 4810 7430
Tavistock	764	Trendle earthwork NE of Kelly College	SX 49107530

Appendix 3 - Employment Land Availability

	Dev'd 95	Full PP	Outline PP	u/c	Alloc	Total
<u>Okehampton</u>						
Exeter Road			11.52			11.52
Reserve Land			5.92			5.92
Exeter Road Ind Est		2.6				2.6
North Road(mostly dev'd)		2.8				2.8
<u>Tavistock</u>						
Pitts cleave (DNP)	0.7	1.4			2.6	4.7
Brook	0.28					0.28
New Land at Brook					4	4
Plymouth Road	0.24					0.24
<u>Hatherleigh</u>						
Holsworthy					1	1
<u>North Tawton</u>						
Station					1	1
<u>Lifton</u>						
Tinhay					0.67	0.67
<u>Bere Alston</u>						
Station					0.97	0.97
<u>Crapstone</u>						
Yelverton Business Park			0.16			0.16
<u>Hayedown</u>						
					2	2
<u>Sampford Courtenay</u>						
Station Road					0.18	0.18
<u>Northlew</u>						
South of the village					0.45	0.45
<u>TOTAL</u>	1.22	6.8	17.6	0	12.87	38.49
Total Tavistock						9.22
Total Okehampton						22.84
Total elsewhere						6.43
Total						38.49

Appendix 4

Maximum Parking Standards

Use Class	Development Category	Maximum off street vehicle provision Vehicle space: gross floor area
A1 Shops	Food Store	1 space per 14m ²
	Non Food Store	1 space per 20 m ²
	Garden Centres	as A1 non food
A2 Financial & Professional Services		as A1 non food
A3 Food & Drink	Restaurant & Public House	1 space per 5.5m ² (dining area) 1 space per 2m ² (drinking area)
B1 Business	a) Offices/studios/laboratories/ High Tech b) Light Industry	1 space per 30m ²
B2 Employment	General Industrial	1 space per 50m ²
C1 Hotels	Hotels, Boarding Houses, Guest Houses	1 space per bedroom Restaurant & Bar see A3
B8 Storage or Distribution	Wholesale Warehouse or Distribution Centre	1 space per 200m ²
D1 and D2	Cinemas and Conference Facilities	1 space per 5seats
D2	Leisure	1 space per 22-25m ²
D1	Hospitals	1 space per 4 staff + 1 space per 3 daily visitors
D1	Higher and Further Education	1 space per 2 staff
D2	Stadia	1 space per 15 seats

Glossary

Affordable Housing - Housing provided for those whose incomes do not allow them to compete in the open market, or for whom private sector rents are too high

AGLV - Area of Great Landscape Value - Area of landscape which has discernable local character

Allis shad - Type of fish

AONB - Area of Outstanding Natural Beauty - Area designated by the Countryside Agency and confirmed by the Secretary of State for the Environment to conserve the natural beauty of the area

Area of Special Advertisement Control - Defined in the Town and Country Planning Act 1990 as an area which appears to require special protection on the grounds of amenity

BAP - Biodiversity Action Plan - Action Plans concerned with protecting biodiversity

Brownfield - Development sites which have been previously developed as defined with annex C Of PPG3

BT - British Telecommunications

c SAC - Candidate Special Area of Conservation

CA - Countryside Agency

CGS - County Geographical Sites

Conservation Area - An area of special historic or architectural interest which is protected

Culm Grassland - Specialised habitat which is found in an area stretching between Dartmoor and the Bristol Channel

Curtilage - A small court, yard, or peivce of ground attached to a building and forming one enclosure

CWS - County Wildlife Sites

DCC - Devon County Council

DNPA - Dartmoor National Park Authority

DTLR - Department of Transport, Local Government and the Regions

Dwelling - A house, flat, maisonette or bungalow; accomodation for a household

EA - Environment Agency

EH - English Heritage

EIP - Examination in Public

EN - English Nature

ETSU - Energy Technology Support Unit

GOSW - Government Office for the South West

ha - Hectare

Historic Parks and Gardens - Parks and gardens listed in the Register of Historic Gardens.

LA - Local Authority

LA21 - Local Agenda 21

LEAP - Local Environment Action Plan

Listed Buildings - Buildings of special architectural or historic interest listed by the Secretary of state for the Department of Culture, Media and Sport

LNR - Local Nature Reserves

Natura 2000 - A network of Conservation Groups set up throughout Europe

NFFO - Non-Fossil Fuel Obligation

NFU - National Farmers Union

PPG - Planning Policy Guidance notes - Published notes setting out Government policy on a variety of planning matters

PPS - Planning Policy Statements – Published by the Government as replacements for the PPGs.

PSECETS - Plymouth and South East Cornwall and Environs Study

Ramsar - Convention on Wetlands of International Importance especially as Waterfowl Habitat

RDA - Rural Development Agency - Agencies set up in each region to co-ordinate and promote regeneration and encourage inward investment

RPG - Regional Planning Guidance

RSL - Registered Social Landlord

RSPB - Royal Society for the Protection of Birds

SAC - Special Areas of Conservation - Areas designated under European Union directive to afford protection to flora and fauna

SAM - Scheduled Ancient Monument

SPA - Special Protection Area - Areas classified under the European Community Directive on the conservation of wild birds

SPG - Supplementary Planning Guidance

SSSI - Sites of Special Scientific Interest - Areas designated by English Nature as being of special interest by reason of their flora, fauna, geological or physiological features.

SUDs - Sustainable Urban Drainage

SWWS - South West Water Services

TECF - Tamar Estuaries Consultative Forum

TEMP - Tamar Estuaries Management Plan

TPOs - Tree Preservation Orders - Legal protection given to individual trees and to woods

UCS - Urban Capacity Study - Study carried out in response to PPG3 in order to establish the levels of available brownfield development land within the urban areas of the borough

West DEN - West Devon Environmental Network

Windfall Site - A residential development site of 10 or more dwellings not identified within the Local Plan for housing.

