

CHAPTER 13

Fremington & Yelland Action Plan

INTRODUCTION

13.1 Fremington and Yelland are identified as a Local Centre providing local services and facilities. These settlements are located either side of the B3233 between Muddlebridge and West Yelland and form a linear village approximately 3 kilometres in length on the southern side of the Taw Estuary. Fremington and Yelland are situated within the Barnstaple/Bideford Area of Economic Activity.

ENVIRONMENT

Landscape

13.2 To the north of Fremington and Yelland the landscape is characterised by the flat, open setting of the Taw Estuary. This area is particularly prominent from Ashford and Chivenor on the northern side of the Estuary. Fremington Pill, situated on the eastern side of the village, is a major creek and salt marsh feeding into the Estuary. To the south of Fremington there is a gently sloping ridge covered by a number of small woodlands. These trees are important as they break up the mass of modern development and help to screen the village from the A39 Link Road.

13.3 Fremington and Yelland are not covered by any formal landscape designations. Nevertheless, the surrounding landscape is considered to be attractive and is sensitive to further development, particularly the land to the north of the B3233, due to its visual prominence.

Nature Conservation

13.4 The whole of the Taw-Torridge Estuary is designated as a Site of Special Scientific Interest (SSSI) for its wildlife importance, including Fremington Pill and Salt Pill Duck Pond. In addition there is an adjacent geological SSSI along Fremington Quay Cliffs between Penhill Point and Salt Pill Duck Pond either side of Fremington Pill. The extent of these SSSIs are shown on Inset Map 3 and the Proposals Map where Policy ENV10 applies.

13.4A The Tarka Trail between Bickington and East Yelland Marsh is an important foraging habitat for greater horseshoe bats. Although land south of the Taw-Torridge Estuary is outside the Bat Sustenance Zone shown on the Proposals Map, any development proposals affecting this foraging area will be considered against Policies ENV8 and ENV11.

13.5 There are several sites of local nature conservation importance within and around Fremington including County Wildlife Sites and Local Nature Reserves along Fremington Pill and the Mill Leat to the south of the village, as indicated on the Inset Map. To complement these sites, various biodiversity networks have been identified by Devon Wildlife Trust. The extent of these biodiversity networks are shown in detail on the document *'Local Nature Conservation Sites and Biodiversity Networks in North Devon'* produced by Devon Wildlife Trust as Supplementary Planning Guidance. Development affecting locally important wildlife sites and networks will be considered against Policies ENV8 and ENV12.

Historic Environment

13.6 A stone row exists on Isley Marsh, within the Taw-Torridge SSSI. This row is a Scheduled Ancient Monument, where Policy ENV13 applies and may mark an early crossing point of the River Taw.

13.7 The historic core of Fremington is centred around St Peter's Church and the Manor House, between Higher Road and Old School Lane. This area was designated as Fremington Conservation Area in 1978. A further Conservation Area was designated at Fremington Quay around the former railway station in 1996. Both Conservation Areas are shown on Inset Map 3, where Policy ENV16 applies.

Flood Risk

13.8 The Mill Leat flows from south to north through the historic core of the village and is liable to fluvial flooding. Fremington Pill is also liable to tidal flooding between Muddlebridge and the Taw Estuary along the north-eastern boundary of the village. To prevent the risk of flooding either on a site or elsewhere proposals will be assessed against Policy DVS6 and should provide sustainable urban drainage systems

(SUDS) in accordance with Policy DVS7. Areas at risk of flooding based on the Environment Agency's indicative flood plain maps are shown on the Inset Map, although they do not identify more localised problems.

Sewage Disposal

13.9 The foul sewerage system in Fremington and Yelland is overloaded and has no spare capacity to cater for further development. Any significant new developments will require major improvements to the sewerage system.

HOUSING

13.10 A development boundary is identified for Fremington on Inset Map 3, outside of which the principle of residential development will not be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10. Within the development boundary, residential development will be permitted in accordance with Policy HSG2.

Sampsons Plantation

13.11 The scrapyard at Sampson's Plantation is a previously developed site of which part is suitable for residential redevelopment. The site is located to the south of existing development fronting the B3233 at Yelland Road. The Plantation is well screened by mature woodland on three sides. The wetland features of the woodland on the western part of the site are a key feature in the biodiversity network. In order to protect this habitat, any redevelopment of the site will need to retain and enhance the existing woodland on the western part in order to protect its nature conservation value and mitigate any visual impact in accordance with Policy ENV8. Undeveloped land adjoining the scrapyard is also included within the overall allocation. As indicated on Inset Map 3, most of this land is identified for public open space in accordance with Policy REC5. An extensive buffer measuring at least six metres in width must be provided along the northern boundary in order to protect the residential amenities of the existing properties fronting onto Yelland Road in accordance with Policies DVS2 and DVS3. The whole site should be redeveloped for about 70 dwellings and include at least 21 affordable homes and 30% of the total number of units proposed.

13.12 The existing access onto the site will require improvements in terms of its width and visibility at the junction with Yelland Road in accordance with Policy TRA6. However, if this access cannot be improved to a satisfactory standard, an alternative access may be permitted providing it does not harm the character of the village or the residential amenities of neighbouring properties and complies with the requirements of Policy TRA6. The local footpath and cycle networks should be enhanced to provide improved public access onto and along the B3233, together with traffic calming and bus waiting facilities in accordance with Policies TRA1A and TRA6. Measures to alleviate any contamination will need to be undertaken in accordance with Policy DVS4 to reflect the site's use as a scrapyard.

13.13 Any risks of flooding will need to be resolved to comply with Policy DVS6. Sustainable urban drainage systems should be used to reflect Policy DVS7 with no drainage permitted into the Fremington Stream. However, SUDS should be sensitive to retaining surface water flows across the woodland floor during wet weather to protect the ground flora. The existing sewers from the site to Yelland Treatment Works must be replaced with a larger pipe.

13.14 Education contributions may be sought towards either increasing the capacity of Fremington School or providing a new school at Instow or West Yelland, in accordance with the Code of Practice produced as Supplementary Planning Guidance.

PROPOSAL FRE1 (SAMPSONS PLANTATION)

LAND AT SAMPSONS PLANTATION, AS SHOWN ON INSET MAP 3, IS PROPOSED FOR RESIDENTIAL DEVELOPMENT FOR ABOUT 70 DWELLINGS, INCLUDING AT LEAST 21 AFFORDABLE HOMES, AND PUBLIC OPEN SPACE, WHERE:-

- A) THE NATURE CONSERVATION VALUE OF THE EXISTING WOODLAND ON THE WESTERN PART OF THE SITE IS RETAINED AND ENHANCED;**
- B) MEASURES TO ALLEVIATE ANY CONTAMINATION AND FLOOD ALLEVIATION ARE PROVIDED AND THE EXISTING SEWER IS UPGRADED;**
- C) ACCESS ONTO THE B3233 IS IMPROVED AND BUS WAITING FACILITIES ARE PROVIDED;**
- D) EXTENSIVE LANDSCAPING ALONG THE NORTHERN BOUNDARY; AND**
- E) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TO EITHER INCREASE THE CAPACITY OF FREMINGTON SCHOOL OR TO PROVIDE A NEW SCHOOL AT INSTOW OR WEST YELLAND.**

Fremington Army Camp

13.15 Fremington Army Camp is a large 14.3 hectare site situated between the village and the Taw Estuary adjacent to Fremington Pill. The site will only become available for redevelopment if it becomes surplus to MOD requirements.

13.16 If the site does become available during the Plan period, a development brief will be required to ensure the Army Camp is comprehensively redeveloped with a mix of residential, business, recreational and community uses. The redevelopment of the site should ensure that the existing playing fields are retained with the land to the north of the Camp incorporated for recreational purposes and made available for the whole community in accordance with Policies REC5 and REC6. Measures to protect and enhance the nature conservation interests will be required with key features incorporated into the overall design of the scheme to reflect Policies ENV8, ENV10 and ENV12. Any contamination on the site will need to be dealt with in accordance with Policy DVS4.

13.17 The design of the redevelopment scheme should be of a high standard to reflect its close proximity to the conservation area and the Old Manor House and its walls, which are listed Grade II* and Grade II respectively, in accordance with Policies DVS1, ENV16 and ENV17. A flood risk assessment will be required to determine flood levels and the extent of the site on its eastern boundary at risk of flooding in accordance with PPG25. Access onto the site frontage from Church Hill will need to be improved in accordance with Policy TRA6 and must ensure the retention of the Grade II listed walls of the Old Manor House to reflect Policy ENV17. Pedestrian and cycle links will be required through the site connecting to the Tarka Trail and Fremington Quay to the B3233 in accordance with Policy TRA1A.

POLICY FRE2 (FREMINGTON ARMY CAMP)

DEVELOPMENT WILL BE PERMITTED ON LAND AT FREMINGTON ARMY CAMP FOR A RANGE OF USES COMPRISING ABOUT 200 DWELLINGS INCLUDING AT LEAST 50 AFFORDABLE HOMES, OFFICE AND LIGHT INDUSTRY (B1 USES), RECREATIONAL OPEN SPACE AND ASSOCIATED COMMUNITY FACILITIES, AS SHOWN ON INSET MAP 3, WHERE:-

- A) PEDESTRIAN AND CYCLEWAY LINKS ARE PROVIDED CONNECTING TO THE TARKA TRAIL, FREMINGTON QUAY AND THE B3233;**
- AA) A BUS WAITING AND TURNING AREA IS PROVIDED;**
- B) ENVIRONMENTAL ENHANCEMENT ALONG THE FREMINGTON PILL FRONTAGE OF THE SITE;**
- C) ACCESS IMPROVEMENTS FROM CHURCH HILL;**
- D) A DEVELOPMENT BRIEF IS PREPARED; AND**
- E) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS INCREASING THE CAPACITY OF FREMINGTON SCHOOL OR PROVIDING A NEW SCHOOL AT INSTOW OR WEST YELLAND.**

EMPLOYMENT

13.20 Fremington and Yelland are located within the Barnstaple/Bideford Area of Economic Activity identified in the Structure Plan. However there are limited employment opportunities within the village following the closure of East Yelland Power Station in the 1980's. The major job opportunities for the Fremington area are at Roundswell Strategic Employment Site on the western side of Barnstaple, which is covered by Policies in Chapter 12 of the Plan. There is a need to diversify local employment opportunities within Fremington to provide local services for the community and to provide an alternative to commuting to Barnstaple.

Yelland Quay

13.21 Yelland Quay is located to the north west of Yelland, on the southern bank of the River Taw. A substantial part of the site comprises the former East Yelland power station demolished in the mid 1980's. Three former power station buildings remain, the largest of which is the former switch gear building. The former power station ash beds lie immediately to the east of these buildings and have been subject to restoration proposals. Part of the site is used as a storage facility for the import and export of minerals.

13.22 In view of its previously developed nature and visually degraded character, Yelland Quay provides a rare redevelopment opportunity in a coastal location. The site is therefore proposed for a variety of uses:-

- ◆ *Industrial or quasi industrial uses that require a coastal location;*
- ◆ *Passive recreational uses on the Ash Beds;*

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- ◆ A power station, to take advantage of its estuary location and its existing connection to the national grid, together with any complementary uses that can utilise any by-products of energy generation that either diversifies the local economy or provides community uses;
- ◆ Public open space incorporating playing pitches and ancillary facilities such as changing rooms and car parking on the former CEGB sports field;
- ◆ Public car parking for users of the Tarka Trail.

13.23 To guide development proposals and inform developers and other interested parties of the constraints and opportunities presented by Yelland Quay, a development brief has been prepared as Supplementary Planning Guidance. Due to the environmental sensitivity of the site and its visual prominence highlighted by its situation adjacent to the Taw-Torridge Estuary Site of Special Scientific Interest (SSSI), the buffer zone to the UNESCO Biosphere Reserve, Braunton Burrows Special Area of Conservation and close proximity to the Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area, all proposals should be accompanied by an Environmental Impact Assessment. In addition, a Transport Assessment will also be required to ensure the requirements of Policy TRA1A are met. Particular issues to be addressed include:-

- ◆ The design, landscaping and layout of the scheme which will need to respond to its prominent location adjacent to the Taw Estuary in accordance with Policies DVS1, DVS2, ENV2, ENV3 and ENV5;
- ◆ Measures to enhance the nature conservation interests with off site habitat creation to mitigate harm to important habitats to reflect its location adjacent to the Biosphere Reserve, Special Area of Conservation, SSSI and a biodiversity network in accordance with Policies ENV8, ENV9 and ENV10;
- ◆ Flood defence and alleviation measures including the use of SUDS in accordance with the advice of the Environment Agency and to reflect Policies DVS6 and DVS7;
- ◆ Measures to alleviate the contamination on the site in accordance with Policy DVS4;
- ◆ The retention and enhancement of the existing two jetties to encourage sea borne trade;
- ◆ Highway improvements to the private access road off the B3233 including traffic calming in accordance with Policy TRA6;
- ◆ The enhancement of the local footpath and cycle network in accordance with Policy TRA1A including the improvement of public access onto the Tarka Trail and B3233; and
- ◆ A bus waiting facility.

PROPOSAL FRE4 (REDEVELOPMENT OF YELLAND QUAY)

LAND AT YELLAND QUAY, AS SHOWN ON INSET MAP 3, IS PROPOSED FOR:-

- A) AN INDUSTRIAL OR QUASI INDUSTRIAL USE THAT REQUIRES A COASTAL LOCATION;
B) RECREATIONAL USES; OR
C) ENERGY GENERATION AND ANCILLARY ECONOMIC OR COMMUNITY USES;**

PROVIDING THE FOLLOWING ELEMENTS ARE PROPOSED:-

- D) THE PROVISION OF PUBLIC OPEN SPACE, PLAYING PITCHES AND PUBLIC CAR PARKING FOR THE TARKA TRAIL;
E) IMPROVED PUBLIC ACCESS ONTO THE TARKA TRAIL AND B3233 AND THE PROVISION OF A BUS WAITING FACILITY;
F) FLOOD DEFENCE AND ALLEVIATION MEASURES;
G) MEASURES TO PROTECT AND ENHANCE NATURE CONSERVATION INTERESTS, THE SURROUNDING LANDSCAPE AND THE WATER ENVIRONMENT;
H) THE RETENTION AND ENHANCEMENT OF THE EXISTING JETTIES; AND
I) MEASURES TO ALLEVIATE THE CONTAMINATION ON THE SITE.**

Other Employment Sites

13.24 An oil distribution centre and the Estuary Business Park, which comprises light industrial units, lie to the south of Yelland Quay. These sites provide important employment opportunities for the area and will be safeguarded against other uses in accordance with Policy ECN2.

13.25 Alternative sites for employment uses closer to the centre of Fremington include the waste paper business site south of Mill Road and the Fremington Army Camp, providing it becomes available for redevelopment. Proposals for comprehensive redevelopment of the Army Camp are set out in Policy FRE2.

COMMUNITY FACILITIES

Sport and Recreation

13.26 Existing public open spaces within Fremington are identified on Inset Map 3. The main sports provision includes a football pitch on the playing fields to the rear of the Village Hall, the bowling green and the BMX facilities at Grigg's Field. Additional open space is provided at Fremington Green in the historic core of the village. An area of public open space is proposed as part of the development package at Sampson's Plantation (see Proposal FRE1). All these areas of public open space will be protected from development in accordance with Policy REC6.

13.27 The Tarka Trail along the former railway line between Barnstaple and Bideford is situated to the north of the village providing an important recreational facility along the Taw Estuary. However, there are relatively few existing pedestrian and cycle accesses to the Tarka Trail and proposals to improve access throughout the length of the village will be supported by the Council. In addition, public car parking for the Tarka Trail should be provided as part of the redevelopment of Yelland Quay in accordance with Policy FRE4. The Open Space Study for the District has identified the following deficiencies within Fremington: -

- ◆ *Additional football pitch*
- ◆ *Facilities for young people*
- ◆ *Community Woodland.*

The Former CEGB Playing Fields

13.28 Land south of the Tarka Trail adjacent to the former power station site is identified for future sports pitch provision in accordance with Proposal FRE4. This site was formerly the CEGB Playing Fields. In view of the site's prominence within the Taw Estuary, ancillary buildings and structures should be kept to a minimum and sensitively designed, sited and landscaped. A hedgebank and ditch along the Tarka Trail boundary is identified as a key feature in the local biodiversity network and should therefore be protected and enhanced in accordance with Policy ENV8.

Community Parks and Woodlands

13.29 Community Parks and Woodlands are proposed on land east of Cleave Park (to the north of the Children's Hospice) and north of Yelland Road to complement the existing woodland at Chillpark. Both parks should incorporate areas of formal and informal open space and include extensive tree planting in partnership with the South West Forest. Both these community parks and woodlands will help overcome the existing open space deficiencies in Fremington and Yelland and will provide a valuable local resource for recreation, promote biodiversity and engender community pride and purpose. The community park and woodland proposed at Yelland Road should incorporate pedestrian and cycle access onto the Tarka Trail. The Community Woodlands are shown indicatively on Inset Map 3. The extent of the woodland will need to be planned carefully in consultation with the community to ensure public safety and security issues are adequately addressed and the amenities of residential properties are not harmed. Additional guidance on community woodlands is set out at paragraph 10.10A. A Strategy and Design Guide for Community Woodlands will be prepared to be adopted as Supplementary Planning Guidance. This document will provide more detailed guidance relating to design, layout and management of community woodlands.

PROPOSAL FRE5 (COMMUNITY PARKS AND WOODLAND)

LAND EAST OF CLEAVE PARK AND NORTH OF YELLAND ROAD, AS INDICATED ON INSET MAP 3, ARE PROPOSED FOR A COMMUNITY PARK AND WOODLAND.

Education Provision

13.30 Fremington has a primary school with no spare capacity, although the proposed new school for Roundswell will provide some additional capacity within the Plan period. A new site is also required for a larger more modern primary school to serve the needs of Instow and West Yelland (see also paragraph 14.17). Contributions towards providing additional education provision will be sought for residential development incorporating family type housing of five or more dwellings. The level of contributions will be based on the Code of Practice produced as Supplementary Planning Guidance.

Community Centre

13.31 A new community centre is proposed on land north of Beechfield Road. This facility will incorporate new Parish Council offices to replace the existing temporary youth club building. As the existing site includes a football pitch, equipped play area and car park, these facilities should be retained within any development of this site in accordance with Policy REC6. Sustainable Urban Drainage Systems should be incorporated to avoid run off into Fremington Stream, which could increase flood risk.

PROPOSAL FRE6 (COMMUNITY CENTRE)

LAND NORTH OF BEECHFIELD ROAD, AS SHOWN ON INSET MAP 3, IS PROPOSED FOR A MULTI PURPOSE COMMUNITY CENTRE.

Car Parking

13.32 There are several small car parks within the village serving particular facilities. The most important car parks are adjacent to the Medical Centre and in front of the shopping arcade, which are well used and are identified on Inset Map 3. These car parks are of strategic importance and will be safeguarded from redevelopment in accordance with Policy TRA8A unless alternative provision is made available.