

CHAPTER 14

Instow Action Plan

INTRODUCTION

14.1 Instow is located overlooking the mouth of the Taw-Torridge Estuary, although Instow Town is situated further inland. The main village is located either side of the B3233 between Barnstaple and Bideford and is approximately 4 kilometres north of East-the-Water (within Torridge District) and 4 kilometres south west of Fremington. Instow is situated within the Barnstaple/Bideford Area of Economic Activity. However, due to its location within the Coastal Preservation Area, a restrictive approach to new development will be applied in the village in accordance with the strategy for the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

14.2 The development boundary for Instow shown on Inset Map 4 defines the extent of the Coastal Preservation Area surrounding the village. Proposals within this area will be considered against Policy ENV5 with the exception of the Royal Marine base at Barton Cross, which is excluded from the Coastal Preservation Area.

14.3 Instow is situated on a slope rising up from the estuary and the village is prominent on the waterfront, particularly from Appledore (within Torridge District) on the opposite side of the estuary. In view of its prominence, it is especially important to protect the landscape west of the village adjacent to the estuary.

Nature Conservation

14.4 The whole of the Taw-Torridge Estuary is designated as a Site of Special Scientific Interest (SSSI) for its wildlife importance. Instow is also situated adjacent to Braunton Burrows Special Area of Conservation and within the buffer zone to the UNESCO Biosphere Reserve. Proposals affecting the SSSI, SAC and Biosphere Reserve will be considered against Policies ENV9 and ENV10. There are also County Wildlife Sites around Instow including species rich sand dunes at Lane End and saltmarsh at Yeo Fields where Policy ENV12 applies.

Historic Environment

14.5 Instow Conservation Area covers the whole of the village between the former railway line and the estuary, which includes the historic core of the village. The extent of the Conservation Area is shown on Inset Map 4 where Policy ENV16 will apply. The Council will support environmental enhancement of the seafront area.

14.6 The church of St John the Baptist, located to the north of Rectory Lane in Instow Town, is a Grade I listed building. Tapeley Park is identified on English Heritage's Register of Parks and Gardens of Special Historic Interest. Proposals affecting Tapeley Park will be considered against Policy ENV15.

Flood Risk

14.7 Marine Parade along the waterfront is protected from tidal flooding by a flood defence scheme. The protected area extends inland at the southern end of the village including the Yacht Club, Chandlers Court and properties at Elm and Lyndale Terraces. Areas of risk of flooding based on the Environment Agency's indicative flood plain maps are shown on the Inset Map, although these do not identify more localised problems. All proposals, regardless of their location, will be assessed against Policy DVS6.

HOUSING

14.8 A development boundary is identified for Instow on Inset Map 4, 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.

14.9 There are no large previously developed sites within the village. No sites therefore have been proposed for residential development.

EMPLOYMENT

14.10 Although Instow is located within the Barnstaple/Bideford Area of Economic Activity, there are limited employment opportunities within the village. The local economy is primarily based on the provision of services and facilities serving tourism.

14.11 No land is proposed or safeguarded for employment purposes within the village. However, a major new employment allocation at East-the-Water (within Torridge District) is only 4 kilometres to the south of the village. This development will provide employment opportunities for the village particularly as it is easily accessible from Instow by a regular bus service. Other employment opportunities are available at Yelland Quay (see Proposal FRE4).

COMMUNITY FACILITIES

Sport and Recreation

14.12 Existing public open spaces within Instow are identified on Inset Map 4. The main sports provision is the North Devon Cricket Club to the north of the village which was founded in 1823 and moved to its current ground in 1832. The site is an important open space in both sporting and historical terms and will be protected in accordance with Policy REC6. There are no other recreational public open spaces within the village, although the beach provides an important resource for informal recreation within Instow.

14.13 The Tarka Trail passes through Instow along the former railway line as shown on Inset Map 4. The Tarka Trail provides opportunities for public access to the countryside on both sides of the village.

14.14 The Public Open Space Strategy undertaken for the District has identified the following deficiencies for public open space within Instow:-

- ◆ *Sports pitch*
- ◆ *Children's equipped play area*
- ◆ *Facilities for young people*
- ◆ *Informal open space.*

Land West of ATTURM Camp

14.15 Land west of ATTURM Camp is proposed for public open space including the provision of an equipped children's play area. It has good access from the Tarka Trail and Marine Parade.

PROPOSAL INS1 (PUBLIC OPEN SPACE PROVISION)

LAND WEST OF ATTURM CAMP IS PROPOSED FOR PUBLIC OPEN SPACE, AS SHOWN ON INSET MAP 4, PROVIDING ANY NEW BUILDINGS OR PLAY EQUIPMENT ARE DESIGNED, SITED AND LANDSCAPED TO MINIMISE THEIR VISUAL IMPACT.

North Devon Yacht Club

14.16 The site of the North Devon Yacht Club lies to the south of the village adjacent to and including part of the old Instow Railway Station. The existing site and building are considered to be untidy. Proposals to redevelop the Yacht Club area in a manner more sympathetic to its estuary side location will be supported providing it improves the facilities of the Club, does not harm nature conservation interests nor result in unacceptable flood risks in accordance with Policies ENV10 and DVS6 respectively.

PROPOSAL INS2 (NORTH DEVON YACHT CLUB)

A PROPOSAL TO REDEVELOP THE NORTH DEVON YACHT CLUB BUILDINGS, SLIPWAY AND BOAT STORAGE AREA, AS SHOWN ON INSET MAP 4, WILL BE PERMITTED WHERE IT IMPROVES THE FACILITIES OF THE CLUB AND REDUCES ITS VISUAL IMPACT ON THE ESTUARY.

Education

14.17 Instow primary school has no spare capacity and is situated in substandard accommodation within Instow Town outside the main village. A new site is therefore required in order to build a larger more modern primary school to serve the needs of Instow and West Yelland. As yet no site has been identified.

14.18 Due to the lack of facilities serving Instow and West Yelland, the new primary school may also incorporate community facilities.

Car Parking

14.19 The existing car parks within Instow are situated adjacent to the quay and to the north of the settlement between the sand dunes and the former railway line. These car parks meet a demand from both residents and tourists throughout the year particularly during the summer months. The Quay car park, which is identified on Inset Map 4, is of strategic importance and will be safeguarded from redevelopment in accordance with Policy TRA8A unless alternative provision is made available.

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