

CHAPTER 15

The Priority Area for Rural Regeneration

THE DEVON STRUCTURE PLAN

15.1 The Devon Structure Plan recognises that much of central and northern Devon is rural in character but is not subject to any significant landscape designations. As such, there is greater scope for rural regeneration. The strategy for these less constrained rural areas is to promote economic diversification providing the rural character and landscape quality of the area are not harmed.

THE PRIORITY AREA FOR RURAL REGENERATION IN NORTH DEVON

15.2 The Priority Area for Rural Regeneration (PARR) covers an extensive inland area in the more southerly half of the District focusing around the Area Centre of South Molton. The extent of the PARR is illustrated in Diagram 1 on page 14.

South Molton

15.3 South Molton is an Area Centre situated in the Priority Area for Rural Regeneration (PARR). It contains a range of services and acts as a focal point for a wide rural area. In order to develop and support its role as an Area Centre and to take advantage of its economic prospects resulting from its proximity to the North Devon Link Road, the majority of growth outside Barnstaple is directed to South Molton.

Large Villages

15.4 The Local Centres of Chulmleigh and Witheridge and the '*large villages*' of Bishops Nympton, Bishops Tawton, Burrington, Landkey and Swimbridge are situated within the PARR. The emphasis in the large villages is to maintain rates of development in order to help sustain the viability of these communities and promote greater self sufficiency.

Small Villages and Rural Settlements

15.5 In addition to the large villages, the PARR also contains '*small villages*' and '*rural settlements*' as identified at paragraphs 3.22 and 3.29 respectively of the Plan. Although it is situated in the Area of Strategic Landscape and Development Constraint, the strategy applying to small villages in the PARR is also considered appropriate for Goodleigh. The strategy for the small villages is to allow a limited amount of new growth in order to help sustain and support rural community life and in particular to maintain or enhance the level of existing services and facilities. The emphasis in the rural settlements is to restrict growth to that which meets the economic and social needs of the local community to ensure they remain vibrant and healthy.

15.6 There are no separate policies or proposals for each of the small villages and rural settlements. However, specific policies that will apply to all small villages and rural settlements include Policies HSG2, HSG3, ECN3 and COM4.

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