

CHAPTER 26

Braunton & Wrafton Action Plan

INTRODUCTION

26.1 Braunton is identified as an Area Centre. It provides a range of services, local employment opportunities and acts as a focal point for the surrounding rural area. Although Braunton is a village, it is the third largest settlement in the District after Barnstaple and Ilfracombe.

26.2 Braunton is located within the Area of Strategic Landscape and Development Constraint. The strategy for Braunton is therefore to protect its environmental quality whilst meeting the economic and social needs of the local community by restricting development to within the existing urban fabric.

26.3 Braunton is situated on the northern side of the Taw Estuary approximately 6 kilometres north west of Barnstaple and has a compact settlement pattern centred around the junction of the A361 (Barnstaple to Ilfracombe) and the B3231 to Croyde via Saunton. The village is surrounded by hills to the north and east with Braunton Great Field, Braunton Marsh and Braunton Burrows situated to the south and west. This combination of environmental constraints has restricted the recent development of the village following a period of extensive growth during the 1950's through to the late 1980's.

26.4 Wrafton is situated immediately to the south of Braunton and historically has been separated by an important gap adjoining Knowl Water. The village includes the site of Wrafton Laboratories which is one of the largest employers within North Devon.

ENVIRONMENT

Landscape

26.5 The landscape setting of Braunton is dramatic. It is surrounded by a unique combination of landscape types that are identified in the North Devon Landscape Assessment:-

- ◆ *Coastal downland to the north of the village running westward to Saunton and Downend;*
- ◆ *A vast open field system and marsh to the south of the village;*
- ◆ *Sand dunes to the west of the village at Braunton Burrows;*
- ◆ *Ridge tops on the north side of the Taw Estuary to the east of Wrafton and Braunton;*
- ◆ *Wooded valleys of the Rivers Caen and Knowl Water dissecting the downland to the north and east of the village.*

26.6 The landscape to the north west of Braunton is designated as an Area of Outstanding Natural Beauty (AONB) to which Policy ENV2 applies. The AONB covers all the coastal downland to the north and west of the village as well as Braunton Burrows.

26.7 The Inset Map for Braunton and Wrafton shows the extent of the Heritage Coast and Coastal Preservation Area (CPA). These designations follow the development boundary on the northern and western sides of Braunton. Proposals within the Heritage Coast will be considered against Policy ENV3, whilst Policy ENV5 will apply to development within the Coastal Preservation Area.

Nature Conservation

26.8 Braunton Burrows is a dune grassland habitat of international importance. It is designated as a Special Area of Conservation, UNESCO Biosphere Reserve and Site of Special Scientific Interest (SSSI). These designations are all shown on the Proposals Map. Braunton Burrows is also important for military training purposes. Proposals affecting Braunton Burrows will be considered against Policy ENV9.

26.9 The Biosphere Reserve also includes land to the north and east of the Burrows and a designated buffer zone. The buffer zone includes Braunton Marsh, Great Field and Saunton Downs, within which development, pollution and changes to watercourses could affect the core habitat. The buffer zone is shown on the Proposals Map. The Biosphere Management framework for Braunton Burrows is contiguous with the Taw-Torridge Estuary Management Plan, which has been adopted as Supplementary Planning Guidance. As part of the commitment to managing Braunton Burrows, consideration will be given to its public ownership.

26 : Braunton & Wrafton Action Plan

26.10 In addition to Braunton Burrows, there are several other SSSIs around the villages of Braunton and Wrafton. The Saunton to Baggy Point SSSI is of special interest for its geological exposures including a series of raised beaches, large erratic boulders and glacial deposits. The SSSI is also important for its botanical features including maritime heathland. Other SSSIs include Greenaways and Freshmarsh on Braunton Marsh, Braunton Swanpool west of the Great Field and Chapel Hill and Caen Valley Bats to the north of the village. The extent of the SSSIs is shown on Inset Map 14 and the Proposals Map.

26.10A A Bat Sustenance Zone is shown on the Proposals and Inset Maps for 4 kilometres around the important maternity roost of Greater Horseshoe Bats at Caen Valley Bats SSSI. In order to protect the foraging areas and community routes for these bats, development within the Bat Sustenance Zone should not harm foraging habitat or access to these foraging areas. Proposals will be considered against Policies ENV11 and ENV12.

26.11 A number of County Wildlife Sites have been identified by Devon Wildlife Trust at West Hill Beacon, Chapel Hill Wood, Chapel Hill Paddock, Braunton Down Quarry and East Hill, as shown on Inset Map 14, where Policy ENV12 is applicable. To complement these sites, biodiversity networks have been identified by Devon Wildlife Trust (DWT). The extent of the biodiversity networks are shown in detail in the document '*Local Nature Conservation Sites and Biodiversity Networks in North Devon*' produced by DWT as Supplementary Planning Guidance. Policy ENV8 is applicable to these biodiversity networks.

Archaeology

26.12 Braunton Great Field is one of the few remaining open field systems that retains its medieval character through the continuing practice of strip cultivation by different farms. Despite its national importance, the archaeological landscape of the Great Field has no statutory protection or historic designation and cannot be classified as an Ancient Monument due to its changing nature. It is particularly vulnerable to the amalgamation of individual strips and the loss of baulks and headstones. Any development proposal that would harm Braunton Great Field will be resisted in order to protect the integrity of the archaeological landscape. Additional protection is also offered through a special stewardship scheme to reduce any threats to its distinctive character resulting from agricultural practices, which generally do not require planning consent.

POLICY BRA1 (BRAUNTON GREAT FIELD)

DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD HARM THE ARCHAEOLOGICAL HERITAGE OR SETTING OF THE BRAUNTON GREAT FIELD AS SHOWN ON INSET MAP 14.

26.12A Braunton Marsh, including its traditional drainage system, to the south and west of the Great Field is another distinctive feature of the archaeological landscape. Whilst this historic landscape has no special protection, it is within the buffer zone of the Biosphere Reserve and many of the stone linhays are listed buildings.

Historic Environment

26.13 The original medieval rectangular grid pattern of Braunton can still be identified within the centre of the village. The existing Conservation Area is focused around East Street and Church Street although this only covers a small part of the historic core of the village. It is proposed to review the existing Conservation Area within the Plan period. In particular, consideration will be given to locating a new Conservation Area focused around North Street and Chapel Street to the west of the village centre. Development proposals impacting on Conservation Areas will be subject to Policy ENV16. The village also contains numerous listed and other historic buildings that will be protected by Policies ENV17 and ENV18 respectively.

26.14 Saunton Court is identified on English Heritage's Register of Parks and Gardens of Special Historic Interest. Proposals affecting Saunton Court will be considered against Policy ENV15.

Flood Risk

26.15 The River Caen flows from north to south through the centre of Braunton. Parts of the village are liable to fluvial flooding. Knowl Water flows westwards between Braunton and Wrafton and the fluvial floodplain covers the undeveloped gap between the two villages.

26.16 Land at Velator, at the confluence of the River Caen and Knowl Water, is identified by the Environment Agency as liable to tidal flooding, as is Braunton Marsh and part of the Great Field. Horsey Island, on the northern side of the River Taw, acts as a natural sea defence for Braunton Marsh.

26.17 Areas at risk of flooding based on the Environment Agency's indicative flood plain maps are shown on Inset Map 14, although more localised problems are not identified. Any proposals that are likely to flood or increase the risk of flooding elsewhere in the locality will be assessed against Policy DVS6. To prevent the risk of flooding, schemes must incorporate sustainable urban drainage systems (SUDS) in accordance with Policy DVS7.

Sewage Disposal

26.18 The existing sewage disposal infrastructure in the Braunton area lacks spare capacity. Major improvements to the sewerage infrastructure will therefore be required before significant developments can be implemented. Developer contributions will be sought towards the cost of improving such infrastructure.

HOUSING

26.19 A strategy of development constraint has been applied to Braunton since the 1990's in view of the range of environmental constraints surrounding the village. As illustrated in Table 18, this strategy has been continued. Most of the land proposed for housing utilises previously developed land and the existing building stock. The only greenfield sites which are proposed for residential development within Braunton and Wrafton are either within the built up part of the village or have been previously proposed in other plans.

Table 18 : Proposed Residential Sites in Braunton

PREVIOUSLY DEVELOPED SITES		
Site Name	Capacity (approx.)	Affordable Housing Target (AHT)
Candar Nurseries, Exeter Road/South Street (BRA2b)	15	5
Land to the rear of 27 North Street (BRA2d)	20	10
Edd's Fruit and Veg Depot (BRA2e)	5	
Watts Depot, South Street (BRA2f)	8	3
TOTAL	48	18

GREENFIELD SITES				
Site Name	Capacity (approx.)	AHT	Phase 1 (To 2006)	Phase 2 (2006-2011)
Arlington Terrace (BRA3a)	5	-	-	5
West of Beech Grove (BRA3b)	10	5	-	10
Wrafton Glebe/field (BRA4)	45	22	-	45
TOTAL	60	27		60

26.20 Each of the sites identified for residential development includes specific elements that should be incorporated into any proposal. However, in addition to these elements, each proposal will also need to provide the necessary physical and social infrastructure to support the development and to comply with other requirements in accordance with the general policies contained in Section 1 of the Plan. Many of these policies are not referred to in either the proposal or accompanying reasoned justification. Particular policies that will apply are contained in the chapters on Development Standards, the Environment and Travel, Transport and Communications. In addition, Policy HSG7 will be relevant to all sites with an affordable housing target, whilst Policy REC5, which sets out the open space requirements, will be applied to all residential proposals.

Previously Developed Sites

The Candar Nurseries (BRA2b)

26.23 The Candar Nurseries site is situated to the rear of the Braunton Service Station on the Exeter Road. It is surrounded by residential development on three sides. Vehicular access should be provided from Brookfield Close with improvements at the junction onto South Street, including traffic calming, in accordance with Policy TRA6. A pedestrian link will be required onto Exeter Road and contributions may be sought towards improving bus services to the site in accordance with Policy TRA1A. Due to its location close to the village centre, part of the site should be developed at a relatively high net density of at least 50 dwellings to the hectare. At least 35% of the total number of units proposed on the site should be affordable in accordance with Policy HSG7. Education contributions may be sought towards providing additional places at Braunton Community College. As part of requirements for open space provision under Policy REC5, contributions will be sought towards provision of a pedestrian and cycle route along Saunton Road as shown on Inset Map 14.

26.24 The scheme will need to incorporate SUDS to dispose of surface water in accordance with Policy DVS7. The existing sewer is inadequate to cater for any additional foul discharges and a new sewer connecting to the public sewer in South Street will be required. Any contamination on the site will need to be remediated in accordance with Policy DVS4.

Land to the Rear of 27 North Street (BRA2d)

26.26 The land rear of 27 North Street is within the historic core of the village. It is surrounded by residential development. Redevelopment of this site is constrained by the narrowness of North Street and the limited visibility at West Cross junction. Any development proposal should include a mix of dwelling types and sizes including at least 35% affordable housing in accordance with Policies HSG6 and HSG7. Any residential redevelopment should include highway improvements to the West Cross junction with a pedestrian refuge along North Street in accordance with Policies TRA1A and TRA6.

26.27 The design of any scheme should reflect the traditional character and appearance of properties within North Street, which has potential as a new Conservation Area. The existing sewer in North Street is inadequate to cater for the site. The sewers downstream require major improvements before any such connection can be allowed. To overcome these problems, sewers must be taken to the existing private sewers at The Moorings with the existing private sewers brought up to an adoptable standard. Education contributions may be sought towards providing additional places at Braunton Community College. As part of requirements for open space provision under Policy REC5, contributions will be sought towards provision of a pedestrian and cycle route along Saunton Road as shown on Inset Map 14.

Edd's Fruit and Veg Depot (BRA2e)

26.28 The depot is situated next to Knowl Water on the northern edge of Wrafton. Any redevelopment should improve the existing access onto Wrafton Road in accordance with Policy TRA6. It will need to undertake a flood risk assessment taking into account the site's proximity to Knowl Water, as well as incorporating SUDS to dispose of surface water, in accordance with Policies DVS6 and DVS7. Any contamination on the site will need to be remediated in accordance with Policy DVS4. Education contributions may be sought towards providing additional places at Braunton Community College.

Watts Depot (BRA2f)

26.28A Watts Depot is situated west of South Street and north of Gubbins Lane and is surrounded by residential development and the Mariners Arms. Consideration will be given to inclusion of land to the west and north of the site shown on Inset Map 14. The stone buildings on site are worthy of retention and should be converted. At least 25% of the total number of units proposed on the site should be affordable in accordance with Policy HSG7.

26.28B Any vehicular access needs to be from South Street, with the existing access onto Gubbins Lane retained solely for use by pedestrians and cyclists. Any contamination will need to be remediated in accordance with Policy DVS4. Education contributions may be sought towards providing additional places at Braunton Community College in accordance with the Code of Practice. As part of the requirements for open space provision, under Policy REC5, contributions may be sought towards provision of a pedestrian and cycle route along Saunton Road as shown on Inset Map 14.

PROPOSAL BRA2 (RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED SITES)

1. THE FOLLOWING SITES, AS SHOWN ON INSET MAP 14, ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT PROVIDED THE ELEMENTS IDENTIFIED FOR EACH SITE ARE PROPOSED:-

CANDAR NURSERIES, EXETER ROAD (BRA2b)

- A) ABOUT 15 DWELLINGS INCORPORATING A MIX OF ACCOMMODATION TYPES AND SIZES INCLUDING AT LEAST 5 AFFORDABLE DWELLINGS;
 B) ACCESS PROVIDED FROM BROOKFIELD CLOSE WITH HIGHWAY IMPROVEMENTS ALONG AND AT THE JUNCTION ONTO SOUTH STREET;
 C) A PEDESTRIAN LINK ONTO THE EXETER ROAD;
 D) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS:-
 ♦ PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE;
 ♦ PROVIDING A PEDESTRIAN/CYCLEWAY ALONG SAUNTON ROAD.

LAND AT 27 NORTH STREET (BRA2d)

- A) ABOUT 20 DWELLINGS AT A NET DENSITY OF 40 UNITS OR MORE PER HECTARE AND INCORPORATING A MIX OF ACCOMMODATION TYPES AND SIZES INCLUDING AT LEAST 10 AFFORDABLE HOMES;
 B) HIGHWAY IMPROVEMENTS TO THE WEST CROSS JUNCTION;
 C) IMPROVED FOOTWAY PROVISION ALONG NORTH STREET; AND
 D) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS:-
 ♦ PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE;
 ♦ PROVIDING A PEDESTRIAN/CYCLEWAY ALONG SAUNTON ROAD.

EDD'S FRUIT AND VEG DEPOT (BRA2e)

- A) ABOUT 5 DWELLINGS;
 B) FLOOD ALLEVIATION MEASURES; AND
 C) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE.

WATTS DEPOT, SOUTH STREET (BRA2f)

- A) ABOUT 8 DWELLINGS, INCLUDING AT LEAST 3 AFFORDABLE HOMES;
 B) THE RETENTION AND CONVERSION OF THE TRADITIONAL STONE BUILDINGS;
 C) ACCESS FROM SOUTH STREET WITH HIGHWAY IMPROVEMENTS; AND
 D) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS:-
 ♦ PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE;
 ♦ PROVIDING A PEDESTRIAN/CYCLEWAY ALONG SAUNTON ROAD.

2. A PLANNING OBLIGATION OR CONDITION WILL BE USED TO SECURE ANY CONTRIBUTIONS PROVIDED.

Residential Development on Greenfield Sites**Arlington Terrace (BRA3a)**

26.29 Arlington Terrace allotments are surrounded by housing. The only access is from Arlington Terrace, which is an unadopted road. Any development of this site will need to bring the section of Arlington Terrace, from the site frontage to the South Street junction, up to an adoptable standard and include a pedestrian footway in accordance with Policies TRA1A and TRA6. The scheme will need to incorporate SUDS to dispose of surface water in accordance with Policy DVS7. Any discharge to the River Caen should be controlled with on site storage. The existing sewer is inadequate to cater for foul discharges and will need to be upgraded. Education contributions may be sought towards providing additional places at Braunton Community College in accordance with the Code of Practice.

Land West of Beech Grove (BRA3b)

26.30 Land west of Beech Grove adjoins the Dune View Caravan Park. The site is proposed for residential development. At least 50% of the total number of units should be affordable in accordance with Policy HSG7. Access to the site must be from the top of Beech Grove and speed reduction measures will be required on Saunton Park estate. As part of requirements for open space provision under Policy REC5, contributions may be sought towards provision of a pedestrian and cycle route along Saunton Road as shown on Inset Map 14. Education contributions may be sought towards providing additional places at Kingsacre Primary School and Braunton Community College.

PROPOSAL BRA3 (RESIDENTIAL DEVELOPMENT ON GREENFIELD SITES)

1. THE FOLLOWING SITES, AS SHOWN ON INSET MAP14, ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT PROVIDED THE ELEMENTS IDENTIFIED FOR EACH SITE ARE PROPOSED:-

ARLINGTON TERRACE (BRA3a)

- A) ABOUT 5 DWELLINGS;**
- B) IMPROVEMENTS TO ARLINGTON TERRACE TO AN ADOPTABLE STANDARD FROM THE JUNCTION WITH SOUTH STREET TO THE EASTERN END OF THE SITE FRONTAGE; AND**
- C) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE.**

WEST OF BEECH GROVE (BRA3b)

- A) ABOUT 10 DWELLINGS AT A MINIMUM NET DENSITY OF 35 DWELLINGS PER HECTARE AND INCLUDING AT LEAST 5 AFFORDABLE DWELLINGS;**
- B) ACCESS FROM BEECH GROVE AND TRAFFIC CALMING MEASURES IN SAUNTON PARK; AND**
- C) IN ADDITION TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS PROVIDING:-**
 - ◆ ADDITIONAL PLACES AT KINGSACRE PRIMARY SCHOOL AND BRAUNTON COMMUNITY COLLEGE;**
 - ◆ A PEDESTRIAN/CYCLEWAY ALONG SAUNTON ROAD.**

2. THE ABOVE SITES WILL ONLY BE DEVELOPED AFTER APRIL 2006 AND IN ACCORDANCE WITH POLICY HSG1.

3. A PLANNING OBLIGATION OR CONDITION WILL BE USED TO SECURE ANY CONTRIBUTIONS PROVIDED.

Wrafton Glebeland (BRA4)

26.31 Whilst there is planning permission for industrial development on land adjoining Wrafton Laboratories, an acceptable alternative use for the Glebfield in Wrafton would be for residential development. At least 50% of the total number of units should be affordable in accordance with Policy HSG7. The site adjoins Wrafton Laboratories where the existing access off Rectory Close Cross is at capacity. In preference to a new access onto the A361, which would intensify the existing number of junctions on this section of the main road, any new development should utilise the existing access with improvements to the A361 junction at Rectory Close Cross. A pedestrian crossing facility should also be provided across the A361. A cycle and pedestrian route will be required along the site frontage and a bus waiting area and lay-by provided alongside the A361 to encourage and facilitate the use of public transport. Contributions may be sought to improving bus services to the site in accordance with Policy TRA1A.

26.32 Screening and noise attenuation measures will be required along all the site frontages in the case of the expansion of Wrafton Laboratories, or along the current boundaries of Wrafton Laboratories if the site is developed for housing, in accordance with Policies DVS2 and DVS3. In the case of residential development, education contributions will be sought towards providing additional places at Braunton Primary Schools and Braunton Community College in accordance with the Code of Practice.

PROPOSAL BRA4 (WRAFTON GLEBEFIELD)

1. LAND AT WRAFTON GLEBE IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT AS SHOWN ON INSET MAP 14, PROVIDED THE FOLLOWING ELEMENTS ARE PROPOSED:-

- A) THE PROVISION OF AT LEAST 22 AFFORDABLE DWELLINGS;**
- B) VEHICULAR ACCESS FROM RECTORY CLOSE CROSS, INCORPORATING IMPROVEMENTS TO THE A361 TOGETHER WITH THE PROVISION OF A PEDESTRIAN CROSSING;**
- C) THE PROVISION OF A BUS WAITING FACILITY;**
- D) THE PROVISION OF PEDESTRIAN AND CYCLE LINKS ALONG THE SITE FRONTAGE;**
- E) THE PROVISION OF LANDSCAPING AND NOISE ATTENUATION MEASURES; AND**
- F) IN ADDITIONAL TO THE ABOVE ELEMENTS, CONTRIBUTIONS WILL BE SOUGHT TOWARDS PROVIDING ADDITIONAL PLACES AT BRAUNTON COMMUNITY COLLEGE.**

2. THE SITE WILL ONLY BE DEVELOPED AFTER APRIL 2006 AND IN ACCORDANCE WITH POLICY HSG1.

3. A PLANNING OBLIGATION OR CONDITION WILL BE USED TO SECURE ANY CONTRIBUTIONS PROVIDED.

EMPLOYMENT**Velator**

26.33 The Braunton Relief Road (Industrial Link) between the A361 and Velator provides improved vehicular access to businesses at Velator Industrial Estate and land at Field Lane or South of Field Close. At a District level, the Barnstaple Western Bypass will also improve accessibility to and from Braunton.

26.34 There is a latent demand for a range of businesses and workshop units within the locality of varying size. Land at Velator provides the only opportunity in Braunton to meet these demands.

26.35 Braunton Great Field is located immediately to the west of the site and the River Caen forms the eastern boundary. Consequently, the eastern part of the site is within the flood plain and has also been identified as a biodiversity network. In order to retain the integrity of the biodiversity network to reflect Policy ENV8 and prevent any risk of flooding in accordance with Policy DVS6, a ten metre buffer zone should be provided, within which no development will be permitted, along with measures to enhance the nature conservation interests of the site and provision of open space in accordance with Policy REC5. Any redevelopment of the site will require a flood risk assessment and a Transport Assessment to be undertaken in accordance with Policies DVS6 and TRA1A.

PROPOSAL BRA5 (EMPLOYMENT AT VELATOR)

LAND AT VELATOR IS PROPOSED FOR EMPLOYMENT USES WITHIN CLASSES B1, B2 AND B8, AS SHOWN ON INSET MAP 14.

Wrafton Laboratories

26.36 Wrafton Laboratories is a major employer within North Devon, manufacturing pharmaceuticals for an international market. The Laboratories are planned to expand to the east. Despite this planned expansion, additional land may also be required. Wrafton Glebefield, to the north of the factory, has planning permission for industrial development but is also proposed for residential development in accordance with Proposal BRA4. Land to the west of the factory is surrounded by a landscaped bund to protect the amenities of adjoining properties in Orchard Road and Hart Manor and is proposed for employment purposes.

Braunton Telecentre

26.37 A telecentre has been provided within Braunton village centre in order to help diversify the economy of the village whilst providing improved facilities for the local community.

The Village Centre and Retailing

26.38 Based on the findings of the North Devon Retail Study, the village centre of Braunton is defined on Inset Map 14. It is a relatively compact shopping area centred around Exeter Road and its junction with Caen Street which meet at The Square with other local radial links. The main function of the centre of Braunton is shopping although it also provides important local services. Braunton is reasonably served by 'comparison' shops, mostly comprising local independent retailers with a below average range of 'multiples'. The provision of convenience retailers is well above the national average (9.56%). The composition of Braunton village centre is summarised in Table 19 below: -

Table 19 : Braunton Village Centre – Composition Summary

	July 2000	
	No	%
Convenience	15	13.9
Comparison	38	35.2
Service	48	44.4
Vacant	7	6.5
TOTAL	108	100

Source : North Devon Retail Study (July 2000)

26.39 The Retail Study has concluded that there is no readily identifiable 'primary' shopping area. In order to retain and enhance its shopping function, uses other than shops (Use Class A1 of the Use Classes Order 1987) will only be permitted at ground floor level within the village centre provided they do not exceed 50% of the total number of units and are restricted to financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaways (Use Class A5) and community and leisure Uses (Use Classes D1 and D2). If the 50% threshold is reached, proposals for non-shopping uses will be refused unless the level of vacancies exceeds 5% of the total number of units. In all cases, proposals for non shopping uses will only be permitted where they do not harm the vitality and viability of the village centre.

POLICY BRA6 (BRAUNTON VILLAGE CENTRE)

SHOPS (USE CLASS A1) WILL BE PERMITTED WITHIN THE VILLAGE CENTRE, AS SHOWN ON INSET MAP 14. WITHIN THE VILLAGE CENTRE FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2), RESTAURANTS AND CAFES (USE CLASS A3), DRINKING ESTABLISHMENTS (USE CLASS A4), HOT FOOD TAKEAWAYS (USE CLASS A5) AND COMMUNITY AND LEISURE USES (WITHIN USE CLASSES D1 AND D2) WILL ONLY BE PERMITTED AT GROUND FLOOR LEVEL WHERE NO LESS THAN 50% OF ALL GROUND FLOOR UNITS ARE SHOPS (USE CLASS A1) UNLESS:-

- A) THE LEVEL OF VACANCIES EXCEEDS 5% OF THE TOTAL NUMBER OF UNITS; AND
B) THERE IS NO HARM TO THE VITALITY AND VIABILITY OF THE VILLAGE CENTRE.**

Foodstore

26.40 The North Devon Retail Study, undertaken in 2000, identified the need for qualitative improvements to the convenience sector within the village and recommended a modest-sized food store with up to 1000 square metres of net floor space. This need will now be met by the proposed food store included within the mixed-use scheme at the former Brannoc Fibres site, which the Council resolved to approve in October 2004, subject to a Section 106 legal agreement.

Re-use of Upper Floors

26.41 In order to maximise the use of the existing building stock, empty space above the ground floor level in village centre properties should be utilised for a variety of uses including flats. Making use of vacant space will add to the vitality and viability of the village centre and provide additional security and income for the property owner.

COMMUNITY FACILITIES

Sport and Recreation

Public Open Space

26.42 Existing public open spaces, including sports pitches, are identified on the Inset Map for Braunton and Wrafton. The former railway line from Velator to Knowle provides an important open space through the village alongside the River Caen and forms part of the Tarka Trail. This route also links with the coastal footpath at Velator and adjoins the Memorial Gardens north of the village centre.

26.43 There are football pitches within Braunton at Lobb Playing Fields, the Recreational Ground and Wrafton Road. Planning permission has been granted for new changing accommodation and additional sports pitches and facilities at Lobb Playing Fields. Other sports pitch provision within Braunton includes a cricket pitch adjoining the Great Field and the Athletics Track between Braunton and Wrafton.

26.44 The Athletics Track is a sports facility of regional importance. Additional facilities, including stores and a spectator stand, may be required during the Plan period and will be considered against the criteria contained in Proposal BRA7.

26.45 The Open Space Strategy for the District has identified the following deficiencies within Braunton and Wrafton:-

- ◆ *Football pitches*
- ◆ *Multi use games area*
- ◆ *Equipped children's play areas*
- ◆ *Facilities for young people*
- ◆ *Informal open space.*

26.46 There is an identified need for additional youth facilities within Braunton. A new skateboard park is proposed for the village to increase the range of recreational activities available for the younger age groups. Land to the south of the youth centre has been identified, as shown on Inset Map 14.

26.47 Land between Braunton and Wrafton is proposed for additional public open space and sports provision providing the open character of this gap is retained. Any development should take account of the site's proximity to Knowl Water and must include measures to protect and enhance the biodiversity value of the habitat alongside the stream. Any ancillary facilities required, such as changing rooms or those in connection with the Community College, should share or improve the existing facilities at the athletics track. If floodlighting is required, this should be installed so that the spillage of light is kept to an absolute minimum in accordance with Policy DVS3.

PROPOSAL BRA7 (PUBLIC OPEN SPACE PROVISION)

LAND BETWEEN BRAUNTON AND WRAFTON IS PROPOSED FOR SPORT PITCHES AND PUBLIC OPEN SPACE, AS SHOWN ON INSET MAP 14, PROVIDING ANY PROPOSAL:-

- A) DOES NOT HARM THE OPEN CHARACTER OF THE UNDEVELOPED GAP AND PROTECTS AND ENHANCES ANY FEATURES OF LOCAL NATURE CONSERVATION IMPORTANCE;**
- B) DOES NOT INCREASE THE RISK OF FLOODING;**
- C) IS COMPREHENSIVE IN NATURE AND DOES NOT CONSTITUTE PIECEMEAL DEVELOPMENT; AND**
- D) ANY NEW BUILDINGS OR STRUCTURES REQUIRED ARE SITED AND DESIGNED TO MINIMISE THEIR VISUAL IMPACT.**

Cycling

26.48 Devon County Council are currently preparing a cycle strategy for Braunton which will link local cycleways into the National Cycle Network. As part of this Strategy an extension to the existing footpath and cycleway is proposed along Saunton Road to link the village centre and Lobb Playing Fields. An improvement to this route is reflected in the requirements of Proposal BRA2a for redevelopment at Cross Farm, and contributions towards provision of this route will be sought from residential redevelopment of sites identified with Proposals BRA2 and BRA3. The Council will also support the provision of a new cycleway adjoining the River Caen at Score Farm and crossing the river between Score Farm and Hilton Park, which will link into the Tarka Trail.

Education Provision

26.49 Braunton has three primary schools and a secondary school that also serves as a Community College. Both the Braunton Community College and the Kingsacre Primary School have no spare capacity. Contributions will therefore be sought towards the costs of increasing their capacity, where a residential scheme is situated within the relevant designated area for the school and where the scheme includes five or more dwellings containing more than one bedroom. The level of contribution sought will be based on the Code of Practice.

26.50 Braunton Community College is on a constrained site surrounded by residential and other development. The land at Isaac's Yard is situated immediately to the south of the College. Although the site has planning permission for residential use, should it become available for redevelopment, priority will be given to education and community uses in accordance with Policy BRA8.

PROPOSAL BRA8 (ISAAC'S YARD)

- 1. LAND AT ISAAC'S YARD IS PROPOSED FOR EDUCATION OR COMMUNITY USES AS SHOWN ON INSET MAP 14.**
- 2. THE REDEVELOPMENT OF ISAAC'S YARD FOR OTHER USES WILL ONLY BE PERMITTED WHERE THE SITE IS NOT REQUIRED FOR EDUCATION OR COMMUNITY USES.**

Car and Coach Parking

26.51 Caen Street car park is well related to the village centre. It is adjacent to the Countryside, Bakehouse and Tourist Information Centres and the police station and provides convenient access to the Tarka Trail. The car park is well used throughout the year and is particularly busy in the summer.

26.52 There is an acknowledged need for coach parking facilities within Braunton. In the absence of any suitable sites in the centre, land at Velator has been identified for a coach park. Any proposal for such a facility will be considered against the criteria set out in Proposal BRA5 in addition to any relevant policies contained in the Development Standards, Environment and Travel, Transport and Communications Chapters.

SAUNTON

26.53 Saunton is situated along the B3231 to the west of Braunton and is located within an Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area. There are no community facilities within Saunton and it is not recognised as a settlement where further development would be generally acceptable. Any proposals for new development will be considered against the relevant countryside and landscape policies. This restrictive approach will ensure the protection of the undeveloped gap between Saunton and Lobb Caravan site, Braunton.

26.54 Saunton Sands car park provides a facility well used by both residents and tourists throughout the year. The site is located within an Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area, so any proposals must be designed to the highest standards in order to minimise any impact on the landscape in accordance with Policies DVS1 and ENV2 in particular.

CHIVENOR

26.55 Chivenor is located on the A361 approximately 4 kilometres west of Barnstaple and 1 kilometre south east of Wrafton. It is dominated by the Royal Marine Base between the A361 and the Taw Estuary. The base also contains the helicopter search and rescue unit. Chivenor is not recognised as a settlement. The River Caen and Taw Estuary on the south, east and west boundaries of the base are designated as a SSSI.

26.56 The Old Aerodrome site, which is situated to the north of RMB Chivenor, is occupied by a range of industrial uses. The industrial estate is considered to have significant potential for economic development particularly following the completion of the Barnstaple Western Bypass. Its potential will also be improved following improvements to the existing site access from the A361 to overcome the existing access problems. The site will be safeguarded for employment uses in accordance with Policy ECN2. Given the site's relatively isolated location from residential properties, it may be suitable for unneighbourly types of businesses subject to meeting the requirements of Policies DVS3 and DVS4.