

CHAPTER 33

Knowle Action Plan

INTRODUCTION

33.1 Knowle is situated either side of the A361 approximately 1 kilometre north of Braunton. The village is located within the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

33.2 The village is situated in the valley of the River Caen, which flows south towards Braunton. The western side of the valley is wooded with rising downland either side of Knowle. The hills to the west of the village are situated within the Coastal Preservation Area that is defined by the development boundary and the A361. Proposals within the CPA will be considered against Policy ENV5. Although the countryside to the east of the village is not subject of any formal landscape designations, it is still considered attractive.

Nature Conservation

33.2A The area around Knowle is situated within the Bat Sustainment Zone centred around the Caen Valley Bats SSSI. The trees, hedgerows and scrub land along the Caen River valley are key foraging areas for the greater horseshoe bats. Development proposals affecting foraging habitat or access to these foraging areas for the bats will be considered against Policies ENV11 and ENV12.

Historic Environment

33.3 The remnant of the historic core of the village is relatively small and Knowle does not have a Conservation Area. The Castle Fort to the south west of the village is a Scheduled Ancient Monument where Policy ENV14 will apply.

Flood Risk

33.4 The River Caen flows southwards on the western side of the village. Areas at risk of flooding, based on the Environment Agency's indicative floodplain maps, are shown on the Inset Map, although these do not identify more localised problems.

Landfill Constraints

33.5 There is a former landfill site to the north west of Knowle. The whole of the village is within the consultation zone where there is a risk from lateral movement of landfill gases. Proposals within the village should be considered against Policy DVS4.

HOUSING

33.6 A development boundary is identified for Knowle, which is shown on Inset Map 21. Within this development boundary residential development will be acceptable in principle in accordance with Policy HSG2. Outside of the development boundary the principle of residential development will not be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10.

33.7 The only site proposed for residential development in Knowle is on the southern part of Knowle Industrial Estate. The land is identified for about 10 dwellings including 4 affordable homes or at least 40% of the total number of units proposed on the site should be affordable in accordance with Policy HSG7. Any contamination on the site will need to be remediated in accordance with Policy DVS4. Trees along the riverbank should be retained with extensive landscaping planted along the northern site boundary in accordance with Policy DVS2.

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33.7A Any proposal to redevelop the site will need to undertake a flood risk assessment, taking into account the site's location partly within the indicative flood plain. No new buildings or structures should be sited on land within the functional flood plain. Appropriate measures to alleviate the risk of flooding both on site and downstream will need to be included as well as incorporating SUDS to dispose of surface water, in accordance with Policies DVS6 and DVS7.

33.7B The access onto the A361 will need to be improved in accordance with Policy TRA6. A new cycle/footbridge should be provided over the River Caen to link the village to the former railway line, with the intention of improving access to both Braunton and Ilfracombe. Education contributions may also be sought towards providing additional places at Braunton Community College in accordance with the Code of Practice.

PROPOSAL KNW1 (RESIDENTIAL DEVELOPMENT)

LAND ADJOINING KNOWLE INDUSTRIAL ESTATE IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT, AS SHOWN ON INSET MAP 21, PROVIDED THE FOLLOWING ELEMENTS ARE PROPOSED:-

- A) ABOUT 10 DWELLINGS, INCLUDING AT LEAST 4 AFFORDABLE HOMES;**
- B) HIGHWAY IMPROVEMENTS TO THE JUNCTION WITH THE A361;**
- C) A CYCLE/FOOTBRIDGE OVER THE RIVER CAEN; AND**
- D) FLOOD ALLEVIATION MEASURES AND SUSTAINABLE URBAN DRAINAGE SYSTEMS.**

EMPLOYMENT

33.8 Knowle Industrial Estate is important to the local economy and will be safeguarded for employment purposes in accordance with Policy ECN2. It is located between the A361 and the River Caen, as shown on Inset Map 21, with two accesses from the A361. The Industrial Estate includes a variety of employment uses within Classes B1, B2 and B8 of the Use Classes Order. The proximity of the industrial estate to surrounding residential properties has caused some nuisance to local residents. Any further expansion of the site is therefore inappropriate to reflect Policy DVS3, in addition to highway safety, landscape impact and flood risk reasons.

COMMUNITY FACILITIES

Sport and Recreation

33.9 There is currently no public open space within Knowle apart from an equipped children's play area to the south of Pound House adjacent to the A361. The Public Open Space Strategy has identified the need for informal open space.

33.10 In view of the topographic constraints on either side of the village, the flood risk and landscape constraints to the west of the village and the majority of housing to the east of the main road, any additional open space provision should be to the north-east or south-east of Knowle. Potential sites include land north of New Lane or land east of Church Hill Lane, both of which are shown on Inset Map 21.

33.11 The Tarka Trail passes to the west of the village and its route is shown on Inset Map 21. The Tarka Trail provides opportunities for public access to the countryside on this side of the village. The former railway line between Braunton and Ilfracombe also passes to the west of the village. This route is shown on Inset Map 21 and the Proposals Map. Policy REC4 safeguards the route for use as either a recreational trail or for proposals to reinstate the railway line. A new cycle/footbridge to link the village to the former railway line is proposed as part of the redevelopment of land adjoining Knowle Industrial Estate (see Proposal KNW1).

Education Provision

33.12 Knowle has no primary school. The village falls within the designated catchment area of schools within Braunton. Some of these schools, including the Community College, have no spare capacity (see paragraph 26.49). Contributions will therefore be sought towards the costs of increasing their capacity in schemes incorporating five or more dwellings containing more than one bedroom. The level of contribution sought will be based on the Code of Practice on Education Contributions produced as Supplementary Planning Guidance.