

# CHAPTER 36

## West Down Action Plan

### INTRODUCTION

**36.1** West Down is situated on a ridge approximately 4 kilometres south of Ilfracombe and 6 kilometres north east of Braunton. However, it is one of the least accessible villages within the District. The village is only 1 kilometre east of A361 (between Braunton and Ilfracombe) but the approach road is steep, narrow and winding, with an easier access from the A3123 to the north of the village. West Down is located within the Area of Strategic Landscape and Development Constraint.

### ENVIRONMENT

#### Landscape

**36.2** West Down is situated on a downland plateau between valleys dissected by tributaries of the River Caen. The village is not subject to any protected landscape designation although the surrounding countryside is still considered attractive. The hills to the west of the A361 are situated within the Coastal Preservation Area where Policy ENV5 applies. The village is quite prominent from Trimstone Cross situated along the A361 to the west of the settlement.

#### Historic Environment

**36.3** The village has retained much of its traditional character, although more modern development has extended northwards along Ilfracombe Hill and around Cheglinch Corner. There is no existing Conservation Area within the village. However, the designation of a Conservation Area will be considered for the historic core of the village during the Plan period. The centre of the village has a tight knit character with narrow roads and is focussed around the Grade I listed St Calixtus Parish Church.

#### Sewage Disposal

**36.4** Once residential developments with outstanding planning permissions have been completed, the sewage treatment works in West Down will have no spare capacity to cater for further development. Any further major developments within the village will require major sewerage infrastructure improvements.

### HOUSING

**36.5** A development boundary is identified for West Down which is shown on Inset Map 24. Within the 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.

**36.6** West Down has significant social and community facilities to support a limited number of affordable dwellings subject to meeting an established local need. Any proposals for affordable housing outside the development boundary will be considered against Policy HSG8.

**36.7** There are no large previously developed sites within the village. No land has therefore been specifically proposed for residential development. The development boundary has been drawn to include sites that have the benefit of extant planning permissions adjacent to Thorne Park and Ilfracombe Hill.

### EMPLOYMENT

**36.8** There are limited employment opportunities within the village with the local economy dominated by agriculture. The nearest concentration of employment premises serving the village are located at Mullacott Cross Industrial Estate.

**36.9** Proposals to diversify the economy of the village will be supported where they are in accordance with Policy ECN3. However, the restrictions applying to the local highway network will need careful consideration and will be assessed against Policy TRA6.

## COMMUNITY FACILITIES

### Sport and Recreation

**36.10** There is currently no public open space within West Down, although the primary school on the western side of the village has its own playing field and a multi-use games area available to the whole community is proposed there. The Open Space Strategy for the District has identified the following deficiencies within West Down: -

- ◆ *Equipped children's play area*
- ◆ *Informal open space.*

**36.11** To help overcome these deficiencies, land to the south of Austins Hay and St Leonard on Churchpool is proposed for public open space. This land adjoins a public footpath and is easily accessible from the village centre. SUDS will be required to ensure appropriate drainage for the site. Any other proposals to overcome the existing deficiencies in public open space will be considered against Policy REC2.

<b>PROPOSAL WED1 (PUBLIC OPEN SPACE)</b>
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<b>LAND SOUTH OF AUSTINS HAY AND ST LEONARD ON CHURCHPOOL IS PROPOSED FOR PUBLIC OPEN SPACE AS SHOWN ON INSET MAP 24.</b>
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### Education Provision

**36.12** West Down Primary School has no spare capacity. The village also falls within the designated catchment area of Ilfracombe Community College, which also has no spare capacity. Contributions will be sought towards the costs of providing additional places for both of these schools from any scheme incorporating family type housing of five or more dwellings in accordance with the Code of Practice.

### Car Parking

**36.13** There is no existing car park within the village. However, a small car park is proposed on land east of Thorne Park and this site is identified on Inset Map 24. In view of the lack of public car parking and on site provision for many of the dwellings within the historic core of the village, the proposed car park site will be safeguarded from redevelopment for other uses in accordance with Policy TRA8A unless alternative provision is made available. Commuted payments may be sought from new residential development in the village in order to facilitate the provision of this car park.