

# CHAPTER 19

## Bishops Nympton Action Plan

### INTRODUCTION

**19.1** Bishops Nympton is a village situated to the south of the North Devon Link Road approximately 5 kilometres south east of South Molton. The main access is from Bish Mill to the west and from Ash Mill to the east of the village. The village is located within the Priority Area for Rural Regeneration.

### ENVIRONMENT

#### Landscape

**19.2** Bishops Nympton is situated on sloping land on the northern side of the valley of the Crooked Oak. The village is quite prominent from land on the southern side of the valley. Bishops Nympton is not subject to any protected landscape designations although the surrounding landscape is still considered to be attractive countryside and is part of the wider high culm grassland adjoining the fringes of Exmoor.

#### Historic Environment

**19.3** The historic core of the village is situated on either side of the main street and along West Street to the south of the Church. The Bishops Nympton Conservation Area encompasses all of the settlement apart from modern developments to the north and east of the settlement. Development proposals impacting on the Conservation Area will be subject to Policy ENV16. The Conservation Areas contains many listed buildings including the Grade I Church of St Mary.

### HOUSING

**19.4** A development boundary has been identified for Bishops Nympton, which is shown on Inset Map 8. Within the development boundary, residential development will be permitted in principle in accordance with Policy HSG2. Outside the development boundary, residential development will not normally be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10. However, affordable housing schemes may be permitted on sites adjoining but outside the development boundary in order to meet the needs of the local community in accordance with Policy HSG8.

**19.5** Bishops Nympton has a range of local facilities including a village shop, post office, public house, a primary school and village hall, as well as regular public transport links. As such, the village is considered suitable for some additional development provided that the landscape setting of the village and the character and appearance of the Conservation Area are protected.

#### Land at Joey's Field

**19.6** There are no large previously developed sites within the village. A small site at the northern edge of the village has been identified for housing. This land, situated to the west of existing houses at Joey's Field, is a sloping site outside the existing Conservation Area. Access to the site should be through the existing development at Joey's Field. As the site is part of a larger field, extensive landscaping will be required across the northern boundary to ensure that the development is softened, screened and assimilated into the surrounding area in accordance with Policy DVS2. Education contributions will be sought towards providing additional places at the primary school in accordance with the Code of Practice.

#### **PROPOSAL BNY1 (RESIDENTIAL DEVELOPMENT AT JOEY'S FIELD)**

**LAND AT JOEY'S FIELD, AS SHOWN ON INSET MAP 8, IS PROPOSED FOR UP TO 5 DWELLINGS INCLUDING AT LEAST 2 AFFORDABLE HOMES WITH ACCESS FROM JOEY'S FIELD AND EXTENSIVE LANDSCAPING ALONG ITS NORTHERN BOUNDARY.**

## EMPLOYMENT

**19.8** There are limited employment opportunities within the village with the local economy primarily based on the provision of local services and agriculture. Proposals to diversify the economy of the village will be supported where they are in accordance with Policy ECN3.

## COMMUNITY FACILITIES

### Sport and Recreation

**19.9** The existing public open spaces within Bishops Nympton are identified on Inset Map 8. The playing field adjacent to the Parish Hall includes a football pitch, multi use games area and children's play equipment. There is also an equipped play area on the southern part of the village green to the west of the Church. These open spaces will be protected in accordance with Policy REC6.

**19.10** Both the playing field and village green are important open spaces contributing towards the character of the Conservation Area. The village green is also important as it provides the setting for the village church and churchyard. Although the public does not currently use the Glebefield south of the Vicarage, it is considered to be an important open space in the Conservation Area. It preserves the linear nature of the settlement and the setting of the Vicarage, a Grade II listed building. Consequently, the Glebefield will be protected from development in accordance with Policies ENV16, ENV17 and REC6. However, support will be given to the use of the Glebefield as a public open space.

**19.11** Any additional public open space within Bishops Nympton should be provided on either the Glebefield, land south of Meadow View or at the edge of the playing field site.

### Education and Healthcare Provision

**19.12** Bishops Nympton has a primary school which is at capacity. Children of secondary school age travel to South Molton, which also provides the nearest healthcare facilities. Proposals affecting Bishops Nympton Primary School are set out in paragraph 19.14 and Proposal BNY2.

### Car Parking

**19.13** There is no existing public car park within the village. The lack of residential parking for dwellings along the main street, together with the concentration of community facilities at the southern end of the village, results in congestion and the potential obstruction of emergency vehicles. Parking on the village green is too remote for some facilities and would affect the setting of the Church. The best opportunity to provide a central village car park that would not harm the character and appearance of the Conservation Area is the existing playground of the Primary School. This site is central for the school, public house, shop, church and Parish Hall.

**19.14** The primary school playground is proposed for a village car park subject to a safe, convenient and accessible replacement playground being provided for the primary school. Land to the rear of the school and north of the playing field and Parish Hall already has planning permission for a replacement playground.

#### **PROPOSAL BNY2 (VILLAGE CAR PARK)**

**LAND AT THE EXISTING PRIMARY SCHOOL PLAYGROUND IS PROPOSED FOR A VILLAGE CAR PARK, AS SHOWN ON INSET MAP 8, PROVIDED THAT A REPLACEMENT PLAYGROUND IS PROVIDED ON LAND TO THE REAR OF THE SCHOOL.**