

CHAPTER 30

Bratton Fleming Action Plan

INTRODUCTION

30.1 Bratton Fleming has a linear settlement pattern along the main road between Barnstaple and the A399 at Four Cross Way. The village is situated approximately 9 kilometres north east of Barnstaple on a ridge extending from the foothills of Exmoor. The village is approximately 4.5 kilometres from the National Park boundary. Bratton Fleming is located within the Area of Strategic Landscape and Development Constraint. It functions as an important local centre for a wide rural area serving a number of settlements including Arlington, Brayford, Challacombe, Loxhore and Stoke Rivers.

ENVIRONMENT

Landscape

30.2 Bratton Fleming is situated on the fringe of Exmoor and within the Area of Great Landscape Value (AGLV) which forms a buffer to the National Park. The AGLV has been extended to include the countryside between the eastern side of the village and the A399, and beyond Wistlandpound to the north. The additional land within the AGLV includes high ridges at Bratton Down, which is similar in character to the existing AGLV and forms an integral element of the land rising towards the Exmoor National Park. The extent of the AGLV is shown on Inset Map 18 and the Proposals Map. Proposals within the AGLV will be considered against Policy ENV6, whilst Policy ENV4 will be relevant for proposals affecting the setting of Exmoor National Park.

30.3 The village is situated on a ridge and is quite prominent from Stoke Rivers to the south. The countryside to the north of the village is characterised by the wooded valley of the River Yeo cutting into the Exmoor foothills.

Nature Conservation

30.4 There are no sites of national nature conservation importance around the village although the South Exmoor Site of Special Scientific Interest is designated nearby within the National Park, outside the area covered by this Plan. However, there are several County Wildlife Sites around Bratton Fleming including Button, Slolely's and Smythapark Woods to the north of the village which are all ancient semi-natural woodland. These sites are shown on Inset Map 18 and the Proposals Map where Policy ENV12 will be relevant.

Historic Environment

30.5 The historic core of the village is centred around the Church of St Peter and Newhouse Farm. With the exception of the historic farmsteads, which are an essential feature of Bratton Fleming's character, there are relatively few listed buildings within the settlement. There is no existing Conservation Area within Bratton Fleming. However, the designation of a new Conservation Area to encompass the historic core will be considered during the Plan period. The purpose of a Conservation Area is set out in paragraph 5.54.

30.6 There are numerous archaeological features in the countryside surrounding the village including six separate groups of barrows within the parish of Bratton Fleming. These barrows are all Scheduled Ancient Monuments and are shown on the Proposals Map where Policy ENV14 will apply. The Schedule of Ancient Monuments also includes North Thorne, which is a deserted medieval village located to the north of Bratton Fleming and immediately south of Wistlandpound Reservoir.

HOUSING

30.7 Unlike the other villages in the ASLDC, Bratton Fleming does not have a development boundary. Instead, new development will be guided by Policy BRF1A, the results of the *'Planning for Real'* consultation process and the Housing Needs Survey, which includes the surrounding parishes, together with the more general policies contained in Part 1 of the Plan. This more flexible and opportunistic approach is in recognition of Bratton Fleming's role as an important local centre serving a wide rural area where development opportunities, particularly for new housing, are extremely limited.

30.8 New housing schemes must be well related to the physical form of the village and follow a logical and defensible boundary. The scale of any scheme should be compatible with its size, character and level of services and facilities available. Any proposal that harms the character of the countryside, including the AGLV and National Park, or the settlement itself, will not be permitted.

30.9 At least 50% of all new homes provided on any site for more than 1 dwelling should be affordable to meet the housing needs of the local community including the surrounding parishes.

POLICY BRF1A (RESIDENTIAL DEVELOPMENT IN BRATTON FLEMING)

RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED IN BRATTON FLEMING WHERE:-

- A) THE SCALE OF THE DEVELOPMENT IS APPROPRIATE TO THE SIZE, FORM AND CHARACTER OF THE VILLAGE AND THE LEVEL OF FACILITIES AVAILABLE;**
- B) IT IS WELL RELATED TO THE MAIN BUILT UP AREA OF THE SETTLEMENT AND DOES NOT HARM THE RURAL CHARACTER, SETTING AND FORM OF THE VILLAGE AND SURROUNDING COUNTRYSIDE; AND**
- C) AT LEAST 50% OF THE TOTAL NUMBER OF DWELLINGS PROVIDED ARE AFFORDABLE TO MEET THE HOUSING NEEDS OF THE LOCAL COMMUNITY.**

EMPLOYMENT

30.11 There are limited employment opportunities within the village. The local economy is dominated by agriculture. Workshops have been provided on the industrial estate on the eastern end of the village, which provide important employment opportunities for the surrounding rural area. These units will be safeguarded for uses within Classes B1, B2 and B8 of the Use Classes Order in accordance with Policy ECN2. A need has been identified for additional industrial units during the Plan period. In order to extend the industrial estate, land to the east is proposed for employment uses within Classes B1, B2 and B8 of the Use Classes Order. This proposal should incorporate SUDS to avoid increasing flood risk to surrounding properties and will require a Transport Assessment in accordance with Policies DVS7 and TRA1A respectively.

PROPOSAL BRF2 (BRATTON FLEMING INDUSTRIAL ESTATE)

LAND TO THE EAST OF THE INDUSTRIAL ESTATE, AS SHOWN ON INSET MAP 18, IS PROPOSED FOR EMPLOYMENT USES WITH CLASSES B1, B2 AND B8.

30.12 Proposals to diversify the economy of the village will be supported where they are in accordance with Policy ECN3.

COMMUNITY FACILITIES

Sport and Recreation

30.13 The existing public open spaces within Bratton Fleming are shown on Inset Map 18. The main sports and recreation provision is at Bratton Fleming Sports Ground to the west of the village where there are 2 football pitches, a cricket ground, youth centre, tennis courts and associated facilities. Additional tennis courts are proposed at the Sports Ground. Within the village itself there is the recreational ground off Grange Hill in addition to a village green and play area adjoining the church to the rear of Furze Park Road, both of which contain equipped children's play equipment. Allotments are situated to the north of the village adjoining Station Road. All of these public open spaces will be protected from other uses in accordance with Policy REC6. In addition to the existing facilities within the village, there is a need for a multi use games area and skateboard facilities, as well as floodlighting at the Sports Ground.

30.14 The former railway line between Barnstaple and Lynton passes to the north of the village. This route is shown on Inset Map 18 and the Proposals Map. Policy REC4 safeguards the route for use as either a recreational trail or for proposals to reinstate the railway line. The National Cycle Network also runs to the east of the village providing opportunities for access into the countryside. Overall, however, Bratton Fleming possesses relatively poor access to the surrounding countryside mainly because land around the settlement is actively farmed.

Community Woodland

30.15 A Community Woodland is proposed on land south of the Glebeland and Rectory Drive, which will provide a valuable local resource for recreation. The site should incorporate extensive tree planting in partnership with the South West Forest, as well as areas of informal open space. Additional guidance on community woodlands is set out in paragraph 10.10A.

PROPOSAL BRF3 (COMMUNITY WOODLAND)

LAND SOUTH OF RECTORY DRIVE, AS SHOWN ON INSET MAP 18, IS PROPOSED FOR A COMMUNITY WOODLAND.

Cemetery

30.15A The existing cemetery in Bratton Fleming will reach capacity during the Plan period. A new cemetery is required, although no specific site has been identified.

Education and Healthcare Provision

30.16 Bratton Fleming has a primary school with spare capacity to cope with additional residential development. The village falls within the catchment area of Pilton Community College, which has no spare capacity. Consequently, contributions will be required towards providing additional secondary school places for any scheme incorporating family type housing of five or more dwellings. The level of contributions will be based on the Code of Practice, produced as Supplementary Planning Guidance.

30.17 There is no healthcare provision within Bratton Fleming with the nearest facilities located in Barnstaple.

Car Parking and Traffic Management

30.18 There is parking available for specific facilities including the Sports Ground and White Hart Inn. An informal public car park exists within the centre of the village as part of the community development package for the Glebeland. To improve pedestrian safety, speed reduction measures including traffic calming are required in the village.

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