

# CHAPTER 22

## Landkey Action Plan

### INTRODUCTION

**22.1** Landkey is a large village situated to the south of the A361 (North Devon Link Road) and approximately 3 kilometres south east of Barnstaple. The village has a broadly linear settlement pattern on either side of the old main road between Barnstaple and South Molton, although modern developments have increased the bulk of the village. The settlement of Landkey consists of Landkey Town in the west, Landkey Newland and Swimbridge Newland in the east. Landkey is within the Priority Area for Rural Regeneration.

### ENVIRONMENT

#### Landscape

**22.2** The village is not subject to any protected landscape designations, although an Area of Great Landscape Value (AGLV), including Codden Hill and Hangman's Hill, is situated less than 1 kilometre to the south of the village. The extent of the AGLV is shown on Inset Map 11 and the Proposals Map where Policy ENV6 will apply. The hills to the south of Landkey and Swimbridge create a distinctive series of 'whale backed' limestone and chert ridges, which are uncharacteristic of the surrounding landscape types in North Devon.

**22.3** To the north of the village the landscape is more gently rounded. Landkey is situated in the wide valley of the Venn Stream, which runs east-west to the south of the village but crossing from the north of Swimbridge Newland. The North Devon Link Road is situated within this shallow valley, although the village is not prominent from this main road. It is considered important to retain this visual gap between the village and the Link Road.

**22.4** Although Landkey is not within a protected landscape designation, the surrounding landscape is still considered to be attractive countryside.

#### Nature Conservation

**22.5** There are no sites of national nature conservation importance around the village although there is a County Wildlife Site at Harford Wood on the northern side of the Link Road, as identified on the Proposals Map, where Policy ENV12 will be relevant. The wider countryside surrounding the village contributes to the biodiversity of the locality, particularly along the Venn Stream.

#### Historic Environment

**22.6** There are two Conservation Areas within Landkey, both of which were designated in 1987. Landkey Town Conservation Area covers the area of the old town centred around the Grade I listed Church of St Paul and the Grade II\* listed Old Manor at the western end of the village. The Landkey and Swimbridge Newland Conservation Area is much larger covering either side of the main road and extending beyond Newland House to the east of Swimbridge Newland. The extent of both these Conservation Areas is shown on Inset Map 11, where Policy ENV16 will be relevant.

**22.7** Acland Barton, to the north of the North Devon Link Road, is one of the few Grade I listed domestic buildings in Devon and originates from the medieval period. There are also sites of archaeological interest at Harford Barton, where there is a Grade II\* farmhouse, and the remains of a 19<sup>th</sup> century lime workings at Venn to the south west of the main village.

**22.8** A village design statement was published for Landkey and Swimbridge Newland in 1999 and has been adopted as Supplementary Planning Guidance. This design statement has identified elements of the built and natural environments within the village that are locally distinct. It sets out traditional features typical of Landkey, which should be incorporated into the design of new developments within the village.

**22.9** There were traditionally many orchards around Landkey and the village has a strong association with growing Mazzards, a local variety of cherry. The village also has its own variety of plum, the Landkey Yellow. The local distinctiveness of these fruit trees should be considered in landscaping schemes and public open space provision within the village.

## Flood Risk

**22.10** There are 3 streams flowing into Landkey Newland. These meet in the centre of the village to form Venn Stream which, together with Mill Leat, flows from east to west along the southern side of Landkey. The Environment Agency's indicative flood plain map identifies the extent of some of the areas liable to flooding, which are shown on Inset Map 11. More localised areas of flooding are not identified.

**22.11** All surface water run off from Landkey enters the Venn Stream, which flows past Venn Quarry towards Bishops Tawton, where the village centre is also liable to flooding. In order to prevent the risk of flooding in both Landkey and Bishops Tawton, any new developments in Landkey should incorporate sustainable urban drainage systems (SUDS) in accordance with Policy DVS7.

## HOUSING

**22.12** A development boundary is identified for Landkey in order to clarify where further residential development will be acceptable in principle whilst protecting the attractive landscape setting of the village. In particular, it is considered important that no further development occurs on the north side of the village where it would become prominent from the North Devon Link Road. The development boundary for Landkey is shown on Inset Map 11, outside of which the principle of residential development will not be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10. Within the development boundary, residential development will be permitted in accordance with Policy HSG2.

**22.13** Landkey has a good range of local facilities and services including shops, public houses, a primary school, village hall and regular public transport links. However, the village has experienced significant growth during the 1990's. In order to consolidate this level of growth and to protect its landscape setting, only limited development will be permitted within the built up area of the village. Two relatively small sites are identified for residential development within Landkey, both of which are within the existing built up area of the village.

### Mazzard Close (LAN1a)

**22.14** Land north of Mazzard Close is situated west of Blakes Hill Road. A previous planning permission for 6 dwellings on this site has lapsed. The land is now identified for a maximum of 6 dwellings including at least 3 affordable dwellings or at least 50% of the total number proposed. The access to this site should be solely off Mazzard Close and not directly from Blakes Hill Road.

### Watts' Depot, Manor Road (LAN1b)

**22.15** Watts' Depot has been previously developed and is currently occupied by an agricultural haulage business, which is expected to relocate. The site consists of modern storage buildings and a large external parking area. The existing access is poor for agricultural vehicles and is better suited to residential use. Pedestrian access to the site should be improved together with traffic management measures along Manor Road. Redevelopment of this site should provide approximately 10 dwellings including at least 4 affordable dwellings or 35% of the total number proposed. The rest of the land should be provided as public open space including measures to ensure child safety adjacent to Mill Leat. Provision of safe pedestrian and cycle links through the site to this area of open space will also be required. Any contamination will need to be remediated in accordance with Policy DVS4.

#### PROPOSAL LAN1 (RESIDENTIAL DEVELOPMENT)

**1. THE FOLLOWING SITES, AS SHOWN ON INSET MAP 11, ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT PROVIDED THE ELEMENTS IDENTIFIED FOR EACH SITE ARE PROPOSED:-**

##### **MAZZARD CLOSE (LAN1a)**

- A) ABOUT 6 DWELLINGS INCLUDING AT LEAST 3 AFFORDABLE HOMES; AND  
B) ACCESS FROM MAZZARD CLOSE.**

##### **MANOR ROAD (LAN1b)**

- A) ABOUT 10 DWELLINGS INCLUDING AT LEAST 4 AFFORDABLE HOMES; AND  
B) THE PROVISION OF PUBLIC OPEN SPACE INCLUDING MEASURES TO ENSURE PUBLIC SAFETY ADJACENT TO MILL LEAT AND THE PROVISION OF PEDESTRIAN AND CYCLE LINKS THROUGH THE SITE TO THE PROPOSED PUBLIC OPEN SPACE.**

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

## EMPLOYMENT

**22.16** There are limited employment opportunities within the village with the local economy dominated by agriculture, Venn Quarry to the west and the provision of local services.

## COMMUNITY FACILITIES

### Sport and Recreation

**22.17** Existing public open spaces within Landkey are identified on Inset Map 11. The main area of open space is the Millennium Green in the centre of the village, where a new football pitch, clubhouse and changing facilities are proposed. The adjacent recreation ground off Tanners Road includes a football pitch and children's play area. Other public open spaces within the village include areas at Church Meadow and children's play areas at Church Lake and Blakes Hill Road.

**22.18** The Open Space Strategy for the District has identified the need for facilities for young people within Landkey. An additional site for public open space is proposed on land south of Manor Road, as part of Proposal LAN1b. The need for additional open space in connection with the primary school has also been identified at the western end of the village. Any potential sites within or on the edge of the built up area will be considered against Policy REC2.

**22.19** The Tarka Trail runs through the village. Its route is shown on Inset Map 11. The Tarka Trail provides opportunities for public access to the countryside on both sides of the village, as well as providing opportunities for tourism and recreation.

**22.19A** Landkey needs a new larger village hall and potential sites will be considered against Policy COM4. Consideration would be given to siting on an existing safeguarded open space if there is a wider community benefit in accordance with Policy REC6.

### Education and Healthcare Provision

**22.20** Landkey has a primary school with spare capacity. The village falls within the designated area of Barnstaple's Park Community School, which also has spare capacity.

**22.21** There are no healthcare facilities within the village and people needing treatment travel to Barnstaple. New community facilities for Landkey would be permitted on the edge of the village subject to Policy COM4.

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