



Braunton and Wrafton Area Study

Core Strategy Evidence

October 2011



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1 Introduction

- 1.1 This Village Study brings together a wide range of existing information, evidence and statistics relevant to Braunton and Wrafton in order to identify the issues and opportunities facing the village over the next 20 years. It will help to inform the vision, strategy and proposals for the village that will be incorporated within the Joint North Devon and Torridge Core Strategy being prepared for the period up to 2031.
- 1.2 This document provides an overview of the key characteristics that contribute to the form and function of Braunton including Wrafton. It analyses key issues, opportunities and constraints that could impact on the delivery of future sustainable growth and creates an understanding of what needs further investigation. A thorough examination of such matters will enable informed decisions on how best to accommodate and deliver the village's future needs.
- 1.3 One purpose of this study is to support community focused consultation to inform the Joint North Devon and Torridge Core Strategy, which will be an important document in guiding the location, form and scale of development required to achieve sustainable growth that meets the area's long term needs. It is essential that local aspirations are reflected through the Core Strategy's vision and objectives. Through undertaking additional focused consultation it is anticipated that relevant and supported visions can be established for the towns of northern Devon.
- 1.4 For the purposes of this study, Braunton is defined by the Parish Council boundary, although its relationship to surrounding areas, especially Wrafton in Heanton Punchardon parish, will also be assessed.

2 Overview

- 2.1 Braunton is a large historic village on the north side of the Taw estuary and either side of the River Caen. The village is located about 8 kilometres (5 miles) northwest of Barnstaple and 13 kilometres (8 miles) south of Ilfracombe accessed along the A361. It is closely related to Wrafton a small village located immediately to the south of Braunton.
- 2.2 Braunton includes a large number of historic buildings and adjoins the Great Field, a rare surviving relic of the Saxon three-field system. The village is situated in a high quality environment including Braunton Burrows, Braunton Marsh and the Area of Outstanding Natural Beauty on the hills above the village.
- 2.3 Chivenor is approximately 1.5 kilometres (0.9 miles) to the south-east of Braunton and Wrafton and 4 kilometres (2.5 miles) west of Barnstaple. The area is dominated by the Royal Marine Base and an established industrial estate between the A361 and Tarka Trail. The base also contains the helicopter search and rescue unit.

2.4 Population – *‘increasing slower than other North Devon towns’*

- 2.4.1 Braunton has grown slowly over the last twenty years. The parish population increased by 4.8% between 1991 and 2001 and by a further 3.9% over the period 2001 to 2010. These figures relate to Braunton Parish so include Knowle, Saunton and Lobb as well as the main village, but exclude Wrafton. Overall the annualised increase since 1991 is just above 40 people per year. The equivalent population increase in Heanton Punchardon parish between 2001 and 2010 is 261 people, which amounts to an increase of over 14%
- 2.4.2 From 2001 to 2010 the population of Braunton increased by 293 people. The 3.9% rate of population increase in the village was significantly lower than that experienced across other North Devon towns (Barnstaple, Ilfracombe, South Molton, Fremington/Yelland) and lower than that across the district as a whole, although slightly above the County figure. The variance in population growth across the geographic areas is shown in Table 1.
- 2.4.3 Age distribution within the Braunton population is substantially older than across the wider area (see Table 1). The overall proportion of Braunton’s population aged 0-59 is generally lower than for the District and Devon, with a much higher proportion of the population aged over 60.
- 2.4.4 The Strategic Housing Market Assessment for the Northern Peninsula (2008) indicated net in-migration of 4,400 people to North Devon between 2001 and 2006, with the largest gains for the 45 to 64 years age bracket. Other large gains aged 25 to 44 years and 0 to 15 years are indicative of inward movement of families. Overall in-migration indicates equity-cushioned older pre-pensioner households and households with dependent children, especially from London, the South East and the West Midlands. In the reverse direction, there is a steady loss of younger and more independent households, the reasons for which remain largely speculative, but which will include a combination of movement for education, employment and access to affordable housing.
- 2.4.5 The increasing age of the area’s population is reflective of a national trend. In 2008, 16% of the population of England was estimated to be aged 65 and over, with the South West region estimated to have the highest percentage of older persons (19%). By 2033¹, over a quarter of the population of the South West is projected to be aged 65 and over, a level that is close to being exceeded in Braunton and across North Devon.

¹ Sub national Population Projections, ONS (May 2010):

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subna>

Table 1: Population

				Devon (including Plymouth & Torbay)
2001	7,527	48,551	89,097	1,136,500
2010	7,820	50,977	92,894	1,179,354
Change	293	2,426	3,797	42,854
% change	3.9%	5.0%	4.3%	3.7%
0 -19	20.7%	23.6%	22.6%	21.5%
20-39	16.9%	21.4%	19.4%	23.9%
40-59	26.3%	27.0%	27.6%	27.2%
60-79	27.8%	21.7%	24.0%	21.4%
80+	8.3%	6.3%	6.4%	6.0%

Source: 2001 Census, 2010 ONS population estimates and Devon County Town Profiles³

2.5 Income – ‘significant differences between East and West wards’

2.5.1 Median household income in North Devon of £24,970 (2008) is the second lowest for any district in Devon (after Torridge district). The North Devon median household income is £1,142 (7.5%) below the Devon average. Braunton West has one of the lowest average household incomes in North Devon (£22,687); only Barnstaple Central Town and Ilfracombe Central are lower. Braunton West is 9% below the district average figure. Braunton East has one of the higher median incomes in North Devon (£27,735) 11% above the district average figure (Table 2).

Table 2: Average Incomes

	Total	Household income average (median)
North Devon	42,770	£24,970
Devon County (excluding Plymouth and Torbay)	331,804	£26,112
Braunton east ward	1,725	£27,735
Braunton west ward	1,965	£22,687
Heanton Punchardon parish	795	£26,772

Source: CACI and Paycheck data provided by CACI (2008)

² Including the parts of North Devon within Exmoor National Park

³ Devon County Council Devon Facts and Figures: <https://www.devon.gov.uk/factsandfigures/>

2.6 Benefits – *‘a low level of dependency on benefits’*

2.6.1 The types of benefits identified in Table 3 all indicate a lower proportion of claimants in Braunton than for North Devon, Devon and nationally, apart from those aged 65 and older claiming attendance allowance (17.6%) which is slightly higher than North Devon and Devon figures. Overall, the figures in Table 3 demonstrate a low level of dependency on benefits within the village.

Table 3: Benefits

		North		National
16 – 59 year olds claiming income support	2.0%	4.5%	3.9%	5.6%
16 – 64 year olds claiming job seekers allowance	1.5%	2.1%	2.0%	3.7%
Total population claiming disability living allowance	3.4%	4.3%	4.2%	5.2%
65 and older claiming attendance allowance	17.6%	17.3%	17.3%	18.2%
60 and older claiming pension credit	14.9%	17.7%	15.3%	20.6%

Source: Devon Town Profiles 2010 – Department for Work & Pensions

2.7 Employment – *‘hotels, restaurants, education and retail employment are more significant than across the rest of North Devon’*

2.7.1 A large proportion of Braunton’s work force is employed in hotels and restaurants (22%) compared to North Devon (12.8%) and Devon (8.9%), which reflects the importance of tourism to the local economy. For similar reasons a relatively large percentage of the work force is involved in wholesale and retail trade (21.7%), above the equivalent figures for North Devon (19.9%) and Devon (18.2%). However, some of this tourism related employment may be seasonal in nature. The education sector (14.8%) and health and social work sector (14.1%) are also substantially above the equivalent figures for North Devon and Devon.

2.7.2 In contrast, Braunton has a much lower proportion of its workforce involved in manufacturing (6.5%), transport, storage and communication (1.6%), financial services (0.1%), real estate business (7.7%) and public administration (2.0%), which are all well below the equivalent figures for North Devon, Devon and nationally as set out in Table 4. RMB Chivenor in Heanton Punchardon parish provides a higher proportion of defence related jobs, which helps support local shops and services within Braunton and the wider area.

Table 4: Employment Sectors

Agriculture & forestry	0.0%	1.9%	2.2%	1.0%
Fishing	0.0%	0.1%	0.1%	0.0%
Mining & quarrying	0.0%	0.1%	0.2%	0.2%
Manufacturing	6.5%	13.9%	9.6%	10.2%
Gas & water	0.0%	0.3%	0.8%	0.4%
Construction	4.8%	4.6%	5.7%	4.8%
Wholesale & retail trade	21.7%	19.9%	18.2%	16.6%
Hotels & restaurants	22.0%	12.8%	8.9%	6.8%
Transport, storage & communication	1.6%	3.4%	6.0%	5.8%
Financial services	0.1%	0.9%	1.6%	4.0%
Real estate & business activities	7.7%	9.7%	12.4%	18.0%
Public administration & defence	2.0%	4.9%	6.4%	5.4%
Education	14.8%	9.9%	9.4%	9.3%
Health & social work	14.1%	13.7%	13.4%	12.3%
Other community services	4.7%	3.9%	5.0%	5.3%

Source: Devon Town Profiles 2010 – Office for National Statistics

2.8 Unemployment – *‘lower compared to rest of North Devon’*

2.8.1 In 2011, unemployment in Braunton as a percentage of the overall work force is low compared to the District and County (Table 5).

Table 5: Unemployment Claimants

							Devon		
	2001	2006	2011	2001	2006	2011	2001	2006	2011
Number unemployed	n/a	51	72	1,635	1,075	1,135	8,581	6,138	10,159
% of working age (16 – 64) population	n/a			3.1%	1.9%	2.4%	2%	1.4%	2.2%
East		1.4%	1.4%						
West		0.8%	1.8%						

Source: NOMIS: Official labour market statistics (February 2011)

2.9 House Prices – ‘substantially above those for the rest of North Devon’

2.9.1 All types of average house prices for Braunton are substantially above those for North Devon and Devon, especially flats and maisonettes, although detached houses are below the district and county average (Table 6). The Strategic Housing Market Assessment for the Northern Peninsula⁴ identifies Braunton within the *Taw and Torridge: Towns and Rural Fringe* sub-market area, which is served by and with good accessibility to the main residential centres of Barnstaple and Bideford. Nevertheless, Braunton’s location close to the coast is attractive to incomers and second home owners, so will share some characteristics with the *Coastal: Higher Value* sub-market area which includes Saunton and Croyde.

Table 6: Average House Prices by Type

			Devon
Overall	238,530	209,460	223,636
Detached	279,768	285,301	310,899
Semi-detached	215,424	187,493	197,547
Terrace	192,953	158,442	172,313
Flat / maisonette	269,943	164,651	160,202

Source: Devon Town Profiles 2010 – Land Registry

2.9.2 Average house prices in Braunton (Table 7) increased at a rate higher than that experienced across Devon and nationally over the period 2001-2009. In 2009 the average property price in Braunton was £255,066, which exceeded the North Devon average price (£214,125) by about 19%.

Table 7: Average House Prices by Year

Overall Average						% increase
Braunton	126,296	196,296	235,157	290,260	255,066	102%
Devon	112,813	165,264	208,323	241,523	223,636	98%
England & Wales	92,183	129,632	157,880	179,905	157,033	70%

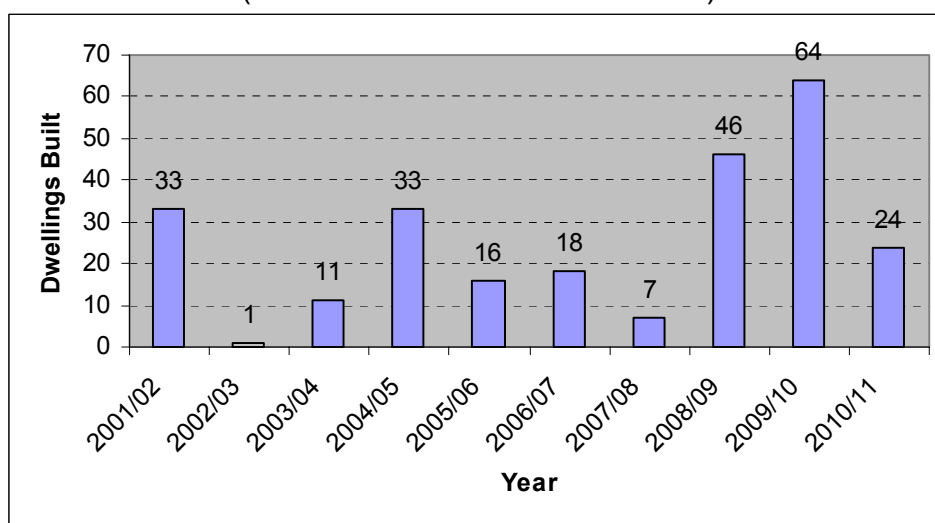
Source: Devon Town Profiles 2010 – Land Registry

2.9.3 North Devon is one of the least affordable areas to buy housing in the South West. ‘Home Truths’ (2011) prepared by the National Housing Federation shows a ratio of mean house prices to median income⁵ of 14.8, the fourth highest for any District in the South West region. Whilst other districts have higher house prices, North Devon has one of the lowest average incomes in the country (see section 2.5). This affordability ratio exceeds those for the South West region (11.6) and England (11.2).

2.10 Housing Supply – *‘limited supply of deliverable housing commitments’*

2.10.1 A total of 243 dwellings were completed in Braunton Parish for the period 2001 to 2011, and 354 for the period 1995 to 2011. A further 47 dwellings were completed in Heanton Punchardon Parish (mostly in Wrafton) for the period 1995 to 2011. Figure 1 shows a spike in housing growth during 2008/09 and 2009/10, as a result of completion of units on the former Brannoc Fibres site adjoining Tesco. Fluctuations in provision over previous years are also explained by local circumstances.

Figure 1: Annual Housing Completions in Braunton (incl. Heanton Punchardon Parish)



Source: NDC Annual Housing Monitoring

⁵ Annual Survey of Hours and Earnings 2010

2.10.2 Table 8 provides a summary of housing supply for Braunton and Heanton Punchardon (including Wrafton and Chivenor) on 31st March 2011. The combined number of dwellings approved but not completed is modest (90). There are also a small number of allocated sites without planning permission, with sites at risk of flooding having been discounted. The largest allocated site is at Wrafton Glebefield (within Heanton Punchardon Parish).

Table 8: Housing Supply

	Braunton parish	Heanton Punchardon parish
Units Under Construction	20	1
Units on Sites Subject to Implementation	4	0
Unimplemented Planning Permissions on Sites of 1 – 9 dwellings	29	4
Unimplemented Planning Permissions on Sites of 10+ dwellings	22	10
Units on sites approved subject to s106 agreement	5	0
Units on sites Allocated Without Consent	20	60
TOTAL	100	75

Source: NDC Annual Housing Monitoring

2.10.3 In 2001, the majority (approximately 85%) of existing dwellings in North Devon were houses or bungalows, with 14% flats (either purpose built or converted). Within Braunton parish, there were approximately 89.4% houses and 8.8% flats, the remainder being mobile homes. The proportion of flats has increased over the last decade as a result of pressures to reuse existing building stock and to maximise density of new development. The 2009 House Condition Survey indicates a North Devon figure of 16.5% flats.

2.11 Deprivation – *‘low levels of deprivation for most measures’*

2.11.1 North Devon is ranked 146th from 326 Local Authorities in the English Indices of Deprivation (2010). At a local level North Devon is the second most deprived district area in Devon, narrowly better than Exeter City. Deprivation issues in North Devon relate to the barriers to presence of skills and training and the quality of the living environment (immediate home surroundings). With these measures of deprivation⁶ the urban parts of the district generally experience higher than average levels of

⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6871/1871208.pdf

deprivation, whereas the rural areas score above average for most indicators. The exception is barriers to housing and services (physical and financial accessibility of housing and key local services) where urban areas score above average and rural areas generally score below average.

2.11.2 Indices of deprivation for Braunton⁷ indicate relatively low levels of deprivation. Across Braunton, there are above average scores (typically second quartile) in respect of: income, employment, the living environment, education skills and training, health deprivation and disability. It is in the top quartile for crime scores according to recorded low crime rates. Parts of Braunton perform below average in respect of barriers to housing and services (physical and financial accessibility of housing and key local services), although other parts of the village are top quartile.

2.12 Health – *‘incidence of long term illness reflects an older age profile’*

2.12.1 In 2001 91.5% of residents surveyed said they were in good or fairly good health, the same as for the District and similar to 91.4% for Devon (Braunton Devon Town Baseline Profile May 2006, extracted from Census). Approximately 20.3% of residents surveyed in the 2001 census said they had a limiting long-term illness compared to 18.7% for the District and 19% for Devon. In part this reflects the older age profile of Braunton and the higher level of claimants of attendance allowance Table 3.

2.12.2 Life expectancy in Braunton is above average for the district and slightly higher than Devon as a whole. In comparison, the highest life expectancy in Devon is at Ottery St. Mary (83.6 years), about 2 years longer than that in Braunton. The life expectancy is also higher than the national average.

Table 9: Life Expectancy (in Years)

Braunton	83.4	80.2	81.9
North Devon	82.5	77.8	80.2
Devon	83.0	78.9	81.0
United Kingdom	82.0	77.9	80.0

Source: <http://www.infopoint.devonpct.nhs.uk> ONS & Devon County Council

2.13 Primary and Secondary Schools – *‘spare capacity for limited growth’*

2.13.1 There are four schools in Braunton, some above and others below capacity in 2010. There is some capacity for limited growth within the village.

⁷ <https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

Table 10: School Numbers

	Capacity	2009 Enrolled	2010 Enrolled	2011 Enrolled
Caen Community Primary School, Caen Street	280	228	226	267
Kingsacre Primary School,	196	218	216	217
Southmead Primary School, Wrafton Road	300	269	264	252
Braunton School and Community College, Barton Lane	750	714	701	Not Available

Source: <https://www.gov.uk/school-performance-tables> & Devon County Council

2.14 Environment – *‘very high quality natural environment’*

2.14.1 North Devon District forms part of the world class North Devon Biosphere Reserve designated by UNESCO (United Nations Educational, Scientific and Cultural Organisation), with the village of Braunton located in the Transition Zone, albeit the Buffer Zone adjoins the western edge of the village. The core area at Braunton Burrows is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) protected for its internationally important dune grassland, shifting dunes and humid dune slacks.

2.14.2 There are several other SSSIs around the village including Braunton Swanpool, Greenways and Freshmarsh to the southwest on Braunton Marsh, and Chapel Hill and Caen Valley Bats along the Caen Valley to the north of the village. There are no Local Nature Reserves at Braunton so Natural England’s Accessible Natural Greenspace (ANGSt) Plus Standard of 1 hectare/1000 population is not met, although there is public access across Braunton Burrows.

2.14.3 There are a number of County Wildlife Sites on the hills to the north of Braunton including West Hill Beacon, Chapel Hill Wood, Chapel Hill Paddock, Braunton Down and East Hill. Much semi-natural broadleaved woodland and unimproved neutral grassland. The whole of Braunton is included within the Coastal and Floodplain Grazing Marsh Strategic Nature Area as one of the best places in the South West for major habitat expansion for priority habitats.

2.14.4 The Taw-Torridge estuary is also proposed as a Marine Conservation Zone.

2.15 Open Space – *‘deficiencies in some types of open space’*

2.15.1 Braunton and Heanton Punchardon parishes are very well served for sports provision but have limited provision of allotments, equipped play areas and informal open spaces (Table 11). However, residents and tourists have access to informal open spaces in the countryside surrounding the village including at Braunton Burrows, Saunton beach and along the South West Coast Path / Tarka Trail. Braunton churchyard has limited capacity for future burials. There are strategic sports facilities at Lobb and at the Athletics Track.

Table 11: Open Space

	Number	Hectares	Deficiency
Informal Open Space	~	5.6	Yes
Equipped Play Areas	5	0.6	Yes
Sports Pitches	3	16.7	No
Allotments	2	0.2	Yes
Cemeteries / Churchyards	2	1.35	Yes
Community Parks	1	1.49	No
Total	12	25.83	~

Source: North Devon Open Space Strategy

2.16 Heritage – *‘high quality protected historic environment’*

2.16.1 There are 99 listed buildings in Braunton parish, of which 8 are Grade II* and 1 is Grade I listed. Most of these buildings are located within the designated conservation area, which covers 23 hectares around the historic core of the village. There is also a substantial number of listed farmhouses and cattle shelters and lincays on Braunton Marsh. The Grade I listed building is St. Brannock’s Church. Saunton Court to the west of the village is a Grade II Historic Park and Garden.

2.16.2 Braunton Great Field is a rare surviving relic of the Saxon three-field system, where villagers farmed separate strips of land in different fields. The Great Field retains the earthworks that separated these old strips and its continued existence contributed to the retention, until very recently, of historic farms concentrated within the core of the village.

2.17 Landscape – *‘attractive landscape between the estuary and downs’*

2.17.1 North Devon Coast Area of Outstanding Natural Beauty includes the hills on the north-west side of Braunton while the North Devon Heritage Coast follows the village’s western boundary. Whilst Braunton is an urban area, the special landscapes around the village contribute to the overall strategy in the Joint Landscape Character Assessment for North Devon & Torridge (2010) of protecting the special character, views and habitats. The landscapes applicable to the area are summarised below.

Table 12: Landscape Character Types

Type	Commentary
3H Secluded Valleys	<p>The secluded valleys carve through the downland forming tributaries of the main rivers;</p> <p>Special qualities are unspoilt character, broadleaved woodlands on valley sides, a rich mosaic of water, hedges, small fields, woodland and narrow sunken lanes;</p> <p>The overall strategy is to protect and enhance the secluded character of the river valleys, manage woodlands and wetlands to help prevent downstream flooding and explore the valleys' potential to harness power from their fast flowing water.</p>
4A Estuaries	<p>The broad Taw-Torridge Estuary and its surrounding mudflats and marshes;</p> <p>Special qualities are an open feeling and expansive views, evidence of historic quays and importance for over-wintering birds;</p> <p>The overall strategy is to protect the open character and expansive views to and from the estuary, ensuring new development on its fringes is incorporated into its landscape setting and local communities are involved in planning for future landscape change as a result of sea level rise and changes in coastal erosion.</p>
4B Marine Levels and Coastal Plains	<p>The reclaimed estuary fringes of Braunton Marsh and the historic landscape of Braunton Great Field;</p> <p>Special qualities are Braunton Great Field, an historic farmed landscape, rich biodiversity and wetland habitats for birds and a peaceful and tranquil transition between land/estuary/sea;</p> <p>The overall strategy is to protect the open character of the landscape as an important backdrop to the Taw-Torridge Estuary, protect the preserved medieval open strip field landscape and prepare for the future effects of a changing climate.</p>
5C Downland	<p>The North Devon Downs, including the elevated ridges between Combe Martin, Berrynarbor and Ilfracombe;</p> <p>Special qualities are dramatic and far-reaching views, smooth rolling skylines, often only broken by protruding square church towers, valued wildlife habitat within the farmland and associated with the hedge network; and</p>

	The overall strategy is to protect the flowing skylines and open views provided from the Downs, preserving the landscape’s high levels of tranquility, and capitalising on the landscape’s close proximity to the coast with Green Infrastructure links created from expanding settlements and holiday resorts to take the pressure away from the coastal hotspots.
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Source: Joint Landscape Character Assessment for North Devon & Torridge (2010)

2.18 Community Facilities – *‘a wide range of community facilities’*

2.18.1 Braunton has a wide range of facilities commonly found in a local service centre (Table 13). The location of some of these community facilities is shown on Map 1.

Table 13: Community Facilities

Facility	Count
Banks/Building Soc.	2
Places of Worship	4
Community College	1
Dental Surgeries	3
Doctor Surgery	1
Library	1
Optician Practices	2
Pharmacy	2
Police Station	1
Post Office	2
Primary School	3
Public Houses	7
Sport fields	3
Supermarkets	3
Vet	2
Village Hall	1

Source: DCC, NDC and Braunton Parish Council

2.19 Transport – *‘good links to Tarka Trail, Coast Path and cycle network’*

2.19.1 The A361 connects Braunton and Wrafton to both Ilfracombe and Barnstaple. Road connectivity has improved since the western bypass was opened although road links through the village remain congested. Braunton is served by regular bus services to and from Barnstaple and Ilfracombe and surrounding villages. Most operate relatively frequent services between Monday to Saturday, but offer fewer services in the evening and on a Sunday. There is no train service to the area.

2.19.2 The nearest link to the national railway network is at Exeter, from Barnstaple along the Tarka Line through the Taw valley. Whilst this hourly service has recently experienced increased usage, Braunton

remains relatively remote from the strategic rail network, mainly due to the very limited connectivity between Barnstaple bus station and the railway station. There is no regular links to Tiverton Parkway railway station from either Braunton or Barnstaple other than by the private car.

- 2.19.3 National Cycle Route 27 (Devon Coast to Coast) starts at Ilfracombe and crosses Devon to Plymouth via Braunton and Barnstaple. The route through Braunton coincides with the Tarka Trail along the disused railway between Barnstaple and Ilfracombe, although the route is incomplete north of Knowle. The South West Coast Path also passes to the south of Braunton Marsh and joins the Tarka Trail at Velator.
- 2.19.4 Whilst access to and along the Tarka Trail is generally good, there are limited opportunities for safe pedestrian and cycle access from Braunton and Wrafton to Braunton Burrows and the beach at Saunton.
- 2.19.5 The Devon and Torbay Local Transport Plan 3 (2010) failed to identify Braunton as a Coastal Town, but should have done so. The strategy for these towns is to improve connectivity to the main urban areas, promote sustainable travel, improve the connectivity between different modes of transport and create opportunities for walking, cycling and outdoor leisure.
- 2.19.6 Air quality in the village centre is relatively poor due to congestion and an Air Quality Management Area is in the process of being designated. There are also a number of ‘rat runs’ being used through Braunton to avoid congestion in the village centre.

2.20 Tourism – *‘a significant part of the village’s economy’*

- 2.20.1 Braunton is a popular tourism destination with good access to the beaches at Saunton and Croyde. Hotels, restaurants and retailing form a significant part of Braunton’s economic base. Table 14 provides a snapshot of available self-catering, bed and breakfast and hotel accommodation within and in close proximity to Braunton (including Croyde and Saunton). These figures are for those businesses registered with Braunton Tourist Information Centre, so are likely to underestimate overall tourist accommodation.

Table 14: Tourist Accommodation

Caravan & Camping	Self-Catering	Bed & Breakfast	Hotel
6	16	33	4

Source: Braunton Tourist Information

2.21 Summary of Issues.

Table 15: Summary of Issues

	Low population growth
	Above district/Devon average in Braunton East but below average in Braunton West
	Well below average rates compared to the District & Devon
	Above average employment in retailing, hotels and restaurants and education sectors
	Lower unemployment levels than the District and Devon
	Below average crime rates compared to the District and Devon
	Above average house prices
	Limited potential housing supply
	Low levels of deprivation compared to the District and Devon
	Residents are generally in good health, similar to the District average
	Schools appear to be at or near capacity
	Good range of facilities
	Good links to Tarka Trail, South West Coast Path and National Cycle Network
	A significant part of the village's economy

3 Major Planning Applications

3.1 A summary of recently approved, large-scale permissions is listed in Table 16 below.

Table 16: Planning Permissions

Year	Reference Number	Address	Proposed
2008	40693	Land adj. 86 Velator	Erection of 22 affordable dwellings
2006 / 2010	36401 and 47797	Land at 18-20 & rear of 14-22 South Street, Braunton	Demolition of 18 South Street, erection of 10 dwellings & alterations to curtilage of 20 South Street
2001	28208	Land adj. Perrigo, Wrafton	Outline permission for extension to existing industrial premises

4 Size, Land Use and Character

- 4.1 Braunton is a large historic village, with a good claim to being the largest in the UK. Braunton Marsh and Great Field are still significant to the setting of the village and the centre is dominated by a large number of listed buildings. It expanded significantly post-war, with estates built to the east and west, although growth has been more restricted since the 1990s. It has grown up the hillsides around the village centre, former railway line and River Caen.
- 4.2 Map 1 shows that Braunton is well served by bus routes walking and cycling routes. Residential, retail and tourism uses are dominant within Braunton, with significant employment at Perrigo to the south of Wrafton.

5 Constraints

5.1 Flooding

- 5.1.1 Areas at risk of flooding (Environment Agency Flood Zones 2 and 3) follow the River Caen flowing north to south through the centre of the village, including large parts of the village centre. Large parts of Braunton Marsh, Velator and along Knowl Water between Braunton and Wrafton are also liable to both fluvial and tidal flooding although some flood defences are in place. More recent areas of housing to the east and west of Braunton are well above these rivers.
- 5.1.2 The Environment Agency's North Devon Catchment Flood Management Plan (2009) identifies Braunton and Wrafton as an area of moderate to high flood risk where action to reduce flood risk will be taken. Current flood risk management is identified as inadequate exposing people and critical infrastructure to high risk.

5.2 Topography

- 5.2.1 Braunton has grown along the Caen Valley and up the sides of the hills to the north, east and west of the village. The constraints of the hills to the north and east of Braunton and Wrafton, together with flood risk on lower-lying ground, severely restrict growth options.

5.3 Landscape

- 5.3.1 As highlighted in section 2.17, the hills on the north west side of Braunton form part of North Devon Coast Area of Outstanding Natural Beauty, which is a landscape of national importance, while the North Devon Heritage Coast follows the village's western boundary (see Map 2).

5.4 Biodiversity

- 5.4.1 Section 2.14 identifies the internationally important Special Area of Conservation at Braunton Burrows that forms the core area of the Biosphere Reserve. There are also a number of Sites of Special Scientific Interest (SSSI) and County Wildlife Sites around Braunton, where nature conservation needs to be maintained and enhanced.

6 Relationship to Other Centres

- 6.1 Braunton has strong links with surrounding villages (including Croyde, Georgeham, Knowle and Heanton Punchardon) as well as links to the Marine base at Chivenor. It acts as a significant local service centre providing local shopping, education, healthcare, work, leisure and community facilities. For higher order services including comparison shopping, higher education and alternative work opportunities, residents generally travel to Barnstaple or Ilfracombe. Bus services to Barnstaple and Ilfracombe are regular during normal working hours.
- 6.2 The A361 connects Braunton and Wrafton to both Ilfracombe and Barnstaple, with the B3231 providing important links to Saunton and Croyde. The Tarka Trail also provides an important and popular cycle route along the north side of the estuary between Braunton and Barnstaple.
- 6.3 Figures from the 2001 Census show commuting rates between the main towns of North Devon and Torridge. Almost 46% of the working population from Braunton work within Braunton, Wrafton, Chivenor and Knowle. About 34% commute to Barnstaple (including Roundswell) with a further 5.5% commuting to Mullacott and Woolacombe and 4% commuting to Ilfracombe. Of the people working in Braunton (including Wrafton, Chivenor and Knowle), the majority (62%) live within Braunton.

Table 17: Commuting Patterns

	Where people living in Braunton work
Braunton (including Knowle)	39.2%
Wrafton and Chivenor	6.6%
Barnstaple (including Fremington and Roundswell)	33.5%
Woolacombe and Mullacott	5.5%
Ilfracombe	3.9%
South Molton	1.0%
Rural North Devon	2.4%
Outside North Devon	7.9%

Source: 2001 Census

7 Community

7.1 Braunton Parish Plan 2006

7.1.1 This plan was adopted by Braunton Parish Council and provides a snapshot of key issues identified by the local community, which is summarised in Table 18.

Table 18: Summary of the Braunton Parish Plan

Issue	Actions
Sport and Leisure	<ul style="list-style-type: none"> • Full audit of existing play areas to establish what equipment is suitable for different age groups. Establish need for additional equipment for different age ranges plus equipment for children and young people with disabilities. Establish a community group to progress this work. • Form a group to identify what additional leisure facilities would be feasible and sustainable within the Parish and where they might be situated. Part of this group would focus specifically on the Recreation Ground and how it could be better used to allow a range of activities for all age groups and include pleasant seating areas for older residents as well as space for community events.
Traffic	<ul style="list-style-type: none"> • Consult with Devon County Council and the Police to refresh the community travel plan taking account of the results of Braunton's new Parish Plan and the priorities given to traffic management and the perceived need for a bypass. • Investigate the possibilities of a Park and Ride Scheme to Saunton and Croyde from the Wrafton end of the Parish possibly using buses with facilities to take surfboards etc. Air pollution to be strictly monitored. • The Parish Council should take steps to improve upon the management of Caen Street Car Park and maximise parking spaces available and investigate possibilities of any additional parking areas within the village. • The Parish Council to liaise with the Police to achieve a full and even enhanced service for Braunton. • The Parish Council to investigate provision of more facilities for cyclists.

North Devon and Torridge Core Strategy – Braunton and Wrafton Village Study

<p>The Environment</p>	<ul style="list-style-type: none"> • Contact NDDC's Planning Department regarding the current guidance on building on flood plains. • Work with the environment agency and riparian land owners to clean and improve the river Caen and its banks and with the Environment Agency, Devon County Council and riparian owners to improve maintenance drains. • Liaise with NDDC in an effort to try and ensure there are sufficient litter and dog bins and that the streets are kept clean. • Form a community group regarding the enhancement of Velator Quay to discuss options and progress. • Seek interested groups to investigate sustainable renewable energy projects that could be implemented in the Parish.
<p>Housing</p>	<ul style="list-style-type: none"> • Work with partners including NDDC, North Devon Homes and other housing associations to lobby and research solutions to try to ensure that housing needs are met. • To try to ensure that affordable housing can be provided for residents born or brought up in the Parish.
<p>Jobs/Employment</p>	<ul style="list-style-type: none"> • Work with partners in lobbying and researching solutions to try to ensure that needs of small businesses are met. • Work with partners to raise the profile of the employment needs of young people to try to ensure that these are met.
<p>Community Services / Access to Services</p>	<ul style="list-style-type: none"> • Encourage a diversity of shops. • Promote and encourage local businesses. • Promote and encourage local produce, support local farmers' markets.
<p>Health and Well-Being</p>	<ul style="list-style-type: none"> • Liaise with the Police to try to ensure sufficient levels of Police and traffic wardens are maintained within the Parish and that the police station is retained and suitably manned. • Work with the Police, Youth Service and other agencies to try to find strategies to cut down on vandalism and anti-social behaviour. • Take account of demographic trends to try to ensure that there continues to be sufficient provision of services to ensure the health and well-being of local residents. • Investigate the possibility of signage regarding use of bells by cyclist on the Tarka Trail.

7.2 There is no current parish plan for Heanton Punchardon parish.

7.3 North Devon and Torridge Local Strategic Partnership – January 2010

7.3.1 The Local Strategic Partnership Federation Event engaged a wide range of community and economic stakeholders, with groups focused on the identification of existing infrastructure deficiencies and the opportunities and solutions for future delivery to support growth proposals in each main town. Braunton was not considered separately as a main settlement, but the other groups, primarily those considering Barnstaple and Ilfracombe, raised a number of highway issues relating to Braunton (see Table 19).

Table 19: Summary of Local Strategic Partnership Event

Pedestrian and cycle paths	Roads
<ul style="list-style-type: none"> • Join up Tarka Trail between Ilfracombe and Braunton and improve its maintenance • Need to get Barnstaple's workforce cycling with improved links to Ilfracombe and Bideford 	<ul style="list-style-type: none"> • Resolve Braunton's congestion which affects Ilfracombe's accessibility and current attractiveness for employment

8 Vision

8.1 The Pre-Publication North Devon and Torridge Joint Core Strategy (January 2010) did not include a specific vision for Braunton.

8.2 The Braunton Parish Plan (2006) does not contain a vision for the village.

9 Key Land Uses

9.1 Housing

9.1.1 Braunton was identified as a Rural Hub in the Pre-Publication North Devon and Torridge Joint Core Strategy, which will be the focus for appropriately scaled development to meet the range of needs of the village and surrounding rural area. Despite its size, Braunton was not identified as a locally important centre in view of its limited opportunities for development and many of the needs of the surrounding area being met within Barnstaple.

9.1.2 As a Rural Hub, no specific housing requirement for Braunton was identified in the Pre-Publication North Devon and Torridge Joint Core Strategy, although it is by far the largest settlement in the rural area. The housing requirement in Table 19 was established from the now abolished

Regional Spatial Strategy for the South West (RSS) based on an overall North Devon housing requirement of 10,900 from 2006 to 2026. Following consultation responses to the Pre-Publication North Devon and Torridge Joint Core Strategy, together with the proposed abolition of the RSS, it has now been decided to review the proposed level of housing provision for the district as a whole. The Council, in consultation with the wider community will consider whether it is more appropriate for Braunton to be a main village rather than a rural hub.

Table 20: Housing Requirements 2006 – 2026

	Dwellings
Rural Area (North Devon) housing requirement	1,950
Completions 2006 – 2011	490
Commitments 31 March 2011 (including dwellings under construction, existing planning permissions and outstanding local plan allocations)	764
Additional non-strategic provision	696

Source: North Devon and Torridge Joint pre-submission Core Strategy (January 2010) and NDC Annual Housing Monitoring

9.1.3 As of October 2010 there were 200 households on the housing register living in the Braunton area (including Heanton Punchardon parish), which equates to about 8% of the District's overall need based on the housing register. It is also recognised that not all households in housing need will be on the register. In Braunton and Wrafton there are approximately 337 social houses, about 7% of the total housing stock in the area, which is below the overall proportion of social housing in North Devon (10%), Devon (13%) and a national figure of around 20%. The District Council's Affordable Housing Delivery Plan identifies Braunton as one of the top priority areas for the delivery of affordable housing within the district.

9.1.4 In 2010 there were 144 second homes in Braunton parish or approximately 3.8% of housing stock. If Braunton and Heanton Punchardon parishes are considered together there were 158 second homes or approximately 3.4% of the combined housing stock.

9.2 Employment

9.2.1 According to the Joint Rural Devon Employment Land Review (2006), the District as a whole needs to provide 45 hectares of new employment land by 2026 assuming significant provision of B1(a) office space within town centres. Demand is expected to change from light manufacturing to offices over this time frame, and mixed schemes should be promoted rather than traditional employment land. Town centre regeneration opportunities should be brought forward to fulfil an economic role rather than simply supporting retail centre functions.

9.2.2 There is no undeveloped identified employment land in Braunton, Wrafton and Chivenor, although most of the business units recently completed at Velator Way near Tesco are not let. Nevertheless demand for these units exists. Land to the south-east of Perrigo has an extant outline planning permission (28208) for a major extension to the existing factory, but is due to expire in September 2011. Nevertheless, whilst Wrafton Glebefield is allocated for residential development, this site (also adjacent to Perrigo) would also be potentially suitable for future employment provision.

Table 21: Braunton Employment Land Provision

	Units	Gross Floor Area m²	Gross Undeveloped Area (Hectare) Without Permission	Gross Undeveloped Area (Hectare) With Permission	Gross Area No Longer Available for Employment
Land adj. Perrigo, Wrafton	0	0	0	12.6	0
Industrial units at Tesco	8	1,522	0	0	0

Source: North Devon Council (31st March 2010)

9.2.3 The Joint Rural Devon Employment Land Review (2006) identified both Perrigo and Velator employment sites as having above average physical assessment and marketability. Employment sites at Chivenor and Knowle were both assessed as having average physical assessment and marketability. It also identified that there is a rapidly expanding surfing-related industry focused between Braunton and Woolacombe.

9.3 Retail

9.3.1 Braunton has less retail floor space than other Area Centres (Table 22). There is a diversity of uses within the shopping area including a relatively high proportion of clothing and footwear (37% of comparison floor space) and a higher than average level of service floor space including food and drink, reflecting the local tourism industry and the importance of shops selling surfing clothes and equipment within Braunton.

Table 22: Retail Floor Space & Units

		Total Number of Units
Braunton	4,384	100
Ilfracombe	8,952	162
South Molton	6,029	101

Source: North Devon Retail Study (Scott Wilson Primary Research 2004) (Table 3.12)

- 9.3.2 The North Devon Retail Study (2006) concludes that if trading continues at the 2005 rate then approximately 2,051 sq. metres (net) of new convenience retail floor space would be required in Braunton by 2016, rising to 2,557 sq. metres (net) by 2021. The Retail Study also concluded that if trading continues at the 2005 rate then approximately 1,688 sq. metres (net) of comparison floor space would be required in Braunton by 2016, rising to 1,890 sq. metres (net) by 2021.
- 9.3.3 Since the North Devon Retail Study (2006), a new Tesco store has opened with an additional net sales area of 1,739 sq. metres incorporating both comparison and convenience provision, which meets part of the identified retail floor space needed for Braunton up to 2021, although future retail needs may arise to reflect future population growth.
- 9.3.4 In December 2005 Braunton was considered to be a vital and viable village centre offering an adequate range of services to serve the local population. Braunton has a healthy range of independent retailers who provide local services and help to create and maintain the local character of the village centre. Vacancy levels were lower than elsewhere in North Devon. In November 2010 there was still a 1% vacancy rate, which remains the lowest in the District, compared to a SW regional average of approximately 11%. This shortage of vacant units highlights relative economic prosperity of the village centre but may limit future retail growth and potentially increase commercial rents.

9.4 Community Facilities

- 9.4.1 Kingsacre Primary School is above capacity although there remains some capacity in the other schools. The Caen Medical Centre serves the village and has some spare capacity.
- 9.4.2 There is a good supply of sports pitches within Braunton as a whole including sports facilities at Lobb Fields and around the Community College and Athletics Track (within Heanton Punchardon parish). However, there is a shortage of informal open space and equipped play

areas, especially on the eastern side of the village (Chaloners Road). There is also a shortage of activities for young people and a need identified by the local community for a BMX track. Braunton Burrows also provides a major recreational resource.

- 9.4.3 A future expansion of the village's cemetery is required and land should be identified adjoining the existing cemetery.

9.5 Physical Infrastructure

- 9.5.1 The Strategic Flood Risk Assessment (2009) identifies that Braunton lacks spare foul water sewer capacity for significant future developments. Surface water discharge will need to be strictly controlled and sustainable drainage systems, water storage and soakaways are needed to reduce increasing surface water flows in surface water sewers.
- 9.5.2 There is a high risk of flooding adjacent to the River Caen where further development should be avoided. Braunton Marsh and parts of the Great Field are liable to tidal flooding, whilst flood defences at Velator and Wrafton alleviate some tidal flood risks.
- 9.5.3 Access to superfast broadband is essential to homes and businesses in rural communities as much as in towns and cities. Funding has been secured from Broadband Delivery UK (BDUK) for delivery of superfast broadband across Devon and Somerset over the next 5 years. Braunton will be one of the first communities in North Devon to benefit from this funding.

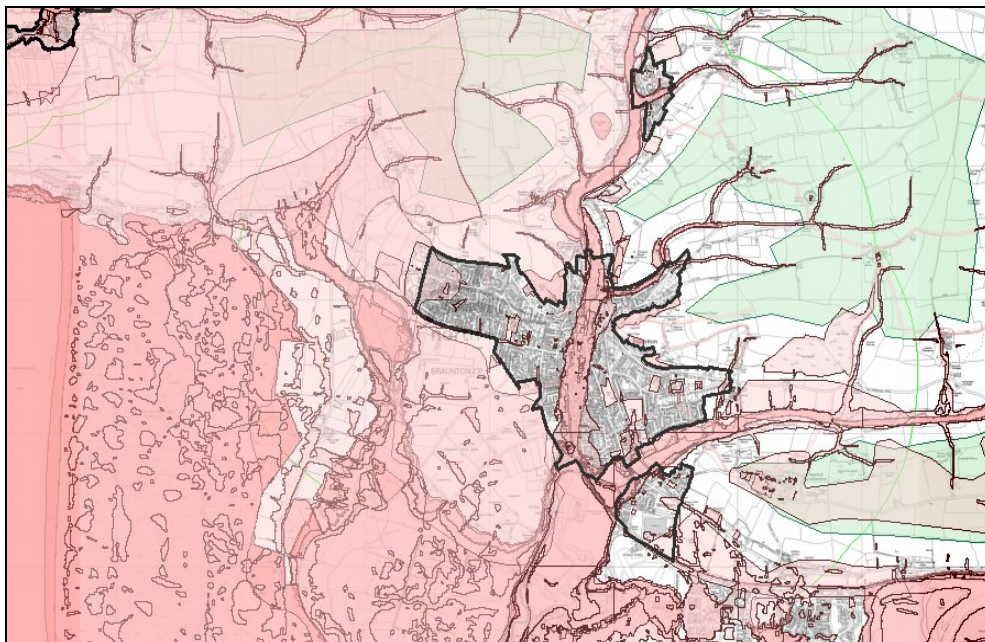
9.6 Transport

- 9.6.1 Traffic congestion in Braunton village centre is a major issue, especially during the summer. It results from through-traffic to/from Ilfracombe, access to the beaches and major holiday parks on the west coast including Saunton, Croyde, Woolacombe and Putsborough, as well as the number of side roads joining Chaloners Road and Exeter Road in the village centre. The topography and environmental constraints around the village and potential costs make a new bypass unrealistic. The air quality in the village centre is relatively poor and an Air Quality Management Area is in the process of being designated.
- 9.6.2 Any future development should also seek to enhance the green infrastructure network within the village to facilitate improved opportunities for walking and cycling. Gaps in the former railway line and rural cycle network between Willingcott and Knowle should be filled to improve tourism and recreational opportunities for cycling to and from Ilfracombe.
- 9.6.3 Chivenor airfield is currently restricted for military use, although there may be future potential for wider access.

10 Potential for Growth

- 10.1 There are a number of environmental constraints around the village including: flood risk along the length of the River Caen; tidal flooding to the south of Braunton; Braunton Great Field, Braunton Marsh and North Devon Heritage Coast to the west; the North Devon Coast Area of Outstanding Natural Beauty on hills to the north west; numerous county wildlife sites and SSSIs on the hills to the north and east; and flood risk along Knowl Water between Braunton and Wrafton. Consequently, potential areas of growth are severely restricted, and there are relatively few opportunities for redevelopment within the existing settlement.
- 10.2 The ‘Environmental Capacity Study’ for Braunton mapped the distribution of environmental and heritage designations around the village, reflecting their relative significance (see Figure 2). The depth of colour indicates the individual or cumulative significance of these constraints. Hilltops and other elevated land (shown in green) are the only constraint not utilising an existing designation. This map helps to identify strategic areas with no or relatively few constraints that would be capable of supporting a degree of future development without significant impact upon these constraints.

Figure 2: Cumulative constraints around Braunton



- 10.3 Areas with potential development capacity were also assessed to establish their strategic development capacity based on local environmental and infrastructure constraints. Those strategic areas with environmental and infrastructural capacity for potential growth outside or adjacent to the development boundary were identified (see Map 2).

10.4 South of A361, Wrafton – Option 1

- 10.4.1 Relatively flat land between the A361 and Tarka Trail to the south of Wrafton and extending between Perrigo and Chivenor. Development would require significant junction improvements to Rectory Close Cross on the A361 and this option could be considered in combination with Option 2 (north of the A361). This site has good access to the Tarka Trail and to public transport links between Braunton, Ilfracombe and Barnstaple. Development of this area would be visible from the main road and estuary, although the adjacent Perrigo factory dominates distant views. The site is all grade 2 agricultural land and is not at risk of flooding. Substantial hedgerows contribute to local green infrastructure networks.
- 10.4.2 Parts of this area were submitted as Strategic Housing Land Availability Assessment (SHLAA) sites on behalf of the landowner. Whilst land adjoining the A361 could accommodate housing, it is required to provide additional strategic employment land and as such was discounted in the SHLAA. Land adjoining the Tarka Trail is remote from existing development when considered in isolation so was also assessed as not being developable. However, as part of a strategic site, this whole area is potentially suitable for a mixed-use strategic extension.

10.5 North of A361, Wrafton – Option 2

- 10.5.1 This steeply sloping land on the eastern edge of Wrafton rises up from the A361. Development would require significant junction improvements to Rectory Close Cross on the A361 and this option could be considered in combination with Option 1 (south of the A361). This site has good access to public transport links between Braunton, Ilfracombe and Barnstaple. Parson's Copse to the east of the site is a key feature in the biodiversity network. Development of this area would be visible from the main road and estuary, although the adjacent Perrigo factory dominates distant views.
- 10.5.2 Land in this area has been submitted as a Strategic Housing Land Availability Assessment (SHLAA) site on behalf of the landowner and has been assessed as being developable.

10.6 East of South Park, Braunton – Option 3

- 10.6.1 This gently sloping site is to the south and east of existing development and potentially accessed along Lower Park Road through South Park. Although smaller than other strategic sites (at 2.1 hectares), it is well related to Braunton and north of the areas at risk of flooding from Knowl Water. However, there is limited capacity within Lower Park Road and its junctions to accommodate significant development. Mill Lane to the east is a key feature in the biodiversity network.

10.6.2 Land in this area has been submitted as a Strategic Housing Land Availability Assessment (SHLAA) site on behalf of the landowner and has been assessed as being developable.

10.7 Land at Braunton Down, Braunton – Option 4

10.7.1 This steeply sloping land on the eastern side of Braunton rises up the ridge of Braunton Down from Higher Park Road and Down Lane. Development would require significant junction and highway improvements to Down Lane and Higher Park Road. The site has relatively good access to the village centre and services. Development of this elevated site area would be visible from the main road and estuary, above existing housing.

10.7.2 Parts of the land in this area have been submitted as a Strategic Housing Land Availability Assessment (SHLAA) site on behalf of the landowners. Some of these sites have been assessed as being developable.

10.8 Land within the Village – Option 5

10.8.1 There are several key sites providing redevelopment opportunities within Braunton, including the Candar Nurseries site, land rear of 27 North Street and land east of Caen Street Car Park rear of South Street. Redevelopment of these sites will help to enhance the village's street scene, as well as delivering required housing growth.

11 Key Issues

11.1 Housing numbers in the Joint Pre-Submission Core Strategy (January 2010) are to be reviewed in response to the spatial issues affecting the village.

11.2 Diversifying Employment Opportunities

11.2.1 The key sectors within Braunton's economy (tourism and retailing) should be supported, as well as Perrigo (pharmaceutical company) as one of the district's largest employers. The village's economic base should be broadened by providing opportunities for new businesses in order to reduce commuting to jobs in Barnstaple and Ilfracombe.

11.2.2 Opportunities for growth will be limited by environmental constraints. However, employment uses could be accommodated between Wrafton and Chivenor, alongside Perrigo, where transport links are most sustainable without adding to congestion in Braunton. Business (B1) uses could also be integrated with housing as part of any proposed urban growth. This will be most effective if superfast broadband can be provided.

11.2.3 Future opportunities to utilise existing facilities at RMB Chivenor for a commercial air link for North Devon will be explored in close consultation with the Ministry of Defence.

11.2.4 There is also an opportunity for local tourism to benefit further from Braunton's proximity to Braunton Burrows Biosphere Reserve and the village's superb natural and built environment, heritage and landscape character.

11.3 Delivering Affordable Housing

11.3.1 Recessionary market conditions and a recent policy of restraint have resulted in low construction rates and there is a limited supply of unimplemented planning permissions. Allocated housing sites without planning permission also contribute to future needs but have been slow in coming forward.

11.3.2 However, there is a demand for housing and affordable housing, especially for young families, with typical house prices in Braunton being above the district average. Future growth could deliver more affordable housing to meet identified needs, although opportunities for growth are limited by the environmental constraints around the village.

11.4 Reducing Traffic Congestion and Improving Air Quality

11.4.1 Congestion in Braunton can be a problem throughout the year, but is most severe during the summer months. A bypass is likely to be undeliverable given financial and environmental constraints. However, a traffic management strategy would investigate opportunities to coordinate the movement of people and vehicles around the village and keep traffic moving thereby reducing congestion. This should be done in combination with an action plan to address the village's Air Quality Management Area. Any strategy should also investigate the need for a potential 'park and change' facility and/or coach parking to serve the village.

11.5 Delivering Additional Green Infrastructure

11.5.1 The gap in the former railway line between Willingcott and Knowle should be completed to improve tourism, increase visitor spending and provide increased utility and recreational opportunities for cycling to and from Ilfracombe and other surrounding areas.

11.5.2 Braunton has a shortage of adequate social infrastructure, including limited school capacity, a deficiency in public open spaces and inadequate facilities for young people. Future growth of Braunton will need to address these deficiencies.

11.5.3 Any development on the hillsides above the village will need to deliver sustainable drainage measures to mitigate any increase in surface water runoff and avoid increasing the risks of flooding within the village.

11.5.4 Whilst Braunton has a number of County Wildlife Sites and Sites of Special Scientific Interest and is set within a high quality natural environment, it does not currently have a Local Nature Reserve (LNR), so does not meet Natural England’s ANGST Plus standard (see section 2.13). Opportunities to create a LNR of at least 10 hectares should be considered where existing sites with biodiversity value are within public ownership and can be managed appropriately. Potential sites to investigate could include the Tarka Trail along the River Caen corridor, wetlands at Velator and woodlands at West Hill.

12 Conclusion

12.1 This study has shown that Braunton and Wrafton have a high quality environment, heritage and landscape setting but the range of environmental constraints surrounding the village severely restricts opportunities for growth. A key assessment will be the level of housing and employment development that is appropriate and can be accommodated. A total of four potential strategic growth options have been identified for consideration.

12.2 The village provides a range of services to meet needs of local residents, including those of surrounding villages, as well as tourists and visitors. New and improved infrastructure is required to meet existing deficiencies as well as to meet the needs generated by any future growth.

12.3 Traffic management needs to be planned to reduce congestion, improve air quality and enhance opportunities for sustainable movement of people and vehicles through, and around the village.

13 What Happens Next?

13.1 You are invited to comment on the issues raised in this document, including identifying any opportunities and/or issues raised by the potential growth options identified in section 10 (refer to Map 2).

- South of A361, Wrafton – Option 1
- North of A361, Wrafton – Option 2
- East of South Park, Braunton – Option 3
- Land at Braunton Down, Braunton – Option 4

13.2 You need to use your knowledge of the area, taking account of surrounding sensitive landscapes, steep slopes, areas subject to flooding and the existing built up area, to help inform your decision.

(1) Which of these sites are the most appropriate locations to deliver sustainable growth for Braunton, including Wrafton, to meet their future needs and priorities?

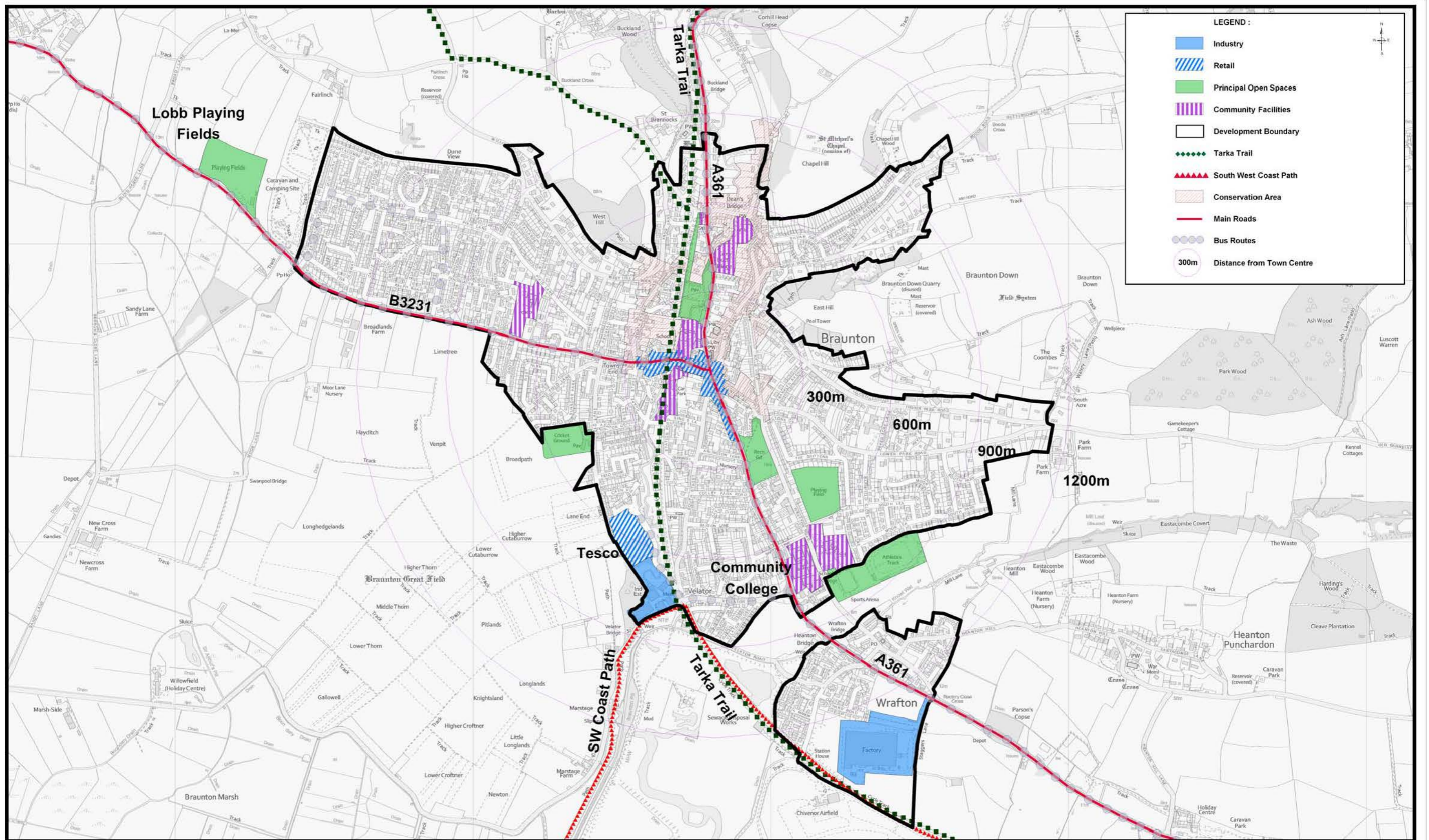
- 13.3 The Key Issues for the villages are identified in section 11. These will need to be addressed by working together to help achieve sustainable growth and meet the community's aspirations. The joint Core Strategy will help to deliver this.

(2) Have the most relevant Key Issues for Braunton and Wrafton been identified?

- 13.4 Some of the Key Issues identified, such as provision of new affordable housing, can only be addressed through further development. Funding for delivery of additional infrastructure will also be dependent on future development.

(3) What level of growth is necessary and appropriate to address the Key Issues identified for Braunton and Wrafton?

- 13.5 Feedback to this Village Study will be used to inform the vision, strategy and proposals for Braunton/Wrafton to be included within a revised version of the joint Core Strategy to be published in early 2012.



LEGEND :

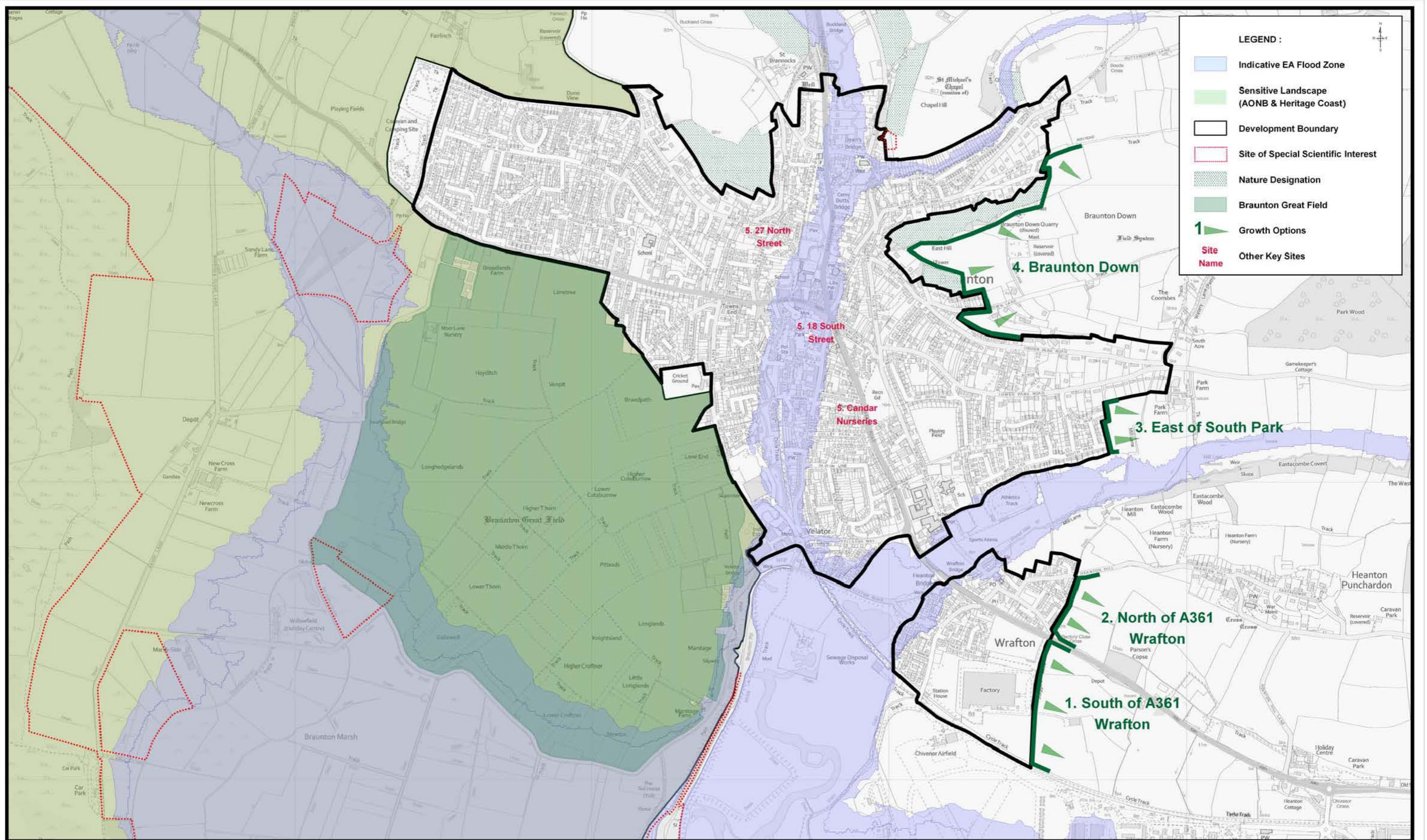
- Industry
- Retail
- Principal Open Spaces
- Community Facilities
- Development Boundary
- Tarka Trail
- South West Coast Path
- Conservation Area
- Main Roads
- Bus Routes
- 300m Distance from Town Centre

Braunton Village Profile
Map 1 : Existing Land Uses



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Date: 28th July 2011



Braunton Village Profile

Map 2 : Braunton Constraints and Growth Options



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Date: 28th July 2011