

## BUCKLAND BREWER PLAN

### THE PLACE

Buckland Brewer provides local services and facilities for the village and surrounding community. The village is situated about 10 km (6 miles) south west of Bideford, in a largely rural area.

The village lies outside any designated landscape area and there are no sites of national or countywide nature conservation importance close to the built up area. Buckland Brewer is on rising ground to the west of the Torridge Valley, with extensive views from the western end of the village.

The historic character of the village centre and surrounding properties has been retained and forms the basis of the Conservation Area shown on **Policies Map X** which includes the C15th Grade II\* Church of St Mary and St Benedict.

Local services include shops, a primary school, community hall, pub and mobile post office and library. There are also a variety of recreation facilities.

### SPATIAL STRATEGY

Over the period to 2031, the Local Plan will enable high quality development supported by necessary infrastructure to meet the needs of Buckland Brewer and the surrounding rural area.

The community's spatial vision for the Local Centre is that it should support a range of facilities and amenities to meet the needs of residents and that it should have a more balanced age profile than at present. The community accepts that significant growth in population, particularly in the younger age groups, is likely to be necessary to help achieve this.

The vision will be delivered through:

- a) provision of approximately 108 dwellings including affordable homes, to meet a range of housing needs in the community with an emphasis on smaller properties for families and single people. The supply of housing will be delivered through extant planning consents and two site allocations with a capacity for approximately 45 dwellings;
- b) two additional housing sites within the development boundary, together with smaller infill plots;
- c) seeking to retain and expand existing services and facilities in the village;
- d) retention of existing sports and recreation facilities, and,
- e) supporting appropriate employment provision, including live-work units subject to market demand.

## THE DEVELOPMENT PROPOSALS

The spatial strategy for the village will be supported in a range of ways including the site specific policies below.

A development boundary for Buckland Brewer is defined on **Policies Map X** outside of which the principle of residential development is only supported on an exceptional basis. The development boundary includes opportunities for additional development in addition to the sites subject to specific policies.

### EMPLOYMENT

Employment in Buckland Brewer is related primarily to service activities.

#### Land adjoining football pitch

During the life of the Local Plan there may be a requirement for additional land or premises to accommodate businesses able to provide a service to, or employment for local people. A small site is allocated to accommodate this demand to the north of the village.

#### POLICY BBR01 LAND ADJOINING FOOTBALL PITCH

- 1) Land to the north of Buckland Brewer, as shown on Policies Map X, is allocated for economic development to include a mix of unit sizes focused on meeting local business needs.**
- 2) The site should be developed in accordance with the following site specific development principles:**
  - a) a focus on economic uses within the B1 Use Class;**
  - b) a very high standard of unified design and appearance in view of the location of the site in the countryside; and,**
  - c) appropriate screening on all boundaries to integrate the development into its countryside setting.**

The allocated site of about 0.22 hectares can accommodate premises for light industrial or other B1 uses to help provide a range of employment opportunities in Buckland Brewer. Development for use by a single occupier is not likely to be acceptable. Its location will ensure minimal impact on existing residential property and on traffic in the village.

The site is in a very prominent position, visible from all directions, and its development needs to reflect this. A very high standard of design of buildings will be required to ensure visual impact is minimised. Boundary planting will need to be substantial to help integrate new development into the countryside.

If required, the opportunity could be taken to integrate access arrangements for this site, the football pitch and the adjoining allotments.

## HOUSING

There is a substantial existing commitment<sup>1</sup> to additional housing in the village with permitted sites at Gorwood Road and to the south east of Buckland Brewer in association with a new village hall. Further sites are additionally allocated to meet the spatial strategy for Buckland Brewer over the plan period.

The identified sites are considered to be deliverable. They will be released to ensure a steady pace of development over the plan period and in accordance with the spatial strategy. The order of presentation does not reflect any priority for release of the sites.

Existing commitments include a number of affordable dwellings. During the plan period additional affordable homes may be needed to meet local needs. All sites will be required to meet a range of housing needs in accordance with the spatial strategy and general plan policies. If a more significant need for affordable property is identified land to the south of the settlement, known locally as 'Cock Pheasant', between the roads to Great Torrington and Thornhillhead, is considered suitable. This site is outside the development boundary and will be released only in accordance with Policy DM 21.

### Land at Orleigh Close

A site to the north east of Orleigh Close on the eastern side of the village is allocated for housing. The site is relatively level and can accommodate a range of dwellings to meet local needs. It is well related to the highway network and village facilities and with appropriate landscaping, will not harm the landscape setting of the village.

### POLICY BBR02 RESIDENTIAL DEVELOPMENT AT ORLEIGH CLOSE

- (1) Land north east of Orleigh Close, as shown on Policies Map X, is allocated for residential development that includes**
  - a) approximately 20 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes; and**
  - b) adequate replacement for any parking spaces lost to obtain satisfactory access to the principal village road through Orleigh Close.**
  
- (2) The site should be developed in accordance with the following specific development principles:**
  - a) provide vehicular access only from Orleigh Close;**
  - b) a design and layout that provides an acceptable impact on existing properties;**

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<sup>1</sup> Within Buckland Brewer: 1 unit was built 2011-2013, and 63 units had extant planning permissions at 1<sup>st</sup> April 2013. Within the wider parish, a single unit was built 2011-2013 and a further single unit was under construction at 1<sup>st</sup> April 2013.

- c) provision of a substantial tree and hedge screen on all boundaries with open countryside; and,**
- d) a pedestrian link to land proposed for development to the south east.**

This site of approximately 1.1 hectares can make a significant contribution to enabling continuing growth in the village over the plan period without harming the setting of the village. To ensure this is achieved, development will be expected to follow the substantial completion of the existing commitment in association with the village hall. The site is not expected to be released at the same time as BBR03.

The site borders the front of properties in Orleigh Close. Detailed design and layout that avoids overlooking between existing and new properties is essential. Access through the site to Meadow Park will need to be provided.

Substantial planting on the eastern, currently undefined, boundary is required to minimise the impact on the countryside setting. Existing hedge boundaries will also be reinforced with native planting to create more biodiverse features capable of screening the site.

#### **Land north east of Orleigh Close**

A site to the north east of Orleigh Close, adjacent to BBR02 and to the rear of development associated with the new village hall, is proposed for residential development. Vehicular access to this site will be from development associated with the new village hall only.

#### **POLICY BBR03 RESIDENTIAL DEVELOPMENT TO THE NORTH EAST OF ORLEIGH CLOSE**

- (1) Land to the north east of Orleigh Close, as shown on Policies Map X, is allocated for residential development that includes approximately 25 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes.**
- (2) The site should be developed in accordance with the following specific principles:**
  - a) vehicular and pedestrian access from the development adjoining the new village hall;**
  - b) a pedestrian link to the development of site BBR02;**
  - c) a design and layout that provides an acceptable impact on existing properties and future development; and,**
  - d) provision of a substantial tree and hedge screen on all boundaries with open countryside.**

This site of approximately 1 hectare can make a significant contribution to enabling continuing growth in the village over the plan period without harming the setting of the village. The site will not be developed before the substantial

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completion of the existing commitment in association with the village hall. The site is not expected to be released at the same time as BBR02.

Existing hedges should be reinforced and a substantial new boundary created on the northern edge to help integrate the development into the countryside.

### **COMMUNITY FACILITIES**

Buckland Brewer has a range of recreation provision, mainly located to the north of the village. The Local Plan safeguards use of the football pitch, playing field and allotment areas from other uses and the sites remain outside the development boundary to further discourage development pressure.

Also safeguarded is the area of amenity land adjoining the new village hall to be transferred to Parish Council as the adjacent development progresses.

A play area for use by the primary school and amenity land for general use are part of the development which includes a new village hall.