

Green Infrastructure Assessment





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What is Green Infrastructure (GI)?

“A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities” (National Planning Policy Framework)

GI delivers ‘ecosystem services’ – The products of natural systems from which people derive benefits, including goods and services, some of which can be valued economically and others which have a non-economic value. Ecosystem services include:

- Provisioning services (products from land and water)
- Regulating services (processes such as pollination, water purification and climate regulation)
- Cultural services (heritage, recreation, health and wellbeing)
- Supporting services (essential functions such as soil formation and nutrient cycling)



Examples of GI

Parks and gardens – urban parks, country parks, private country estates, formal gardens

Green corridors – road and rail corridors/ verges, pedestrian paths and rights of way, cycle routes, river and canal walks, hedgerows, ditches

Natural and semi-natural greenspaces – nature reserves, grassland, heath or moor, woodland and scrub, bare rock habitats, wetlands, open water bodies and rivers, wastelands

Amenity greenspace – children’s play areas, village greens, community gardens, playing fields, informal recreation spaces, domestic gardens, green roofs, allotments, heritage sites, cemeteries, agricultural land

1.0 Introduction

1.1 The Green Infrastructure Assessment (GIA) promotes a network of multi-functional green space with recreational, visual and biodiversity value. This section identifies existing environmental assets at the landscape scale and by catchment areas within Mid Devon, including an analysis of different GI functions and deficiencies. It is intended to provide a robust evidence base for strategic policies in the emerging Local Plan. It may also inform negotiations and decision-making on the allocation of monies collected through the Community Infrastructure Levy. Strategic planning objectives should include:

- Safeguarding and enhancing biodiversity
- Mitigating and adapting to climate change
- Improving economic prosperity through sustainable development, green tourism and a local food production
- Promoting a low carbon society
- Health and wellbeing through improved access to GI

The findings of the GIA will inform the new Open Space and Play Area Strategy, consistent with the Council's strategic objective to develop the local economy, while ensuring that growth is accompanied by a sustainable natural environment.

2.0 Benefits of Green Infrastructure and the GIA

Biodiversity and nature conservation

The GIA considers the biodiversity and natural assets in the district, the need for protection and opportunities for habitat creation or enhancement. The GIA and emerging planning policies should help to reverse the fragmentation of habitats and species. Development should coexist with and complement GI, to minimise and mitigate impacts to biodiversity and landscape setting while actively providing other forms of GI.

Climate change mitigation and adaptation

GI can help to mitigate and adapt to climate change through flood attenuation and water management, shading and cooling, sustainable fuel production and by providing accessible green transport routes as an alternative to car travel. In promoting carbon reduction and more localised ways of living, the Council will have an active role in GI enhancements. Sustainable drainage systems (SuDS) incorporated in new development can also provide benefits for water treatment, biodiversity, rainwater harvesting and urban cooling.

Landscape setting and historic environment

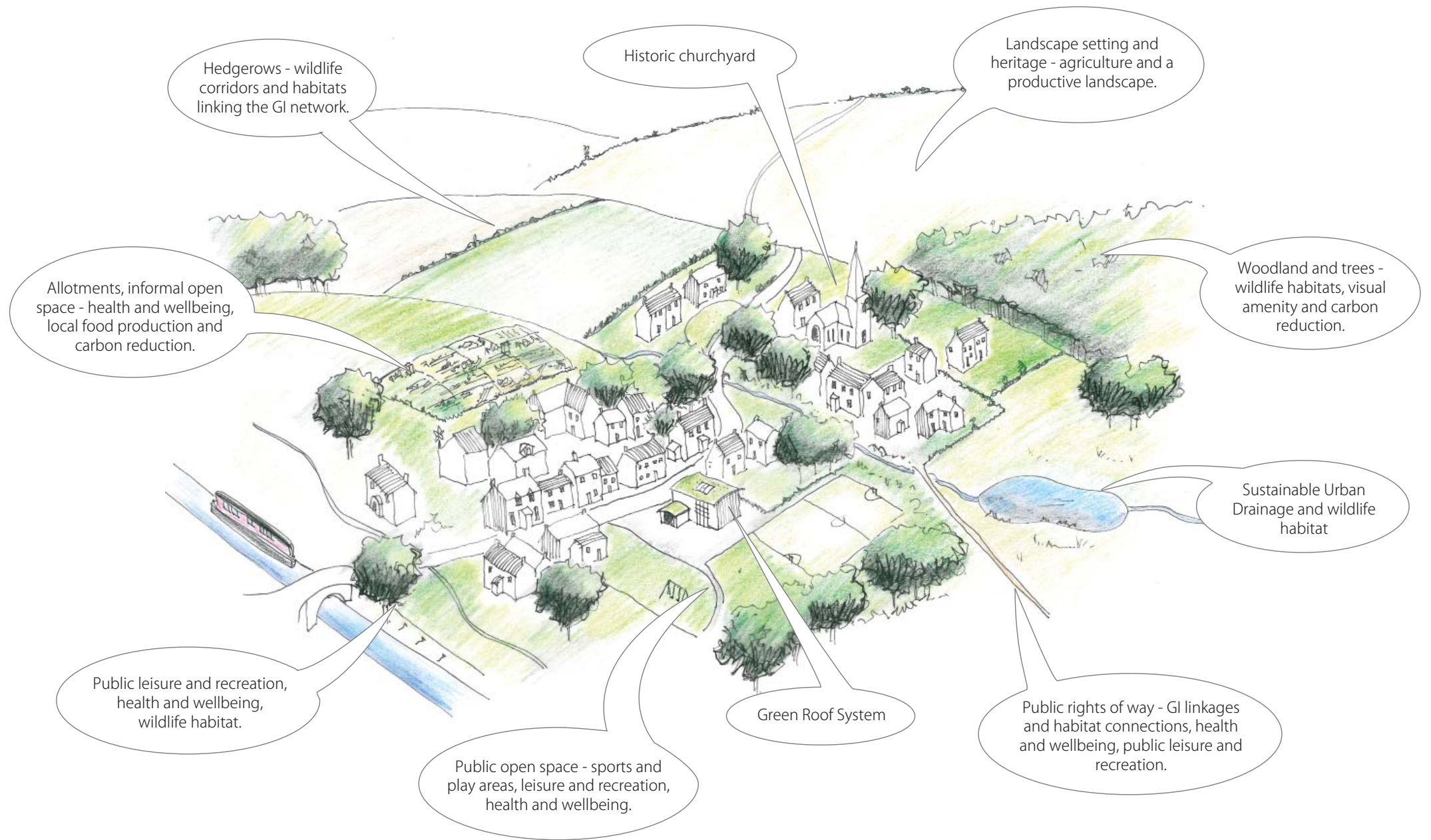
The Council has carried out assessments of landscape and settlement character within Mid Devon. These support the GIA by identifying the characteristics of Mid Devon's landscape and heritage, with guidelines to help 'protect, manage and plan'. Using evidence from these related assessments, GI-related planning policies should help to protect landscape, settlement character and historic assets and their setting, while seeking improvements to access, education and ecology.

Local food production

Reducing food miles and benefiting the local economy, the importance of productive farming land as an important GI resource should not be underestimated. The GIA identifies local allotment sites and environmental enhancement or energy crop schemes in place, and sources of funding for improved biodiversity.

Public health and wellbeing

Access to public rights of way, playing fields and recreational open space is an essential aspect of public health and wellbeing. Just the sight of undeveloped land with no public access can also benefit health. High quality and visible green spaces, both in the immediate environment and as part of the surrounding landscape, will improve the attractiveness of new development for investors and the quality of life for the people living and working there.



3.0 Environmental Context

The National Picture

3.1 In June 2011, the Government published a White Paper titled *The Natural Choice: securing the value of nature*. The White Paper was based on the recommendations of an independent review of England's wildlife sites and ecological network. That review, *Making Space for Nature*, concluded that the country's collection of wildlife areas is fragmented and does not represent a coherent and resilient ecological network capable of responding to the challenges of climate change or other pressures. This has been carried forward into the Biodiversity Strategy 2020.

3.2 The global and national environmental evidence makes a clear case for change. While not an exhaustive list of the evidence available, the following breakdown highlights some of the environmental issues that must be addressed through action at all levels of governance.

Biodiversity

- Priority species and habitats are still in decline – over 30% of the services we get from our ecosystems and 40% of priority habitats are in decline
- Over the last 20 years, the area of crops dependent on pollination has increased by 38%, while there has been a 54% decrease in honey bee colonies over the same period
- There is evidence of potential ecological impacts from artificial light

Climate change

- Our carbon footprint abroad is large: 80% of our timber and 30% of our food is imported from overseas; and about 66% of total water use is imported for making the goods we buy
- Soil degradation through erosion by wind and water, loss of organic matter and compaction, cost the economy between £150 million and £250 million every year. Climate change will magnify soil degradation threats
- Around 12% of water bodies are unsustainably abstracted, with low water flows having an impact on natural water systems. Unless addressed, these impacts will become more apparent as climate change reduces water availability and population growth drives up demand

Population

- People's choices of how and where to live present environmental challenges regarding our demand for land and our ecological footprint
- Demographic change is a factor in water stress and in competition for different types of land use
- Substantial changes are necessary throughout and beyond the food system to provide food security to 9 billion people worldwide

Health and wellbeing

- Children are becoming increasingly disconnected from the natural environment. The likelihood of children visiting any green space has halved in one generation
- People in disadvantaged areas across England experience greater exposure to air pollution, sea flooding, close proximity to large industrial and waste management sites and poor river quality
- Social costs of the impacts of air pollution are estimated at £16 billion per year in the UK
- In 2010 the frequency of visits to the natural environment were recorded as being significantly lower among the oldest age groups (65+) and within the black and minority ethnic (BME) population, and among members of the lowest socioeconomic groups

Localism and the National Planning Policy Framework

3.3 The Localism Act 2011 and the National Planning Policy Framework have made a number of changes to the planning system. Communities have powers to designate, protect and acquire locally important green spaces.

3.4 Community Right to Bid

Communities may identify important local assets such as green spaces, gardens, woodlands, parks or wildlife reserves, and bid for them if they come on the market for sale or lease.

3.5 Neighbourhood Planning

Neighbourhoods can produce their own neighbourhood plans and orders to permit development and in some cases bypass the district council as Local Planning Authority. Neighbourhood plans can decide where development should go, including proactive planning for community green space and environmental improvements. Various checks and balances should ensure that new development permitted through a Neighbourhood Development Order is compliant with EU law, human rights obligations, national planning policy and the strategic local policies already in place, and that there is genuine community support.

3.6 Local Green Space Designation

Local communities can identify green areas for special protection, if they meet the criteria in the National Planning Policy Framework. The designation should only be used if the green space is reasonably close to the community it serves; it has demonstrable local significance and it is local in character rather than an extensive tract of land. Local green spaces may be designated when local plans or neighbourhood plans are prepared or reviewed. This affords them a significant level of protection from development, consistent with national policy for Green Belts.

4.0 What we have now

A review of existing GI in Mid Devon

Schedule of maps

- Geology
- Topography
- Landscape Character Types
- Rural Tranquility
- Agricultural Land Classification
- Biodiversity Designations
- Habitats
- Historic Environment
- Population Density by Parish
- Public Rights of Way
- Publicly Accessible Land

4.1 Physical Characteristics

The Mid Devon district covers 913 square kilometres. Its landscape is characterised by green rounded hills of pasture and woodland cut through by steep sided river valleys with a maze of high hedged lanes giving rise to occasional panoramic views. The red, fertile soils of much of the area provide a distinctive backdrop. The majority of Mid Devon's settlements are nestled within the folds of this landscape, with many small historic settlements containing thatched cottages and ancient churches. The mild, damp climate is typical of an inland area within the south west. The Council's Landscape Character Assessment (2011) refers further to the landscape types found throughout the district, and the Devon Biodiversity and Geodiversity Action Plan includes considerable detail on the geology of Devon.

4.2 Most of Mid Devon drains southwards, with the Culm, Lowman, Exe, Creedy and Yeo rivers flowing in steep sided valleys with occasionally wide floodplains both agricultural and urban in nature, converging and flowing through Exeter to the English Channel. The river Taw, in contrast, flows northwest out of the District, reaching the Bristol Channel at Barnstaple. These valleys provide beautiful, often dramatic features within the landscape, and often important corridors of movement. With generally good or excellent water quality, they are often important wildlife habitats. However, the flat valley floors are subject to periodic flooding events, which has implications for the towns and villages that have evolved as riverside settlements.

4.3 Detailed surveys of the district were carried out during the preparation of the Landscape Character Assessment 2011. The district has been divided into 'landscape character types' as a way of identifying the special qualities that give our landscape its unique sense of place. The character types reflect the topography and geology of Mid Devon, as well as the role of mankind in shaping the appearance of the landscape. To the east of the district lies the Blackdown Hills Area of Outstanding Natural Beauty, which is highly valued not only for its visual qualities but also for its geology, biodiversity and human heritage. The Blackdown Hills support species and habitats such as purple moor grass and rush pastures that are in rapid decline in the UK. The Campaign to Protect Rural England (CPRE) has made an assessment of rural tranquillity and where this is being diminished mainly as a result of development and increasing traffic. CPRE has kindly provided mapping data which shows that much of Mid Devon retains its rural tranquillity, but unsurprisingly the towns and larger villages are less tranquil areas, as are the main transport routes through the district.

4.4 Agricultural land classification

The quality of agricultural land varies much across the district, depending on the underlying geology and how elevated the land is. Grades 1 and 2 are the highest quality designation, occurring mostly around Tiverton, the Culm Valley and the Mid Devon farming belt. The rusty red colour of the soil results from the band of Red Devon Sandstone underneath, and these areas provide an irreplaceable resource for food production as an essential function of green infrastructure.

4.5 Biodiversity

Devon's great variation in geology and landform encourages considerable biodiversity. Of 34 species only found in the UK 16 are found in Devon (source: Devon Biodiversity and Geodiversity Action Plan). Within Mid Devon there are 12 Sites of Special Scientific Interest (SSSI), three local nature reserves and two nature reserves managed by Devon Wildlife Trust. Over 200 sites are designated as Strategic Nature Areas and County Wildlife Sites. These designations protect priority habitats including grassland, heathland, marsh and woodland. Mid Devon has over 8 km² of ancient woodland.

4.6 Changes in wildlife populations and habitat have occurred throughout the last century and show a general trend of decline. The main threats to biodiversity include environmental pollution, land use change, fragmentation and invasive species introduction. These pressures are likely to continue and biodiversity may also be affected by climate change.

4.7 While the Council has a legal duty to conserve biodiversity in the exercise of its various functions, the care of the landscape often falls to farmers, landowners and foresters, whose land management practices are crucial to the maintenance and development of green infrastructure (GI). Modern farming practices do not always encourage biodiversity to flourish, but awareness and appreciation of biodiversity have increased in recent years, and a number of countryside and environmental stewardship schemes are in place. Aside from this, Mid Devon has a rich network of wildlife habitats that are linked by hedgerows, woodland and water. Woodland constitutes about 19% of Mid Devon's total land coverage, (about 3% is priority habitat and 2% ancient woodland) and provides wildlife 'stepping stones' for a variety of species. More specifically, certain sites or areas have been designated for protection and enhancement. These are broken down on page 13.

North Devon Biosphere Reserve

Part of the western side of the district falls within the transition area for the North Devon Biosphere Reserve. Biosphere Reserves are areas nominated by national governments and designated under UNESCO's 'Man and the Biosphere Programme.' These areas are recognised for their high biodiversity value combined with sustainable use of natural resources for the benefit of local communities. The purpose of the biosphere reserve is to reconcile the conservation of biodiversity with human development needs. The part of the reserve within Mid Devon is known as a 'transition area'. This does not benefit from the very high level of environmental protection found in the 'core area' at Braunton Burrows, where there is exceptional biological diversity and a continuous programme of monitoring and research. However, transition areas contain agricultural activities and local communities that are recognised for their progress towards achieving this environmental and economic balance. There is limited development pressure in this part of Mid Devon, which is very rural and not a sustainable location for significant growth. Small-scale development may occur at Lapford, Chawleigh and Morchard Bishop.

Strategic Nature Areas

The South West Nature Map identifies broad locations called Strategic Nature Areas, where the maintenance and expansion of wildlife habitats are desirable at a landscape scale. Strategic Nature Areas are an aid to decision-making about the broad distribution of development in the district, and help provide a focus for environmental projects and stewardship schemes.

Sites of Special Scientific Interest (SSSI)

SSSIs are protected because they are the very best of our wildlife and geological sites. Natural England monitors the condition of these sites, which are often at risk from development, pollution, climate change and poor land management. In Mid Devon there are 12 SSSIs, split into smaller units comprising three woodland sites, six wetlands, three lowland habitats and four sites described as earth heritage. Of these sites assessed in July 2011, 73% were found to be in an unfavourable condition, though the majority are recovering.

County Wildlife Sites

These are non-statutory designations for sites that are considered to have a wildlife value which is locally important, and their protection can be incorporated into local plan policies. There are 225 such sites in Mid Devon, progressively surveyed by the Devon Biodiversity Record Centre (DBRC) as part of the Devon-wide Biodiversity Monitoring Framework. The County Wildlife Sites shown in all the maps in the GIA represent historic data and should not be relied upon by third parties. Up-to-date mapping and biodiversity data for these sites may be obtained from DBRC.

Local Nature Reserves

Local Nature Reserves are designated and sometimes managed by local authorities. To qualify for designation, a site must be of local importance for wildlife, geology, education or public enjoyment. There are three LNRs in Mid Devon. The Grand Western Canal is by far the largest and serves a number of important functions for both wildlife and people. The other LNRs are at Palmerston Park Wood in Tiverton and Charwell Meadows in Bradninch, and these are not in active management.

4.8 Historic Environment

Mid Devon's environmental richness is enhanced by the historic and built environment, with 2568 listed buildings, 50 Conservation Areas and 49 Scheduled Monuments within the district. In addition, there is a wide range of archaeological remains which are not scheduled.

4.9 The majority of listed buildings and conservation areas are concentrated in the historic cores of the towns and villages. These incorporate attractive green links via parks, cemeteries, gardens, watercourses and trees, which connect Mid Devon's settlements to the wider historic landscape.

4.10 At the landscape scale, thousands of years of human activity have left their mark. Farming practices have altered the landscape through the ages and there are remains of prehistoric and historic manmade features in the countryside. These include forts and Iron Age hill slope enclosures. There are a number of disused quarries, former lime kilns and mines. On the valley sides of the Blackdown Hills there are still signs of the large, linear spoil heaps that were the by-product of whetstone mining. The history of farming can sometimes be seen in the size, shape and boundaries of fields: small and irregular with traces of ridge and furrow planting for medieval fields; regular square or rectangular fields for 19th century enclosures of former common land. Historic Land Characterisation mapping provided by Devon County Council shows where medieval field patterns and undesignated archaeological sites are still in evidence.

4.11 This urban and rural heritage is widely accessible through a network of public rights of way, common land, waterways and open-access woodland.

4.12 It is not possible to include all the historic characteristics of the Mid Devon landscape on a district-scale map. For the purposes of the GI Assessment, there is more relevance in mapping particular features of interest such as ancient woodland, sites of Iron Age hill forts, castles, burial mounds or other sites of special heritage value. Historic parks and gardens provide the setting for listed buildings and are valued for their historic, cultural or horticultural interest, as well as providing an opportunity for leisure and recreation when they are open to the public. Only historic sites that are known about can be included in the GI maps, and small-scale heritage assets cannot be mapped at the landscape scale.

4.13 There are currently 22 heritage assets in Mid Devon that are considered by English Heritage to be at risk of degradation for various reasons. The Heritage at Risk Register identifies three conservation areas (Bow, Cullompton and Tiverton), two buildings and 17 Scheduled Monuments at risk. These are discussed further in the catchment area summaries, where relevant.

4.14 Population

The 2011 Census puts the Mid Devon population at 77,750, which gives an average population density of less than one person per hectare. This is one of the most sparsely populated authorities within England and Wales. 60% of the district is ranked in the lowest 25% of the country for access to services (English Indices of Multiple Deprivation 2010). The main concentration of people is found in the eastern part of the District where the towns of Tiverton (pop 21,913) and Cullompton (pop 8,845) lie within 6km of each other with close connections to the M5 motorway. Crediton (pop 7,770) is the largest settlement in the west of the District. However, the majority of residents live outside these three towns, all in settlements below 3,000 population.

4.15 Mid Devon's population has grown considerably since 1981, when it was 58,600. The population grew 11% in just a 10 year period between 2001 and 2011. Almost all of this growth has arisen because more people are moving into the district than are moving out, with 20% of residents now aged 65+. There is an expectation of continued demand for new housing in Mid Devon in the longer term, but affordability is a persisting issue. Population growth increases demand for all forms of infrastructure, GI included.

4.16 Access and movement

Mid Devon has 476 miles of public rights of way. Regional walking routes pass through the district in the west (Two Moors Way at Brushford, Eggesford, Chawleigh, Washford Pyne and south to Hittisleigh), and from north to south (Exe Valley Way at Exebridge to Bampton, Tiverton, Bickleigh and south to Exeter), and east from Tiverton along the Grand Western Canal. There is also the Devonshire Heartland Way, which links with the Two Moors Way and passes through Down St Mary, Colebrooke, Yeoford and Crediton. For the most part these routes are used recreationally by walkers, cyclists and horse-riders, but many rights of way provide short enough connections through and between towns and villages that they are realistic choices for people travelling to and from work and school. The cycle route between Willand, Tiverton Parkway railway station and Tiverton is very well used.

4.17 Public rights of way comprise footpaths, bridleways, byways, restricted byways and unsurfaced Unclassified County Roads (uUCRs). Devon County Council is in the process of surveying and mapping uUCRs but as yet no mapping data is available. To avoid over-complicated mapping for this assessment, the different sorts of public right of way are combined, but cycle routes and regional walking routes are mapped separately. Publically accessible land is often open country such as moorland, heath and down, and registered common land. These sorts of open space have been combined for mapping purposes and titled Accessible Land, but this does not include the small-scale open space and play areas that serve specific rural communities; these have been assessed separately. Together, PROWs and Accessible Land form a network of green travel routes and recreational use in the countryside. The GI benefits go beyond the health and wellbeing advantages for walkers, cyclists and horse-riders; the hedgerows and open countryside also serve a purpose for agriculture, biodiversity and flood attenuation.

4.18 Standards produced by Natural England recommend that everyone, wherever they live, should have an accessible natural green space:

- Of at least 2 hectares in size, no more than 300 metres (5 minutes walks) from home;
- At least one accessible 20 hectare site within two kilometres of home;
- One accessible 100 hectare site within five kilometres of home; and;
- One accessible 500 hectare site within ten kilometres of home; plus
- A minimum of one hectare of statutory Local Nature Reserves per thousand population

There are areas of Mid Devon that do not have any access to the larger green spaces, particularly in the western side of the district. Access to 500 hectare sites is almost entirely absent, with the exception of parishes adjoining Exmoor and Dartmoor National Parks. The total area of Local Nature Reserve in Mid Devon is 55.63 hectares, the lion's share of this provided by the Grand Western Canal. At 0.7 hectares per 1000 head of population, current provision does not meet the Accessible Natural Green Space Standard.

4.19 Safety and Health

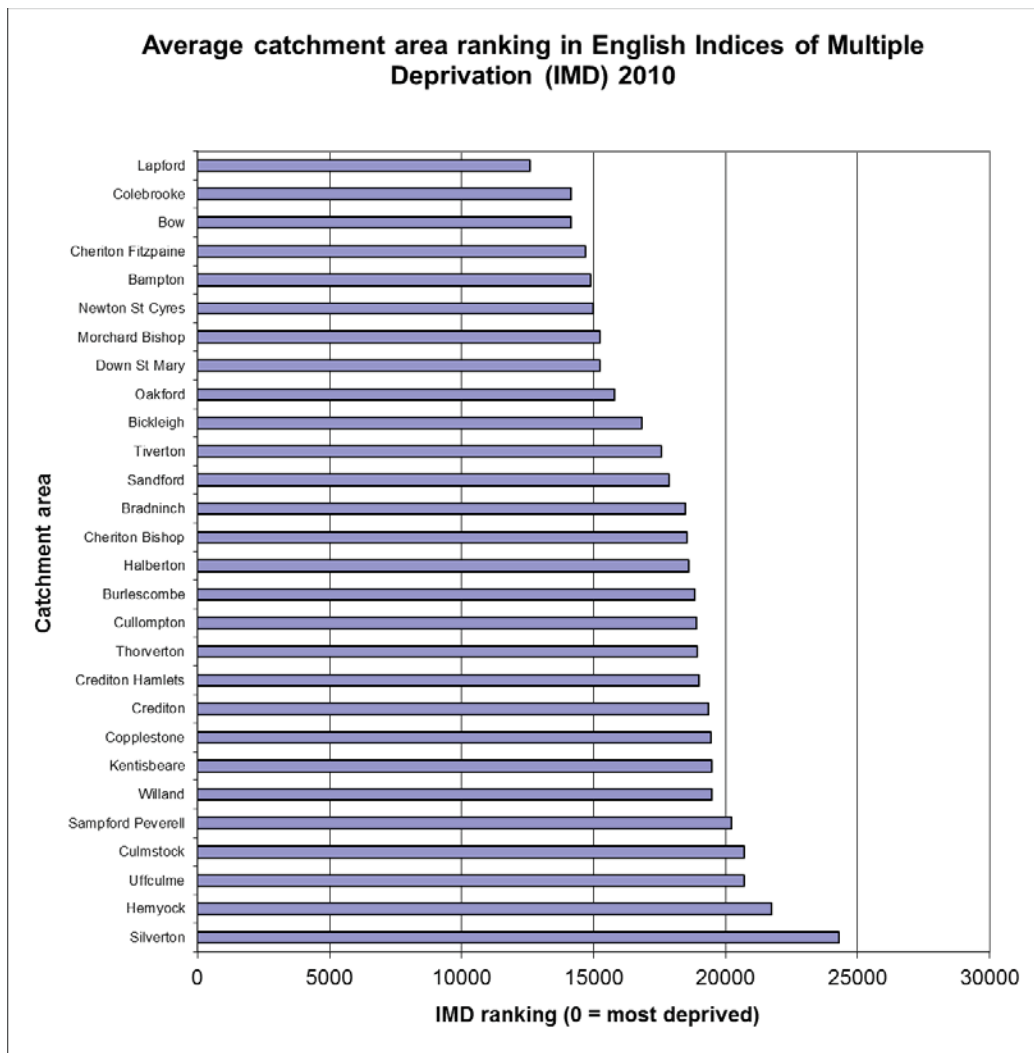
Mid Devon is an area of low crime incidence compared to the national average. Research shows that there is a positive correlation between healthy natural environments and low crime rates, with the presence of vegetation potentially halving the incidence of violent and property crimes in otherwise identical social housing (Natural Choice white paper).

4.20 Mid Devon has a healthier population than the national average. 18% of the population considered themselves to be in less than good health in 2011, slightly lower than the percentage across England and Wales. Mid Devon Primary Care Trust data shows lower death rates than the country as a whole and consequently higher life expectancy by about 2 years (77.1 years for men and 82.6 years for women).

4.21 The Office of National Statistics periodically publishes English Indices of Multiple Deprivation (IMD). The 2010 IMD take into account seven 'domains' of deprivation: income; employment; health and disability; education, skills and training; barriers to housing and services; crime; and living environment.

4.22 The average IMD ranking for Mid Devon is above the 50% midpoint ranking of 16241, standing at 17141. The IMD are divided into small areas called Lower Layer Super Output Areas (LSOAs) and these show considerable variation across the district, especially the towns. Out of 43 LSOAs for Mid Devon, the six most deprived are in Tiverton town.

4.23 The following chart shows the distribution of IMD scores across Mid Devon, representing catchment area averages which are made up of a variable number of LSOAs. Averaged scores are of more relevance in the rural areas than in the towns, which are made up of smaller LSOA units and can contain pockets of deprivation that are masked by an average score.



5.0 Catchment areas

5.1 There are 61 parishes in Mid Devon and these have been grouped together to form 28 catchment areas. This makes it possible to assess the amount and different functions of green infrastructure across the district, identifying where there are deficiencies and targeting locations for enhancement and investment. The full methodology for carrying out this assessment can be found at Appendix II.

Catchment	Parishes
Bampton	Bampton, Morebath, Clayhanger and Huntsham
Bickleigh	Bickleigh, Cruwys Morchard and Cadeleigh
Bow	Bow and Clannaborough
Bradninch	Bradninch
Burlescombe	Burlescombe, Holcombe Rogus and Hockworthy
Cheriton Bishop	Cheriton Bishop and Hittisleigh
Cheriton Fitzpaine	Cheriton Fitzpaine, Stockley English, Stockley Pomeroy, Poughill and Kennerleigh
Colebrooke	Colebrooke
Copplestone	Copplestone
Crediton	Crediton
Crediton Hamlets	Crediton Hamlets
Cullompton	Cullompton and Butterleigh
Culmstock	Culmstock
Down St Mary	Down St Mary, Zeal Monachorum, Coldridge, Brushford, Eggesford, Nymet Rowland and Wembworthy
Halberton	Halberton
Hemyock	Hemyock and Clayhidon
Kentisbeare	Kentisbeare
Lapford	Lapford and Chawleigh
Morchard Bishop	Morchard Bishop, Thelbridge, Washford Pyne, Puddington and Woolfardisworthy
Newton St Cyres	Newton St Cyres and Shobrooke
Oakford	Oakford, Stoodleigh, Washfield, Loxbeare and Templeton
Sampford Peverell	Sampford Peverell and Uplozman
Sandford	Sandford and Upton Hellions
Silverton	Silverton
Thorverton	Thorverton and Cadbury
Tiverton	Tiverton
Uffculme	Uffculme
Willand	Willand

click here for map;
Catchment Areas

5.2 The maps in this document show all the GI that it is possible or helpful to display. Agricultural land is assumed in the Ordnance Survey background, and it has not been possible to identify private gardens or other small-scale GI which is nonetheless important. Where there is a great variety of GI functions and multiple designated sites in a catchment, this can make the map appear rather complex. The contents are analysed in individual catchment appraisals at Appendix III, taking into account the approximate land areas, typology and other considerations.

5.3 Many of the villages or hamlets within a catchment area have also been mapped, and the catchment maps include a two-mile 'buffer' around every applicable settlement within that catchment. This bears no relation to the settlements that are designated as being suitable for limited development in the Mid Devon Core Strategy, but simply seeks to identify and evaluate the range and accessibility of GI to the majority of Mid Devon residents. Sites that fall only partly within the two-mile area of search are usually calculated in their entirety.

5.4 Calculating GI land area provides an imperfect picture. The total land area is only one consideration and says nothing about the quality or local importance of that GI. Also, different types of GI have been calculated in order to quantify different GI functions, but often these overlap on the same site. The multi - functionality of GI is usually of more relevance than the total GI amount. Despite these limitations, the same approach has been applied to all 28 catchment appraisals, which allows a fair basis for comparison.

5.5 The catchment appraisals also take into account the population density, the overall GI per head of population, the percentage of the entire catchment area that has access to strategic open space (see paragraph 4.18), and the average level of social deprivation according to the English Indices of Multiple Deprivation 2010 (see paragraphs 4.21-4.23). The results of the appraisals are reflected in a score that ranges from 1 (least favourable) to 14 (most favourable).

5.6 In addition to the land designations described in paragraph 4.7, the catchment area maps display the following forms of GI:

Ancient woodlands

These comprise ancient semi-natural woodland and plantations on ancient woodland sites. They are an irreplaceable natural resource and a priority for conservation.

Accessible woodlands

In support of Natural England's Access to Natural Green Space Standard (see paragraph 4.18), the Woodland Trust has provided data on which areas of woodland in Mid Devon are accessible to the public.

Public open space

To reflect the broad remit of the GIA and to simplify the maps, the catchment area maps apply the term 'open space and play areas' to play areas, outdoor sports, amenity open space, education land and cemeteries.

Allotments

These are often considered alongside public open space but are mapped and appraised separately, as they have a different GI function.

Registered Parks & Gardens

English Heritage holds a national register of historic parks and gardens. There are three such parks in Mid Devon: Knightshayes in Tiverton, Shobrooke Park at Crediton and Bridwell Park at Uffculme. There is also a Devon register of historic parks and gardens of local importance. These have no statutory protection but their multiple GI benefits include biodiversity, food production, heritage and climate change mitigation and adaptation.

Group/area Tree Preservation Orders

There are countless individual trees providing an essential natural resource, but some trees of particular visual quality have been legally protected. Other than woodland, this is the only quantifiable indicator of the special role of trees in a catchment area.



Bampton

GI Score: 10

Open Space & Play Areas
Score: 6



5.7 The catchment area includes Huntsham, Shillingford and Morebath as well as the small town of Bampton.

5.8 The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. As a result, the Bampton catchment area is prioritised above other catchments with the same GI score.

5.9 The catchment is rich in wildlife, including the greatest coverage by a Strategic Nature Area out of all 28 catchments and an extremely high land area designated as County Wildlife Sites. Much of this GI is ancient woodland, serving an irreplaceable heritage function as well as being so important for biodiversity. Within Bampton, the remains of a Norman castle also serve as public recreational space, and there is a disused railway into the town. Medieval field patterns and archaeology are comparatively high in terms of land area. Not all parts of the historic environment are in good condition. The remains of a Roman fort at Cudmore Farm to the east of the area of search is identified by English Heritage as being at risk due to arable ploughing, and in declining condition.

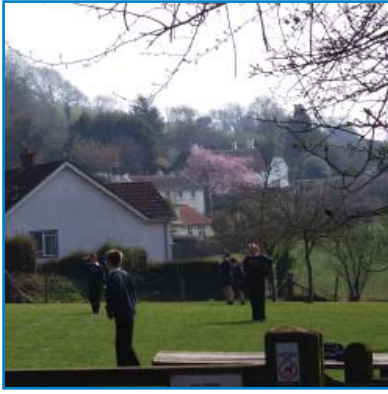
5.10 The amount of GI per head of population is about average and the level of public accessibility is low. For instance, ancient woodland within the areas of search amounts to 615 hectares, but only 47 hectares of woodland are open to the public. The length of public rights of way per square kilometre is close to the district's average, and well above the level that would class the Bampton catchment as a 'deficiency area'. However, this is an average for the catchment area. The parish of Huntsham has only 0.46km public rights of way per square kilometre. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.11 Small-scale public open space and allotments available to local residents are below average. The Playing Field Strategy 2010 identifies a need for a Multi Use Games Area to meeting existing demand. The Open Space and Play Area Strategy 2006 identified an under-supply of space for children and young people, which has been addressed in part through Section 106 funding for public open space improvements to the value of about £84,000, including playground equipment at Station Road and a ball park at the Millenium Green. Arguably, any remaining shortcomings in small-scale public open space are offset by the local opportunities for walking and cycling. In addition to the usual public rights of way, a regional walking route and cycle route run north-to-south between Exmoor and Tiverton. However, Bampton has the lowest open space and play area score of all the catchment areas and would benefit from further investment.

[click here for maps;](#)

Bampton Catchment Area

Bampton Huntsham Morebath Shillingford



Bickleigh

GI Score: 11

Open Space & Play Areas
Score: 15



5.12 This catchment area includes Bickleigh, Cruwys Morchard and Cadeleigh. The average Index of Multiple Deprivation score places the catchment just above the 50% midpoint ranking, so the catchment is not considered to suffer from significant or widespread social deprivation.

5.13 Within the two-mile areas of search, overall GI land coverage is high in comparison to other catchments, mainly due to the significant presence of historic field patterns such as strip fields and enclosures, while the population density is the lowest in the district.

5.14 Features of interest include a regional walking route (Exe Valley Way) running north-south between Tiverton and Exeter, and a Strategic Nature Area that follows the line of the River Exe. Bickleigh Castle is designated as an historic park and garden of local importance and is considered to be a particularly valuable natural resource both for its visual amenity and historic significance in the landscape.

5.15 Open space and woodland are both publically accessible within the area of search, and 35% of the catchment area has access to a 20 hectare strategic green space, but overall the access to strategic open space is poor. This is partially offset by the availability of public rights of way, which provide valuable access into the open countryside. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. However, this represents the catchment area average. The parish of Cruwys Morchard has only 0.2km public rights of way per square kilometre. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.16 Small-scale public open space such as playing fields and play areas is limited, but the population is very low and the Open Space and Play Area Strategy 2006 questioned whether there is indeed any significant demand for additional provision in this area. About £12,000 has been spent on open space in recent years, funded by development in the Bickleigh catchment area.

[click here for maps;](#)

Bickleigh Catchment Area

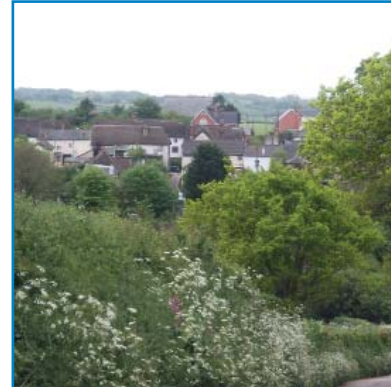
Bickleigh Cadeleigh



Bow

GI Score: 1

Open Space & Play Areas
Score: 9



5.17 Not counting agricultural land and the wider resource of the attractive landscape setting, specific GI designations in the Bow catchment area are among the lowest in the district. This catchment forms part of a wider area within the western part of the district that receives consistently low GI ratings, due to the low amount of mapped GI and other considerations such as population density, accessibility of strategic open space and social deprivation. There is very little in the way of County Wildlife Sites or strategic accessible open space, though a regional walking route runs north-south through the catchment area. Accessibility to large-scale open space may be limited, but the public right of way network is close to the district's average, and well above the level that would categorise the catchment as a 'deficiency area'. However, this is an average across the catchment, which incorporates the parishes of both Bow and Clannaborough. Taken on its own, Bow's public right of way density is only 0.46km per square kilometre. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.18 The catchment contains the Nymet Barton Marsh, designated SSSI and assessed by Natural England as being in an unfavourable but recovering condition. Natural England's condition report (July 2011) notes that a scrub management plan for tussock-sedge swamp has been agreed and will be implemented over the next three years.

5.19 The historic environment is of significant interest, with barrows, enclosures and ring ditches designated as Scheduled Monuments and Reeve Castle to the north west of Bow registered as an historic park and garden of local significance. Medieval strip fields and tenement strips also add significant interest to the landscape character. However, six of the Scheduled Monuments are identified by English Heritage as being at risk, principally from arable ploughing and stock erosion. The Bow conservation area is also at risk due to the long-term deterioration of its historic character.

5.20 There is a reasonable supply of small-scale public open space, particularly considering the relatively low population density. In recent years development has funded public open space improvements to the value of about £17,000. However, though Bow is a good-sized village with a level of services and facilities that might sustain limited growth, there are no allotments and overall GI is in short supply.

5.21 The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker.

[click here for maps;](#)

Bow Catchment Area

Bow



Bradninch

GI Score: 9

Open Space & Play Areas
Score: 7



5.22 Within the search area around Bradninch, there is a high level of accessible open space and woodland in comparison to other catchment areas. This is in addition to a public right of way network that, while below the district's average in terms of length per square kilometre, is above the level of a 'deficiency area'. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less. Small-scale public open space is about average in terms of land area but play areas are in poor condition and, provision of allotments is low. In recent years, development has funded public open space improvements to the value of approximately £40,500.

5.23 A large Strategic Nature Area crosses the catchment area, passing to the east of Bradninch, parallel to the motorway. This is designated as floodplain grazing marsh, and to the south of the area of search the Strategic Nature Area is woodland. Overlapping part of a Strategic Nature Area there is a SSSI which Natural England assessed in March 2010 and found to be in favourable condition. The SSSI is special due to its underlying geology (basaltic intrusion/sills) and the landform has not been altered by unconsented tipping, tree planting or engineering works.

5.24 Other nature designations and tree protection are low in Bradninch compared to other catchments. County Wildlife Sites are limited, though Bradninch does have one of only three Local Nature Reserves in the district (Charwell Wetlands).

5.25 The historic environment is reasonably well represented, largely due to medieval field patterns in the surrounding area, but there are no Scheduled Monuments located within the area of search, very little ancient woodland and no historic parks and gardens on either the national or local register. However, Killerton House and its grounds are less than four miles away, in the East Devon district.

5.26 The overall level of GI per head of population is reasonable in the Bradninch catchment area, given the relatively low population density. Furthermore, the average score under the English Indices of Multiple Deprivation places the Bradninch catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Bradninch Catchment Area

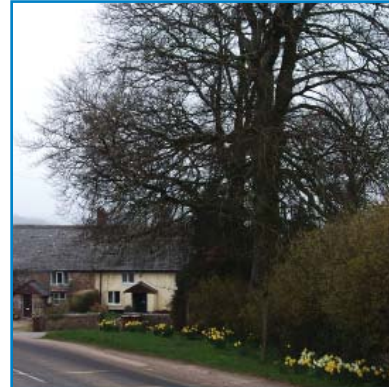
Bradninch



Burlescombe

GI Score: 8

Open Space & Play Areas
Score: 12



5.27 This catchment area includes Holcombe Rogus and Westleigh as well as Burlescombe, and benefits considerably from the Grand Western Canal running between Sampford Peverell and Greenham, where it terminates. The Canal is a regional walking and cycling route, popular with a wide range of recreational users. Parts of the canal are also designated as a Local Nature Reserve and County Wildlife Site.

5.28 Overall, the amount of GI is about average, though nature sites, ancient woodland and Scheduled Monuments are in short supply. Holcombe Court is on the local register of historic parks and gardens and also includes areas of ancient woodland, County Wildlife Site, SSSI and trees protected by Tree Preservation Orders. However, the one Scheduled Monument (Canonsleigh Abbey) is identified by English Heritage as being at risk, being in generally unsatisfactory condition with some significant localised problems. Other than the canal, strategic accessible open space and accessible woodland are very limited. However, there are approximately 62 hectares of open access land and a choice of cycle routes in addition to the canal path. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area overall, but within this catchment area, the parish of Hockworthy has only 0.48km public rights of way per square kilometre. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.29 There are two SSSIs within the area of search. The largest, at Maiden Down to the south of the M5, was assessed by Natural England in July 2011 and found to be in an unfavourable condition, and declining. The condition of this lowland heath is declining due to the encroachment of scrub and bracken, inappropriate scrub control and under-grazing, which is reducing the amount of heathland. The other SSSI, at Stout's Cottage, is recorded by Natural England as being in favourable condition due to extensive vegetation clearance carried out by the owner in 2005.

5.30 There are active quarries in the Burlescombe and Westleigh area. Devon County Council has expressed an interest in long-term biodiversity enhancement at these sites, combined with public accessibility for recreational and educational purposes.

5.31 The amount of GI per head of population is a little below average but not among the lowest in the district. The average score under the English Indices of Multiple Deprivation places the Burlescombe catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

5.32 Small-scale public open space is below average in terms of land area, but play areas have been found to be in good condition. In recent years, development has funded public open space improvements to the value of about £7,500. The Playing Fields Strategy 2010 recommends provision of Multi Use Games Areas at Burlescombe/Westleigh and Holcombe Rogus. There are no allotments within the areas of search. Burlescombe is designated in the Core Strategy (Local Plan Part 1) as a village suitable for very limited growth, adding to the need for an additional sports facility and an allotment site.

[click here for maps;](#)

Burlescombe Catchment Area

Burlescombe Holcombe Rogus Westleigh



Cheriton Bishop

GI Score: 7

Open Space & Play Areas
Score: 14



5.33 The map shows clearly that within the two-mile area of search around Cheriton Bishop, all mapped forms of GI are low compared to other catchment areas. Despite this, the catchment appraisal results in a score which is only a little below average. This is due to the low population density and the proportion of the whole catchment area that has access to strategic green space of at least 100 or 500 hectares (see paragraph 4.18). This takes into account the proximity of the catchment area to Dartmoor National Park. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.34 The average score under the English Indices of Multiple Deprivation places the Cheriton Bishop catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

5.35 Cheriton Bishop is a village with a level of services and facilities that make it suitable for limited growth, as defined in the Local Development Framework. However, land coverage for open space and play areas is the lowest in the entire district, and there are no allotments. In recent years development in the catchment area has funded public open space improvements to the value of approximately £9,000. While this is less than the funds received by many other catchment areas, play areas have been found to be in reasonable condition and population density is well below average, so the area has a relatively high score for open space and play areas.

[click here for maps;](#)

Cheriton Bishop Catchment Area

Cheriton Bishop



Cheriton Fitzpaine

GI Score: 10

Open Space & Play Areas
Score: 10



5.36 This catchment area includes Stockleigh Pomeroy, Stockleigh English, Poughill and Kennerleigh as well as Cheriton Fitzpaine. There is a Strategic Nature Area to the west, designated as woodland, and one of Mid Devon's three nationally registered historic parks and gardens is located within two miles of Stockleigh Pomeroy. A regional walking route passes to the north-west of Kennerleigh.

5.37 Some types of GI are low in comparison to other catchments, but the historic environment is particularly well represented, with comparatively high land coverage of medieval field patterns and ancient woodland. Catchment-wide access to strategic open space is completely lacking (see paragraph 4.18). However, this is partially offset by the availability public rights of way, providing valuable access to the countryside. Public right of way density is above average in this catchment area, though this represents an average figure for the entire catchment. The parishes of Poughill and Stockleigh English have only 0.23km and 0.28km of public rights of way per square kilometre, respectively. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.38 In terms of land area, there is a deficiency in small-scale open space compared to other catchments. The Playing Fields Strategy 2010 found the quality of the Cheriton Fitzpaine football pitch to be above average, but recommended provision of a Multi Use Games Area in the village. However, the area's population is well below average, resulting in a higher score for open space and play areas than might otherwise have been the case. In recent years, development has funded public open space improvements to the value of approximately £24,500.

5.39 The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. As a result, this catchment area is prioritised above other catchments that have the same GI score, but are considered less deprived.

[click here for maps;](#)

Cheriton Fitzpaine Catchment Area

Cheriton Fitzpaine Kennerleigh Poughill Stockleigh Pomeroy



Colebrooke

GI Score: 5

Open Space & Play Areas
Score: 14



5.40 Colebrooke is the only mapped village within the Colebrooke catchment area, but its two-mile area of search encompasses Copplestone, Coleford and Yeoford. Nevertheless, overall GI is low, not counting the attractive landscape setting and productive agricultural land. This catchment forms part of a wider area within the western part of the district that receives consistently low GI ratings, due to the low amount of mapped GI and other considerations such as population density, accessibility of strategic open space and social deprivation. The land coverage of designated nature or heritage sites fall below the district average, though many of the fields around Colebrooke are medieval strip fields or tenement strips, which adds historic interest and contributes to the overall GI score.

5.41 Features of interest include the regional walking route (Two Moors Way) and two areas of open access land (see paragraph 4.17). Across the whole catchment area, access to strategic green space is lacking (see paragraph 4.18). However, public right of way density (length per square kilometre) is close to the district average and well above the level that would categorise the catchment as a 'deficiency area'. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.42 Small-scale public open space provision is also low in terms of land area, and there is only one allotment site within two miles of Colebrooke, in the adjoining catchment area at Copplestone. However, the play area at Coleford has been found to be in a reasonable condition, and the area's population is the lowest in the district, resulting in a comparatively high score for open space and play areas. In recent years development has funded public open space improvements to the value of about £2,500.

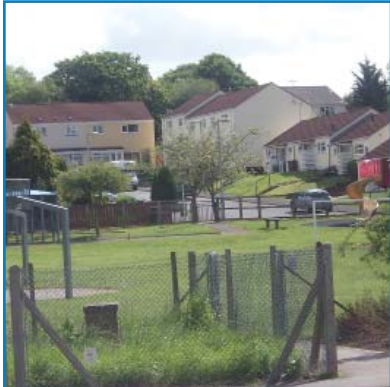
[click here for maps;](#)

Colebrooke Catchment Area

Colebrooke

5.43 The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker.

5.44 Given the low population density, the GI per head of population is comparatively high. However, the generally low level of GI, public accessibility and social deprivation result in this catchment area being ranked among the lowest in the district, with a high level of GI deficiency.



Copplestone

GI Score: 3

Open Space & Play Areas
Score: 10



5.45 The Copplestone catchment area is small, so its two-mile area of search around the village encompasses a number of villages outside the catchment boundary, such as Down St Mary and Colebrooke. This catchment forms part of a wider area within the western part of the district that receives consistently low GI ratings, due to the low amount of mapped GI and other considerations such as population density, accessibility of strategic open space and social deprivation.

5.46 Overall GI for this catchment area is the lowest in the district, not counting the attractive landscape setting and productive agricultural land. The land coverage of designated nature or heritage sites falls below the district average, and the surrounding agricultural land containing medieval field patterns and archaeology is very low in comparison to other catchments.

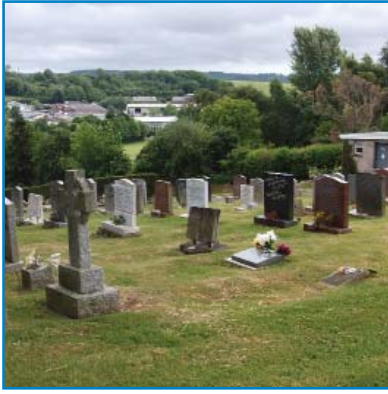
5.47 However, features of interest include the regional walking route (Two Moors Way) and two areas of open access land (see paragraph 4.17). Across the whole catchment area, access to strategic green space is entirely lacking (see paragraph 4.18). However, the availability of public rights of way is about average in this catchment area, providing valuable access to the open countryside. Small-scale public open space is low in terms of land coverage, but the population is also rather low and the catchment's play areas have been found to be in reasonable condition. In recent years, development has funded significant public open space improvements to a value of approximately £151,500.

5.48 The average score under the English Indices of Multiple Deprivation places the Copplestone catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Copplestone Catchment Area

Copplestone



Crediton

GI Score: 8

Open Space & Play Areas
Score: 7



5.49 The Crediton catchment area is small, though the two-mile area of search around the development boundary encompasses the village of Sandford in the adjoining catchment.

5.50 In comparison to other catchments, the land area given over to public open space and allotments is well above average. In recent years, development has funded public open space improvements to the value of about £109,000. However, the Playing Fields Strategy 2010 recommends provision of a synthetic turf pitch and Multi Use Games Area to meet existing demand, and an adult football pitch to meet future demand based on the projected growth of Crediton.

5.51 The historic environment is well represented, particularly historic parks and gardens. Shobrooke Park to the east of Crediton is on the national register, and the Downes Estate and Creedy Park are on the Devon register. There is some evidence of Roman occupation in and around Crediton, including the remains of a Roman villa near the River Yeo, south of the town. The historic built environment is particularly noteworthy, such as the parish church that was once the cathedral of the Bishop of Crediton. However, two Scheduled Monuments (Posbury Camp at Castle Down and the Romano-British villa at Downes) have been identified by English Heritage as being at risk due to various significant problems, declining further over time.

5.52 Within the area of search around Crediton, there is a good amount of strategic accessible open space within reach (see paragraph 4.18). Crediton has the highest public right of way density of any catchment area in Mid Devon, at 2.57km per square kilometre. A local campaign group proposes to improve cycle path provision within the town, seeking a link between the Lords Meadow Leisure Centre to Westacott Cottages. Issues of sustainability and climate change are important to the local community. Sustainable Crediton is a registered 'transition town', a community-led initiative to respond at the local level to climate change and depleting natural resources.

[click here for maps;](#)

Crediton Catchment Area

Crediton

5.53 There is a Strategic Nature Area to the south, and a moderate number of designated County Wildlife Sites. There is one small SSSI at Posbury Clump, which was assessed by Natural England in July 2011 as being in an unfavourable condition, and declining, due to the obstruction of the rock face by ivy and other vegetation.

5.54 While the overall amount of GI in the Crediton catchment area is reasonable, this catchment also has the highest population density of anywhere in Mid Devon, meaning that the GI per head of population is low.

5.55 The average score under the English Indices of Multiple Deprivation places the Crediton catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.



Crediton Hamlets

GI Score: 3

Open Space & Play Areas
Score: 9



5.56 The Crediton Hamlets catchment area does not include any mapped villages other than Yeoford, but the two-mile area of search around Yeoford also encompasses Colebrooke and Coleford in the adjoining catchment area. This catchment forms part of a wider area within the western part of the district that receives consistently low GI ratings, due to the low amount of mapped GI and other considerations such as population density, accessibility of strategic open space and social deprivation.

5.57 All GI is low compared to other catchments, except for County Wildlife Sites and medieval strip fields and enclosures, which are about average in terms of land area. While mapped forms of GI are mostly low, this does not take account of the attractive landscape setting and productive agricultural land in the surrounding area, which nonetheless provide essential ecosystem services. The land coverage of open space and play areas is comparatively low, but the Playing Fields Strategy did not identify any need for further sports provision, the population is low, and in recent years, development has funded public open space improvements to the value of about £12,500.

5.58 A regional walking route (Two Moors Way) passes through the west of the area of search, to some extent countering the fact that almost none of the catchment area has access to strategic open space within the recommended distances (see paragraph 4.18). However, the overall availability of public rights of way is very low. The catchment's public right of way density is only 0.44km per square kilometre, which categorises the catchment as a 'deficiency area'.

5.59 The average score under the English Indices of Multiple Deprivation places the Crediton Hamlets catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Crediton Hamlets Catchment Area

Yeoford



Cullompton

GI Score: 6

Open Space & Play Areas
Score: 8



5.60 The Cullompton catchment area includes Butterleigh. Outside the catchment boundary but within the two-mile area of search, parts of Bradninch, Willand and Bickleigh are included in the GI calculations.

5.61 Two Strategic Nature Areas are present within the areas of search, both designated as coastal and floodplain grazing marsh. County Wildlife Sites take up 29 hectares, which is about average in comparison to other catchments.

5.62 There is a large area of land registered as a local historic park and garden, at Bradfield House to the south-east of Willand. Part of this site is also protected by a Tree Preservation Order, and in total the amount of land subject to Tree Preservation Orders is high in comparison to other catchments. In Cullompton itself, GI with a particularly high heritage value is to be found in the garden of the Walronds, an early 17th century town house which is Grade I listed. The house and garden are being restored to accommodate various community uses. While the historic environment is reasonably well represented across the catchment area, including medieval field patterns and archaeology, Cullompton's conservation area is identified by English Heritage as being at risk due to the long-term deterioration of its historic character. Also, the Scheduled Monument comprising two Roman forts and two camps at St Andrews Hill is at risk due to arable ploughing, and in declining condition.

5.63 A regional walking route (Exe Valley Way) runs north-south, to the west of Butterleigh. This goes some way to countering the patchy accessibility of strategic open space within the recommended distances (see paragraph 4.18). The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

[click here for maps;](#)

Cullompton Catchment Area

Cullompton Butterleigh

5.64 Amounts of small-scale public open space and allotments are reasonably high compared to other catchments, in terms of land area. However, the Playing Fields Strategy 2010 recommends additional provision in Cullompton of two junior football pitches and one Multi Use Games Area to meet existing demand, and one adult football pitch to meet future demand based on the forecast growth of Cullompton. The Open Space and Play Area Strategy 2006 also identified an under-supply of children and young people's space in the town, though this has been addressed by a number of public open space and sport facility improvements, funded by development, to the value of approximately £141,000. Council-maintained play areas have been found to be in reasonably good condition.

5.65 The average score under the English Indices of Multiple Deprivation places the Cullompton catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation. However, the Indices of Multiple Deprivation are divided into small areas called Lower Layer Super Output Areas (LSOAs) and there is considerable variation across the Cullompton catchment area. In this case an averaged score is not wholly representative. A large section of Cullompton town centre is given a deprivation score of 11470, which is significantly below the 50% midpoint ranking and is the 8th most deprived LSOA out of 43 LSOAs for Mid Devon. To provide context, it is also worth noting that the top six most deprived LSOAs are all in Tiverton.

5.66 While the overall amount of GI is about average, the population density in the Cullompton catchment area is relatively high, so GI per head of population is low.

5.67 This may be addressed by the development of the North West Cullompton urban extension, a mixed use site which was allocated for development in 2010 and is subject to the Council's approval of a masterplan before planning applications are considered. The site allocation includes 28 hectares of GI, to include an appropriate mix of public parkland, open space, landscaping, potential Local Nature Reserve and an extension to the cemetery. Some of the site may remain in active farming use, as food production is a recognised function of GI. The public open space element must include 0.7 hectares of equipped children's play area, 2.8 hectares of sports pitches and 0.7 hectares of allotments. Development in Cullompton is expected to bring about GI benefits to the wider community, both in terms of public open space provision and road works to improve air quality in the town centre, though the road works will impact upon the Cullompton Community Association (CCA) fields. It is a policy requirement that the proposed Eastern Relief Road through the CCA fields make provision for replacement open space and sporting facilities, and measures to protect biodiversity and the GI network.

5.68 In addition, an enhanced walking and cycling route has been identified through the Allocations and Infrastructure Development Plan Document (Local Plan Part 2), proposing an enhancement of the route between Honiton Road and Old Hill at Last Bridge, to better connect eastern Cullompton with destinations in the south of the town such as the High School and sports centre.



Culmstock

GI Score: 12

Open Space & Play Areas
Score: 16



5.69 Culmstock is the only mapped village within this catchment area, but the two-mile area of search encompasses parts of Hemyock, Ashill and Uffculme in adjoining catchment areas.

5.70 There are two Strategic Nature Areas within the area of search, designated as lowland heath within the Blackdown Hills Area of Outstanding Natural Beauty. About 215 hectares within these Strategic Nature Areas are also open access land and the general level of accessibility to strategic open space across the catchment area is particularly good. In addition to this, public right of way density is among the highest in the district, at 1.47km per square kilometre.

5.71 The area of search surrounding Culmstock includes the second highest SSSI land coverage compared to other catchments. Blackdown and Sampford Commons were monitored by Natural England in July 2011 and found to be in a mixed condition. Areas of lowland heath are in an unfavourable condition but recovering, with Higher Level Stewardship and Wildlife Enhancement Schemes in place. Broadleaved, mixed and yew woodland are in an unfavourable condition with no change because non-native species have been planted and there is insufficient mature vegetation. The area of lowland bog is considered to be in a favourable condition.

5.72 The amount of small-scale public open space is about average in comparison to the rest of the district. The Playing Fields Strategy 2010 does not identify a need for additional sports provision in Culmstock, though the Open Space and Play Area Strategy 2006 noted an under-supply in the provision of various forms of public open space. In recent years, Culmstock has received only £74 from public open space funds, which is considerably less than many other catchments. The catchment's population is very low and the level of need for open space improvements may be considered less significant than in greater populated areas, resulting in Culmstock having the highest open space and play area score in the district. The methodology (Appendix II) explains the scoring system. However, there are funds available as a result of development in the area and these should be put to good use.

5.73 Land coverage of scheduled monuments and ancient woodland is low in comparison to other catchments, but overall the historic environment is well represented due to medieval enclosures based on strip fields, and undesignated archaeological sites.

5.74 The mapped GI for this catchment area is above average while the low population means that GI per head of population is among the highest in the district. The average score under the English Indices of Multiple Deprivation places the Culmstock catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Culmstock Catchment Area

Culmstock



Down St Mary

GI Score: 9

Open Space & Play Areas
Score: 13



5.75 This is one of the most complex catchment area maps, as there are multiple mapped villages within the catchment area. Separate two-mile buffers have been drawn around Wembworthy, Nymet Rowland, Coldridge, Morchard Road and Zeal Monachorum, as well as Down St Mary itself. Lapford, Copplestone and Bow also fall within the two-mile areas of search, though they belong to adjoining catchment areas.

5.76 Large-scale open space, accessible woodland and open access land are all plentiful in comparison to other catchments. Public right of way density (length per square kilometre) is also well above average. There is a Strategic Nature Area to the north, designated as woodland. A good amount of this woodland is ancient, and there are a number of County Wildlife Sites which frequently overlap other designations. Many fields surrounding the villages are laid out as medieval enclosures and tenement strips, with land coverage greater than the majority of other catchments. Ancient monuments are of significant interest, including a Roman fort and earthwork enclosure at Bury Barton, Lapford. However, Eggesford Castle, 640m northeast of Wembworthy, has been identified by English Heritage as being at risk, principally due to plant growth, and declining in condition. The bowl barrow, 130m northeast of Burston Cross, Zeal Monachorum, is similarly at risk.

5.77 SSSIs, Tree Preservation Orders and historic parks and gardens are in short supply. Amounts of small-scale open space are reasonable, with the play area at Wembworthy having been surveyed in 2011 and considered to be in good condition. The Playing Fields Strategy 2010 makes no recommendation for increased sports provision, and the Open Space and Play Area Strategy 2006 found that there was little demand for additional open space, though an undersupply had been identified. In recent years development in this catchment area has funded public open space improvements to the value of approximately £30,000.

5.78 The overall amount of GI and the GI per head of population are among the highest in the district. With a mix of high and low provision of different types of GI, the catchment appraisal for Down St Mary results in a score that is the median of all catchment scores.

5.79 The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. As a result, this catchment area is prioritised above other catchment areas with the same GI score (see section 5.0).

[click here for maps;](#)

Down St Mary Catchment Area

Down St Mary Coldridge Nymet Rowland Wembworthy Zeal Monachorum



Halberton

GI Score: 9

Open Space & Play Areas
Score: 11



5.80 The two-mile area of search around Halberton encompasses Sampford Peverell, Uplozman, most of Willand and the eastern side of Tiverton, though all of these fall within other catchment areas.

5.81 The catchment area benefits considerably from the Grand Western Canal running through the village between Tiverton and Sampford Peverell, continuing on towards Holcombe Rogus. The Canal is a regional walking and cycling route, popular with a wide range of recreational users. Parts of the canal are also designated as a Local Nature Reserve and County Wildlife Site.

5.82 The significance of the canal in some ways makes up for the relatively low level of GI elsewhere. Nature sites, ancient woodland and Scheduled Monuments are in short supply. Other than the canal, large-scale open space and woodland are not accessible to all. However, there is a choice of cycle routes in addition to the canal path, and small-scale open space and play area provision is reasonable in comparison to other catchments. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less. There is also an historic park and garden (local register) at Chevithorne Barton on the north-western edge of the area of search, and many fields which retain their medieval enclosure or strip field layout.

5.83 There is a reasonable land coverage small-scale open space and play areas especially in view of the low population density, but the Playing Fields Strategy 2010 identifies a specific need for a Multi Use Games Area to meet an existing demand. The Open Space and Play Area Strategy 2006 found an undersupply of all forms of open space, though in recent years approximately £23,500 has been spent on improved public open space, funded by development.

5.84 The average score under the English Indices of Multiple Deprivation places the Halberton catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Halberton Catchment Area

Halberton



Hemyock

GI Score: 12

Open Space & Play Areas
Score: 8



5.85 As well as Hemyock this catchment area includes Clayhidon and Rosemary Lane. The area falls within the Blackdown Hills Area of Outstanding Natural Beauty and is surrounded by Strategic Nature Areas which designate lowland heath, and purple moor grass and rush pasture. The area of search has access to the second highest land area of Strategic Nature Area, and the largest land area of SSSI compared to other catchment analyses.

5.86 The largest of the SSSIs is at Blackdown and Sampford Commons on the north-western edge of the area of search, discussed in detail for the Culmstock catchment area at paragraph 4.94. The second largest SSSI is to the north-east of the Clayhidon area of search, which is outside Mid Devon in the Taunton Deane district. This SSSI is a mix of neutral lowland grassland and broadleaved, mixed and yew lowland woodland. The site is mostly in an unfavourable but recovering condition, with management plans in progress. Of particular interest is the Special Area of Conservation which is designated under the EC Habitats Directive on the grassland part of the SSSI. This site is highly protected under European law in recognition of the Marsh Fritillary Butterfly, a priority species for conservation as part of the UK Biodiversity Action Plan.

5.87 This area is known to be rich in archaeology, and much of the land in the areas of search retains medieval enclosure and strip field layout, adding to the overall heritage value of the GI in this catchment.

5.88 Access to strategic open space and woodland is quite good, and the availability of public rights of way (length per square kilometre) is well above average. Small-scale open space and play area land coverage is low in comparison to other catchments, and the Open Space and Play Area Strategy 2006 identified an undersupply of amenity open space and children's play provision. In recent years, development has funded public open space improvements to the value of approximately £97,000.

5.89 With a high overall amount of GI and a low population density the Hemyock catchment area has a good level of GI per head of population. It is also the second least socially deprived catchment area in the district, on average, according to the English Indices of Multiple Deprivation 2010.

[click here for maps;](#)

Hemyock Catchment Area

Hemyock Clayhidon and Rosemary Lane



Kentisbeare

GI Score: 8

Open Space & Play Areas
Score: 14



5.90 Kentisbeare is the only mapped village within this catchment area, though the two-mile area of search includes the outer edges of Cullompton and Willand.

5.91 There is a Strategic Nature Area to the east of the area of search, designated as lowland heath and falling within the Blackdown Hills Area of Outstanding Natural Beauty. The GI in this area has multiple functions, with County Wildlife Sites, open access land and strategic accessible open space and woodland overlapping one another. There is a good amount of open access land within reach of Kentisbeare, and access to strategic open space across the whole catchment area is comparatively good (see paragraph 4.18). There is an excellent public right of way network, the density of which (length per square kilometre) is the second highest in the district.

5.92 There are two historic parks and gardens (local register) within the area of search, at Bradfield House near Willand, and at Kentisbeare House to the south of Kentisbeare.

5.93 Some GI types are high in comparison to other catchments, such as Tree Preservation Orders and accessible woodland, but there is very little in the way of ancient woodland, County Wildlife Sites and Scheduled Monuments. There are whetstone mines, connecting trackways and iron pits in the area, which provide historic character to the local GI, but the historic landscape is generally under-represented, with a comparatively low amount of land retaining medieval enclosure and strip field layouts.

5.94 Small-scale open space provision is low in terms of land area. The Playing Fields Strategy 2010 recommends the provision of two football pitches in Kentisbeare to meet existing demand, and the Open Space and Play Area Strategy 2006 pointed to an under-supply of amenity open space and outdoor sports facilities. In recent years, development in the area has funded public open space improvements to the value of about £13,500, with additional funds raised by the Parish Council, Devon County Council and other sources. The open space and play area score reflects the very low population of this catchment area. The weighting of open space scores is explained in the methodology (Appendix II).

5.95 The catchment area has a moderate level of GI overall, and a low population density, so provision of GI per head of population is acceptable. The average score under the English Indices of Multiple Deprivation places the Kentisbeare catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Kentisbeare Catchment Area

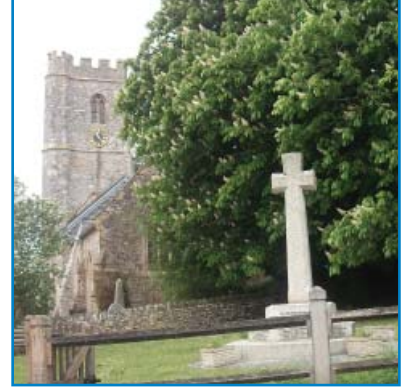
Kentisbeare



Lapford

GI Score: 7

Open Space & Play Areas
Score: 9



5.96 The catchment area includes the village of Chawleigh as well as Lapford. The two-mile area of search around Lapford encompasses the western edge of Morchard Bishop in an adjoining catchment, and the Chawleigh area of search includes Chumleigh, which is outside the Mid Devon district. The Council does not hold information about small-scale open space, allotments, scheduled monuments, Local Nature Reserves or Tree Preservation Orders outside the Mid Devon area. However, Chumleigh is of a size and proximity to Chawleigh that a reasonably close relationship between the two villages may be assumed, including limited sharing of open space and play areas.

5.97 There are three Strategic Nature Areas in the areas of search for this catchment, designated as woodland. The public accessibility of the large-scale open space and woodland is particularly high, with large areas of land designated as open access land and both a cycle route and regional walking route running through the catchment. The catchment's public right of way network (length per square kilometre) is about average for the district. A good amount of the woodland is ancient, frequently designated as a County Wildlife Site.

5.98 Historic GI is moderately well represented in view of the amounts of ancient woodland and the Scheduled Monument at Bury Barton, a Roman fort and earthwork enclosure. Medieval field patterns and undesignated archaeology are about average in terms of land area. However, there are no historic parks and gardens within the catchment area, on either the national or local register.

5.99 Small-scale open space and play area land coverage is low in comparison to other catchments, and there are no allotments. The Open Space and Play Area Strategy 2006 attributed most of this under-supply to Chawleigh, though presumably Chawleigh shares some facilities with Chumleigh to the north-west. In recent years, development in the catchment area has funded public open space improvements to the value of about £67,500, including new play equipment in Chawleigh.

5.100 This catchment area has a large overall amount of GI and a relatively low population density, so the amount of GI per head of population is reasonable. However, this area receives the lowest average score under the English Indices of Multiple Deprivation out of all the catchments in Mid Devon. This indicates a high level of social deprivation in and around Lapford that should be addressed through a range of policies, projects and partnerships that go beyond the scope of the GIA. Due to the social deprivation factor, this catchment area is prioritised above other catchment areas with the same GI score (see Section 5.0).

[click here for maps;](#)

Lapford Catchment Area

Lapford Chawleigh



Morchard Bishop

GI Score: 10

Open Space & Play Areas
Score: 11



5.101 This catchment area includes the villages of Puddington and Nomansland as well as Morchard Bishop. The area of search around Morchard Bishop also catches the edge of Lapford and Morchard Road. The Puddington area of search includes Poughill in an adjoining catchment. The area of search around Nomansland encompasses Witheridge, which is outside of the Mid Devon district. The Council does not hold information about small-scale public open space, allotments, scheduled monuments, Local Nature Reserves or Tree Preservation Orders outside the Mid Devon area. However, a reasonably close relationship between Nomansland and Witheridge is assumed, including limited use of Witheridge's public open space and facilities.

5.102 There is a Strategic Nature Area within the Morchard Bishop area of search, designated as woodland. While some of this area is also designated as ancient woodland or County Wildlife Site, the overall land coverage for ancient woodland and nature sites such as SSSIs is low compared to other catchment areas. One other Strategic Nature Area falls within the Nomansland area of search, at Witheridge Moor, designated as purple moor grass and rush pasture (Culm grassland). About 75 hectares of the area is open access land, located outside the Mid Devon district but easily accessible from Nomansland. However, access across the whole catchment area to strategic open space is very low within the recommended distances (see paragraph 4.18). This is offset by a public right of way density (length per square kilometre) that is among the highest in the district, providing valuable access to the open countryside. The heritage value of the countryside is particularly significant, as the land area for medieval field patterns and archaeology is among the highest in the district.

5.103 Small-scale open space and play area land coverage is below average. The Open Space and Play Area Strategy 2006 identified an under-supply of facilities for children and young people, and outdoor sports facilities, though the Playing Fields Strategy 2010 does not recommend additional sports facilities in any of the mapped villages within this catchment. In recent years, development in this catchment area has funded public open space improvements to the value of about £67,500, including a new cricket ground, pavilion and implement store at Nomansland.

5.104 The overall amount of GI is above average and the GI per head of population is reasonable but by no means the highest in the district. The English Indices of Deprivation 2010 show that, on average, the catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. As a result, this catchment area is prioritised above another catchment area with the same GI score (see Section 5.0).

[click here for maps;](#)

Morchard Bishop Catchment Area

Morchard Bishop Morchard Road Nomansland Puddington



Newton St Cyres

GI Score: 7

Open Space & Play Areas
Score: 13



5.105 This catchment area also includes Shobrooke, and the area of search encompasses part of Crediton and Stockleigh Pomeroy in adjoining catchment areas. The overall amount of GI in this catchment and the GI per head of population are close to the district average.

5.106 There are two Strategic Nature Areas, designated as woodland. Much of this woodland is also designated as ancient and accessible woodland, County Wildlife Sites, and large-scale accessible open space. There is a regional walking route (Exe Valley Way) passing through the south-east of the area of search. The catchment's public right of way density (length per square kilometre) is a little below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.107 Most of the catchment area has access to three historic parks and gardens on both the national and local registers: (Shobrooke Park, Creedy Park and the Downes Estate), though public access is limited. The historic environment is generally well represented, including a reasonable amount of land with archaeological interest and medieval enclosure or strip field layouts. However, one Scheduled Monument (a Neolithic causewayed enclosure and later hill fort) at Raddon Hill is identified by English Heritage as being at risk, primarily due to arable ploughing.

5.108 Small-scale open space and allotment land areas are about average in comparison to other catchment areas. However, the Playing Fields Strategy 2010 recognises that existing football pitches are overused and there is demand for a further adult football pitch. The Open Space and Play Area Strategy 2006 identified a shortfall in amenity open space and young people's space. In recent years, development has funded public open space improvements to the value of about £20,500.

5.109 The English Indices of Multiple Deprivation 2010 show that, on average, this catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. As a result, this catchment area is prioritised above other catchment areas with the same GI score (see Section 5.0).

[click here for maps;](#)

Newton St Cyres Catchment Area

Newton St Cyres Shobrooke



Oakford

GI Score: 13

Open Space & Play Areas
Score: 13



5.110 This catchment area encompasses five parishes, with villages from three of these having been mapped individually. The area of search around Washfield encompasses a substantial part of Tiverton.

5.111 There is one Strategic Nature Area, designated as lowland heath and woodland. Much of this land area is also extensively designated as ancient woodland and County Wildlife Site. The public accessibility of the nature areas is not high. Large-scale open space is entirely sited at Knightshayes, a nationally registered historic park and garden to the north of Tiverton. Across the whole catchment, access to large areas of open space is limited within the recommended distances (see paragraph 4.18). To an extent this is countered by the high quality network of Public Rights of Way, including a cycle route and regional walking route (Exe Valley Way), and a density (length per square kilometre) that is close to the Mid Devon average. However, the parish of Templeton has only 0.37km public rights of way per square kilometre. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.112 There is only one SSSI within the areas of search. Bickleigh Wood Quarry was assessed by Natural England in July 2011 and found to be in a favourable condition.

5.113 The historic environment is well represented. As well as a high amount of ancient woodland and the heritage value of Knightshayes, there are medieval field patterns, undesignated archaeology and Scheduled Monuments of great interest, including a hill fort at Castle Close and a Roman fort at Bolham Hill. Unfortunately the Scheduled Monument near Templeton, comprising three bowl barrows, is identified by English Heritage as being at risk and declining in condition, due to extensive significant problems.

5.114 Small-scale open space land and play area coverage is high compared to other catchment areas, no doubt because the area of search around Washfield includes part of Tiverton. The Open Space and Play Area Strategy 2006 identified an under-supply of amenity open space and facilities for children and young people within Oakford and Stoodleigh. In recent years, the catchment has received public open space investment of £14,000, funded by development. Open space and play area scores are weighted according to population, in this case resulting in a relatively high score. This is explained further in the methodology (Appendix II).

5.115 This catchment area has the second lowest population density in the district and one of the highest amounts of overall GI, so the GI per head of population is among the highest in the district.

5.116 The English Indices of Multiple Deprivation 2010 show that, on average, this catchment area falls below the midpoint figure for social deprivation, meaning that parts of the catchment might be regarded as socially deprived compared to the 68% of the district that falls above that national marker. Normally this would mean that any GI improvements should take precedence over proposals for other catchments with the same GI score, but in this case the other catchment with the same GI score has an even lower deprivation score. As with all areas of relative social deprivation throughout the district, this issue should be addressed through a range of policies, projects and partnerships that go beyond the scope of the GIP alone (see Section 5.0).

[click here for maps;](#)

Oakford Catchment Area

Oakford Stoodleigh Washfield



Sampford Peverell

GI Score: 11

Open Space & Play Areas
Score: 11



5.117 This catchment area also includes Uplowman. The areas of search encompass Halberton and parts of Willand and Uffculme in adjoining catchments. Sampford Peverell has 'sustainable village' status under the Transition Network initiative, extending to other Mid Devon villages including Halberton, Uplowman, Holcombe Rogus, Hockworthy, Burlescombe, Huntsham and Clayhanger.

5.118 The catchment area benefits considerably from the Grand Western Canal running through the village from Tiverton and continuing on towards Holcombe Rogus. The Canal is a regional walking and cycling route, popular with a wide range of recreational users. Parts of the canal are also designated as a Local Nature Reserve and County Wildlife Site.

5.119 Nature sites, ancient woodland and Scheduled Monuments are in short supply. Other than the canal, large-scale accessible open space and accessible woodland are very limited within the areas of search, access of the whole catchment area to large areas of open space is almost entirely lacking within the recommended distances (see paragraph 4.18). However, there is also a choice of cycle routes in addition to the canal path and the catchment's public right of way density (length per square kilometre) is above average, providing a good level of access to the countryside.

5.120 Ancient woodland and Scheduled Monuments are not plentiful but the areas of search include two historic parks and gardens: Bridwell Park at Uffculme (national register) and Chevithorne Barton (local register). Land including archaeological interest and medieval field patterns is about average in comparison to other catchments.

5.121 Small-scale open space and play area land coverage is about average, though this is partly due to the sizeable villages that are included within the Sampford Peverell area of search. The Open Space and Play Area Strategy 2006 did not identify any significant shortfall in Sampford Peverell or Uplowman. In recent years, development in this catchment area has funded public open space improvements to the value of approximately £45,500.

5.122 The average score under the English Indices of Multiple Deprivation places the Sampford Peverell catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Sampford Peverell Catchment Area

Sampford Peverell Uplowman



Sandford

GI Score: 8

Open Space & Play Areas
Score: 11



5.123 Sandford is so close to Crediton that its two-mile area of search encompasses the whole town, though Crediton is in an adjoining catchment area.

5.124 There are two Strategic Nature Areas, designated as woodland. However, ancient woodland designations are low compared to elsewhere, and there are very few County Wildlife Sites. Also, the level of public accessibility to strategic open space and woodland is lacking both within the area of search and across the whole catchment. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.125 Despite low amounts of ancient woodland and Scheduled Monuments, the historic environment is well represented in terms of historic parks and gardens on the outskirts of Crediton. These comprise Shobrooke Park (national register), Creedy Park and the Downes Estate (local register). Land including medieval field patterns and archaeology is about average compared to other catchments.

5.126 Small-scale open space, play areas and allotments are both high in comparison to other catchment areas in terms of land coverage, because the area of search includes all the provision at Crediton, though Sandford does also have its own allotment site. The Playing Fields Strategy 2010 recommends provision of an additional cricket pitch at Sandford to meet existing demand. In recent years, development has funded public open space improvements to the value of about £6,000.

5.127 Overall the amount of GI in this catchment area is below average, as is the GI per head of population.

5.128 The average score under the English Indices of Multiple Deprivation places the Sandford catchment area above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Sandford Catchment Area

Sandford



Silverton

GI Score: 6

Open Space & Play Areas
Score: 8



5.129 Silverton is the only mapped village within this catchment area, though the area of search encompasses parts of Bradninch and Thorverton in adjoining catchment areas.

5.130 There are two Strategic Nature Areas, designated as coastal and floodplain grazing marsh. Within these areas there are designated ancient woodland sites, large-scale accessible open space and woodland, a small number of County Wildlife Sites and a Tree Preservation Order protecting a small area of trees.

5.131 The proportion of the whole catchment area in reach of large-scale accessible open space is reasonable compared to other catchment areas, though there are few catchments in Mid Devon that fully meet the standard (see paragraph 4.18). The area of search also includes a regional walking route (Exe Valley Way) to the west. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.132 A SSSI is located within the Strategic Nature Area to the south-east of Silverton, outside the Mid Devon district. Natural England assessed the SSSI in March 2010 and found it to be in a favourable condition. The SSSI is special due to its underlying geology (basaltic intrusion/sills) and the landform has not been altered by unconsented tipping, tree planting or engineering works.

5.133 The historic environment is not well represented in terms of land area for ancient woodland, medieval field patterns or historic parks and gardens, but there are two small Scheduled Monuments including a round barrow south of the Ruffwell Inn. There is also rich lowland archaeology in the area, with a network of designated and non-designated sites in the Exe Valley making up a prehistoric ritual landscape.

5.134 Small-scale open space and play area land coverage is low compared to other catchment areas. The Playing Fields Strategy 2010 does not recommend additional sports provision but notes that sports facilities in Silverton are of low quality. The Open Space and Play Area Strategy 2006 identified an under-supply of various types of open space, and recommended an improvement of existing facilities. Development has funded open space improvements to the value of about £15,000, including new skate park equipment and fencing, but overall open space investment has been comparatively low.

5.135 The average score under the English Indices of Multiple Deprivation places the Silverton catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Silverton Catchment Area

Silverton



Thorverton

GI Score: 9

Open Space & Play Areas
Score: 12



5.136 The catchment area includes Cadbury as well as Thorverton, and the areas of search encompass parts of Silverton and Stockley Pomeroy in adjoining catchment areas, and Brampford Speke and Rewe outside the Mid Devon district.

5.137 One Strategic Nature Area covers part of the site, designated as coastal and floodplain grazing marsh. Some of this area is also designated as a County Wildlife Site, and there is a SSSI south of Thorverton, outside the Mid Devon district. The SSSI was last assessed by Natural England in March 2006 and found to be in favourable condition.

5.138 Large-scale accessible open space is totally absent across the whole catchment area, and accessible woodland is also very low. Arguably, this is countered to an extent by the local public right of way network, including a regional walking route (Exe Valley Way). However, the overall availability of public rights of way is also very low – the lowest in Mid Devon at an average of 0.35km per square kilometre. Devon County Council categorises ‘deficiency areas’ as those parishes with 0.5km public rights of way per square kilometre, or less.

5.139 Ancient woodland is very low compared to other catchment areas and there are no nationally registered historic parks and gardens within the areas of search. However, medieval field enclosures and strip fields are above average, and there are two locally registered historic parks, at Bickleigh Castle and Fursdon House, Cadbury. Scheduled Monuments are of special interest, including Cadbury Castle, possible Iron Age earthworks at Cadeleigh Court, a Neolithic causewayed enclosure and later hill fort at Raddon Hill, and three barrows near Thorverton. There is also rich lowland archaeology in the area, with a network of designated and non-designated sites in the Exe Valley making up a prehistoric ritual landscape. The disused Exe Valley railway also runs through the catchment.

5.140 Small-scale public open space provision is about average in terms of land coverage, and Thorverton has its own allotment site. The Open Space and Play Area Strategy 2006 identified an under-supply of children and young people's space, and the Playing Fields Strategy 2010 recommended provision of a tennis court to meet existing demand. In recent years development in this catchment area has funded play area improvements to the value of about £5,500.

5.141 The overall amount of GI is quite high, with an above-average amount per head of population. The average score under the English Indices of Multiple Deprivation places the Thorverton catchment area well above the 50% midpoint ranking, implying that the catchment does not suffer from significant or widespread social deprivation.

[click here for maps;](#)

Thorverton Catchment Area

Thorverton Cadbury



Tiverton

GI Score: 11

Open Space & Play Areas
Score: 7



5.142 The Tiverton catchment area is among the highest scoring catchments for GI. Out of all the catchment areas in the district, the highest levels of small-scale open space and play areas, allotments and Scheduled Monuments have been recorded within two miles of Tiverton.

5.143 There are two Strategic Nature Areas, designated as coastal and floodplain grazing marsh to the south, and lowland heath and woodland to the north. Some of this land and other sites within the catchment area are designated ancient woodland and County Wildlife Site.

5.144 There is a SSSI at Tidcombe Lane Fen, which was assessed by Natural England in July 2011 and found to be in an unfavourable condition, but recovering. The site has been under a Higher Level Stewardship agreement to support appropriate grazing, shrub management and a range of other management practices. The area surrounding the SSSI is also recognised for its importance as land which drains into the SSSI.

5.145 Tiverton benefits greatly from the Grand Western Canal, which is a regional walking and cycle route, popular with a wide range of recreational users. Parts of the canal are also designated as a Local Nature Reserve and County Wildlife Site. There are also other cycle routes within the area of search, and the old railway walk in Tiverton, which is the line of the original Brunel broad gauge railway and has both heritage and recreational value. There is a modest amount of large-scale accessible open space and woodland available to those within the catchment area. The catchment's public right of way density (length per square kilometre) is below average but not so low as to be classed as a deficiency area. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less..

5.146 Accessible open space and woodland is primarily provided at Knightshayes, an historic park and garden on the national register. Locally registered parks and gardens are at Chevithorne Barton and Collipriest. There is also considerable heritage value in the medieval field patterns and undesignated archaeology surrounding Tiverton, with this type of GI among the highest in the district.

5.147 Scheduled Monuments are of particular interest, including Cranmore Castle at Collipriest, a Roman hill fort at Bolham Hill and Tiverton Castle. However, the Scheduled Monument comprising a bowl barrow 250m northwest of Putson Cross, has been identified by English Heritage as being at risk, principally due to arable ploughing and in declining condition. Also the Tiverton conservation area is at risk due to the long-term deterioration of its historic character.

5.148 Land coverage for small-scale open space, play areas and allotments are the highest in the district, which is to be expected as Tiverton is the largest settlement. This does not necessarily mean that all types of public open space are sufficient to meet demand. The town is also the main focus for development, with an expected increase of 2,360 homes and 119,500 square metres employment floor space between 2010 and 2026. The Playing Fields Strategy 2010 recommends a considerable increase in sports provision to meet existing demand (nine facilities in total), and a further three facilities to meet expected future demand. In recent years development has funded public open space improvements to the value of approximately £157,000.

5.149 The largest development allocation for Tiverton is the Eastern Urban Extension, which includes 47 hectares of green infrastructure. A masterplan must be subject to major public consultation before planning applications are considered. The GI must include areas of equipped and laid out public open space, totalling 2 hectares children's play areas, 8 hectares of sports pitches and 2 hectares of allotments. Strategic GI must provide an appropriate mix of parkland, open space, Local Nature Reserve and landscaping.

5.150 If the Eastern Urban Extension is developed as planned, its GI should benefit the whole town and go some way to meeting both the existing and future need for public open space. The presence of a Roman fort and other archaeology in the vicinity also provide GI opportunities for historic preservation, public access and environmental enhancement.

5.151 The Tiverton catchment area has the second highest land area of GI in the district but also a relatively high population density, so GI per head of population is low. The English Indices of Multiple Deprivation show that, on average, the catchment area scores above the 50% midpoint ranking, implying that there is not significant or widespread deprivation in the catchment area. However, using an averaged score is not a true approximation of the social conditions of this catchment area, as it masks some serious pockets of deprivation within the town. The Indices of Multiple Deprivation are divided into small areas called Lower Layer Super Output Areas (LSOAs) and these show considerable variation across the Tiverton catchment area. Out of 43 LSOAs for Mid Devon, the six most deprived are in Tiverton town. In ascending order from the lowest IMD score (most deprived), the six most deprived areas are as follows:

- Queensway area (IMD 5910)
- Cotteybrook area (IMD 7420)
- Lower part of Canal Hill (IMD 7880)
- Town centre towards Petroc (IMD 8795)
- Heathcoats Factory and primary school area (IMD 9230)
- Wilcombe area (IMD 9884)

5.152 As with all areas of relative social deprivation throughout the district, this issue should be addressed through a range of policies, projects and partnerships that go beyond the scope of the GIA.

[click here for maps;](#)

Tiverton Catchment Area

Tiverton



Uffculme

GI Score: 11

Open Space & Play Areas
Score: 7



5.153 The Uffculme catchment area includes Ashill. The areas of search encompass Blackborough, most of Willand, Culmstock and part of Sampford Peverell in adjoining catchment areas.

5.154 There is a Strategic Nature Area to the east of the area of search, falling within the Blackdown Hills Area of Outstanding Natural Beauty and designated as lowland heath. Some of this land is also designated as County Wildlife Sites and publically accessible woodland. The proportion of the catchment area in reach of large-scale accessible open space is reasonable within the recommended distances (see paragraph 4.18), though nowhere in Mid Devon fully complies with the Natural England standard. Public rights of way provide valuable access to the countryside. The public right of way density in the Uffculme catchment (length per square kilometre) is above average.

5.155 There is a cycle route linking Willand to Tiverton Parkway railway station at Sampford Peverell and the canal. The Grand Western Canal serves many functions as a regional walking route, strategic accessible open space, County Wildlife Site and Local Nature Reserve. It is a well used and popular natural resource for a wide range of users. There is also an aspiration in the Devon Green Infrastructure Strategy and Rights of Way Improvement Plan to provide a new off-road trail on the disused railway line between Uffculme and Hemyock.

5.156 There is very little ancient woodland and no Scheduled Monuments, but there is considerable heritage value in medieval field patterns, undesignated archaeology, and historic parks and gardens at Bridwell Park (national register) and Bradfield House (local register) near Willand. Coldharbour Mill in Uffculme is a local landmark building, with associated millpond and races, linking to the river. There is a path on the route of the former railway. All this enhances the recreational qualities of the GI while also providing wildlife habitats.

5.157 The land area of trees protected by Tree Preservation Orders is the highest in the district, with sites of protected trees mostly occurring in and around Willand.

5.158 There is a SSSI at Maiden Down to the north-east edge of the Uffculme area of search. This was assessed by Natural England in July 2011 and found to be in an unfavourable condition, and declining. The condition of this lowland heath is declining due to the encroachment of scrub and bracken, inappropriate scrub control and under-grazing, which is reducing the amount of heathland.

5.159 There is a history of quarrying within the area of search, and there are active quarries in the Burlescombe and Westleigh area to the north-east. Devon County Council has expressed an interest in long-term biodiversity enhancement at quarry sites, combined with public accessibility for recreational and educational purposes.

5.160 Small-scale open space and play areas are about average in terms of land coverage, but the Playing Fields Strategy 2010 recommends provision of two additional junior football pitches to meet existing demand. The Open Space and Play Area Strategy 2006 found an under-supply of various types of open space. In recent years development in this catchment area has funded public open space provision to the value of approximately £68,500. Uffculme has allotments at Clay Lane, and the two-mile area of search includes further allotments.

5.161 Overall GI in this catchment area is above average, but GI per head of population is below average. The English Indices of Multiple Deprivation show that, on average, the catchment area scores well above the 50% midpoint ranking, implying that there is not significant or widespread deprivation in the catchment area.

[click here for maps;](#)

Uffculme Catchment Area

Uffculme Ashill



Willand

GI Score: 5

Open Space & Play Areas
Score: 9



5.162 Willand is the only mapped village within its catchment area, though the two-mile area of search encompasses parts of Uffculme, Cullompton, Halberton and Sampford Peverell.

5.163 Overall GI is below average, as is the GI per head of population. Nature sites are in short supply, with very few County Wildlife Sites and no SSSIs. There is a high land area of protected trees (Tree Preservation Orders) in comparison to other catchment areas.

5.164 The Grand Western Canal passes through the north-west of the area of search, serving multiple functions as a regional walking route, strategic accessible open space, County Wildlife Site and Local Nature Reserve. There is also a cycle route linking Willand to the canal and to the Tiverton Parkway railway station. These are a well-used and popular natural resource for a wide range of users which is fortunate as the overall availability of public rights of way is very poor. The catchment's public right of way density is one of the lowest in Mid Devon at 0.45km per square kilometre, and qualifies as a 'deficiency area'. Devon County Council categorises deficiency areas as those parishes with 0.5km public rights of way per square kilometre, or less.

5.165 Access to large-scale natural green space within the recommended distances is almost entirely lacking in this catchment area (see paragraph 4.18).

5.166 There is very little ancient woodland and only one Scheduled Monument (Roman Fort at St Andrew's Hill, Cullompton), but there is considerable heritage value in medieval field patterns, undesignated archaeology, and historic parks and gardens at Bridwell Park (national register) and Bradfield House (local register) to the south-west of Willand.

5.167 There is a history of quarrying within the area of search, and there are active quarries in the Burlescombe and Westleigh area to the north-east. Devon County Council has expressed an interest in long-term biodiversity enhancement at quarry sites, combined with public accessibility for recreational and educational purposes.

5.168 The land area of small-scale open space and play areas is high compared to other catchment areas, and Willand has its own allotment site, which cannot be said for all the villages. However, the Playing Fields Strategy 2010 recommends provision of two additional junior football pitches and one Multi Use Games Area to meet existing demand, and a further Multi Use Games Area to meet expected future demand. In recent years development has funded public open space improvements to the value of £22,500.

5.169 The English Indices of Multiple Deprivation show that, on average, the catchment area scores well above the 50% midpoint ranking, implying that there is not significant or widespread deprivation in the catchment area.

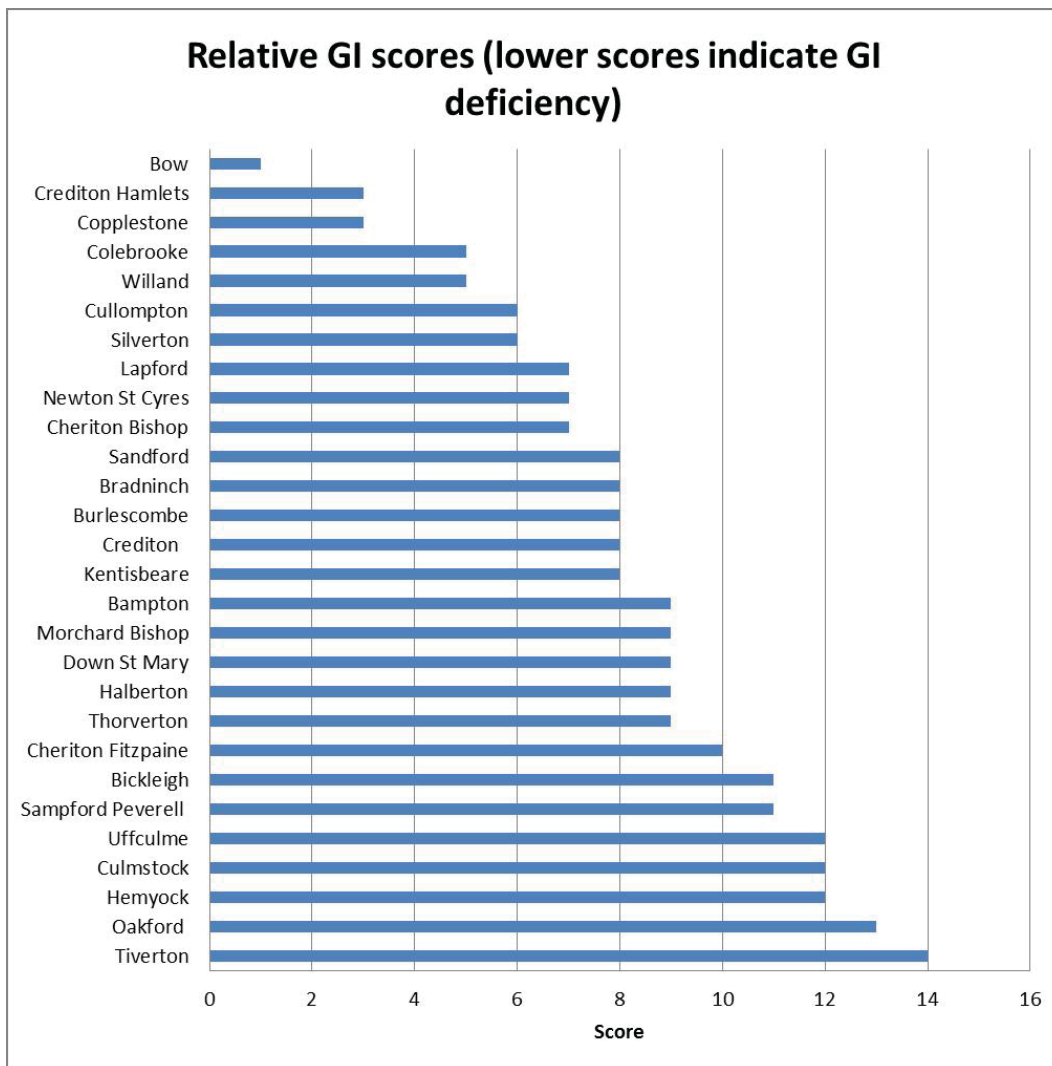
[click here for maps;](#)

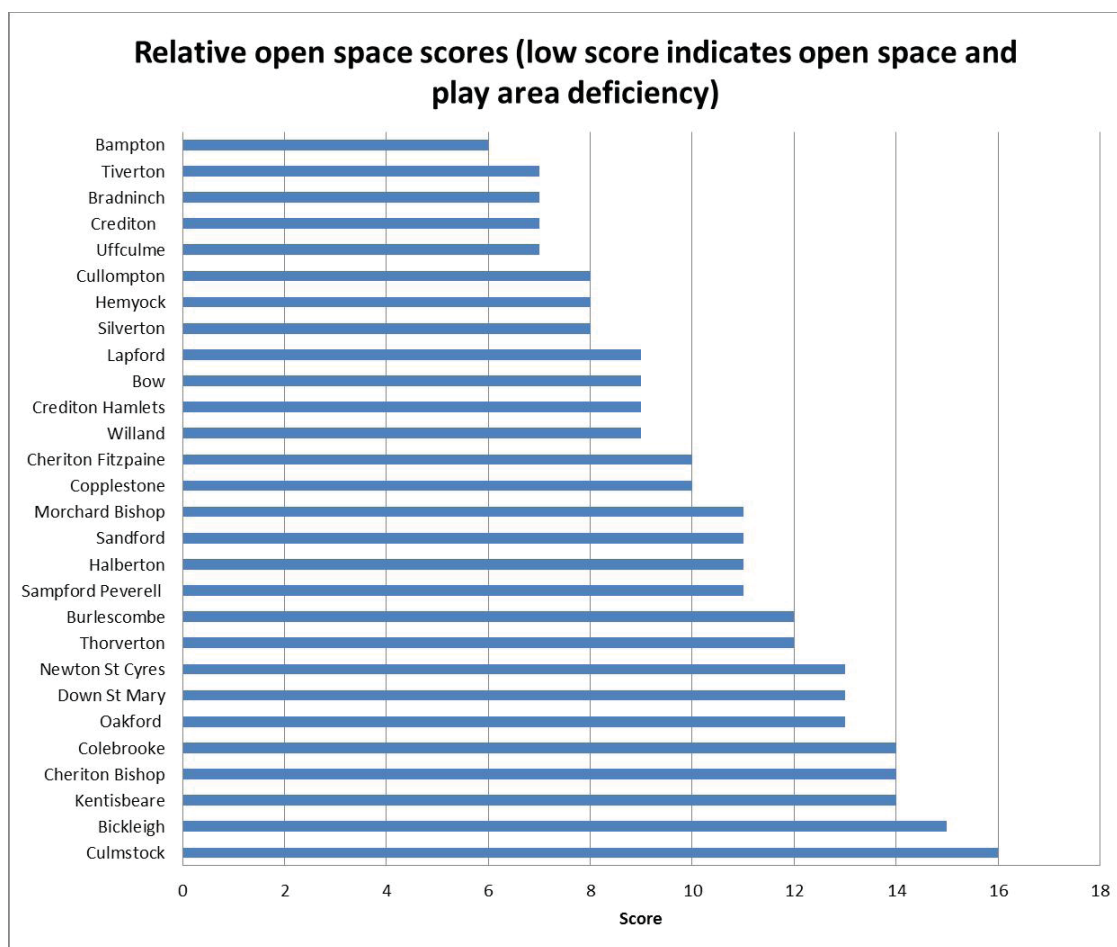
Willand Catchment Area

Willand

6.0 Summary

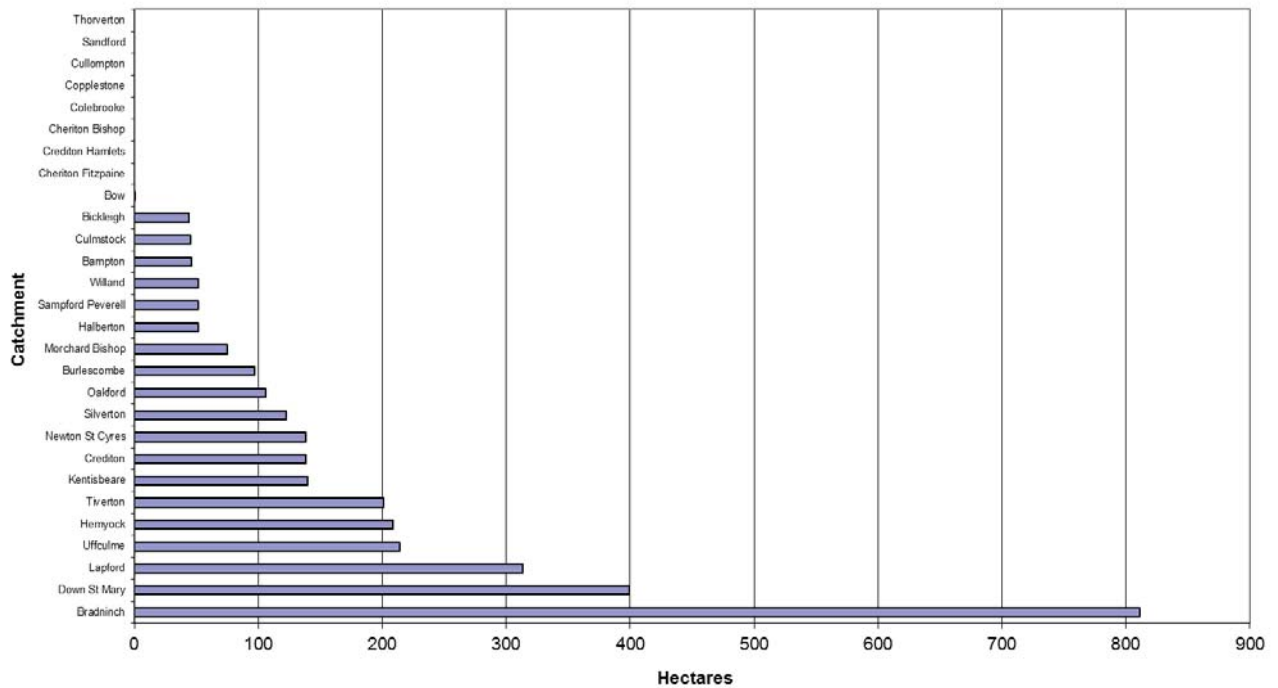
6.0 On the basis of the 28 catchment appraisals, the following charts show a summary of relative deficiencies in open space and play areas specifically, and in GI generally. For an explanation of the scoring system and what factors have been taken into account, see Appendix II.



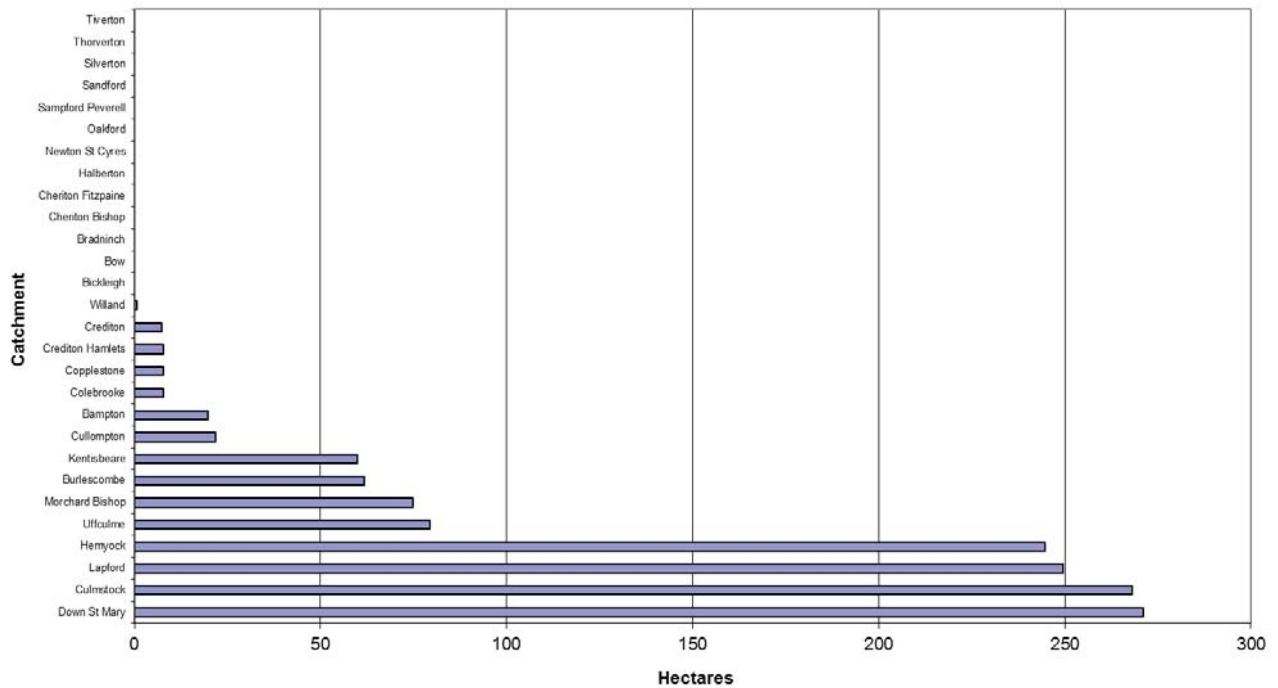


6.1 Different catchment areas have different strengths and weaknesses in terms of their GI provision. The following charts show the comparisons between catchment areas. The charts represent GI that was calculated within two-mile areas of search around mapped villages in that catchment. GI falling only partially within the area of search was calculated in its entirety.

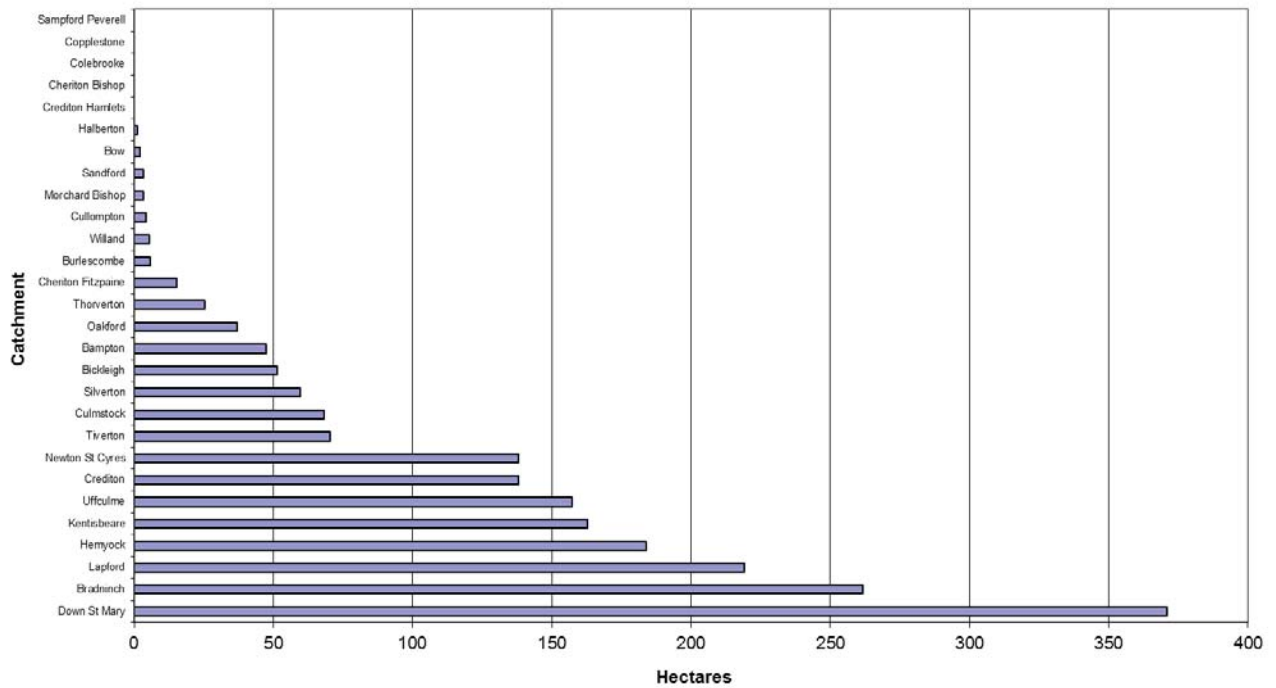
Large-scale accessible land within two-mile areas of search



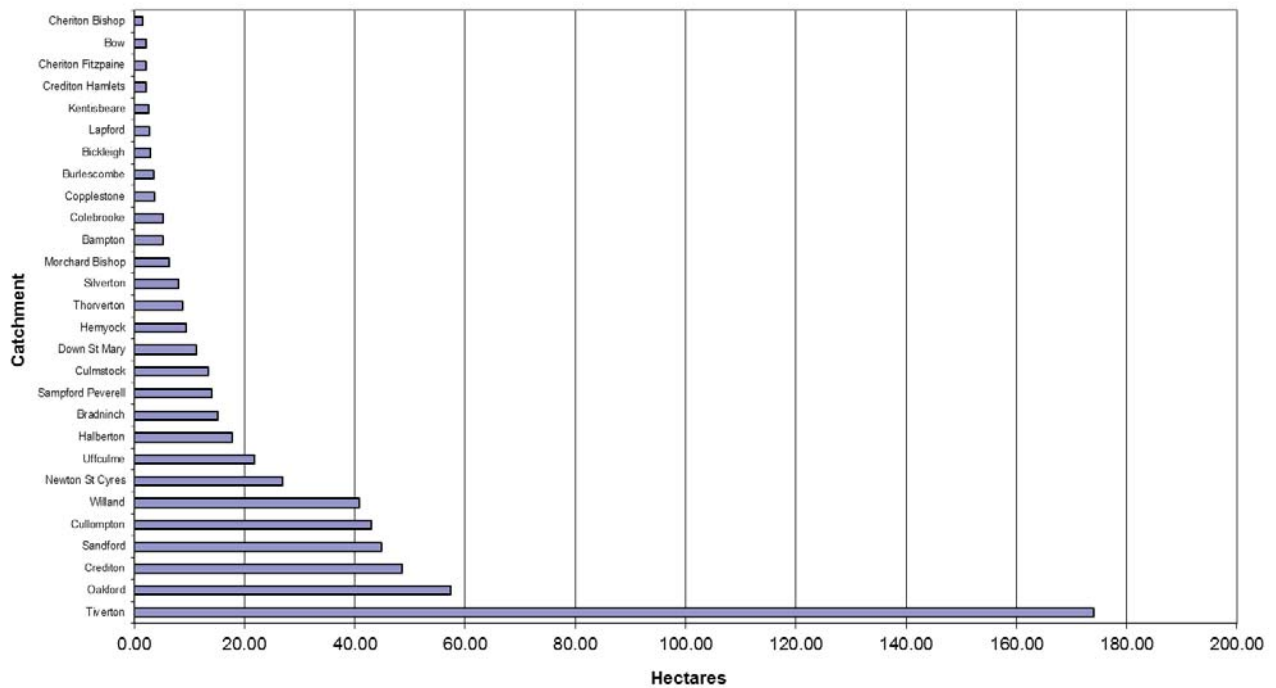
Open Access Land

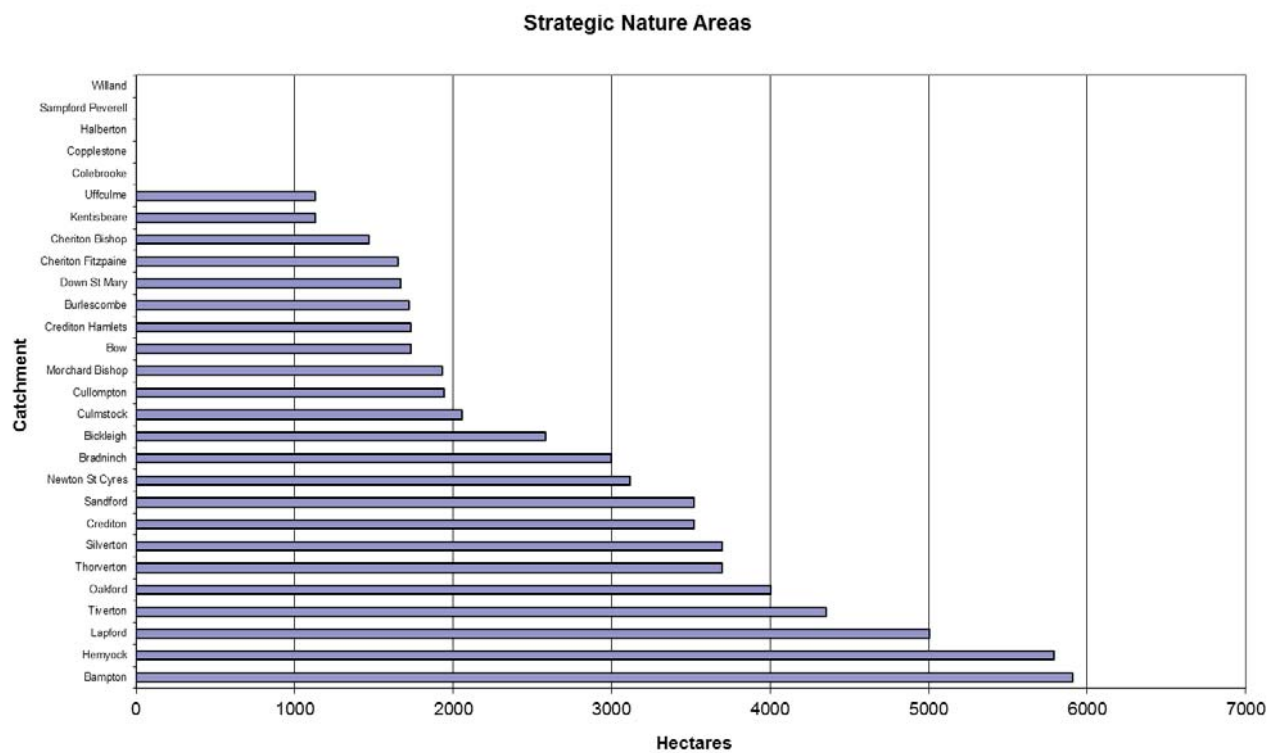
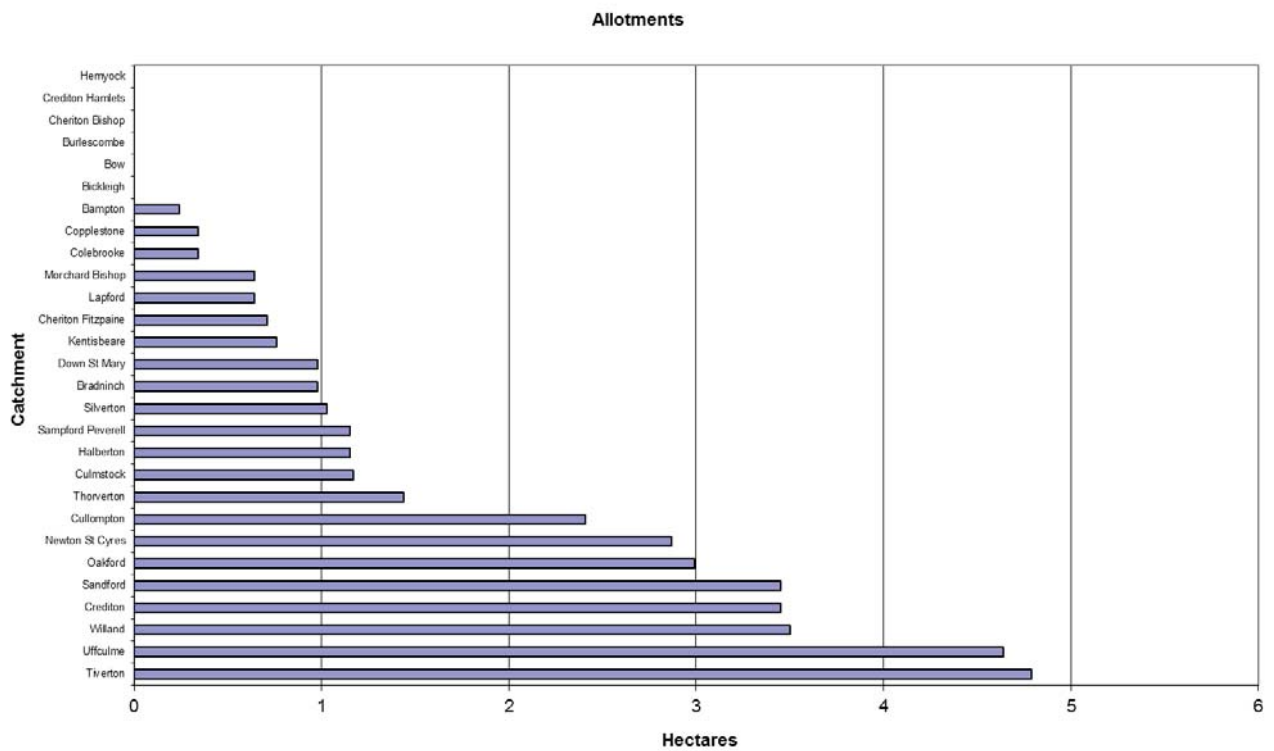


Accessible Woodland

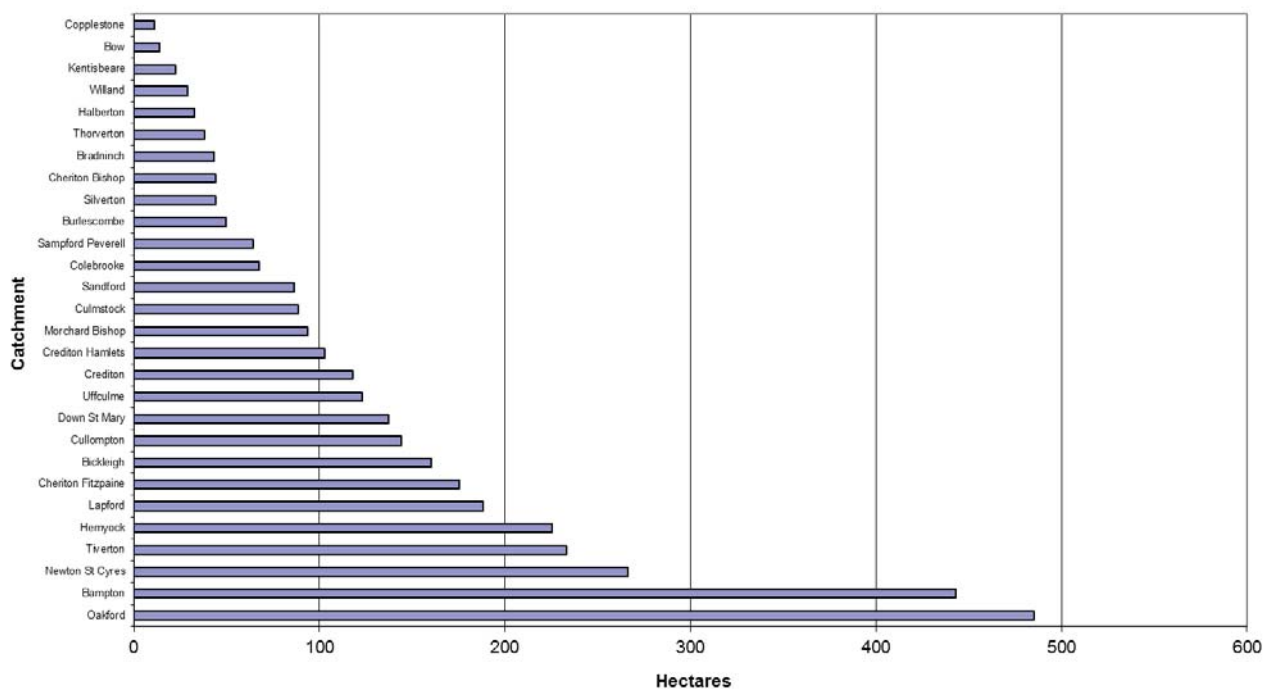


Public Open Space: play areas, playing fields, parks, informal open space, cemeteries



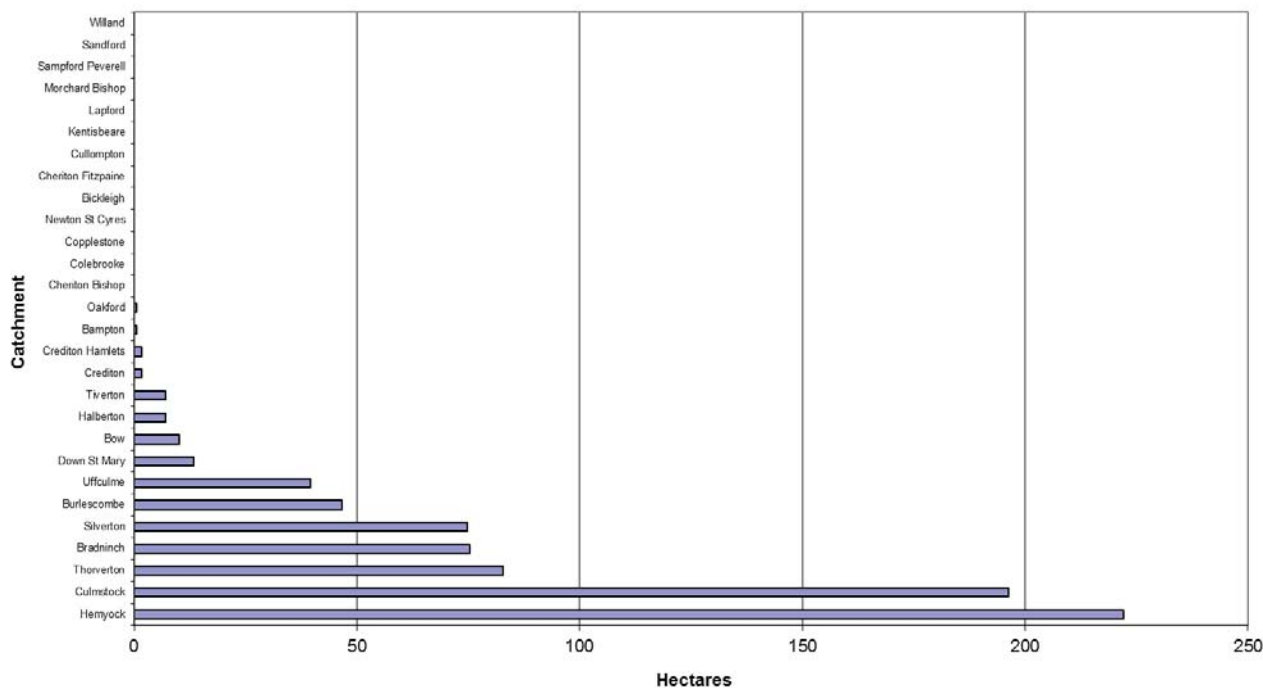


County Wildlife Sites

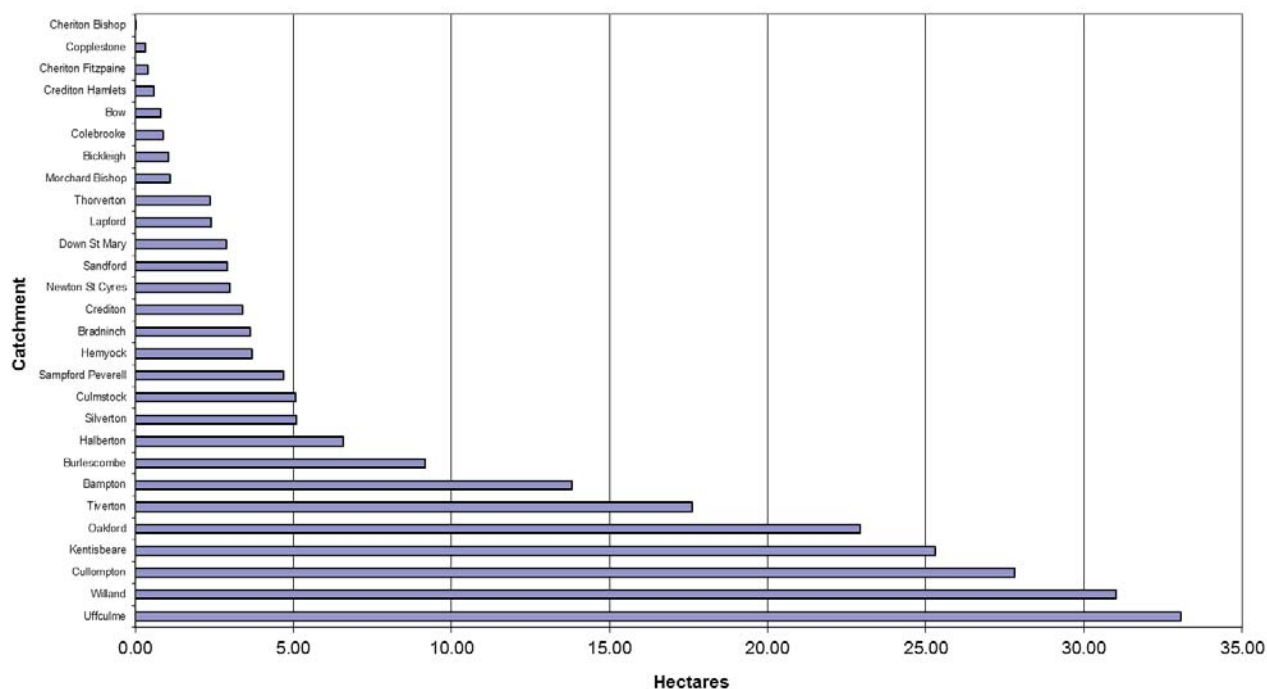


Disclaimer: Mapping of County Wildlife Sites for the GIA represents historic data. Current data may be obtained from Devon Biodiversity Records Centre.

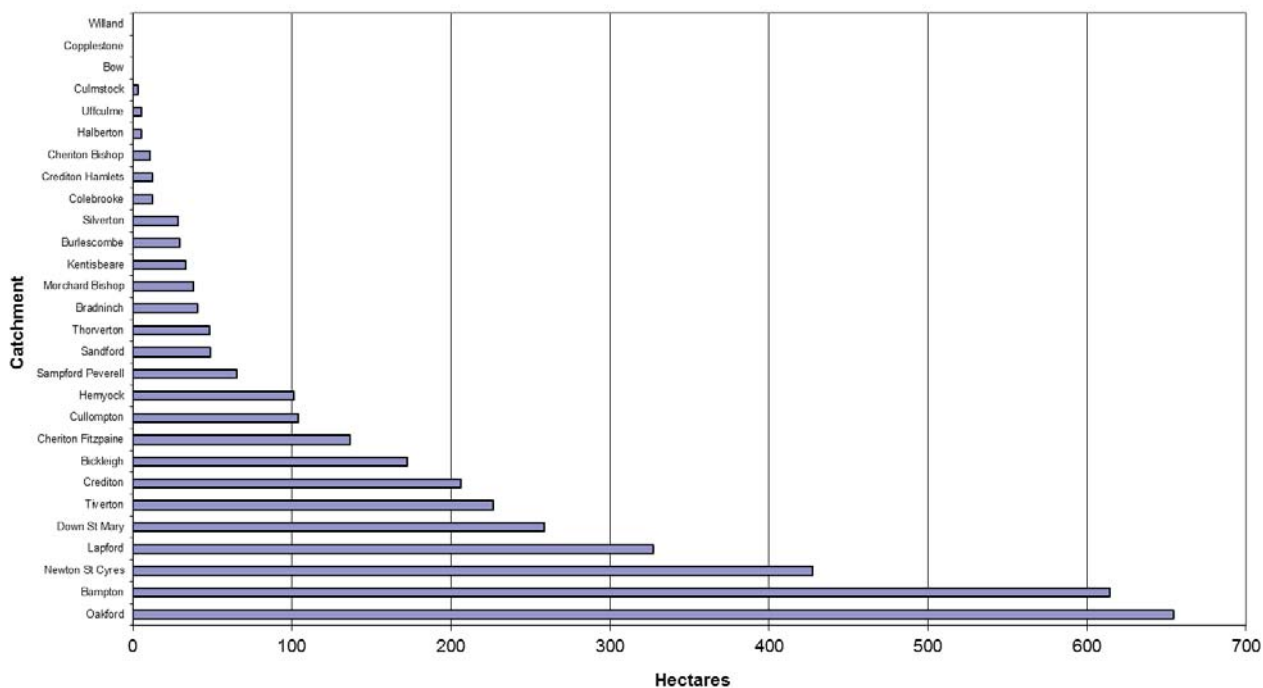
Sites of Special Scientific Interest (SSSI)



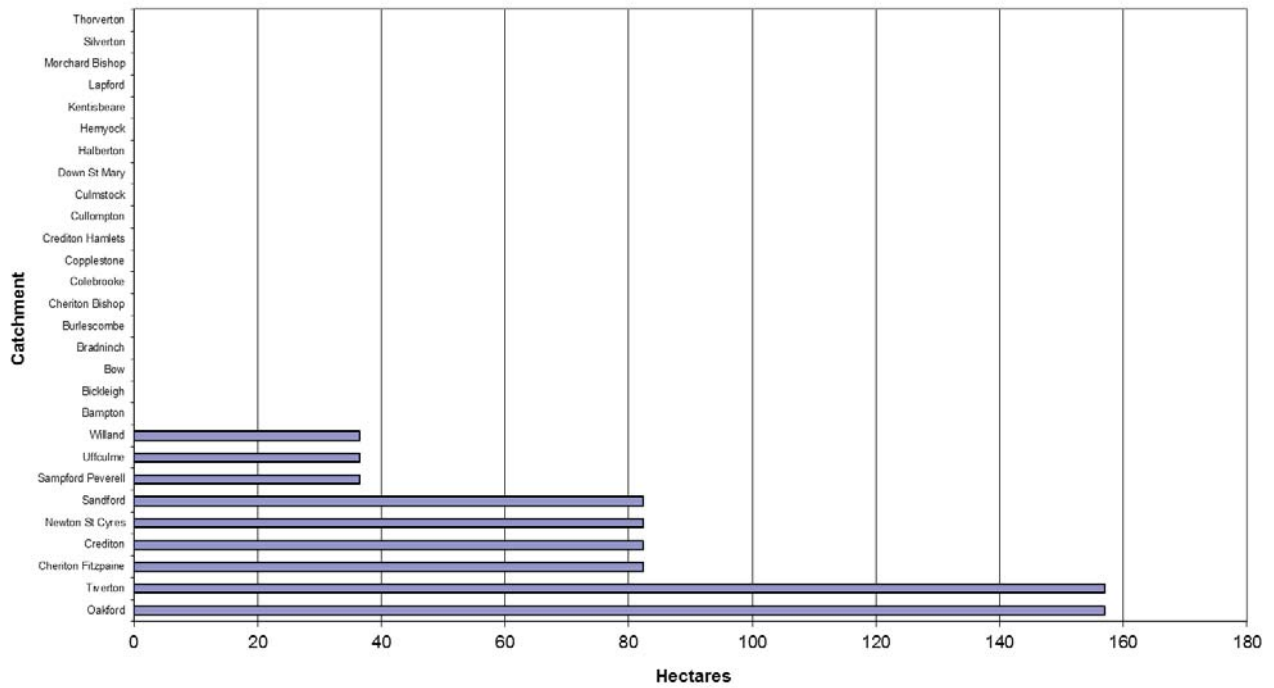
Tree Preservation Orders (Area and Group TPOs)



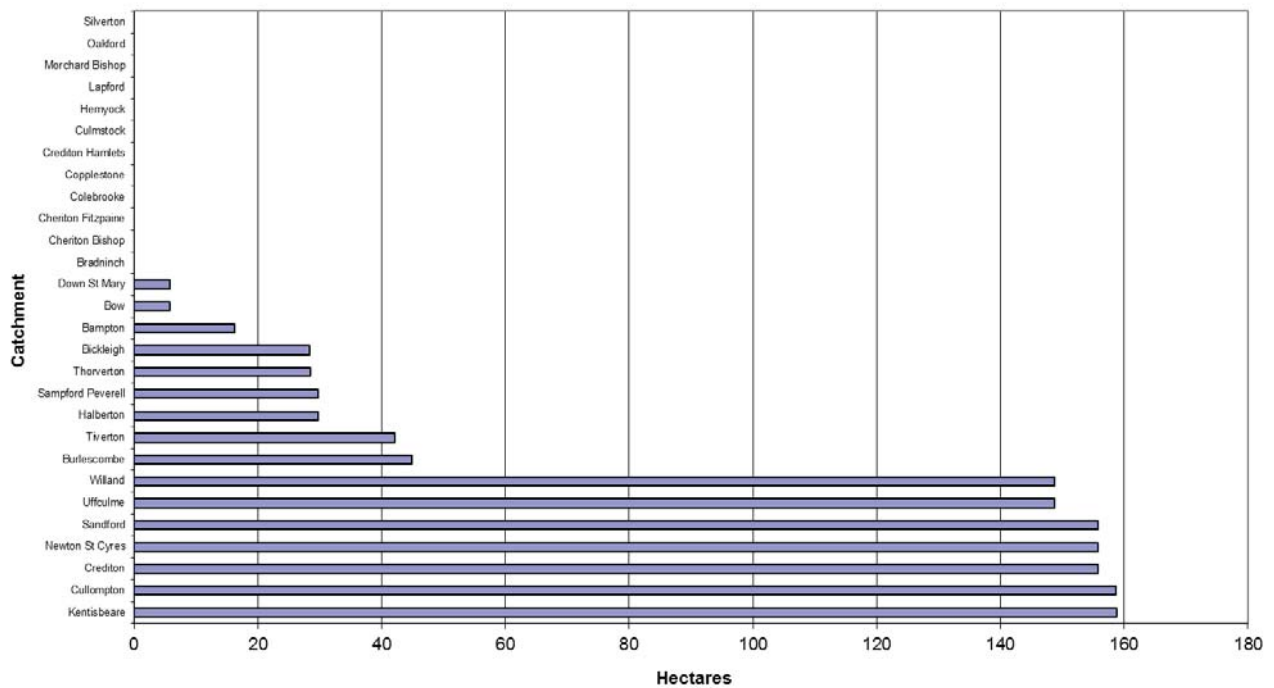
Ancient Woodland

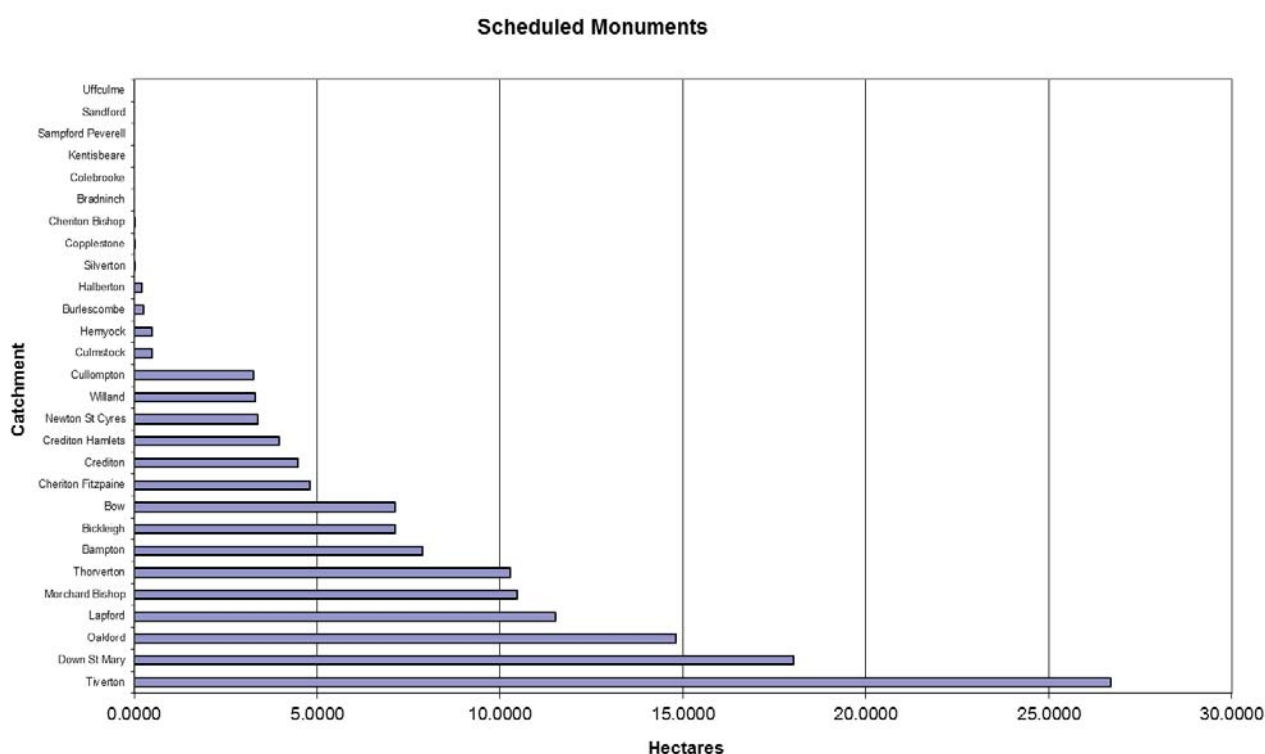


Historic Parks



Local Parks





6.2 The summary chart at paragraph 6.0 shows that overall GI deficiency is most apparent in an area to the west of the district comprising Copplestone, Bow, Colebrooke and Crediton Hamlets. These catchment areas are generally low in GI (at least the types it has been possible to map) and should be targeted for enhancement. Willand is also low in GI compared to other catchment areas, with a score equal to that of Colebrooke.

6.3 No catchment area in Mid Devon complies fully with Natural England’s Accessible Greenspace standard (see paragraph 4.18). Parts of the district have no access at all to large-scale accessible open space within the recommended distances, but this is only considered to be a significant issue when there is also a deficiency in public rights of way in that area. A public right of way density of less than 0.5km length per square kilometre is defined as a deficiency area. The Publicly Accessible Land map illustrates where there is both an absence of access to open space under Natural England’s standard, and a deficiency in public rights of way. Improvements in public rights of way and access to open space should be targeted towards these areas. As the local authority responsible for maintaining public rights of way, Devon County Council would lead on this, though partnership working between local authorities and communities may be required.

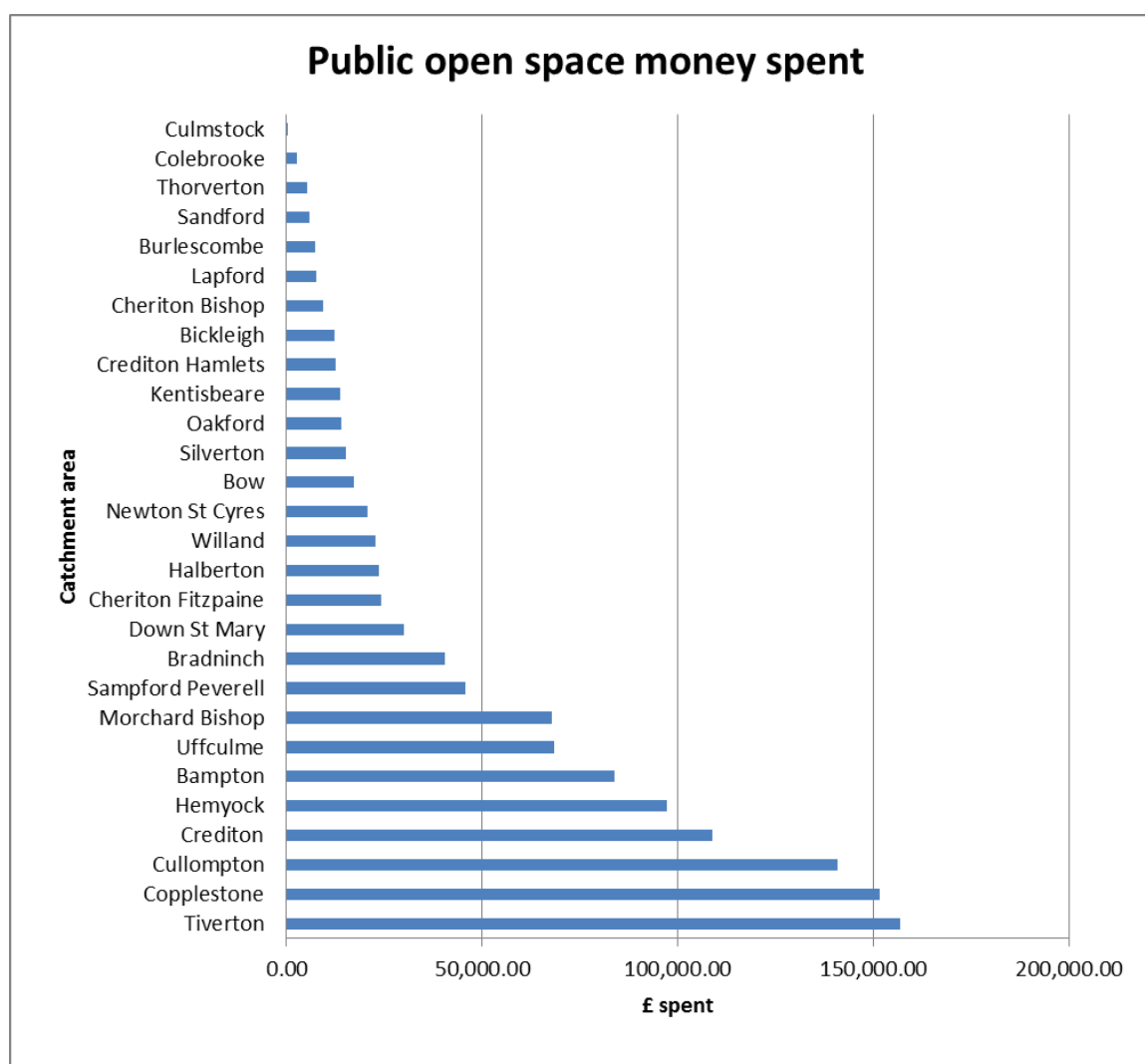
6.4 Other catchment areas also have deficiencies in particular GI functions. Factors such as social deprivation may be taken into account in prioritising these catchment areas for additional GI provision and enhancement where possible.

6.5 Many villages do not have allotment sites, though in some cases the two-mile area of search includes allotments in an adjoining village. Usually allotments are only leased to people resident in that settlement rather than across a whole parish or catchment area. Provision of allotment sites in the larger villages would provide multiple GI benefits including local food production, public health and wellbeing and to an extent, climate change mitigation through a reduced carbon footprint.

6.6 There are limitations on the functions of GI that can be actively provided in response to a known deficiency. For instance, the historic environment cannot be recreated, and the locations of natural habitats are sometimes dictated by geology and topography. However, within Strategic Nature Areas there is potential for extension of habitats onto land with a low existing biodiversity value, and habitat restoration may be carried out on a variety of designated and undesignated sites, wherever there is a pre-existing important habitat. Resources should be directed to the best locations based on expert advice and local needs. Such an approach requires partnership working with relevant organisations, community groups and neighbouring local authorities, to achieve GI improvements at both the landscape and local scale.

7.0 Funding and GI delivery mechanisms

7.0 For over a decade the Council has administered funds for public open space improvements using financial contributions from new development. Money collected from development in the catchment area is held in a 'pot' for that area's benefit. The following chart shows how much money has been invested in public open space improvements since the system began.



7.1 Funding of infrastructure will work differently when the Community Infrastructure Levy (CIL) is implemented, but town and parish councils may expect to receive at least 15% of the CIL revenues collected in their area. It is hoped that some of this money will be directed towards open space and GI improvement. The relative GI scores shown in the chart at Paragraph 6.0 show the catchment areas which have been assessed as having the most GI need. This should inform decisions on future investment in GI enhancement. The expected costs of delivering various forms of GI improvement are set out in Appendix IV.

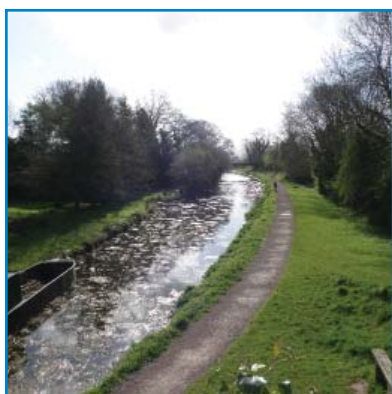
7.2 There are numerous grants that can support the delivery or enhancement of GI in one form or another. In most cases community groups and voluntary organisations would be eligible to apply for grants, rather than the Council. A number of environmental enhancement projects and funding schemes have been in operation in Mid Devon in recent years.

[click here for maps;](#)

Funding Schemes Environmental Schemes

7.3 The planning system plays an essential role in GI delivery. The National Planning Policy Framework (NPPF) sets out the duties of local planning authorities in plan-making and development management. Emerging local policy provides more detailed criteria for development proposals, seeking biodiversity enhancement, effective water management, green corridors for wildlife and accessibility, woodland creation and public open space.

7.4 The Council will build upon the findings of the GIA in a new Open Space and Play Area Strategy which is expected to commence in 2013.



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