

# Green Infrastructure Plan



GI Assessment

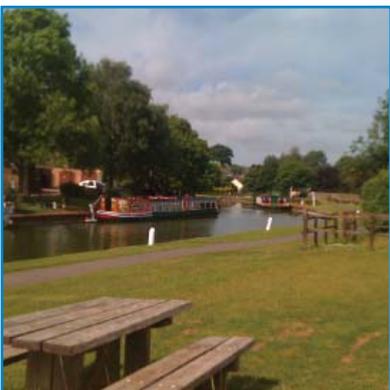
Section 2





# Contents

|                                              |    |
|----------------------------------------------|----|
| Introduction                                 | 3  |
| Benefits of Green Infrastructure and the GIP | 5  |
| Environmental Context                        | 7  |
| What we have now                             | 11 |
| Catchment Areas                              | 19 |
| Conclusion                                   | 79 |



## What is Green Infrastructure (GI)?

‘a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities’(Planning Policy Statement 12)

## 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, hedges, 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 Plan (GIP) 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. It forms the main body of evidence for the policies and delivery plan contained in Section 3. Overall, the GIP will support the Council's strategic objective to develop the local economy, while ensuring that growth is accompanied by a sustainable natural environment.

**1.2** The aim of the GIP is to provide multiple social, economic and environmental benefits to the community, including:

- 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

**1.3** This consultation draft of the GI Assessment is the first attempt to gather together a large amount of existing geographical information and take a strategic view of GI in Mid Devon. It is hoped that the considerable local knowledge among interested residents will enable corrections to be made to any maps or assumptions about existing GI provision in the 28 catchment areas.



## 2.0 Benefits of Green Infrastructure and the GIP

### Biodiversity and nature conservation

The GIP considers the biodiversity and natural assets in the district, the need for protection and opportunities for habitat creation or enhancement. The GIP seeks 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.

### Landscape setting and historic environment

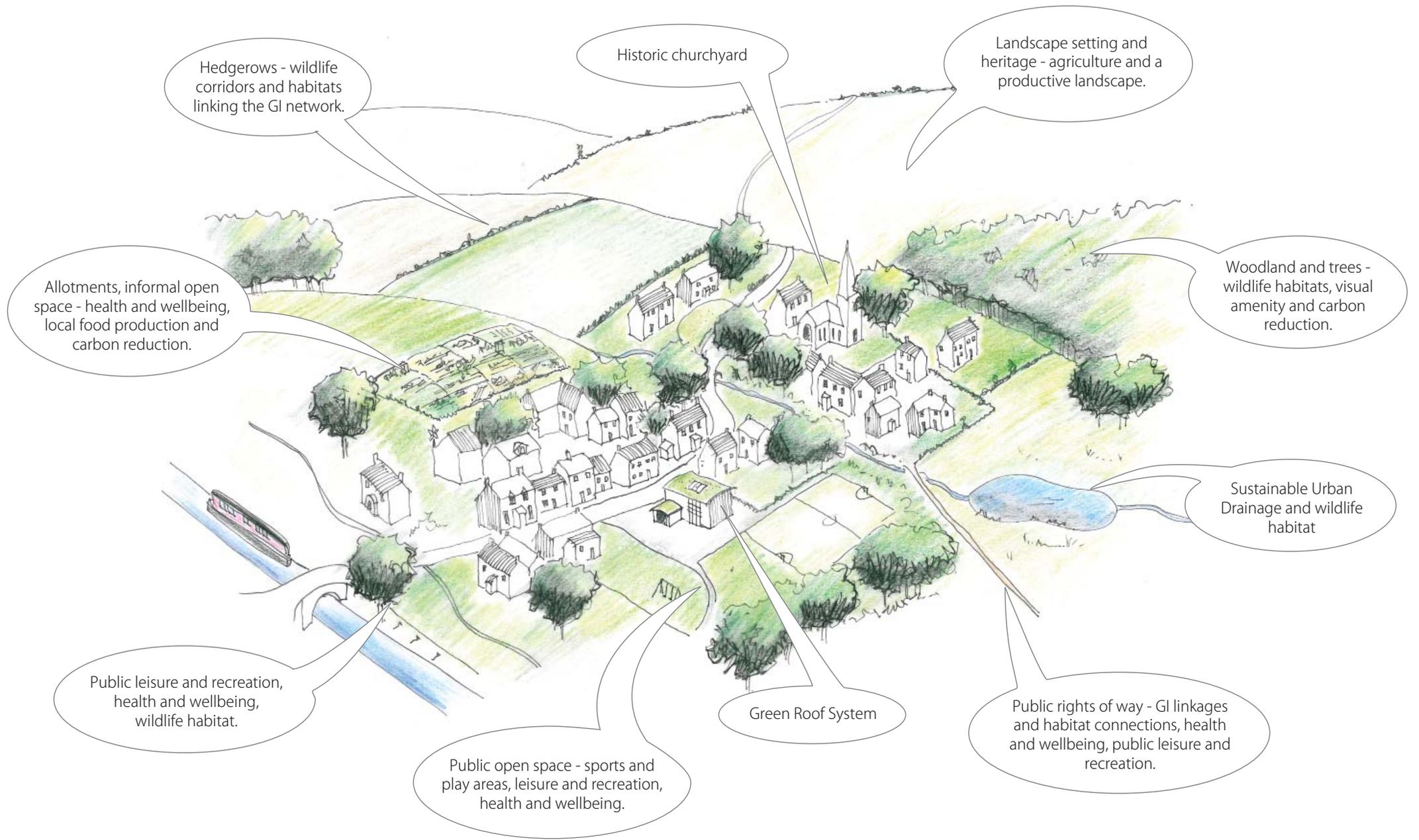
The Council has carried out assessments of landscape and settlement character within Mid Devon. These support the GIP by identifying the characteristics of Mid Devon's landscape and heritage, with guidelines to help 'protect, manage and plan'. Using evidence from these related assessments, GI policies should help to protect landscape and settlement character 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 GIP supports local food production, while also identifying opportunities and funding for improved biodiversity and other sustainable forms of production such as energy crops.

### 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 draft National Planning Policy Framework

**3.3** Alongside commitments made in the White Paper and Biodiversity Strategy 2020, the Localism Bill and the draft National Planning Policy Framework propose a number of reforms to the planning system. Under Localism, communities may be able to use new powers to designate, protect and acquire locally important green spaces.

### **3.4 Community Right to Bid**

Communities will be able to identify important 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 will be able to 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 are proposed to 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 Green Areas Designation**

The Government is consulting on proposals for a new Green Areas Designation, giving local people the power to protect locally important green spaces. This may be done through registration of town or village greens under reforms to the Commons Act 2006, and included within neighbourhood plans. The Green Areas Designation is also included in the draft National Planning Policy Framework, which supports the protection of certain green spaces as long as this does not undermine the provision of homes, jobs and other essential services. Designated green areas would have the same level of protection as a green belt.



# 4.0 What we have now

## A review of existing GI in Mid Devon

### 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.

*[click here for maps;](#)*

**Geology**

**Topography**

**Landscape Character Types**

#### **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.

*click here for maps;*

***Agricultural Land Classification***

#### **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. 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 km<sup>2</sup> 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** 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 and provides habitat 'stepping stones' for a variety of species. More specifically, certain sites or areas have been designated for protection and enhancement. These are broken down as follows:

### **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, 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 GIP 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 (see paragraph 4.23). 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.

*[click here for maps;](#)*

***Biodiversity Designations      Habitats***

## **4.8 Historic Environment**

Mid Devon's environmental richness is enhanced by the historic and built environment, with 2572 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.

*[click here for maps;](#)*

**Historic Character**

**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, or Scheduled Monuments which are protected 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.

### **4.13 Population**

The 2010 estimate by the Family Health Services Authority puts the Mid Devon population at 79,317, 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 (ranked 30th out of 376 in 2001). 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 21,987) and Cullompton (pop 8,639) lie within 6km of each other and similarly close to Junctions 27 and 28 of the M5 and the mainline railway station at Tiverton Parkway. Crediton (pop 7,598) 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.

**4.14** Mid Devon's population has grown considerably since 1981, when it was 58,600. The population has grown by 12% in the last 10 years alone. Almost all of this growth has arisen because more people are moving into the district than are moving out, and it is estimated that by 2012, one in four residents will be over 65 years old. There is an expectation of continued demand for new housing in Mid Devon in the longer term, but affordability is a persisting issue. Average house prices are over 10 times the average wage (Land Registry, October-December 2010). Population growth increases demand for all forms of infrastructure, GI included.

*[click here for maps;](#)*

***Population Density by Parish***

#### **4.15 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. 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.

**4.16** Public rights of way comprise footpaths, bridleways, byways, restricted byways and unsurfaced Unclassified County Roads (uUCRs). The uUCR network has not yet been mapped. 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. 'Open Access Land' refers to open country such as moorland, heath and down, and registered common land, often known as 'right to roam'. Together, PROWs and Access 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.

**4.17** 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.

*[click here for maps;](#)*

***Public Rights of Way    Access to Strategic Open Space***

#### **4.18 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).

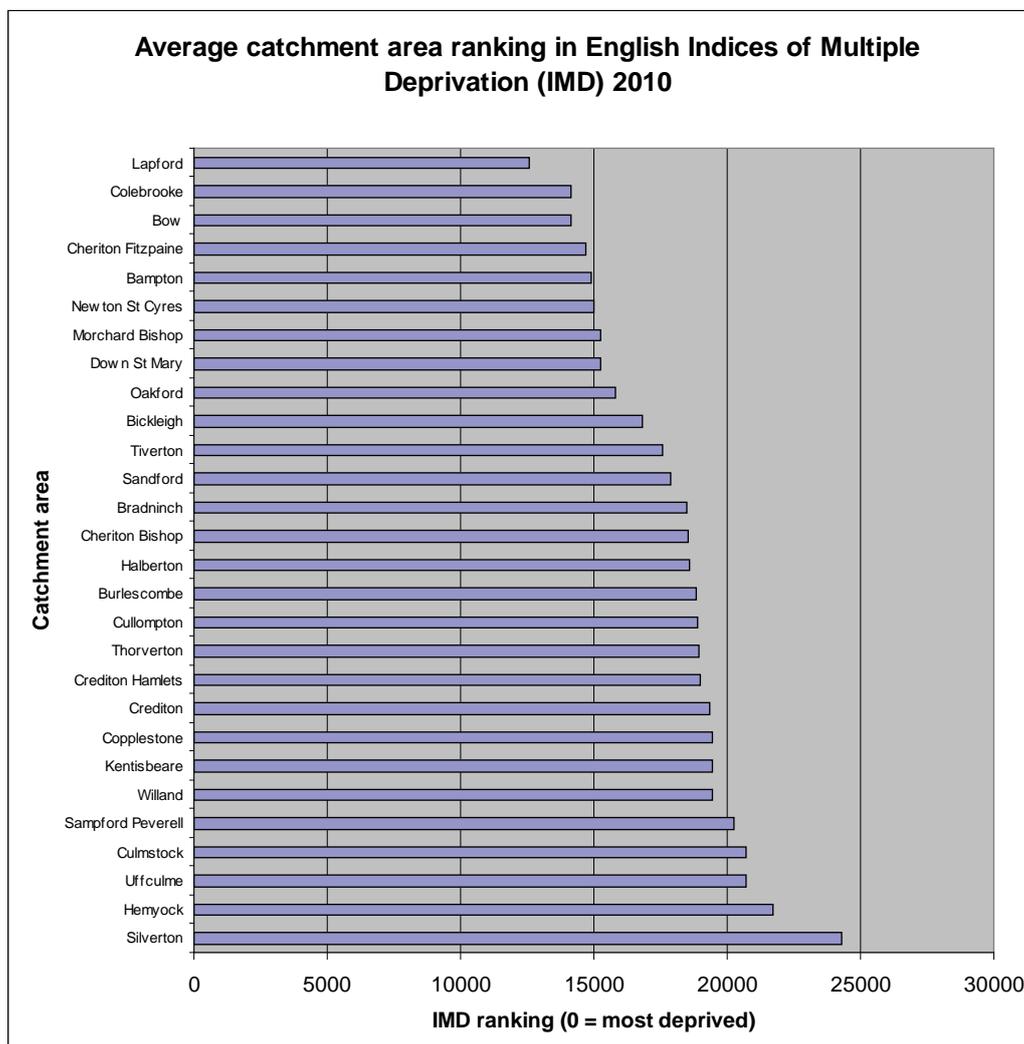
**4.19** Mid Devon has a healthier population than the national average. 7.7% of the population considered themselves to be in less than good health in 2001 compared with 9.2% in England and Wales. This self-assessment is reflected in other data, where Mid Devon Primary Care Trust shows lower death rates 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).

**4.20** One issue of current concern is the impact of reduced physical activity and higher sugar and fat intakes. 57.9% of adults in England were classified as being overweight, while the equivalent figure for Mid Devon was 61.8%. Indications are that this is an increasing problem, which should be tackled in part through increased opportunities for exercise and outdoor activities, and the promotion of healthy foods that have been sustainably sourced and produced.

**4.21** The Office of National Statistics has published updated English Indices of Multiple Deprivation (IMD) 2010. These 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. A map showing the extents of individual LSOAs may be viewed at <http://www.imd.communities.gov.uk/InformationDisplay.aspx>

**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.



# Catchment areas

**4.24** 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. Priorities and funding opportunities are contained in Section 3: Strategy to 2026 and Delivery Plan. The full methodology for carrying out this assessment can be found at Appendix II in Section 4.

| 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 Uplowman                                                               |
| Sandford           | Sandford and Upton Hellions                                                                  |
| Silverton          | Silverton                                                                                    |
| Thorverton         | Thorverton and Cadbury                                                                       |
| Tiverton           | Tiverton                                                                                     |
| Uffculme           | Uffculme                                                                                     |
| Willand            | Willand                                                                                      |

*click here for maps;*  
**Catchment Areas**

**4.25** 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.

**4.26** 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 calculated in their entirety.

**4.27** 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.

**4.28** 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 4.16), and the average level of social deprivation according to the English Indices of Multiple Deprivation 2010 (see paragraphs 4.17-4.22). The results of the appraisals are reflected in a score that ranges from 2 (least favourable) to 13 (most favourable).

**4.29** In addition to the designated sites 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 4.16), 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 GIP and to simplify the maps, the catchment area maps apply the term ‘public open space’ 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 are not open to the general public in the usual sense and 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



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

**4.31** 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.

**4.32** 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.

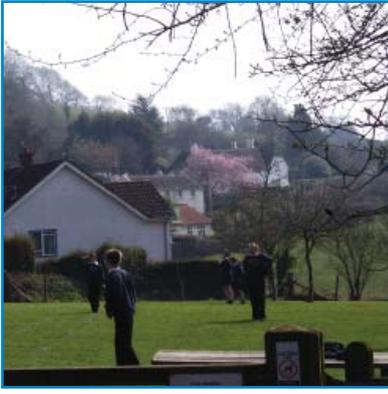
**4.33** Whilst the amount of GI per head of population is high, the level of public accessibility is low. For instance, ancient woodland within the areas of search amounts to 615 hectares, but only 47 hectares of woodland are open to the public.

**4.34** 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 Strategy 2006 identified an under-supply of space for children and young people, which has been addressed in part through Section 106 funding for playground equipment at Station Road and a ball park at the Millenium Green, to the value of £81,000. 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. Whilst the catchment area scores highly for other GI functions and is ranked among the top 30% for the purposes of this assessment, further improvements to small-scale public open space provision may be desirable, if justified.

*[click here for maps;](#)*

***Bampton Catchment Area***

*Bampton Huntsham Morebath Shillingford*



# Bickleigh

GI Score: 6



**4.35** This catchment area includes Bickleigh 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.

**4.36** Within the two-mile areas of search, overall GI land coverage is relatively low in comparison to other catchments, though by no means the lowest. However, the population density is the lowest in the district, so the amount of GI per head of population is reasonable.

**4.37** 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.

**4.38** 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.

**4.39** Small-scale public open space such as playing fields and play areas is limited, but the Open Space Strategy 2006 questioned whether there is indeed any significant demand for additional provision in this area. Since April 2006, £11,800 has been spent on open space, paid for by development in the Bickleigh catchment area.

*click here for maps;*

***Bickleigh Catchment Area***

*Bickleigh Cadeleigh*





# Bow

GI Score: 3



**4.40** 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. 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.

**4.41** The catchment does contain the Nymet Barton Marsh, designated SSSI and assessed by Natural England as being in an unfavourable but recovering condition. The most recent 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.

**4.42** 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.

**4.43** There is a reasonable supply of small-scale public open space, particularly considering the relatively low population density. Since 2006 development has funded public open space improvements to the value of £8,600. 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.

**4.44** 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, Bow is prioritised above Crediton Hamlets, though they have the same GI score.

*[click here for maps;](#)*

**Bow Catchment Area**

*Bow*





# Bradninch

GI Score: 8



**4.45** Within the search area around Bradninch, there is a high level of accessible open space and woodland in comparison to other catchment areas. Small-scale public open space is about average, but provision of allotments is low. Since 2006 development has funded public open space improvements to the value of approximately £29,500.

**4.46** 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.

**4.47** 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).

**4.48** The historic environment is under-represented, with 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 registers.

**4.49** 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: 6



**4.50** 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.

**4.51** The significance of the canal in some ways makes up for the relatively low level of GI elsewhere. Nature sites, ancient woodland and Scheduled Ancient Monuments are in short supply. Other than the canal, strategic accessible open space and accessible woodland are very limited. However, there are approximately 62 hectares of open access land (see paragraph 4.16) and a choice of cycle routes in addition to the canal path.

**4.52** 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.

**4.53** 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.

**4.54** 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.

**4.55** The amount of GI per head of population is 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.

**4.56** Small-scale public open space is low compared to other catchments, though recent provision of informal open space at Park Wood (Burlescombe) is not currently mapped and may be counted towards an increased figure. Since 2006 development has funded public open space improvements to the value of about £6,100. The Playing Fields Strategy 2010 recommends provision of Multi Use Games Areas at Burlescombe/Westleigh and Holcombe Rogus. There are no allotments anywhere in the catchment area. Burlescombe is designated in the Local Development Framework 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: 8



**4.57** 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 just above the average. This is due to the low population density and GI per head of population, the presence of a Strategic Nature Area to the south, and the proportion of the whole catchment area that has access to strategic green space of at least 100 or 500 hectares (see paragraph 4.17). This takes into account the proximity of the catchment area to Dartmoor National Park.

**4.58** 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.

**4.59** 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 public open space is the lowest in the entire district, and there are no allotments. Since 2006, development in the catchment area has funded public open space improvements to the value of approximately £8,700. The overall GI assessment finds this catchment area to be a little above average and not in significant need of enhancement, but the specific deficiency in small-scale public open space and allotments should be addressed if possible.

*click here for maps;*

***Cheriton Bishop Catchment Area***

*Cheriton Bishop*





## Cheriton Fitzpaine

### GI Score: 6



**4.60** This catchment area includes Stockleigh Pomeroy, 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.

**4.61** Most types of GI are low in comparison to other catchments, though taken as a whole, nature sites and the historic environment are reasonably well represented. Catchment-wide access to strategic open space is completely lacking (see paragraph 4.16).

**4.62** There is a deficiency in small-scale public 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. While population density across the whole catchment area is low, Cheriton Fitzpaine is defined in the Local Development Framework as a village suitable for limited development, so an improvement of public open space provision would be desirable. Since 2006 development has funded public open space improvements to the value of approximately £7,300.

**4.63** 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: 3



**4.64** Colebrooke is the only mapped village within the Colebrooke catchment area, but its two-mile area of search encompasses Coplestone, Coleford and Yeoford. Nevertheless, overall GI is low, not counting the attractive landscape setting and productive agricultural land. The land coverage of designated nature or heritage sites fall below the district average.

**4.65** However, features of interest include the regional walking route (Two Moors Way) and two areas of open access land (see paragraph 4.16). Across the whole catchment area, access to strategic green space is entirely lacking (see paragraph 4.17).

**4.66** Small-scale public open space provision is also low, and there is only one allotment site within two miles of Colebrooke, in the adjoining catchment area at Coplestone. Since 2006 development has funded public open space improvements to the value of £1,800.

**4.67** 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, Colebrooke is prioritised above Crediton Hamlets, which has the same GI score but is not socially deprived.

**4.68** This catchment area has a low population density, so the GI per head of population is not among the lowest in the district. 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.

*click here for maps;*

**Colebrooke Catchment Area**

*Colebrooke*





# Copplestone

## GI Score: 2



**4.69** 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. The catchment bears some similarities to the adjoining catchment area of Colebrooke.

**4.70** Overall GI is low, not counting the attractive landscape setting and productive agricultural land. The land coverage of designated nature or heritage sites falls below the district average.

**4.71** However, features of interest include the regional walking route (Two Moors Way) and two areas of open access land (see paragraph 4.16). Across the whole catchment area, access to strategic green space is entirely lacking (see paragraph 4.17). Small-scale public open space is also low in terms of land coverage, though since 2006 development has funded significant public open space improvements to a value of £146,000.

**4.72** 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.

**4.73** This catchment area has a relatively high population density, so the GI per head of population is among the lowest in the district. Taking all of the above into account, the catchment appraisal for Copplestone results in the lowest GI score in the district and therefore the highest level of GI deficiency.

*[click here for maps;](#)*

**Copplestone Catchment Area**

*Copplestone*





# Crediton

GI Score: 9



**4.74** 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.

**4.75** In comparison to other catchments, the land area given over to public open space and allotments is well above average. Since 2006 development has funded public open space improvements to the value of £44,000. 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.

**4.76** 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.

**4.77** Within the area of search around Crediton, there is a good amount of strategic accessible open space within reach (see paragraph 4.17). 91% of the catchment area has access to a 100 hectare site of natural green space (woodland south of Newton St Cyres).

**4.78** 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.

**4.79** While the overall amount of GI in the Crediton catchment area is considerable (ranked 6th out of 28 catchments), this catchment also has the highest population density of anywhere in Mid Devon, meaning that the GI per head of population is low.

**4.80** 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.

*[click here for maps;](#)*

**Crediton Catchment Area**

*Crediton*





## Crediton Hamlets

### GI Score: 3



**4.81** The Crediton Hamlets catchment area does not include any 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.

**4.82** All GI is low compared to other catchments, except for County Wildlife Sites, which are about average in land area. Also, this does not take account of the attractive landscape setting and productive agricultural land in the surrounding area. Since 2006 development has funded public open space improvements to the value of £12,000.

**4.83** A regional walking route (Two Moors Way) passes through the west of the area of search, to some extent countering the fact that only certain parts of the catchment area have access to strategic open space within the recommended distances (see paragraph 4.17).

**4.84** Though the population density is low, GI per head of population is also very low because there is so little mapped GI to be taken into account. This is not a part of the district likely to face significant development pressure, but some increase or enhancement of small-scale public open space would be desirable.

**4.85** 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



**4.86** 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.

**4.87** 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.

**4.88** 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.

**4.89** 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 4.17).

**4.90** Amounts of small-scale public open space and allotments are reasonable compared to other catchments. 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 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 improvements, funded by development, to the value of approximately £79,000.

**4.91** 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.

**4.92** 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.

**4.93** 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 submitted. 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.

**4.94** In addition, an enhanced walking and cycling route has been identified through the Local Development Framework, 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.

*click here for maps;*

**Cullompton Catchment Area**

*Cullompton Butterleigh*



# Culmstock

GI Score: 10



**4.95** 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.

**4.96** 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 (or 'right to roam') and the general level of accessibility to strategic open space across the catchment area is particularly good.

**4.97** 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.

**4.98** 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 Strategy 2006 noted an under-supply in the provision of various forms of public open space. Since 2006 Culmstock has received no investment in public open space as a result of development. There are no allotments within the area of search.

**4.99** Culmstock has a level of services and facilities that make it suitable for very limited development, as defined by the Local Development Framework. In view of this, some improvement of public open space and allotment provision may be desirable.

**4.100** The overall amount of GI is about average, equating to an acceptable amount per head of population. 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: 7



**4.101** 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.

**4.102** Strategic open space, accessible woodland and open access land are all plentiful in comparison to other catchments. 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. Ancient monuments are of significant interest, including a Roman fort and earthwork enclosure at Bury Barton, Lapford.

**4.103** In contrast, small-scale public open space, allotments, SSSIs, Tree Preservation Orders and historic parks and gardens are all in short supply. The Playing Fields Strategy 2010 makes no recommendation for increased sports provision, and the Open Space Strategy 2006 found that there was little demand for additional open space. Since 2006 development in this catchment area has funded public open space improvements to the value of approximately £30,000.

**4.104** The overall amount of GI and the GI per head of population are reasonable, though not 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.

**4.105** 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.

*click here for maps;*

**Down St Mary Catchment Area**

*Down St Mary Coldridge Nymet Rowland Wembworthy Zeal Monachorum*





# Halberton

GI Score: 5



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

**4.107** 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.

**4.108** 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, strategic accessible open space and accessible woodland are not available to all. However, there is a choice of cycle routes in addition to the canal path, and small-scale public open space provision is high in comparison to other catchments. There is also an historic park and garden (local register) at Chevithorne Barton on the north-western edge of the area of search.

**4.109** While the population density is low, the low overall amount of GI means that the GI per head of population is among the lowest in the district. Simplified mapping data shows a high proportion of small-scale public open space, but the Playing Fields Strategy 2010 identifies a specific need for a Multi Use Games Area to meet an existing demand. The Open Space Strategy 2006 found an undersupply of all forms of public open space, though since that time approximately £18,700 has been spent on improved public open space, funded by development. Halberton itself has no allotments, though it is a village identified in the Local Development Framework as having a level of services and facilities that make it suitable for limited growth. Some improvement in these areas is desirable.

**4.110** 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



**4.111** 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.

**4.112** 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 4.97. The second largest SSSI is to the north-east of the Clayhidon area of search, which is outside the Mid Devon 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.

**4.113** While the Hemyock catchment area has exceptional amounts of high quality nature sites within its area of search, including the heritage value of its ancient woodland, other aspects of the historic environment are not well represented, at least among the types of historic GI that can be mapped.

**4.114** Access to strategic open space and woodland is quite good, but small-scale public open space land coverage is low in comparison to other catchments. Since 2006 development has funded public open space improvements to the value of approximately £58,500. Though Hemyock is defined in the Local Development Framework as a village with a level of services and facilities that can support limited growth, there are no allotments at all. Some improvement in this area would be desirable.

**4.115** The combination of a high overall amount of GI and a low population density means that the Hemyock catchment area has a high 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. The GI score for the Hemyock catchment area is among the highest in the district.

*click here for maps;*

***Hemyock Catchment Area***

*Hemyock Clayhidon and Rosemary Lane*



# Kentisbeare

GI Score: 6



**4.116** 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.

**4.117** 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, but access to strategic open space across the whole catchment area is poor (see paragraph 4.16).

**4.118** 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.

**4.119** 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.

**4.120** Public open space provision is low and there are no allotments, though Kentisbeare is defined in the Local Development Framework as having a level of services and facilities capable of sustaining limited growth. The Playing Fields Strategy 2010 recommends the provision of two football pitches in Kentisbeare to meet existing demand, and the Open Space Strategy 2006 pointed to an under-supply of amenity open space and outdoor sports facilities. Since 2006 development has funded public open space improvements to the value of £5,200. Some improvement in this area would be desirable.

**4.121** 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***

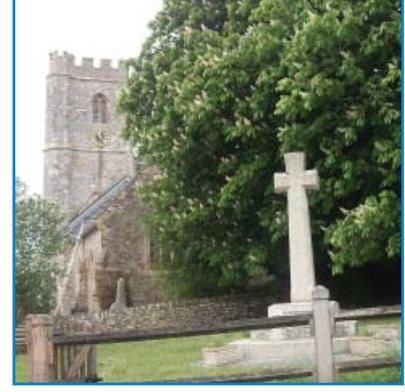
*Kentisbeare*





# Lapford

GI Score: 11



**4.122** 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 public open space, allotments, ancient 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 public open space.

**4.123** 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 ('right to roam') and both a cycle route and regional walking route running through the catchment. A good amount of the woodland is ancient, frequently designated as a County Wildlife Site.

**4.124** Historic GI is moderately well represented in view of the amounts of ancient woodland and the Scheduled Ancient Monument at Bury Barton, a Roman fort and earthwork enclosure. However, there are no historic parks and gardens within the catchment area, on either the national or local register.

**4.125** Small-scale public open space land coverage is low in comparison to other catchments, and there are no allotments. The Open Space Strategy 2006 attributed most of this under-supply to Chawleigh, though presumably Chawleigh shares some facilities with Chumleigh to the north-west. Since 2006, development in the catchment area has funded new play equipment in Chawleigh to the value of approximately £4,700. Both Lapford and Chawleigh are villages with a level of services and facilities considered capable of sustaining limited growth, as defined in the Local Development Framework, so if possible any remaining deficiencies in small-scale public open space and allotments should be addressed.

**4.126** 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 among the highest in the district. 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 GIP alone.

*[click here for maps;](#)*

**Lapford Catchment Area**

*Lapford Chawleigh*



## Morchard Bishop

GI Score: 5



**4.127** 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, ancient 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.

**4.128** 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. About 75 hectares of the area is open access land ('right to roam'), 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 4.17).

**4.129** Small-scale public open space is below average, and there are no allotments in the catchment area. The Open Space Strategy 2006 identified an under-supply of facilities for children and young people, and outdoor sports facilities, though the recent Playing Fields Strategy 2010 does not recommend additional sports facilities in any of the mapped villages within this catchment. Since 2006, development in this catchment area has funded a new cricket ground, pavilion and implement store at Nomansland, to the value of approximately £32,500. As yet, the new cricket ground is not mapped and has not formed part of the calculation of overall GI.

**4.130** Morchard Bishop has a level of services and facilities capable of sustaining limited growth, as defined in the Local Development Framework, but development has funded no recent enhancements to informal open space or play areas. Some improvement in such open space and allotment provision in Morchard Bishop is therefore desirable.

**4.131** The overall amount of GI and the GI per head of population are 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.

*click here for maps;*

***Morchard Bishop Catchment Area***

*Morchard Bishop   Morchard Road   Nomansland   Puddington*



## Newton St Cyres

### GI Score: 13



**4.132** Jointly with Oakford, Newton St Cyres has the highest GI score in the district. The catchment area also includes Shobrooke, and the area of search encompasses part of Crediton and Stockleigh Pomeroy in adjoining catchment areas.

**4.133** 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 strategic accessible open space. There is a regional walking route (Exe Valley Way) passing through the south-east of the area of search.

**4.134** 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.

**4.135** Provision of public open space and allotments is 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 Strategy 2006 identified a shortfall in amenity open space and young people's space. Since 2006 development has funded public open space improvements to the value of £10,400.

**4.136** With a high overall amount of GI and a low population density, the amount of GI per head of population is very high. 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, GI improvements in this catchment area should take precedence over the Oakford catchment area, which has the same GI score but a higher ranking under the Indices of Multiple Deprivation.

*[click here for maps;](#)*

**Newton St Cyres Catchment Area**

*Newton St Cyres   Shobrooke*





# Oakford

GI Score: 13



**4.137** This catchment area includes the mapped villages of Washfield and Stoodleigh as well as Oakford. The area of search around Washfield encompasses a substantial part of Tiverton.

**4.138** 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. Strategic 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 strategic open space is very limited within the recommended distances (see paragraph 4.16). 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).

**4.139** 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.

**4.140** The historic environment is well represented. As well as a high amount of ancient woodland and the heritage value of Knightshayes, there are Scheduled Monuments of great interest, including a hill fort at Castle Close and a Roman fort at Bolham Hill.

**4.141** Small-scale public open space land coverage is high compared to other catchment areas, no doubt because the area of search around Washfield includes part of Tiverton. The Open Space Strategy 2006 identified an under-supply of amenity open space and facilities for children and young people within Oakford and Stoodleigh. Since 2006 Oakford has received public open space investment of £7,200, funded by development.

**4.142** 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 the highest in the district.

**4.143** 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.

*[click here for maps;](#)*

**Oakford Catchment Area**

*Oakford Stoodleigh Washfield*



## Sampford Peverell

### GI Score: 7



**4.144** This catchment area also includes Uplowman. The areas of search encompass Halberton and parts of Willand and Uffculme in adjoining catchments.

**4.145** 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.

**4.146** The significance of the canal in some ways makes up for the low level of GI elsewhere, and the low GI per head of population. Nature sites, ancient woodland and Scheduled Monuments are in short supply. Other than the canal, strategic accessible open space and accessible woodland are very limited within the areas of search, though a reasonable proportion of the whole catchment area has access to strategic open space within the recommended distances (see paragraph 4.17). There is also a choice of cycle routes in addition to the canal path.

**4.147** 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).

**4.148** Small-scale public open space 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 Strategy 2006 did not identify any significant shortfall in Sampford Peverell or Uplowman. Since 2006, development in this catchment area has funded public open space improvements to the value of approximately £9,200. However, since Sampford Peverell is a village identified in the Local Development Framework as having a level of services and facilities that can sustain limited development, the lack of allotments should be addressed if possible.

**4.149** 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: 10



**4.150** 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.

**4.151** 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.

**4.152** Despite low amounts of ancient woodland and Scheduled Ancient 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).

**4.153** Small-scale public open space and allotments are both high in comparison to other catchment areas, because the area of search includes all the provision at Crediton. Sandford does have its own allotment site, which is quite rare among the villages. The Playing Fields Strategy 2010 recommends provision of an additional cricket pitch at Sandford to meet existing demand. Since 2006 development has funded public open space improvements to the value of £5,300.

**4.154** The Sandford catchment area has a good amount of overall GI, primarily due to the size of the Strategic Nature Areas. With a relatively low population density, this equates to an acceptable level of GI per head of population.

**4.155** 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: 7



**4.156** 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.

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

**4.158** The proportion of the whole catchment area in reach of strategic 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 4.16). The area of search also includes a regional walking route (Exe Valley Way) to the west.

**4.159** 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.

**4.160** The historic environment is not well represented in terms of land area for ancient woodland or historic parks and gardens, but there are two small Scheduled Monuments including a round barrow south of the Ruffwell Inn.

**4.161** Small-scale public open space is low compared to other catchment areas, and 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 Strategy 2006 identified an under-supply of various types of open space, and recommended an improvement of existing facilities. Development has funded new skate park equipment to the value of £1,200 but overall open space investment has been comparatively low. Silverton does have its own allotment site, which is quite rare compared to many of the villages. With the support of the community, some improvement of small-scale public open space at Silverton is desirable.

**4.162** 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



**4.163** 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.

**4.164** 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.

**4.165** 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).

**4.166** 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, 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.

**4.167** Small-scale public open space provision is about average, and Thorverton does have its own allotment site, which is not common among the villages. The Open Space Strategy 2006 identified an under-supply of children and young people's space, but since then development in this catchment area has funded play area improvements to the value of £4000.

**4.168** The overall amount of GI is quite high, with a high 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



**4.169** 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 public open space, allotments and Scheduled Monuments have been recorded within two miles of Tiverton.

**4.170** 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.

**4.171** 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 is now 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.

**4.172** 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 a modest amount of strategic accessible open space and woodland.

**4.173** 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.

**4.174** A reasonable proportion of the whole catchment area has access to strategic accessible open space within the recommended distances (see paragraph 4.17), though nowhere in Mid Devon wholly meets the Natural England standard.

**4.175** Scheduled Monuments are of particular interest, including Cranmore Castle at Collipriest, a Roman hill fort at Bolham Hill and Tiverton Castle.

**4.176** Amounts of small-scale public open space 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 up to the year 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. Since 2006 development has funded public open space improvements to the value of £58,900.

**4.177** The largest development allocation for Tiverton is the Eastern Urban Extension, which includes 47 hectares of green infrastructure. A masterplan must be adopted by the Council before planning applications are submitted. 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.

**4.178** 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.

**4.179** The Tiverton catchment area has a high amount of overall GI 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)

A map showing the extents of individual LSOAs may be viewed at <http://www.imd.communities.gov.uk/InformationDisplay.aspx>

**4.180** 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.

*click here for maps;*

**Tiverton Catchment Area**

*Tiverton*





# Uffculme

GI Score: 8



**4.181** 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.

**4.182** 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 strategic accessible open space is reasonable within the recommended distances (see paragraph 4.16), though nowhere in Mid Devon fully complies with the Natural England standard.

**4.183** 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.

**4.184** There is very little ancient woodland and no Scheduled Monuments, but there is considerable heritage value in historic parks and gardens at Bridwell Park (national register) and Bradfield House (local register) near Willand.

**4.185** 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.

**4.186** 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.

**4.187** 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.

**4.188** Small-scale public open space is 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 Strategy 2006 found an under-supply of various types of public open space, but since 2006 development in this catchment area has funded public open space provision to the value of approximately £38,900. A new site at Ashill may need to be added to the catchment area map and reflected in the appraisal.

**4.189** Though the two-mile area of search includes some allotments, Uffculme itself has none. Uffculme has a level of services and facilities considered capable of supporting limited growth, as defined in the Local Development Framework, so any deficiencies in public open space and allotments should be addressed if possible to meet both existing and future demand.

**4.190** There is a moderate amount of overall GI in this catchment area, but not a great deal per head of population. 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: 4



**4.191** 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.

**4.192** There are no Strategic Nature Areas within the area of search, resulting in a lower than average amount of overall GI. 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.

**4.193** 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. It is a well used and popular natural resource for a wide range of users. There is also a cycle route linking Willand to the canal and to the Tiverton Parkway railway station.

**4.194** Access to strategic natural green space within the recommended distances is almost entirely lacking in this catchment area (see paragraph 4.17).

**4.195** 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 historic parks and gardens at Bridwell Park (national register) and Bradfield House (local register) to the south-west of Willand.

**4.196** 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.

**4.197** The amount of small-scale public open space is high compared to other catchment areas, and Willand has an allotment site, which is not common among 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. As Willand is defined in the Local Development Framework as a village capable of sustaining limited growth, any deficiencies in public open space should be addressed if possible. Since 2006 development has funded public open space improvements to the value of £9,600.

**4.198** 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.

**4.199** With its low overall amount of GI and its relatively high population density, there is very little mapped GI per head of population. However, this does not take account of the attractive landscape setting and productive agricultural land in the area.

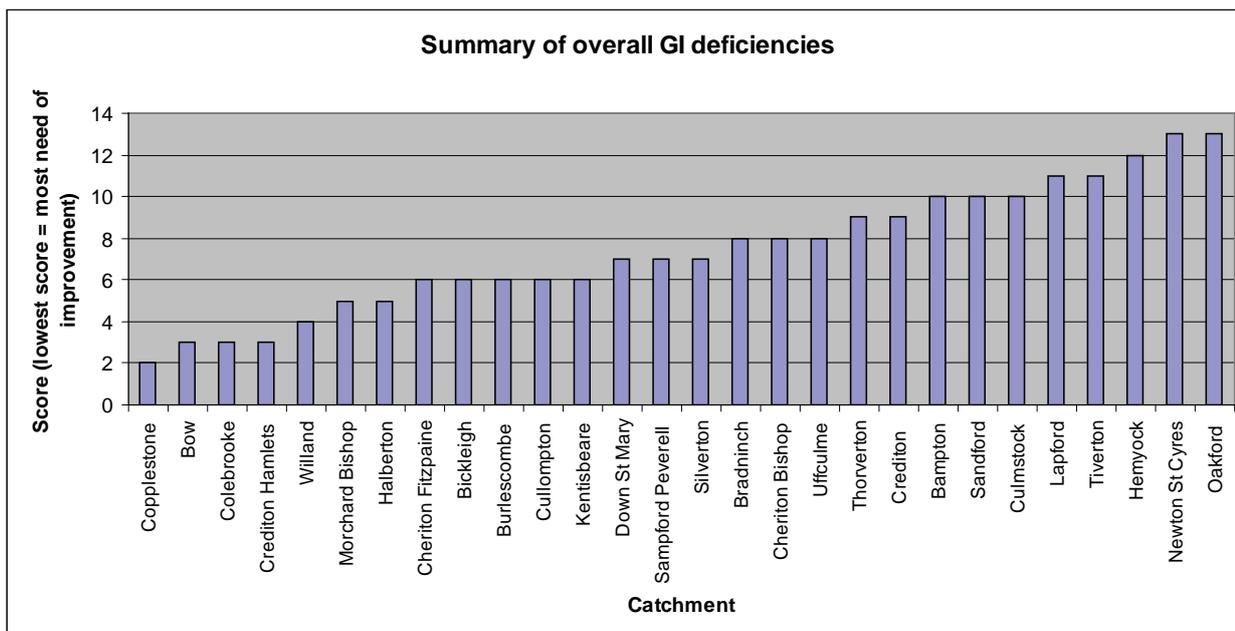
*click here for maps;*

***Willand Catchment Area***

*Willand*

# Conclusion

**5.0** On the basis of the 28 catchment appraisals, the following chart shows a summary of relative GI deficiencies.

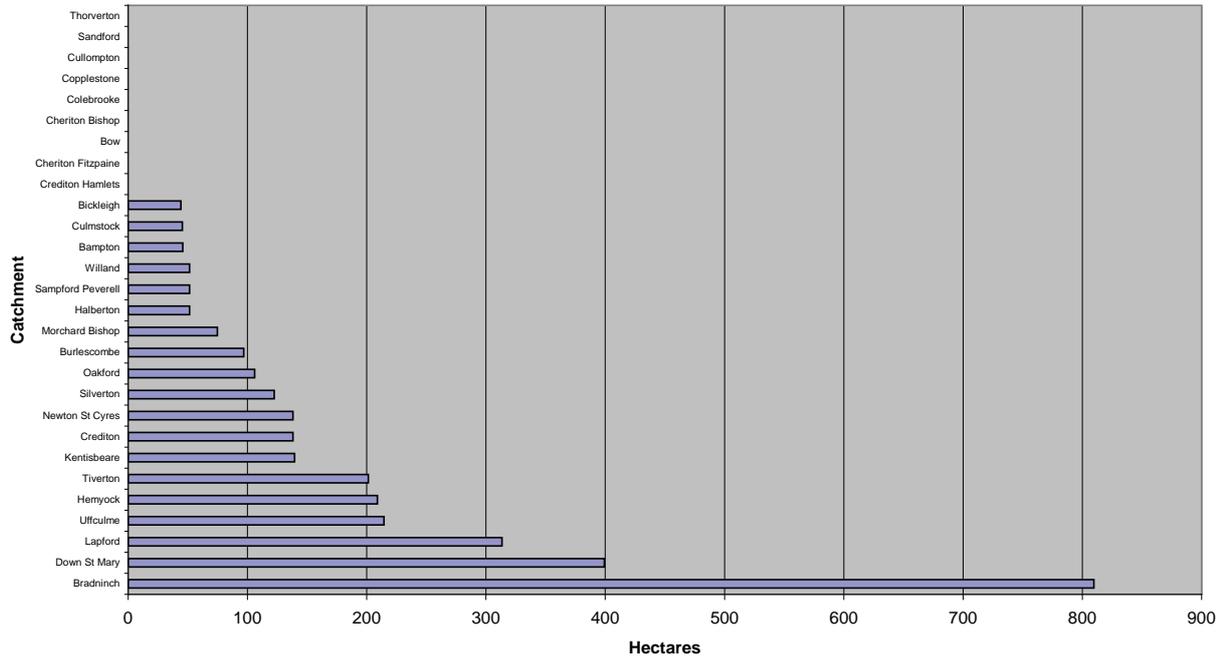


**5.1** Different catchment areas have different strengths and weaknesses in terms of their GI provision. The following maps and charts show the comparisons between catchment areas. The charts represent GI that was calculated within two-mile areas of search around mapped villages in that catchment. GI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

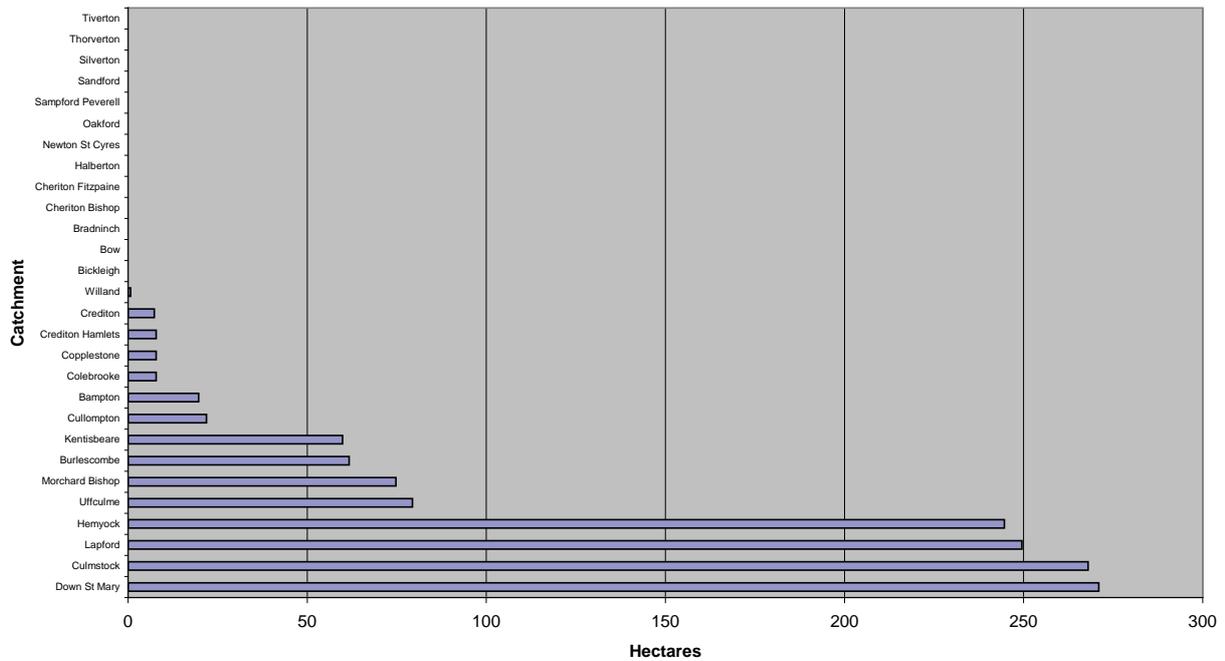
*click here for maps;*

**Access to Strategic Open Space**

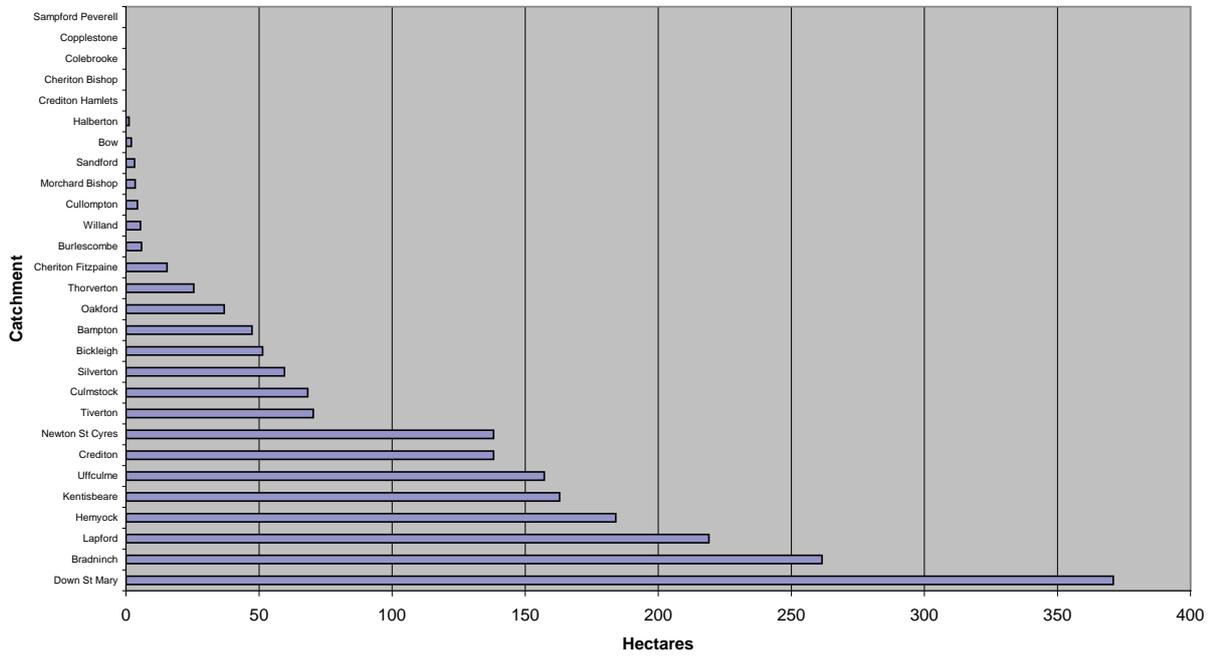
### Strategic Accessible Open Space within two-mile areas of search



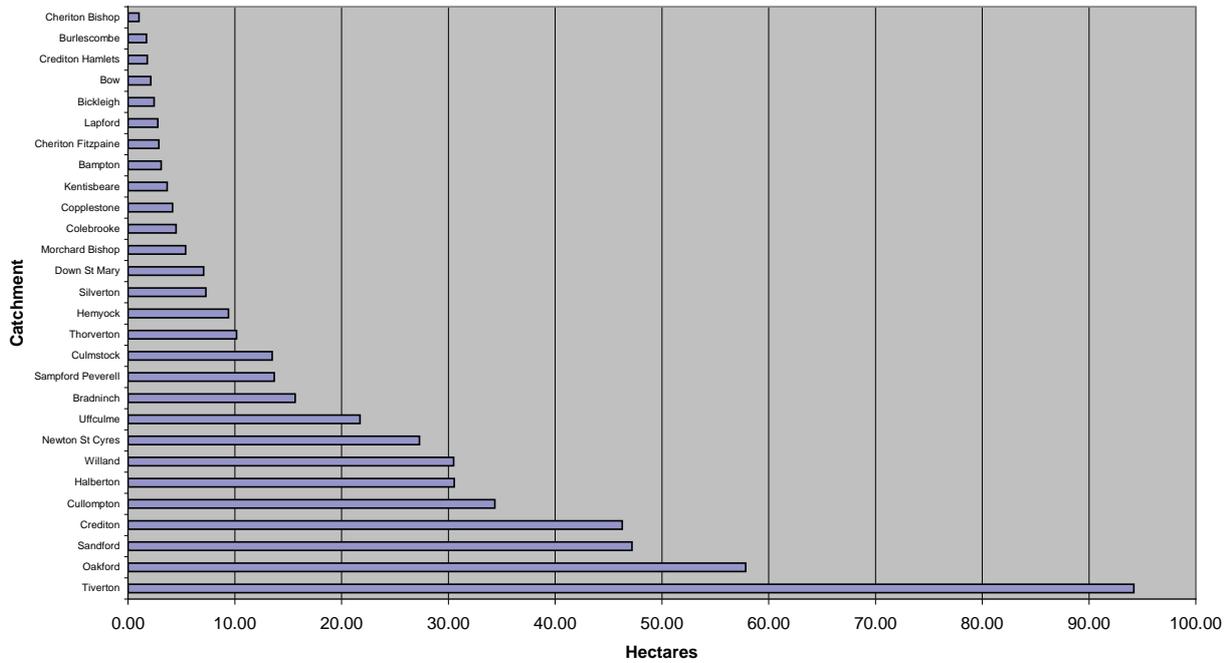
### Open Access Land



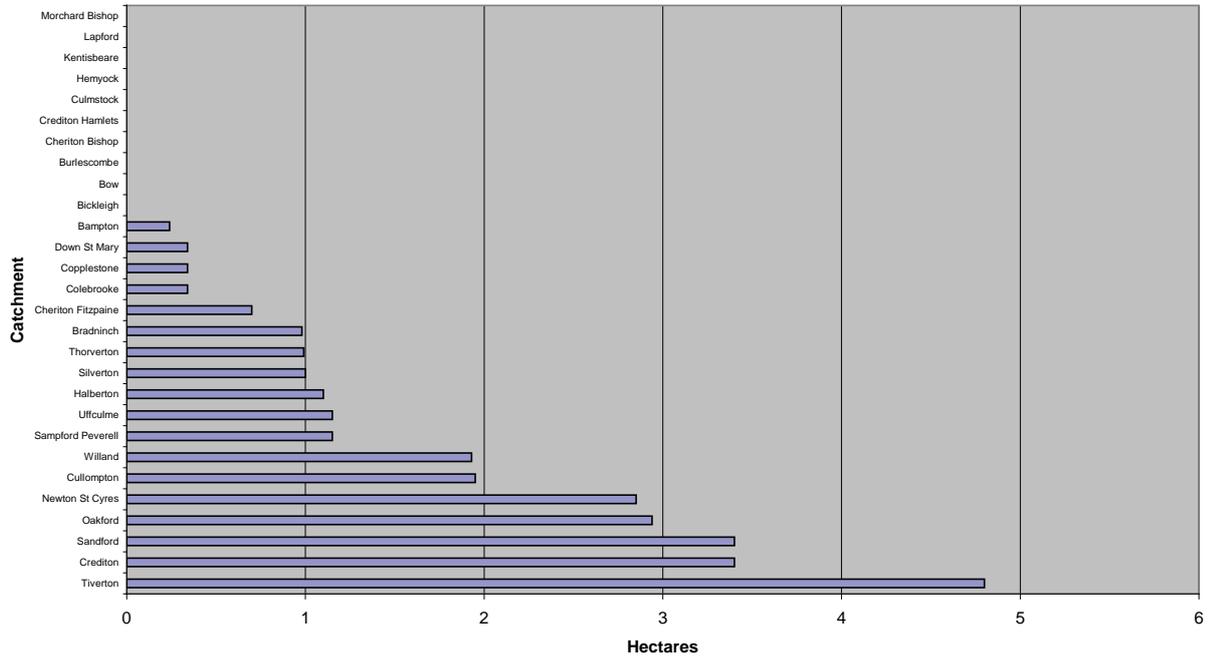
### Accessible Woodland



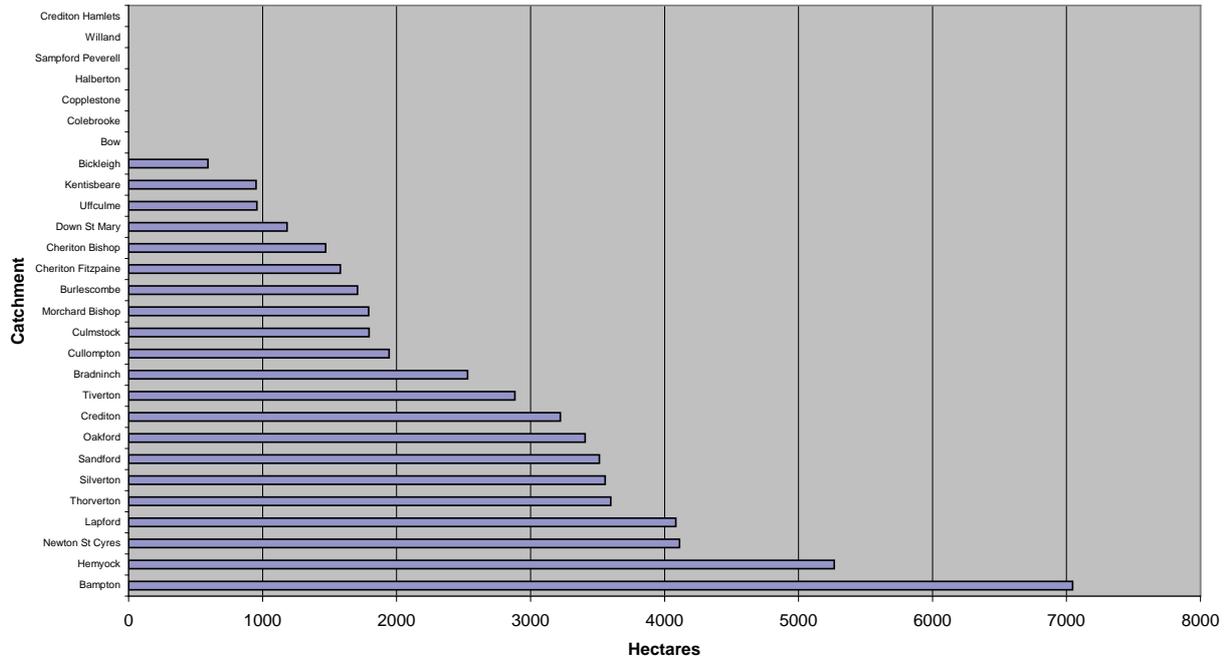
### Public Open Space: play areas, playing fields, parks, informal open space, cemeteries



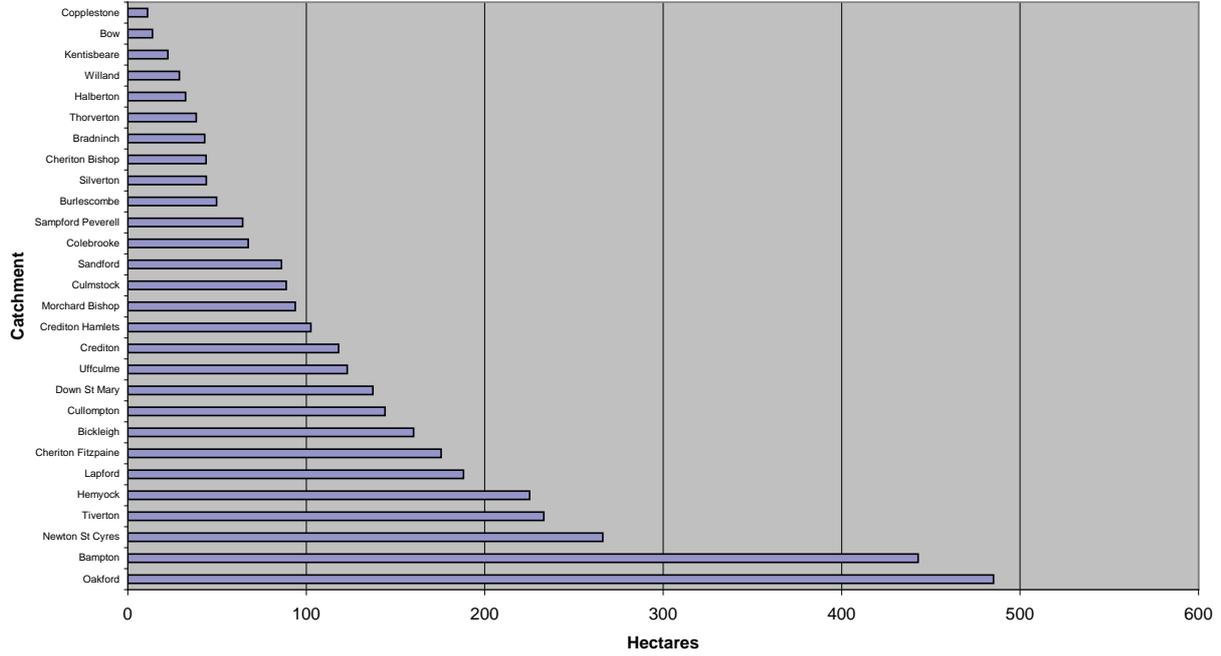
### Allotments



### Strategic Nature Areas

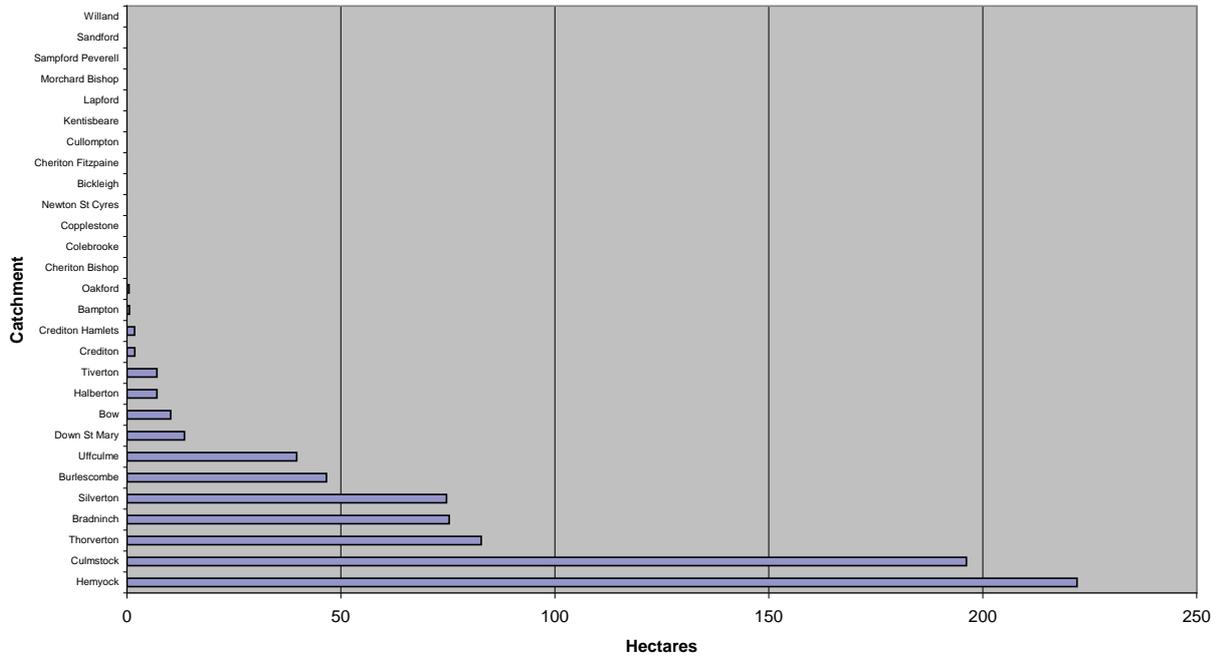


### County Wildlife Sites

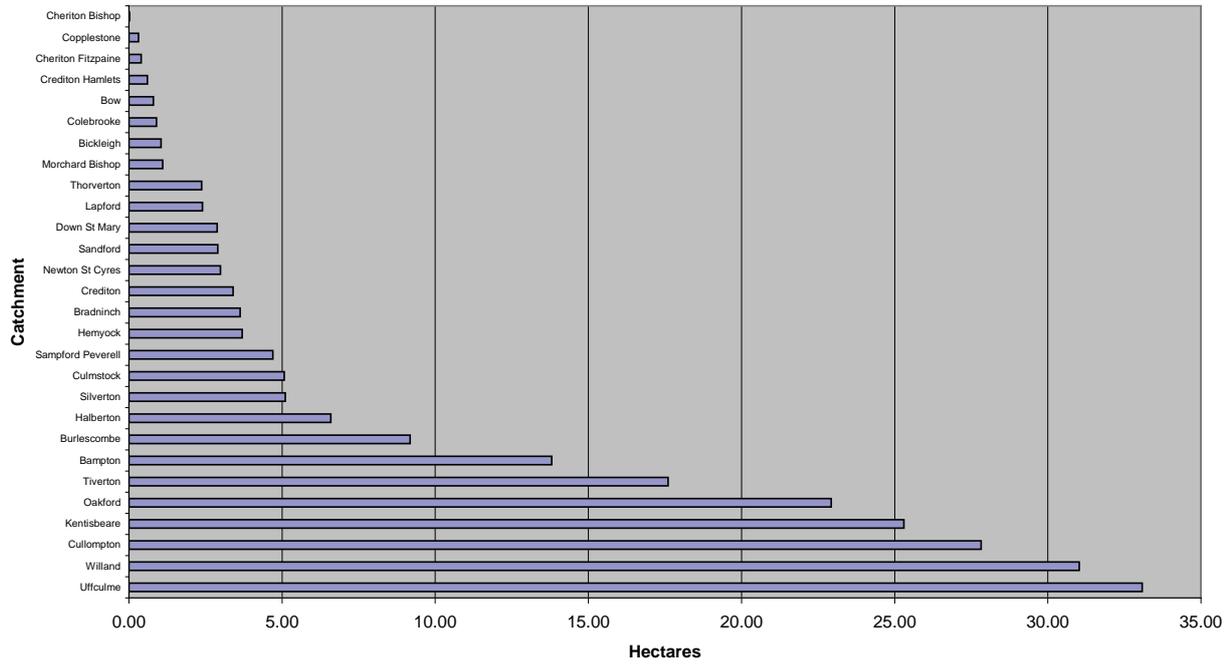


Disclaimer: Mapping of County Wildlife Sites for the draft GIP represents historic data and is subject to revision in the final GIP. Current data maybe obtained from Devon Biodiversity Records Centre.

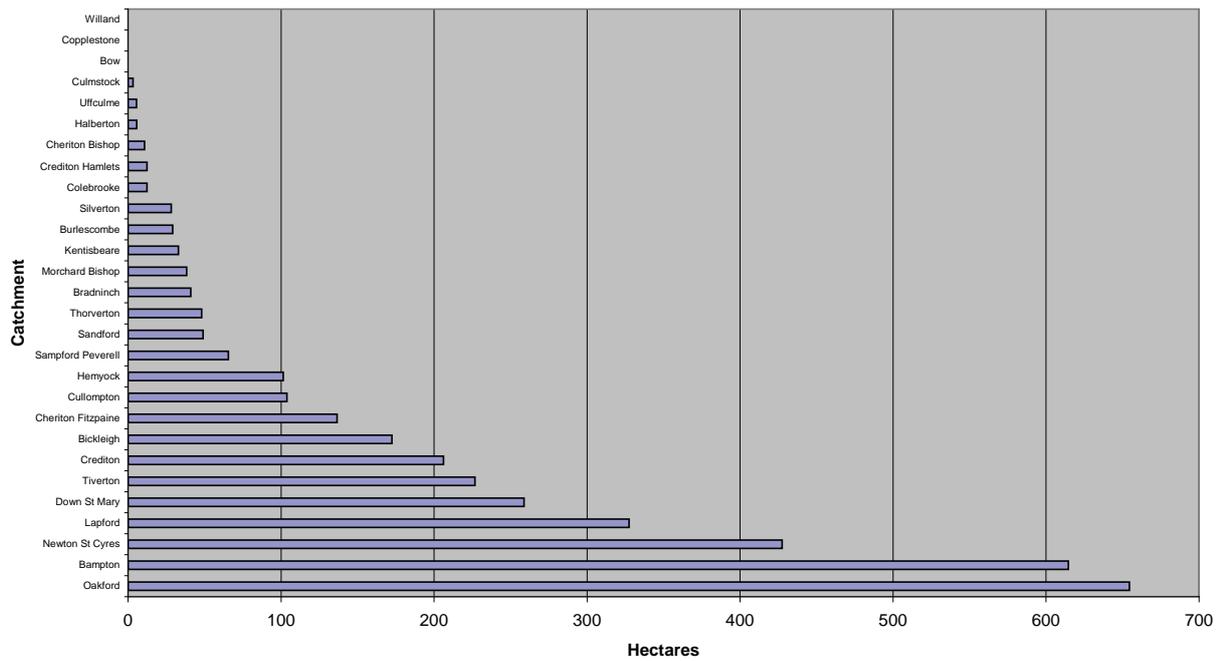
### Sites of Special Scientific Interest (SSSI)



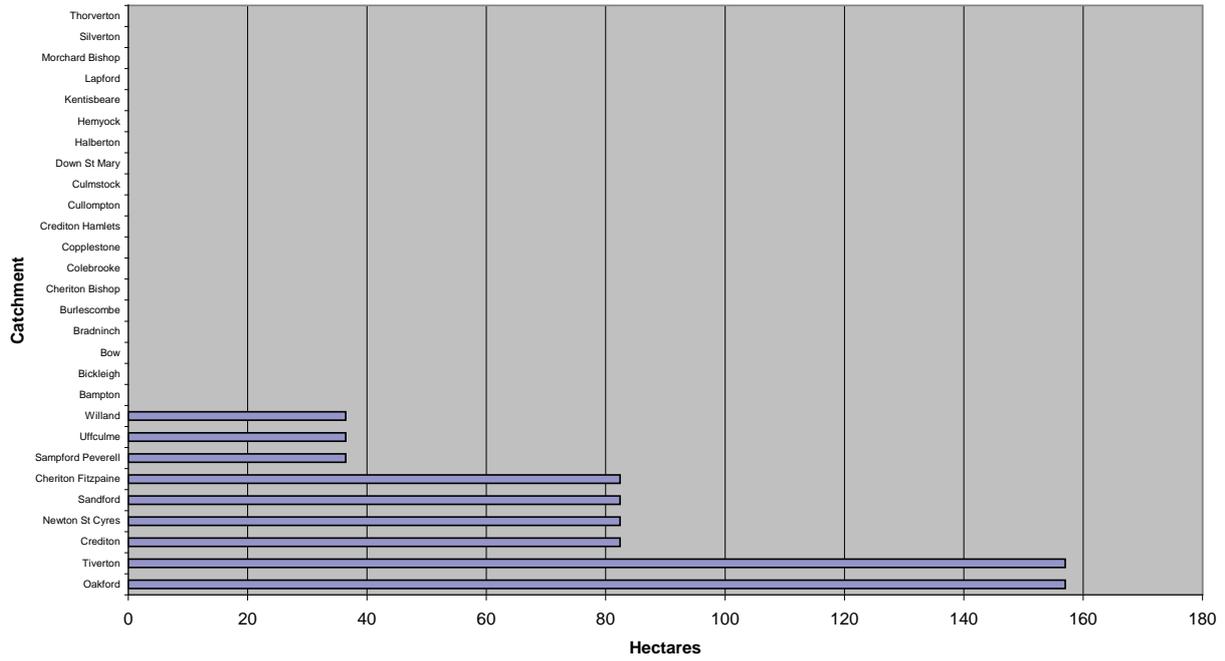
### Tree Preservation Orders (Area and Group TPOs)



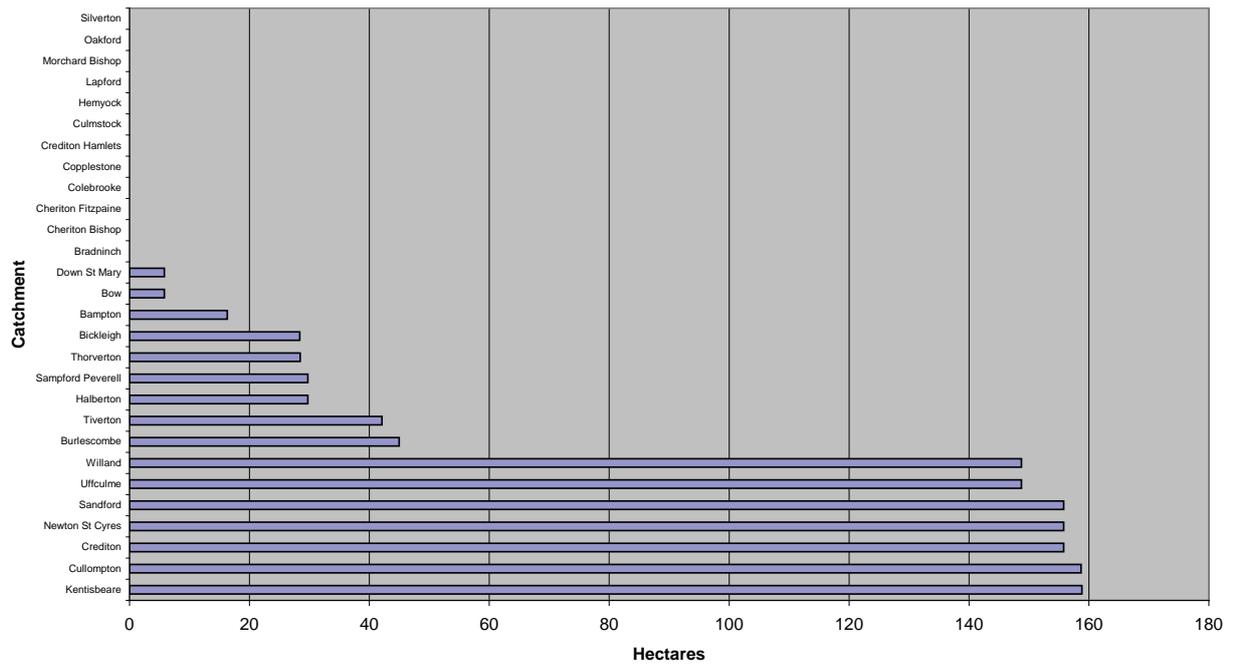
### Ancient Woodland



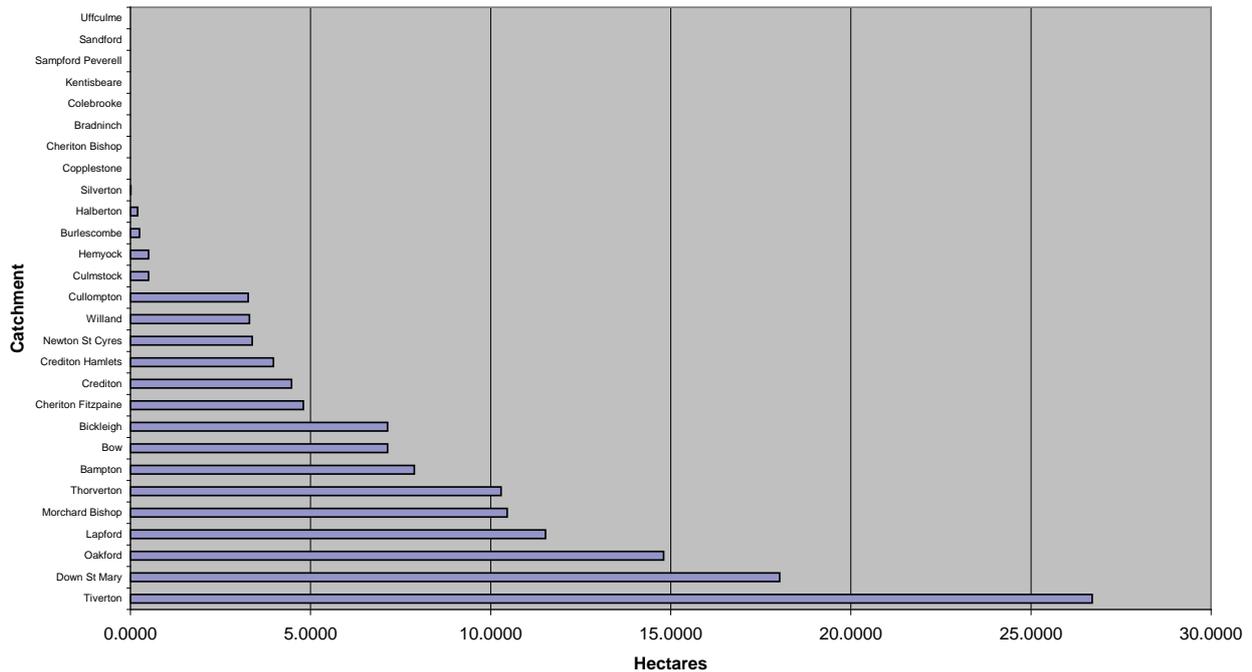
### Historic Parks



### Local Parks



### Scheduled Ancient Monuments



**5.2** The summary chart at paragraph 5.0 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 provision and should be targeted for enhancement.

**5.3** 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.

**5.4** A high number of 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.

**5.5** There are limitations on the functions of GI that can be actively provided through local authority policy and investment. 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. The policy approach should be flexible, seeking to direct available resources 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.

