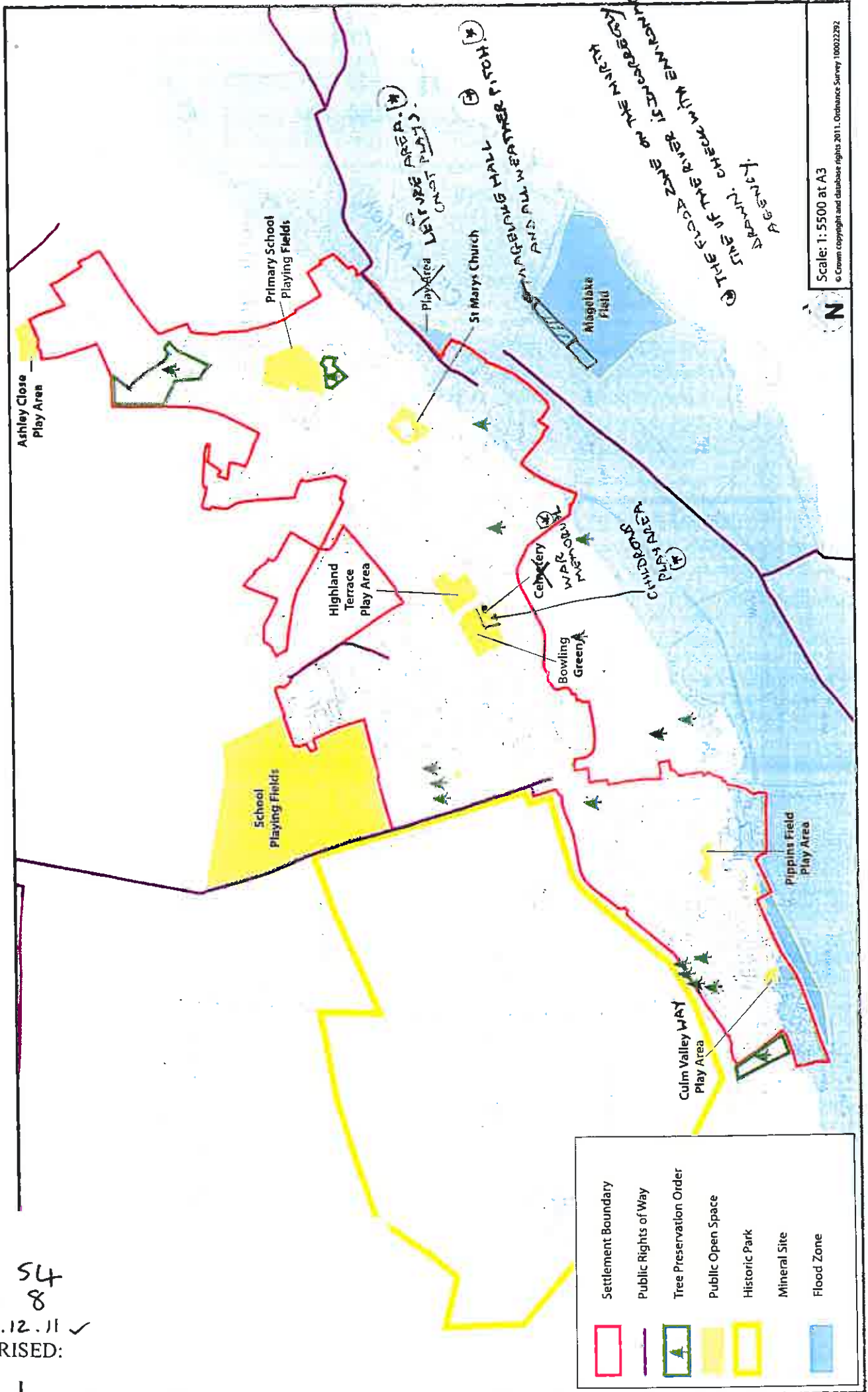


UFFCULME

GIP
 ID NO: 54
 REP NO: 8
 ACK: 6.12.11 ✓
 SUMMARISED:



	Settlement Boundary
	Public Rights of Way
	Tree Preservation Order
	Public Open Space
	Historic Park
	Mineral Site
	Flood Zone

Scale: 1: 5500 at A3
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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.

② "THE SHARLES" in Uffculme Square.

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.

② UFFCULME HAS APPROX 30 ALLOTMENTS AT CLAY LANE.

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.

* (MUCH PUBLIC OPEN SPACE IS OWNED & MAINTAINED BY THE PARISH COUNCIL HIGHWAYS TEAM ON MAYBEE, CHILDREN'S PLAY AREA, WAR MEMORIAL, LUTHER AREA AT BONNERWAY, MAGGERS HALL (A.W.P. IN & FOLD.)).

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