



NEIGHBOURHOOD PLAN

present to 2031



Bradworthy Millennium Garden

Bradworthy Neighbourhood Plan present to 2031

Letter from Bradworthy Parish Council introducing the Bradworthy Neighbourhood Plan	3.
Tell me about Bradworthy	4.
Bradworthy's Past	5.
MAP of Bradworthy through the eyes of pupils from Bradworthy Primary Academy	8.
Snapshots of Bradworthy	9.
MAP of the designated Neighbourhood Plan Area	10.
What is Neighbourhood Planning and why does it matter? Information from Government.	11.
Why have a Neighbourhood Plan for Bradworthy and what can it do for us?	12.
Five initial questions for parishioners and responses	13.
So what needs to change? Is a Neighbourhood Plan worth having?	14.
The full Neighbourhood Plan Questionnaire - a summary	15.
Timeline of the Bradworthy Neighbourhood Plan	16.
How have the Policies for Bradworthy been formed?	17.
Information about Bradworthy within North Devon and Torridge Local Plan	18.
MAP of Housing Allocation	20.
Housing	21.
Business	31.
Environment	36.
MAP showing Bradworthy Environmental Constraints	42.
Recreation	43.
Services and facilities	47.
Transport	51.
What happens next?	55.
A summary of the Key Stages in Neighbourhood Planning issued by the Government	56.
The list of Ambitions	58.
Acronyms & abbreviations, Source references, Thank Yous	59.



An early photo of Bradworthy Square

An introduction from Bradworthy Parish Councillors & NP Steering Group members, September 2018.

Dear Parishioner,

Thank you for your time and many contributions that have helped prepare the Bradworthy Neighbourhood Plan. It has been a long process.

This plan will help create the future of the Parish that we live in. I am proud of the commitment that the Steering Group members have shown in progressing this plan to the submission stage.

The Government has revised the approach to planning and the aim is to give local people more say about what happens in their neighbourhood. North Devon and Torridge have been embarking on their own Local Plan at the same time as we have been working on ours. At times this has led to things taking longer for us but now that it is complete **YOU finally have the opportunity to decide whether or not this neighbourhood plan is adopted by voting at a local referendum.**

It is stated throughout that the Plan cannot stop progress. That is not the aim, but by listening to your views it has hopefully embraced the unique qualities that Bradworthy has to offer and will help preserve them. Not all suggestions can develop into a planning policy and any that are strongly supported have been drawn into a separate 'ambition' list with potential ways of making them a reality.

The community has shown many views throughout this process and over the last three years the group have listened and created. What came across strongly is that you love living in Bradworthy and you want to support necessary growth yet preserve the natural environment, build and improve on community facilities and enhance transport links. Employment opportunities and housing for young and old are important to you. You want to prevent ad hoc developments and safeguard Bradworthy village and parish for future generations.

Hopefully you will now support the plan that you shaped.

My special thanks to the steering group members for all their hard work producing this plan and all other members of the community who responded, contributed and aided the process. There are too many to mention.

This plan is our future.

Daphne Nicholls, Bradworthy Parish Council.

To see how Bradworthy Neighbourhood Plan has evolved, see the original Questionnaire sent to the parish and look at the results gathered, please visit www.bradworthy.org

If you need to contact a member of Bradworthy Parish Council please email:-
bradworthyparishclerk@gmail.com



Lane alongside Bradworthy Moor



Tell me about BRADWORTHY.....

Ask people about Bradworthy and a few things will always come to mind:- the biggest village square in the South West; the first commercial wind farm in Devon; Martins homeware; Wades furniture store; and 'Horniwinks', the local name for peewits and people of Bradworthy born and bred. The bustling community has included some hugely colourful characters - tales of black dogs that roam in the dark, galloping horse hooves, ghostly horses and underground passages!

In tough times people have always worked and pulled together to come through events like Polio and War. A strong, reliable, robust people that's how the Horniwinks of Bradworthy are described - "They breed them strong around here."

It's a vibrant community that continues to be a self-sufficient village, with services and shops that continue to thrive.

" Community spirit. A good range of shops and services. Garage with petrol. A safe environment."

Agriculture has always been its main occupation. The remains of medieval strip fields can still be traced on Google Earth and they highlight the landscape with rich patterns alongside the distinctive hedgerows and trees leaning away from the dominant Westerly winds.

Some small farms have grown and are amongst the major employers. Tractors and livestock continue to be a prevalent part of the environment. Tourism has gradually been developing with holiday accommodation providing places for visitors to enjoy the idyllic rural tranquillity of Bradworthy. Tradesmen cover all areas needed by the community. New businesses like Seiche who specialise in the design, development and manufacture of underwater acoustic and advanced visual detection systems have the largest workforce. Employment opportunities have gradually expanded alongside agriculture and the development of technology.

There are 1,100 residents of all ages. Some have lived in the parish all their lives, others have married into local families or arrived to take on new employment and many have moved here to enjoy the rural surroundings and community life.

Old and new, sit side by side. Silent partners who need to grow together, expand but enhance, neither one dominant. There can be pressure for change, hopefully changes will be positive for the community.....

Feedback from the 2016 questionnaire received both positive and negative comments:-

" Quiet idyllic environment."

" Tranquillity + beautiful countryside."

" It's quiet and peaceful with a very low crime rate."

AND.....

" Mud on the road and muck from farm vehicles."

" Too many large vehicles and tractors."

" Smells from muck spreading and flies."

Change clearly needs a balanced approach. Old and new need to cooperate together - 'Incomers, Outgoers, Blow Ins, Blow Outs.' People need each other through good times and bad times.

They also need schools, health services, houses, transport, jobs, leisure opportunities and tranquillity to maintain this vibrant community.

Change will happen and as long as everybody works together change can be positive. How Bradworthy continues to thrive needs consideration and moderation if it is to remain unique.



St. Peter's Well



Beech tree lined road to Berridon

Bradworthy's Past

Bradworthy, formerly Bradfardisworthy, is a Saxon village, existing since around 700AD. The name means broad enclosure. The word 'broad' is still used for The Broad Hill to the North of the village square. The word 'worthy' means enclosure or homestead and there are numerous farms in the area with 'worthy' in their name. In addition to Bradworthy itself, there are seven other farms within the present parish which were Saxon manors recorded in the Domesday Book.

After 1066, the Manor of Bradworthy was given to Torre Abbey who used the land for raising horses which is where the name Horsehill comes from, adjoining one side of Bradworthy Moor. After the Dissolution of the Monasteries, the Manor was broken up and sold to various landowners. This means there is no 'Big House' and 'Squire' as so many villages have. The title of Lord of the Manor as custodian of the manor lands -The Square, the Broadhill and the Moor - is now held by Bradworthy Parish Council.

The Grade Two listed Anglican Church is of early Norman origin and was first dedicated to St. Peter hence the naming of St. Peterswell Lane leading to St. Peter's Well. The church has survived lightning and fire with much rebuilding over the centuries and the tower being added in 1500. Now the church is dedicated to St. John the Baptist.

Fields called Froggy Marsh, Rushy Meadow and West Pennygrewe Marsh tell you it's a wet area, as does the old saying that "you need an extra pair of laces in Brad'ry!"



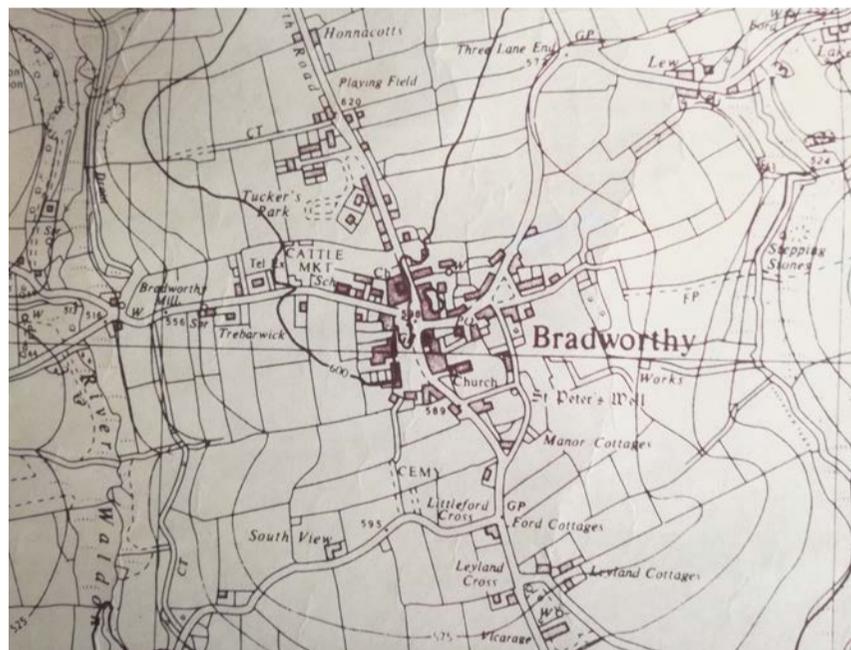
Broad Hill, lower village.



The Broad Hill was formerly used by the cottagers for stacking their wood faggots and for their clothes lines. The copper beech tree was planted to commemorate the coronation of King George VI in 1937. Two cherry trees were planted on the Broad Hill to commemorate the Coronation in 1953. It was cleaned up, levelled and re-seeded in 1966 to commemorate the death of Sir Winston Churchill.

The Square in the 1960s

The Square has been the centre of the village for over 1,000 years. It is described as the townes-place in old deeds and



remains the largest village square in the West country. It was tarmacked in the late 1930s but was once a grassy green. The old part of the Inn is of an early date and might have been the old Church House.

An early map of Bradworthy

Thanks to some Bradworthy born and bred people still living, we have a wonderful primary source of local history. Below is a photograph of Walter Dayman, one of the older residents who was 94 in June 2018. He shared his memories in 2017 with Beaford Arts who are compiling Devon historical photographs and interviews to bring the past alive.

Walter Dayman, 94, June 2018.



Four of Walter Dayman 's family are in the photo of haymaking at Lympscott 1914-15 (Beaford Archive)



Early postcards of Bradworthy



Lambing time.



Music at Bradworthy Inn.



Horses are often passing by....

Snapshots of Bradworthy.

A unique, rural, North Devon village, self-contained and productive, providing services for parishioners and people travelling from near and far who seek the personal services offered in a village community surrounded by an agricultural landscape.

A large village square surrounded by family-run businesses. Third generation businesses working alongside new ventures. A busy industrial estate within walking distance of the village square. Small businesses run from family homes.

What is on offer? A hardware store, furniture shop, carpet shop, garden machinery, double glazing, plumbers, builders, electricians, groceries, vets, garages, butcher shop, post office, surgery, school, church, chapel and taxis but a limited bus service.

Leisure facilities are offered by The Bradworthy Inn, the Social Club, a large village hall, playing field and the bowling club.

A village overlooking its own rural parish landscapes, Bradworthy Moor, hedgerows, fields, Tamar Lakes, views to Exmoor, Dartmoor and Bodmin Moor. Narrow lanes, five miles to a main road and travel needed to be in a town of any size.

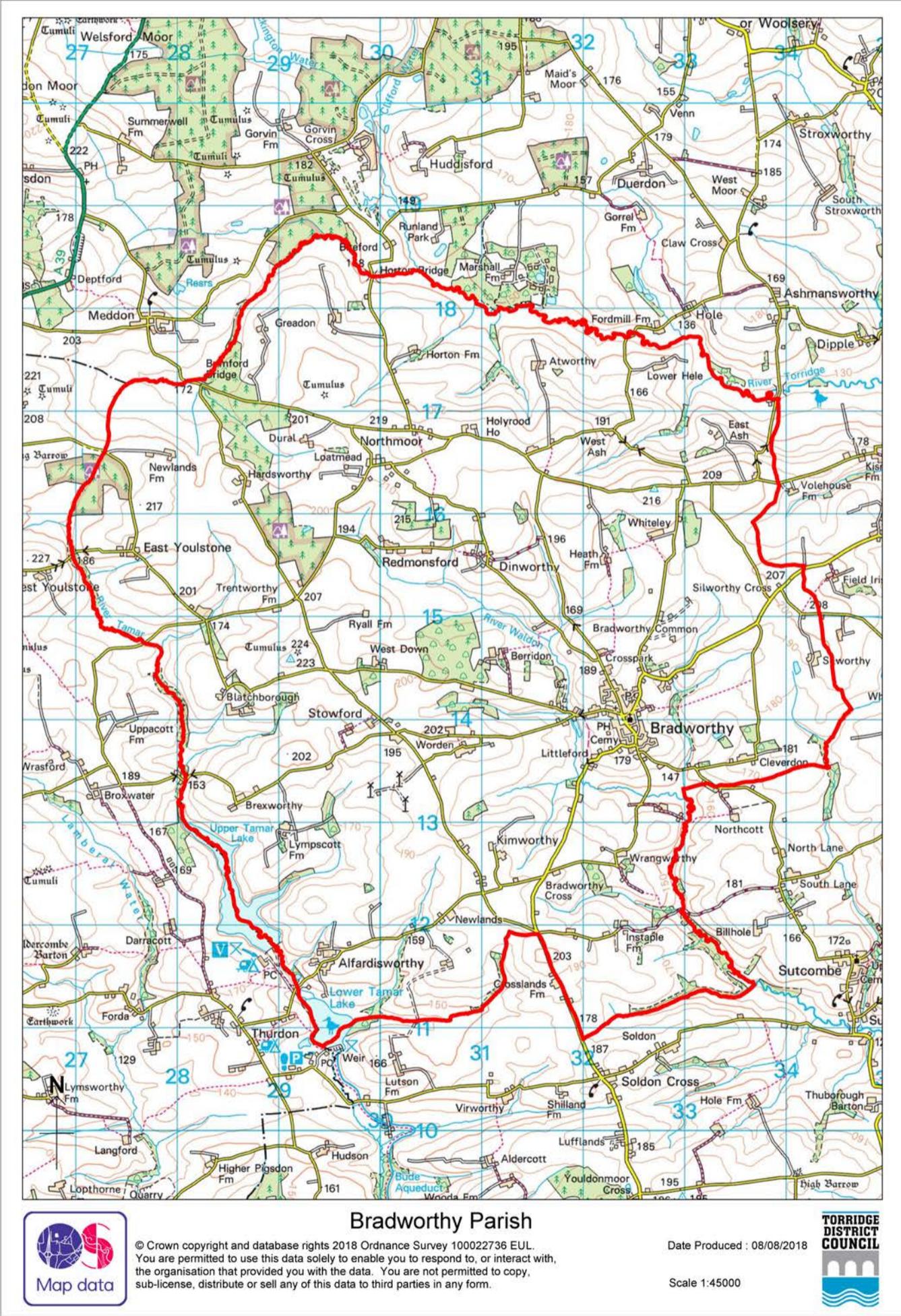
Making its own entertainment - quiz nights, discos, cider and pasty walk, a big August carnival, performances, gigs, jumble sales, an arts festival and other fundraising events bring the community together.



Pastures for sheep and cattle surround the village

The Map of the designated Bradworthy Neighbourhood Plan Area

In November 2015 an application was made by BPC to the TDC Local Planning Authority for Designation of a Bradworthy Neighbourhood Plan Area which covered the complete parish of Bradworthy. On 3rd March 2016 - TDC confirmed the Designation and the map is shown below.



What is neighbourhood planning?

Information from the government.....

"Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. They will be able to:-

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like and what infrastructure should be provided
- grant planning permission for the new buildings they want to see go ahead

The government has introduced the community to the right to do neighbourhood planning through the Localism Act."

Why does neighbourhood planning matter?

"The planning system helps decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

In theory, planning was always supposed to give local communities a say in decisions that affect them. But in practice, communities have often found it hard to have a meaningful say. The government wants to put power back in the hands of local residents, employees and business, councils and civic leaders - those who know best the needs of their local areas.

Neighbourhood planning is optional, not compulsory. No one has to do it, if they don't want to. But we think that lots of people will want to take the opportunity, to influence the future of the place where they live or work."

For more information please see www.gov.uk



Painting of The Square by John Wonnacott

Why have a Neighbourhood Plan for Bradworthy? What can it do for us?

“ Bradworthy is such a lovely Village! It would be a shame if it became too big!”

The Neighbourhood Plan (NP) process began with just five questions delivered to all houses in the Parish in April 2016. It always needed to be a NP that reflected the community's aspirations, being simple and yet comprehensive enough, so that everyone involved could take responsibility to achieve the plan's objectives.

As the results came in and were developed further it became obvious that Bradworthy could benefit hugely from asking further questions, listening and then producing a NP that reflected the Parish viewed, as a Parishioner or observer would want to perceive it, friendly, industrious and safe.

Responses to the five questions highlighted areas where improvement was necessary, changes that could help it remain a vibrant community and also enhance the many positives unique to Bradworthy. The geographical setting of Bradworthy is both a constraint because it is relatively isolated, and an opportunity, because it has retained its character and services. People use the services rather than travel to other towns.

Rural industries continue alongside newer ones, bolstered by the tranquil open spaces, the proximity to the coastal areas, the Moors and Areas of Outstanding Natural Beauty which Tourism promotes.

Areas for concern are probably not the same as in most rural villages. Bradworthy could actually suffer from its uniqueness, the same self-contained wholeness could easily lead to overdevelopment that would put pressure on services such as the school or doctors' surgery.

However no development and no change could turn this vibrant village into a place people drive through to reach the services and facilities they need.

Due to central government needing to provide enough housing, Bradworthy is under siege. Overdevelopment of housing is a real threat here as it is in all major settlements of Torridge. Bradworthy is classed by Torridge District Council as a 'Local Centre' mainly due to its many services which make it self-reliant, self-sufficient. More houses mean more people who need space at the surgery, room at the school, employment opportunities and more of the already non-existent public transport.

The NP for Bradworthy can't make everything 'Tickety Boo' overnight but it can identify the needs and priorities of local residents and give them a greater voice on the quality and contribution of all new local development within the Parish. It's not a tool to stop development but rather one to enhance and guide it so the community is a place where people want to live and work, not just now but in the future too.

Five questions were sent to all households in the parish in April 2016

A letter was sent to all parishioners who were asked to answer the 5 questions below and say if they would be interested in becoming involved in the Planning Group.

"Bradworthy Parish Council has decided to undertake a Neighbourhood Plan. A NP is about promoting and improving the social, economic and environmental well being of the area. It is not about stopping development but making sure that future projects and developments are in the right area, in other words where we as a Parish want them. This should allow Bradworthy greater control over future development."

1. What is good about Bradworthy?
2. What is bad about Bradworthy?
3. What makes the neighbourhood a good place to live and work in?
4. What pressures are affecting the parish now and in your opinion in the future?
5. What needs to change?

Responses to the five questions produced a wide variety of statements...

You love the shops, doctors' surgery and the community spirit. Bradworthy truly is a self-contained enterprising community.

" Sense of community. Shops/Doctors/Garage/Pub etc – its all here! Tranquillity + beautiful countryside. "

So that is what the NP needs to conserve.

The negatives are highlighted by lack of public transport, state of the roads, parking in the Square and lack of local jobs. You want housing that remains affordable and available for young and old locals.

" Not enough local employment. Few opportunities for young people. Shocking road (potholes). Lack of public transport."

These are areas for definite improvement.

Age seemed to be an issue for some in both extremes.

" Too many elderly people and not enough for teenagers."

" Provision of more social housing for 55 +."

Responses highlighted that the main pressures on the Parish were overdevelopment, jobs, parking, transport and housing.

" To keep a friendly feel to the village i.e. basically keep it as a village. Housing expansion needs to be kept to a minimum otherwise our village will lose its identity and start changing towards being a town."

" A village as England used to be."

Friendliness is what makes the village a good place to live. The community spirit that Bradworthy possesses is paramount to how it works, together as one in good times and bad.

" Friendliness and security. I feel safe here."

" I have been told by many visitors that they could not believe that a place like Bradworthy and the surrounding area still existed. That speaks for itself."

So what needs to change?

" Nothing - Keep the village as it is." That's what the majority said.

" Too much change will spoil the village, then it will be too late to change back."

" Yes move with the times but do not lose sight of what is perfect for this Village."

But.....change does need to happen. It is already happening and with speed. Nothing stands still, static, not even in Bradworthy.

Is a Neighbourhood Plan worth having?

Will it make a difference? Will we be listened to?

Neighbourhood planning is about influence. These plans help local communities develop policies that govern planning matters, identifying the community's needs and priorities. In simple terms what you want and where. It is a unique process to deliver a legally binding document that planners, developers and ordinary folks, even someone wanting a house extension must consider. Community planning reflects the community's aspirations whether it is where housing development is in the village or a community woodland in the Parish to walk in, a new surgery or housing for the over 55s.

It is not about halting change, it can't, but it **IS** about listening to the people in the Parish to initiate changes that are positive and unique to Bradworthy.

Five questions began the process. Five questions allowed the steering group to dig deeper by then asking more in a long questionnaire so that parishioners could explain their wants, desires and ambitions for their village.

Bradworthy has always had its Parishioners at its core. 84% felt that a NP was very important for Bradworthy's future. Those Parishioners, are what can make it a place that embraces change because they have had a say in what, how and where it happens.

Q2. HOW IMPORTANT DO YOU THINK IT IS FOR BRADWORTHY TO HAVE A NEIGHBOURHOOD PLAN FOR THE NEXT 15-20 YEARS?

Very important = 51%

Important = 34%

Somewhat important = 13%

Not important = 2%

The full Neighbourhood Plan Questionnaire.....

LISTENING to the community.

A Neighbourhood Plan should reflect the needs of the community. Gathering opinions, ideas and the views of the people who live in Bradworthy Parish was essential. For this reason in 2016 a Questionnaire was compiled by the Steering Group and delivered to each of the 448 households. The Questionnaire was completed by 250 households and the results were collated by Maria Bailey Planning. The original questionnaire, the results and a summary for each area can be viewed at www.bradworthy.org

What did the community say? a summary.....

The responses in the questionnaires showed that parishioners want to ensure Bradworthy continues to be a friendly, welcoming, helpful community where all ages can feel safe and supported.

People are aware of the importance of helping all residents to enjoy educational, social, cultural, sporting, leisure, business and employment opportunities, realising that developing and supporting these areas is an essential way forward to building and sustaining a strong, healthy community for future generations.

The rural nature is an essential part of the parish. People recognised that green spaces, woodland, moors, hedgerows and water courses all need to be protected.

The community also supported a gradual growth in small residential developments which used renewable energy supplies, included houses of varied size and price so as to support all ages, needs and incomes, creating an appropriate level of housing to meet local needs.

Q1. THINKING OF ALL ASPECTS OF LIVING IN THE VILLAGE - HOW SATISFIED OR DISSATISFIED ARE YOU WITH LIVING IN THE VILLAGE?

Very satisfied = 56%

Satisfied = 43%



TIMELINE of the Bradworthy Neighbourhood Plan.

August 2015 - Following discussions between BPC and TDC about setting up a NP, a public meeting was held with guest speaker, Martin Parkes from "Devon Communities Together".

October 2015 - BPC, the only ones who could make the decision, voted to create a NP for the "Growth and well being of the Parish" to address future needs.

9th November 2015 - At a public meeting, a Steering Group was formed to take the project forward:- Allan Grubb and Lee Holloway (BPC); Sarah Payne and Margaret Coles (Community Land Trust); and Margaret Millman and Jeremy Dickson (parishioners). An application was made to the TDC Local Planning Authority for Designation of a N/P Area – this to be the complete parish of Bradworthy.

3rd March 2016 - TDC confirmed N/P Designation

April 2016 - Grant funding applied for. A total of £8000 was made available to create a plan, in a maximum of 4 instalments. An Interactive Display created & the Steering Group shared ideas at BPC Annual event. An Introduction to the NP and 5 Preliminary Questions encouraging personal responses were sent to all 500 households and 18% responded.

May – July 2016 - Regular Steering Group meetings took place and joined by more parishioners (Jill Pike, Daphne Nicholls, Keith Tomlin, Sue Cottam, Jon Cleave, John Sanders, Sheila Wright.) Detailed Questionnaires prepared. Planning Consultants Maria Bailey Planning Ltd (MBP) employed to assist with analysis and formulation of policies.

August – September 2016 - Questionnaires distributed to all households in the parish.

October 2016 - 50% of Questionnaires completed, read by Steering Group members and sent to MBP for analysis.

January – March 2017 - Results discussed, clarified, recorded, summarised and changed into pie charts and bar charts with percentages added to make the documents easier to read. Website created to share results with Bradworthy Parish - www.bradworthy.org

March 2017 onwards - Public consultation in the form of a display and presence of Steering Committee members. Policies written in draft form and submitted to TDC for first response.

November 2017 onwards - Whilst awaiting results of TDC Local Plan to be finalised, Bradworthy NP continued to be developed and written using the comments, advice and feedback given by TDC and parishioners.

April 2018 onwards - Draft policy documents shared in display form and attendance of Steering Committee members at the annual parish event. Draft policies then displayed in the hall entrance for viewing by the public and added to the Home Page of the website.

Summer 2018 - First draft of Bradworthy NP prepared prior to submission to TDC



"All roads lead to Brad'ry" is a popular local saying.....

How have the Policies for Bradworthy been formed?

The policies have been formed by analysing the data from the questionnaires, collecting feedback given by local people at open meetings, consulting with TDC and collating relevant local and national planning information. The policies have been considered under the headings of Business, Environment, Housing, Recreation, Services and Transport so as to include all planning issues for the parish and reflect the areas of concern shown by the community. The policies have been separated into those which are:-

- specific to Bradworthy
- already included in the Torridge District Council Local Plan
- not able to be of policy status - ambitions*

(* So as to include those things which were unable to be of policy status but which are of importance to parishioners, a list of **ambitions** has been drawn up, along with the potential means to make them happen via various public bodies and stakeholders. See Pages 58)



The content of the Bradworthy Neighbourhood Plan has been prepared alongside the content of North Devon and Torrington Local Plan: Publication Draft (Committee Version) 2014. Pages 275 to 279 which are included here.

Please note that Policies Map 10 referred to by TDC is on Page 20 of Bradworthy NP entitled *Bradworthy Housing Allocations*.

Bradworthy

13.5 Bradworthy provides local services and facilities for the village and surrounding rural community. The village is situated 11 km (7 miles) north of Holsworthy. It lies on the western edge of the plan area, close to the boundary with Cornwall.

13.6 Bradworthy lies outside any designated landscape area and there are no sites of national or countywide nature conservation importance close to the built up area. Part of a designated European Special Area of Conservation (Culm Grassland) and Site of Scientific Interest lies to the north of the village at Bradworthy Common. The village is within the western culm plateau landscape area where long views are an important characteristic.

13.7 The historic character of the village centre has been retained and forms the basis of the Conservation Area shown on Policies Map 10. The outstanding feature of the village is its large square of C18th houses and the Grade II* Church of St John the Baptist.

13.8 Local services include an employment area within the village, shops, post office, a primary school, community hall, doctor's surgery and a variety of recreation facilities.

Policy BRD: Bradworthy Spatial Strategy.

The community's spatial vision for the Local Centre is that it should provide the range of facilities and services required by local people, including accommodation, care services and employment, and that growth should be gradual and supported by appropriate infrastructure.

The vision will be delivered through:-

- (a) provision of approximately 45 dwellings, including affordable homes, to meet the range of housing needs in the local community. The supply of housing will be delivered through extant planning consents and two site allocations with a capacity for approximately 30 dwellings;*
- (b) two additional housing sites within the development boundary;*
- (c) seeking to retain existing services and facilities in the village;*
- (d) support for the provision of services and accommodation for the elderly;*
- (e) provision for additional sports and recreation facilities;*
- (f) additional employment provision.*

The Development Proposals

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

13.11 A development boundary for Bradworthy is defined on Policies Map 10 outside of which the principle of residential development is only supported on an exceptional basis.

Employment

13.12 Bradworthy is a focus for employment opportunities for the surrounding rural area. A number of premises have been provided on the industrial estate at Langdon Road. Development on the site is safeguarded for the provision of business uses. Any proposals for alternative uses will be considered against Policy DM12: Employment Development in Towns and Villages.

13.13 During the life of the Local Plan there may be a requirement for additional land or premises to accommodate businesses able to provide a service to, or employment for local people.

13.14 The Local Plan does not make a specific allocation for economic development in Bradworthy. If required during the plan period, extension of the existing industrial estate to the north is considered to be the most appropriate location and specific proposals would be supported if they accord with the general policies of the Local Plan and the spatial strategy for the village. Vehicular access through the existing employment area is most likely to be appropriate.

Housing

13.15 Additional housing is proposed to meet the needs and demands of the settlement of Bradworthy and its surrounding rural area over the plan period. At April 2013 there was only a modest level of housing commitments. The Local Plan identifies two further sites that are considered to be deliverable. The order of presentation of which does not reflect any priority for release of the sites for development which should be in accordance with the village's spatial strategy.

Policy BRD01 Residential Development North of Elizabeth Lea Close.

(1) Land North of Elizabeth Lea Close, as shown on Policies Map 10, is allocated for residential development that includes approximately 15 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes.

(2) The site should be developed in accordance with the following specific development principles:-

- (a) provide vehicular access from Elizabeth Area Close/North Road***
- (b) retain, as far as possible, existing trees and hedging on the site***
- (c) retain a design and layout that respects the location of the site bounded by existing dwellings and on two sides by open countryside.***

13.16 A site on the northern side of the settlement is allocated for housing. The site is generally level and bound by established hedgerows, with a number of trees. It has access to the highway network and is well related to village facilities, with some further appropriate landscaping, will not harm the landscape setting of the village.

13.17 Access to the site should be served from Elizabeth Lea Close on the south-western corner of the land parcel.

13.18 A number of established residential properties border the site, on the western side. Detailed design, layout and landscaping should minimise the impact of development on these properties. A satisfactory relationship between these properties and new housing is required to protect the amenities of both.

Policy BRD02 - Residential Development at Mill Road

(1) Land at Mill Road, as shown on Policies Map 10, is allocated for residential development that includes approximately 15 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes

(2) The site should be developed in accordance with the following specific development principles:-

- (a) provide vehicular access from Mill Road***
- (b) retain, as far as possible, existing trees and hedges on the site; and***
- (c) layout and design that reflects the proximity of existing dwellings and commercial premises***

13.19 A site to the south of Mill Road to the south west of the village is allocated for housing. The site is relatively level and can accommodate a range of dwellings to meet local needs.

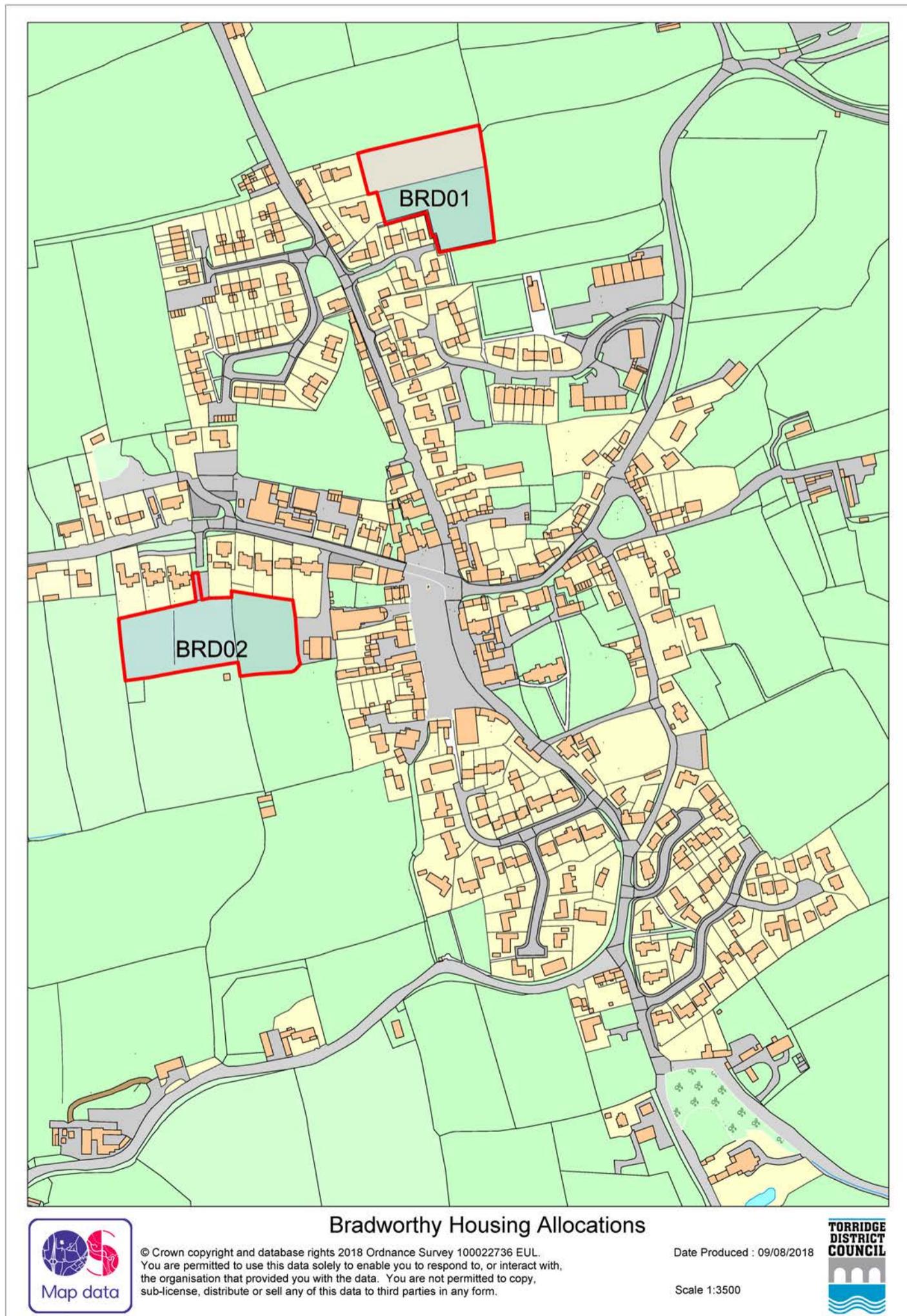
13.20 Access to the site should make use of the existing route to Mill Road. The location of the site to the rear of existing properties requires careful attention to design and layout of the dwellings to avoid overlooking or other loss of amenity to existing or new buildings. Maximum use should be made of existing and enhanced vegetation to assist this. Further planting on the southern boundary to help integrate the development into the countryside setting of the village is required.

13.21 Design should also have regard to the impact from the established commercial use to the east of the site.

13.22 In view of the location of the site close to the village centre, and its potential impact on existing property, a form of residential development with low traffic generation may be appropriate, which could include elderly persons accommodation.

Recreation. 13.23 . A continuing need for additional recreation facilities in Bradworthy has been identified. Land to the north of the village, on either side of North Road would be suitable for such provision during the plan period. Development will also need to secure safe and convenient pedestrian and cycle access to the village centre.

- The map, Housing Allocations, shows where North Devon and Torridge Local Plan has identified two sites for up to 30 houses outside the current development boundary. The sites are North of Elizabeth Lea Close (BRD01) & South of Mill Road (BRD02).



HOUSING

Introduction:

Bradworthy is classed as a Local Centre by TDC due in part to its community using, appreciating and therefore maintaining its huge range of facilities. Due to the lack of public transport, questions have been raised as to whether it should be classed as as Local Centre but what remains is that Bradworthy is a vibrant and living community upheld by its residents and truly unique in its offerings. Few villages today maintain this level of self-sufficiency but this in turn has led to what is perceived by some as over-development. Housing development needs monitoring not just in the “wheres” but also in the “whats.” There is, after all, no point in having large executive style homes if locals are priced out, there are no extra employment facilities, no public transport or enough room at the school. There is a co-dependence which needs to be considered.

“ We believe that as a Village it is over-developed with housing for the amenities (which exist).”

“ Anymore houses would spoil Village life and the school and Doctors can't take it.”

Every village and Town in Torridge faces pressure to build new housing but the number of houses presumed adequate in TDC Local Plan has already been exceeded. When is enough enough? Are local opinions going to matter? One reason that the NP steering group started on the huge task of producing Bradworthy's own plan was to exert some control over the housing “wheres” and “whats.” But now that the numbers have been more than fulfilled should we just keep building?

You want local needs dwellings and housing for older residents. You don't want larger family homes, just smaller ones with parking and gardens. You want live and work units. You want to be able to stay close to family to support one another.

“Relax existing planning conditions to provide additional residential dwellings which may help our kids from being priced out of the area.”

“ Single dwelling applications for young couples should have priority, they want to build futures in the village and for further generations of their families not for profit!”

There is no one way forward but we can help to make sure that we get what is needed from now on. We need developers to undertake housing surveys to determine what housing is needed and once identified provide just that. We need developers to contribute financially to our area, to help us to stay happy and healthy. We want them to work with what locals need and not ruin our village We need to make sure that any houses which are built fit into their surroundings, are ecological and have gardens and parking. We need the village to stay vibrant and alive.



Extension to rear of house on The Square



Houses built by Bradworthy Community Land Trust

Aims for housing in Bradworthy parish:-

To provide for the housing needs of residents of all ages, ensuring there is a range of housing available. Evidence from community consultation showed that housing development should be provided via small scale, mixed developments of up to 20 dwellings, prioritising brown field sites, and offering high quality, well-designed accommodation sitting well in the landscape, with renewable energy, private gardens, parking, green areas and allotments.

Housing policies specific to Bradworthy.

1. Development of 10 or more units should meet the housing mix, including type and tenure requirements identified by up to date local housing needs survey and other relevant sources of evidence. Consideration should be given to changing demographic trends, market trends and the needs of different groups within the community.
2. Development which would result in the loss of any parking provision in the Village Centre, which is defined on [Page 20](#), will be resisted unless it is replaced by at least equivalent provision in a suitable location. Proposals which enhance and improve parking provision in the Village Centre will normally be supported subject to other relevant development plan policies.
3. Proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.
4. Design of houses should be in-keeping with the present character of the Bradworthy Neighbourhood Area and therefore be of no more than 2 storeys. Houses which are well designed both inside and out, use renewable energy and have a garden will be strongly supported.

Bradworthy parishioners expressed the following ambition which is already supported by a policy in the TDC Local Plan

- Contributions will be expected from developers, in terms of buildings and facilities. (TDC ST22)

Bradworthy parishioners expressed the following ambitions which cannot be of policy status but need to be documented so that they are considered at every opportunity.

- Developments should be small scale, 2 and 3 bedroomed houses which sit well in the landscape and cater for a variety of needs, with priority given to affordable housing for local people, first time buyers and the elderly.
- Suitable accommodation should be provided for residents to enable them to remain within the community. A variety of sizes and types should cater for individual needs, be attractive, adaptable, accessible and have communal indoor and outdoor spaces.
- Should the purchase of new houses as second homes become an issue for the parish in the future, a Full Time Principal Residence Requirement would be supported.
- Building 'change of use' requests which support Bradworthy's needs in terms of accommodation for local people or business opportunities will be supported providing they follow the policies stated in the Local Plan and Neighbourhood Plan
- Developments which include buildings suitable for living and working will be supported



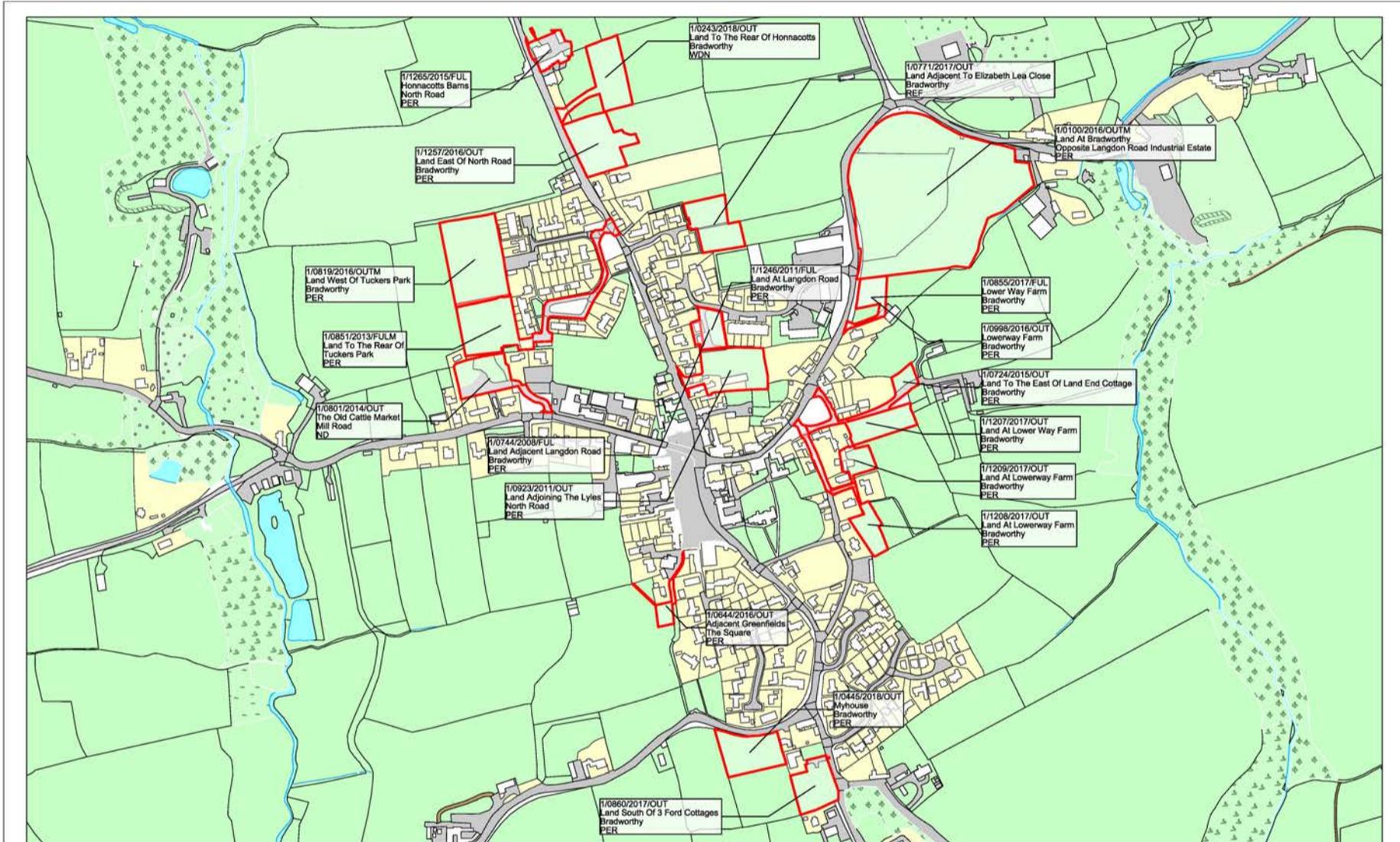
- Nine new houses in Witheridge Close, 2018



Some of the oldest houses in North Road

Map of planning applications August 2018

(See the KEY to abbreviations on [Page 24](#))



Bradworthy Planning Applications - August 2018



© Crown copyright and database rights 2018 Ordnance Survey 100022736 EUL.
You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Date Produced : 08/08/2018

Scale 1:5500



So..... what housing developments have been granted permission?

Below are details of the housing developments shown on the Bradworthy Planning Applications Map dated August 2018. (See Page 23)

Outline Applications mean that fuller details of the application have yet to be agreed at TDC. These are called matters remaining or reserved matters. These matters comprise of important details, such as bedroom numbers, orientation of windows, landscaping etc.

Information supplied below is taken from public access pages at www.torridge.gov.uk and is believed to be correct but some details are difficult to ascertain in outline applications.

These numbers do NOT show Q class applications granted permissions, that is farm buildings/barns allowed under the Q class definition. These are permitted with full residential status.

Key to abbreviations in housing sections:

AFF = affordable housing

Det = detached

D/S = double storey

FUL = full permission - where all details are decided in the application

FULM = full major - as above but on a larger development

Gar = garage

Gard = garden

ND = non determination

OUT = outline - permission where all planning details are not decided

OUTM = outline major - as above but on a larger development

PER = permission granted

P/S = parking space

REF = refused

Semi = semi-detached

S/S = single storey.

Terr = terraced

WDN = withdrawn

Outline application for 3 dwellings with all matters reserved.

Myhouse, Bradworthy, EX22 7RQ.

Ref. No: 1/0445/2018/OUT

3 S/S. Det. P/S. Gard. Gar. AFF/ No.

Outline application for up to 5 dwellings with all matters reserved.

Land to the rear of Honnacotts, Bradworthy.

Ref. No: 1/0243/2018/OUT | Received: Tuesday 06 Mar 2018 | Validated: Tuesday 06 Mar 2018 | Status: Withdrawn.

Outline application with all matters reserved for 3 dwellings - Affecting Public Right of Way

Land at Lower Way Farm, Bradworthy.

Ref. No: 1/1207/2017/OUT

3 D/S. Det. P/S. Gard. AFF/ No.

Outline application for 1 dwelling with all matters reserved.

Land At Lowerway Farm, Bradworthy.

Ref. No: 1/1209/2017/OUT

1 D/S. Det. P/S. Gard. AFF/ No

Outline application for 2 dwellings with all matters reserved.

Land at Lowerway Farm, Bradworthy.

Ref. No: 1/1208/2017/OUT

2 S/S. Det. P/S. Gard. AFF/ No

Outline application for 2 dwellings with all matters reserved.

Land South of 3 Ford Cottages, Bradworthy.

Ref. No: 1/0860/2017/OUT

2 S/S (rooms in roof). Det. P/S. Gard. Gar. AFF/ No

1 dwelling house with associated access works.

Lower Way Farm, Bradworthy EX22 7TQ.

Ref. No: 1/0855/2017/OUT

1 D/S. Det. 4+ beds. P/S. Gard. AFF/ No

Outline application for 5 dwellings with all matters reserved.

Land adjacent to Elizabeth Lea Close, Bradworthy.

Ref. No: 1/0771/2017/OUT - Granted at Appeal.

5 D/S. Det. P/S. Gard. AFF/ No

Outline application for up to 5 dwellings with access details.

Land East of North Road, Bradworthy.

Ref. No: 1/1257/2016/OUT

5 D/S. Det. & Semi. 3/4 Beds. P/S. AFF/ No

Construction of 2 dwellings.

Lowerway Farm, Bradworthy EX22 7TQ.

Ref. No: 1/0998/2016/OUT

2 D/S. Det. 1 x 3 bed; 1x 4 bed. Gard. Gar. AFF/ No

Outline application for 10 dwellings with all matters reserved except for access amended red edge.

Land West of Tuckers Park, Bradworthy.

Ref. No: 1/0819/2016/OUTM

10 D/S. 6 Det. & 4 Semi. 8 x 3 bed; 2 x 4 bed. P/S. Gard. Gar (Some). AFF/ Yes commuted off site Affordable Housing Contribution.

1 dwelling with vehicular access.

Adjacent Greenfields, The Square, Bradworthy EX22 7TB.

Ref. No: 1/0644/2016/OUT

1 S/S. P/S. Gard. AFF/ No

Proposal for 28 dwellings including landscaping, footpaths and allotment space.

Land at Bradworthy opposite Langdon Road Industrial Estate.

Ref. No: 1/0100/2016/OUTM

28 D/S. 20 Det. 8 Semi. 4 x 2 bed; 13 x 3 bed; 8 x 4 bed; 3 x 5 bed. P/S. Gard. Gar.

AFF/ Yes - 32% 9 Dwellings.

Conversion to form 3 dwellings (Amended Plans).

Honnacotts, Bradworthy EX22 7QS.

Ref. No: 1/1265/2015/FUL

3 D/S & S/S. 1 Det. & 2 Semi. 2 x 3 bed & 1 x 2 bed. P/S. Gard. Gar. AFF/ No

3 bedroom dwelling (affecting a Public Right of Way)

Land to the East of Land End Cottage, Bradworthy EX22 7TQ.

Ref. No: 1/0724/2015/OUT

1 D/S. Det. 3 bed. P/S. Gard. AFF/ No

Erection of 3 dwellings with garages.

The Old Cattle Market, Mill Road, Bradworthy.

Ref. No: 1/0801/2014/OUT

3 D/S. Det. 1 x 4 bed; 2 x 5 bed. P/S. Gard. Gar. AFF/ No

Construction of 10 affordable homes with associated roads and parking - Amended drawings & red edge

Land to the rear of Tuckers Park, Bradworthy.

Ref. No: 1/0851/2013/FULM

10 D/S. Semi. or Terr. 4 x 1 bed flats; 4 x 2 bed ; 2 x 3 bed. P/S. Gard.

AFF/ Yes all social rented.

Assumed Extant Permissions:-

Proposed Erection of 3 Houses

Land at Langdon Road, Bradworthy.

Ref. No: 1/1246/2011/FUL

3 D/S. Det. 3 bed. P/S. Gard. AFF/ No

Proposed residential development for erection of 9 dwellings with associated access road, landscaping and boundary treatments

Land adjoining the Lyles North Road, Bradworthy EX22 7SX

Ref. No: 1/0923/2011/OUT

9 D/S. Det. 6 x 3 bed; 3 x 4 bed. P/S. Gard. Gar. AFF/ No

Proposed erection of 5 dwellings

Land adjacent Langdon Road, Bradworthy EX22 7SF.

Ref. No: 1/0744/2008/FUL

2 D/S. Det. 3 Bed. P/S. Gard. AFF/ No

Only 2 completed on this application 3 re applied for see above

1/1246/2011/FUL

Bradworthy Housing numbers explained.....

Pressure or Progress?

(Please refer to Bradworthy Housing Allocations Map on [Page 20](#) and Bradworthy Planning Applications Map on [Page 23](#) to see the exact housing development locations.)

Since Torridge District Council undertook their own Local Plan in 2013 there has been a significant increase in the number of planning applications for housing throughout the district. There has been a huge amount of pressure on TDC to demonstrate that there is enough land available for the building of houses to accommodate a growing population. This is called a 5YHLS (5 Year Housing Land Supply) and both the planning officers and developers have cited the 'lack of a 5YHLS' as a justified reason to allow planning permissions where they normally would have been strongly resisted. Whether the houses that have gained permission are actually built remains to be seen but developers both commercially big and small have grasped this opportunity to gain permissions, sadly sometimes resulting in delaying the final approval of the Torridge Local Plan from moving forward, which in turn has created more opportunities for unsuitable housing outside of normal development boundaries.

The Bradworthy NP steering group can only report here what this has meant and will continue to mean for Bradworthy and its housing development

TDC Rural Strategies section of the Torridge Local Plan classes Bradworthy as a Local Centre. These Centres are smaller towns and larger villages that are well placed to provide localised services and facilities for the surrounding rural communities. Bradworthy has very good facilities for a village of its size but has also become a primary focus for housing development for the area. The Spatial Strategy, basically the vision for Bradworthy as written in TDC's Local Plan states:

"The community's spatial vision for the Local Centre is that it should provide the range of facilities and services required by local people, including accommodation, care services and employment, and that growth should be gradual and supported by appropriate infrastructure."

In 2013 when TDC began the process of producing a Local Plan Bradworthy was described as having only a modest level of housing. Bradworthy residents, landowners and developers were asked to put forward potential sites for housing. These became known as SHLAA sites (Strategic Housing Land Availability Assessment). These Bradworthy sites proposed by residents and Landowners were assessed by TDC using professional Planning Consultants and Town Planners.

Bradworthy has two SHLAA sites identified in the TDC Local Plan that are considered to be deliverable. These are shown on The Housing Allocation Map ([Page 23](#)) as BRD01 and BRD02.

BRD01: 15 houses.

Land north of Elizabeth Lea Close is for residential development for approximately 15 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes. Vehicular access to be from Elizabeth Lea Close/North Road, with existing trees and hedges on the site to be retained as far as possible and a design and layout that should respect the location of the site which has existing dwellings on one side and on two sides open countryside.

BRD02: 15 houses.

Land south of Mill Road is for residential development that includes approximately 15 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes. Vehicular access is to be from Mill Road with existing trees and hedges on the site retained as far as possible and a layout and design that reflects the proximity of existing dwellings and commercial premises.

Bradworthy Housing requirement in 2013: 45 Houses

When TDC started their Local Plan it was felt that altogether Bradworthy needed approximately 45 dwellings, including affordable homes to meet the range of housing needs in the local community. This was made up from the 30 houses on BRD01 and BRD02 and 15 extant (already existing) permissions.

As of September 2018, with the TDC Local Plan still not in place, building permissions have continued to be given in Bradworthy.....

Further Housing with permission granted between 2013 and 2018: 80 houses.

Bradworthy now has permissions in place for at least another 64 dwellings that have yet to be built and 16 that building has started on or has been completed. (See Bradworthy Permissions Map on Page ??)

This total of 80 houses with permissions is nearly twice as many as TDC stated Bradworthy was said to need, and does not include the SHLAA sites' original 30 dwellings recognised as deliverable in the TDC Local Plan.

Conclusion:-

A TOTAL of approximately 110 houses are planned for Bradworthy.

In 2018, there are therefore 110 houses planned instead of the 30 projected by TDC in 2013.

So.....Pressure or Progress?

Are the houses which are being built what Bradworthy needs?

Do they include affordable housing, houses for local people, houses for older people and those with special needs?

Interesting facts regarding households within Bradworthy parish from www.new.devon.gov.uk

The TYPES of housing in Bradworthy parish (DCC, 2011)

There were 527 dwellings

Detached = 315; Semi-detached = 126; Terraced 68; Purpose built flats = 7; Flat in a converted or shared house = 5; Flat in a commercial building = 3; Caravan = 3.

The TENURE of dwellings in Bradworthy parish (DCC, 2011)

Owned = 201; Mortgaged or loaned = 140; Shared ownership = 2; Council rented = 10; Social rented = 20; Private rented = 70; Rent free = 5.

The DEPRIVATION dimension * of 448 households in Bradworthy parish (DCC, 2011)

Not deprived in any dimension = 184

Deprived in 1 dimension = 157

Deprived in 2 dimensions = 89

Deprived in 3 dimensions = 18

Deprived in 4 dimensions = 0

* **Definition:** The dimensions of deprivation used to classify households are indicators based on 4 selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:-

1. Employment: where any member of a household, who is not a full-time student, is either unemployed or long-term sick.
2. Education: no person in the household has at least level 2 education (e.g. GCSEs), and no person aged 16-18 is a full-time student.
3. Health and disability: any person in the household has general health that is 'bad' or 'very bad' or has a long term health problem.
4. Housing: the household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

N.B. In terms of indices of deprivation, in 2015, Torridge ranked 67 out of 326 district level local authorities in England. (zero being the most deprived and 326 being the least deprived)

Justification for Bradworthy Housing policies and ambitions.

- There was a preference for small scale, well designed homes that sit well in the landscape, enhance and improve well-being and give Bradworthy a continued sense of a friendly community that supports and cares for all its residents.
- Size of new houses showed that an assortment was preferred which would cater for a variety of needs but two bedroom (40%) & 3 bedroom (52%) dwellings were the highest priority.
- The type of housing which people wanted to be built covered the whole spectrum of opportunities - renting (36%), owner occupied (19.72%), shared, and sheltered.
- There was a preference for smaller housing developments with 62.33% thinking 10 or more houses in one place was unsuitable for Bradworthy.
- There was almost equal priority given towards wanting affordable houses for first time buyers, local people & the elderly.
- 60% thought that all new homes should have restrictions preventing their sale for use as second or holiday homes.
- Design of houses prioritised buildings of no more than two storeys, with renewable energy, off street parking and a garden. Innovative design was less decisive but still showed 16.45% strongly agreeing & 46.05% agreeing.
- Responses showed that people felt Bradworthy had adequate housing - 9.40% thought provision is excellent, 48.72% good and 38.89% were satisfied.
- 86.21% thought that the Torridge District Local Plan (TDLP) for a minimum of 44 houses by 2031 is adequate.
- Responses regarding the number of houses to be built by 2031 showed 13.89% would like to see between 6 - 10 houses, 44.44% would like 11 - 20 houses, 19.44% would prefer 21 - 50 houses and 11.11% would like between 51 -100 houses.
- Looking beyond 2031, people did not want more than 20 more houses.
- TDLP has identified 2 sites for up to 30 houses outside the current development boundary. These sites are North of Elizabeth Lea Close & off Mill Road (see map on Page 20). However, responses showed that areas North West, North East, South West & South East were almost equally favoured for building upon.
- **Housing and Energy** - according to the National Grid's publication, Future Energy Scenarios Report published in July 2018, the power capacity of the National Grid in 2018 is 103 GW and it is predicted to be 268GW in 2050 - they suggest that 1 in 3 homes could be heated by hydrogen and potentially 60% of homes would be using heat pumps.



A terrace of older houses within Bradworthy's conservation area (Map on Page 30)

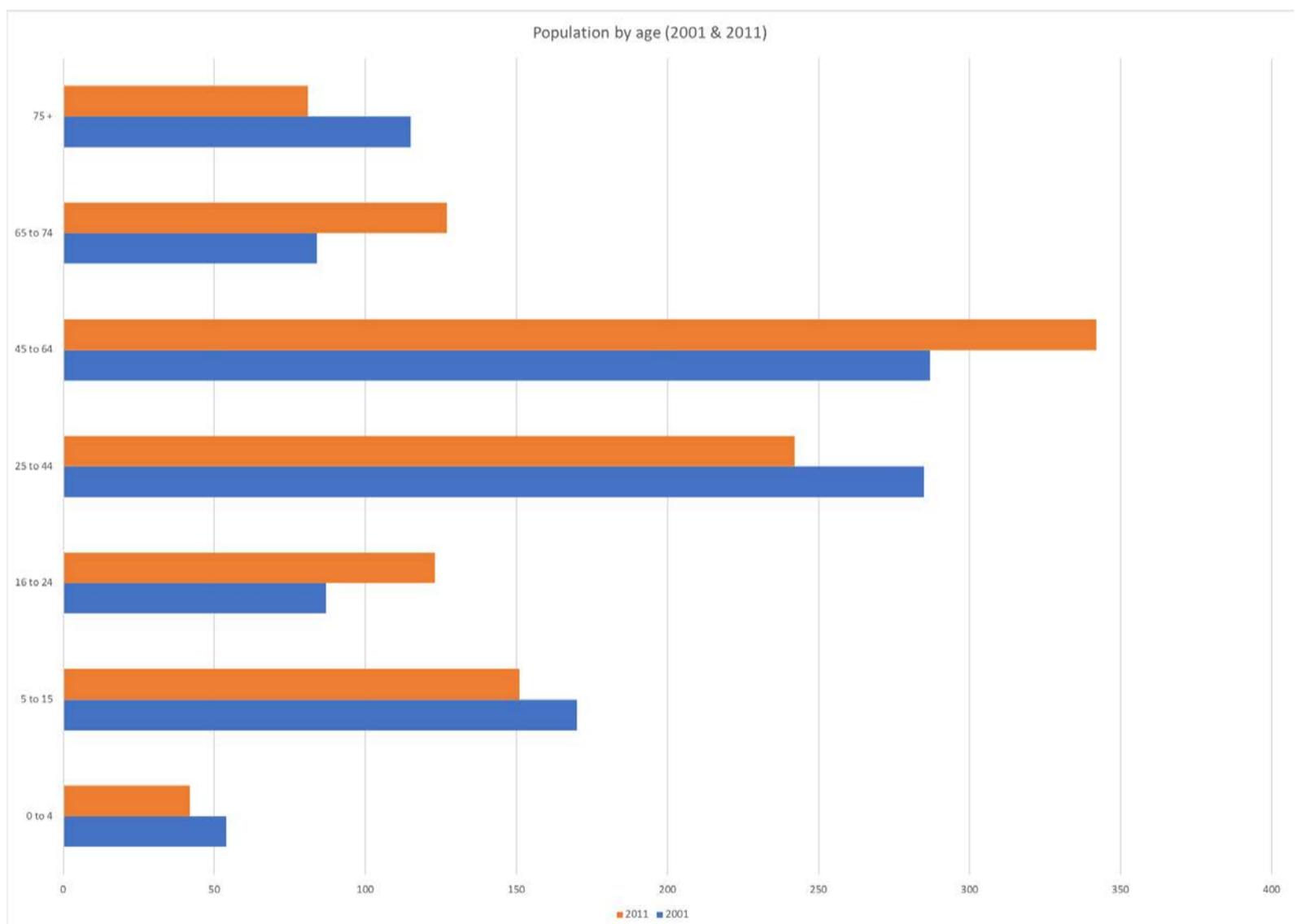
Housing and older people:-

- 33% of people who completed the questionnaire were over 65 years of age
- The age spread of the 695 people in the Bradworthy 'built-up area' showed that 149 were under 18, 360 were between 18 to 64 years and 186 were 65+. (Figures from www.citypopulation.de/php/uk-england-southwestengland) showing the need for both family housing and housing suitable for senior citizens
- "A decent home is fundamental to people's well-being. As people grow older their housing needs can change. Older people spend 70% - 90% of their time in their home, thus a warm, secure environment that meets individual requirements is crucial." Shelter

Further Justification for providing suitable housing for older residents and families is highlighted by the graph below.

The numbers are from the 2001 (blue) and 2011 (orange) Bradworthy census.

The large number of over 65s and 75s need suitable housing for their needs.
The even larger population of 45 to 64 year olds will require suitable family accommodation now and in the future.
The 25 to 44 year olds need housing which accommodates growing families.



Comments from parishioners.....

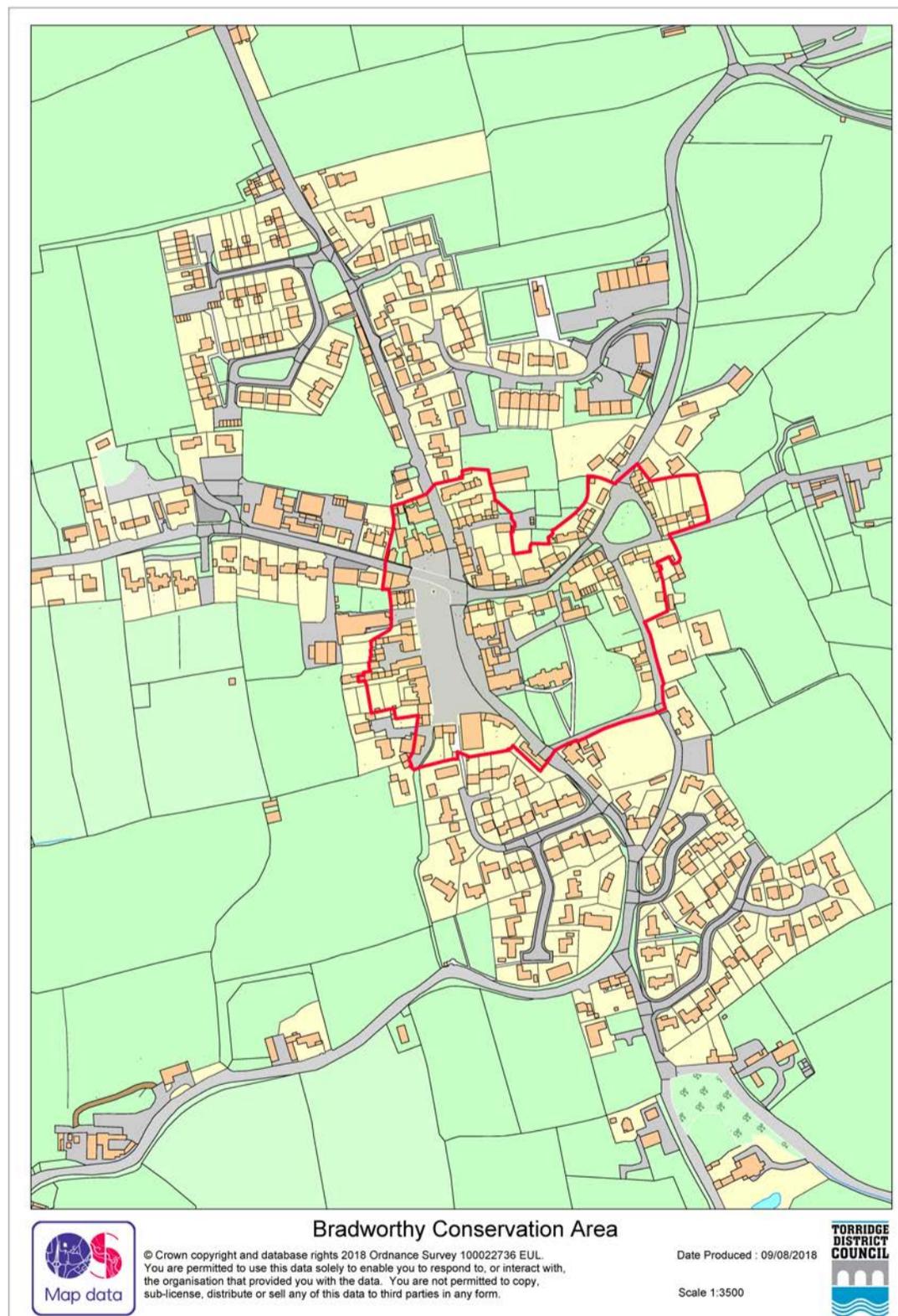
"House building needs to slow down – definitely no big developments"

" If building more houses, more jobs will be needed which does not seem to be happening"

We need.... "more 'easier to buy' housing, self build homes. A community that does not grow stagnates"

" We need to ensure resources are in place before we build more houses especially those with five bedrooms not waiting for the system to break"

" Bradworthy must change as times change, but before anymore areas are taken up for development, the services i.e. school, parking, sewage must be able to meet the extra demand. Also more and more of the housing development are houses whose prices are far above what local people and working people can afford"



Map of Bradworthy Conservation area

BUSINESS

Introduction

Bradworthy Village offers a diverse range of employment and businesses largely clustered around the historic Square and the Industrial Estate. In addition there are a number of businesses that operate from home, typically self employed trades people. In the wider Parish businesses are predominantly (livestock) farming or tourism related.

Business and trade have long been key to the Village's success from its early days as a livestock market to its current designation as a "Local Centre". Situated in a largely rural landscape, it serves its own Parish as well as many outlying ones. Importantly Bradworthy has not only retained a filling station, an Inn, vets and a Post Office but groceries, hardware, furniture and even carpets are readily available.

The popular Primary School, Pre-school and Doctor's Surgery also draw people from far and wide, and undoubtedly have an effect on trade. Whilst we have considered their important role as employers in the community, they have been more widely covered in the 'Services' section of this plan.

The questionnaire of 2016 and feedback from public consultations outlined strong support for new employment opportunities and the importance of a Parish which provides both a place to live and work.

Business policy specific to Bradworthy.

Proposals to create, upgrade or extend existing employment sites will be supported, provided that the impact on the amenities of surrounding properties is acceptable.

Bradworthy parishioners expressed the following business ambitions which are already supported by policy in the TDC Local Plan.

1. To encourage the expansion of existing businesses and the establishment of new businesses within Bradworthy Parish so as to create additional employment opportunities. (DM12)
2. To encourage the development of 'brown field' sites, redundant buildings and where necessary, appropriate 'green field' sites for the expansion of existing businesses and creation of new businesses within the Parish. (DM14)

Bradworthy parishioners expressed the following ambitions which cannot be of policy status but need to be documented so that they are considered at every opportunity.

1. To identify a site to expand employment provision and work with partners to develop a scheme for additional business units.
2. To improve broadband provision to businesses with Ultrafast speeds (greater than 300Mbps) achievable in the village centre and Industrial estate and Superfast speeds (greater than 24Mbps) available throughout the entire parish.



Bradworthy is surrounded by a rural, agricultural environment

Justification for Bradworthy Business Policies and ambitions

- 42% rate job opportunities as poor
- 43% rate job opportunities in Bradworthy as average
- 96% would like to see more local employment opportunities
- 91% support conversion of existing buildings for employment use
- 78% of households had a family member move away due to lack of employment opportunities.
- 89% support building or provision of additional employment facilities in the Parish.
- 70% support new buildings on land outside of the Development Boundary for employment use.
- 39% rate broadband provision as poor.
- North Devon and Torridge Local Plan: Publication Draft (Committee Version) 2014. Pages 275 to 279 includes the following three points regarding employment

13.12 Bradworthy is a focus for employment opportunities for the surrounding rural area. A number of premises have been provided on the industrial estate at Langdon Road. Development on the site is safeguarded for the provision of business uses. Any proposals for alternative uses will be considered against Policy DM12: Employment Development in Towns and Villages.

13.13 During the life of the Local Plan there may be a requirement for additional land or premises to accommodate businesses able to provide a service to, or employment for local people.

13.14 The Local Plan does not make a specific allocation for economic development in Bradworthy. If required during the plan period, extension of the existing industrial estate to the north is considered to be the most appropriate location and specific proposals would be supported if they accord with the general policies of the Local Plan and the spatial strategy for the village. Vehicular access through the existing employment area is most likely to be appropriate.

Comments from parishioners.....

We like "The wide range of shops and businesses so rare in villages now"

There is "Not enough local employment. Few opportunities for young people"

"If farming undergoes major changes- dairy reducing, small farms being swallowed by larger concerns, mechanisation, it will affect employment and community size and makeup"

We need...."To encourage more business use of the industrial estate to provide more jobs"

"Broadband – a more efficient service is paramount for businesses and work from home employees"

Information about how people were employed (DCC, 2011)

Part time = 137

Full time = 216

Self employed = 225

Unemployed = 27

Full time student = 13

Economically inactive = 216



Businesses on the industrial estate to the North of Bradworthy include:- Trewins, builders; DMP machinery; Bradworthy Glass; Wessex Pantry; D.F.M. Motors; Tarka Tech. Ltd.; and the largest business employers in the village, Seiche Measurements Ltd.



Businesses in The Square include:- Martins Homeware; Kerry's Butcher; Penbode Vets; Baldsons Stores; The Bradworthy Inn; Wicketts garage; Wades Furniture Store; and Cornerhouse flooring.



Businesses near the village centre include:- The Post Office with Costcutter store; a Hair salon; and Tamar Vets.

Other businesses operating from Bradworthy Parish include:-

Andrews, builders; Bailey, plant hire; Balsdon, builders; Balsdon, plumber; Brad cars, taxis; Clean Cut, carpenters & builders; Complete Joinery & Design; D.B. Property maintenance; Devonshire Wrought Iron & Steel fabrication; Dorrington Electrical contractor; Connect heating & Plumbing; Finishing Touches, painting & decorating; Downing, electrician; Frost, decorating & restoration; Guard, garage; Hayes, builder; Hayes, haulage; Hemmings & Chambers, renovations; Hogg, garden services; Hudson, painting & decorating; Inkpen, accounting services; Johns, plumber; Lavis, garden machinery; Manning, training; Mole Control, pest & vermin control; Parkhan Cleaning Services; Petherick, plumber; Radmore, plumbers; Schiller, builders; Leyland Cross garage; Sampson auto repairs; Stop Gap Fencing; Tamar shooting Ground; Tarka Tech Packaging Machinery; Westlake, garage; Walters, garden & handyman; Walter, builders; Worthy Pottery; Wrenwood Renovations, builders; Yeo, homecare service.

Holiday and/or self catering accommodation include:- Astro Adventures; Berridon; Bradworthy Inn; Brexworthy farmhouse; Cann, lodges; Heath Farm; Lake Villa; Lew Barn; Mill Farm, fishing & lodges; South Worden Farm; Westdown House; Woodview campsite.

Agricultural businesses include:- Bailey, farmer; Bond, farmer; Boughton, farmer; Dayman, farmer; Dural Farm Enterprises, livestock; East Youlstone, farmer; Furse, farmer; Grills, farmer; Harris, farmer; Jenkins, farmer; Just Goats; Loatmead Dairy; Ludwell, farmer; Nancekivell, farmer; Newlands, farmer; Pengilly, farmer; Shere, farmer; South Youlstone; Tallamy, farmer; Wade, farmer; Waterlands Park, stud.

ENVIRONMENT.

A Definition of the environment : The natural world, as a whole or in a particular geographical area, especially as affected by human activity.

Bradworthy's environment : High up on the plateau of Torridge's landscape. Rich in farming. Rural views of open countryside. Bent trees. Windy culm grasslands. Under pressure from development and changes in rural life styles, it is always hard to maintain what you have and yet move forward with the times. These are times of fast moving changes. How can Bradworthy remain the same yet develop in line with these changes? By developing a Neighbourhood Plan that works.

So how can this Neighbourhood Plan help the environment in our back yard? Global focus is on climate change, saving energy and becoming greener. We already have green all around us, dark skies, decent air quality, peace and quiet. It seems we have it all yet great pressures are gathering in Bradworthy - not all visible or experienced by all of us but they are real.

What pressures?

There is a need for more houses and more space for pleasure pursuits. We are told to take public transport, get on our bikes, and walk to school. More houses means more cars. More traffic makes it less safe to walk to school or ride our bikes. More cars need more parking. We need exercise and clean air for our health but more people in the area means more light and air pollution. We want to walk our dogs but have less open spaces to let them run. More houses mean pressure on the surgery, more room needed at the school and more job opportunities.

Agriculture the largest employer in the area is changing and becoming more mechanised. Work which once took four men three days to complete can now be accomplished by one man in one tractor in four hours. We need other opportunities and that means more room for new industries, more training, better wages, transport and broadband speeds.

" The threat of more house building + more people + cars. The school and pre-school are already full so couldn't cope with more people. The roads will deteriorate with more cars. The square seems to always be full of cars"

So we think of environment and we think green, climate change, energy saving bulbs and renewable energy. All this green talk needs balance, perspective for what is right for the future of Bradworthy. How can we improve what we already possess yet move with the times? Tricky.....
Save energy but remain warm.
Switch off streetlights but remain safe.
Create employment opportunities but protect our environment.
In effect change but don't change.

" The need to increase the generation of 'green energy' with the attendant increase in wind turbines and solar parks would ruin the ecology and economy of the area."

" Government pressure to build more houses! Do not feel our infrastructure is sufficient."

' The ability to maintain a viable population of diverse nature and allow some growth.'

The message is stay green but grow.....

Aims for the future environment of the village.....

The Parish wants more houses of the right kind, jobs to sustain our young population, better sports facilities for our health and more green open tranquil spaces to relax and enjoy. These will encourage people to Bradworthy, whether visitors or long term residents in the making and help the parishioners continued enjoyment and prosperity. In conclusion, Bradworthy supports appropriate growth.



The River Walden



Environment policies specific to Bradworthy

1. All new developments must retain and be sensitive to the rural characteristics within the Neighbourhood Plan area, both natural and built. Proposals should ensure appropriate protection, management and planning so as to retain and enhance the visual aspects of the environment. Developments must not adversely affect the distinctive views from public vantage points around the Parish.
2. New development must retain and incorporate trees, Devon Hedges and hedgerows. New planting must be in-keeping with their situation and their surrounding environment. Natural features removed should be replaced at the end of the project. Development that damages or results in the loss of ancient trees or trees or hedgerows of arboriculture and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboriculture and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary; and Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.
3. Renewable and Low Carbon Energy Generation Development proposals relating to the production of renewable energy will be supported providing they can be satisfactorily integrated into the character and appearance of the village and its environs. Proposals which fail to preserve or enhance the established character and appearance of the local area will be resisted.

Bradworthy parishioners expressed the following environment ambitions which are already supported by policy in the TDC Local Plan.

- All new building and alterations within the village centre and conservation area must preserve the character of the setting. (TDC SR15 DM07)
- All developments must ensure that water quality is protected throughout any building work, throughout the project and for the future. (TDC ST14 DM02)
- All new developments must ensure that the biodiversity of the site will be protected and where possible enhanced, supporting existing corridors and encouraging new habitats. (TDC ST14)
- Developers must give consideration to protecting dark skies, preserving air quality and limiting adverse noise pollution whilst building, and for the future, within the Neighbourhood Plan Area. (TDC ST14 DM02)



Forestmoor wind turbines.

Justification for Environment policies:-

- The scenic nature of the parish, The Square and the rural character of the village are highly appreciated
- 96% think houses should be limited to two storeys
- 98% consider off street parking to be very important in new developments
- 98% think new houses should have a garden
- 88% show support for a Natural Environment
- 92% think that the visual impact of the landscape setting of Bradworthy Village is important
- 84% support space being provided for a community woodland
- High support for Renewable energy and 61% said "No" to more turbines.

The following environmental facts about Bradworthy parish supply further justification for policies.....

A summary of ENVIRONMENTAL FACTS about Bradworthy Parish - preservation is essential.....

Why is Bradworthy Moor an SSSI?

Bradworthy Moor was designated a Site of Special Scientific interest (SSSI) in 1992.

"It supports certain mire communities which are both rare in Devon and contain various scarce plant and insect species. The site overlies the Carboniferous Culm measures of north Devon which give rise to acidic soils with poor drainage. These conditions produce a mixture of wet heath, rush-pasture, fen- meadow, mire and scrub which is known locally as Culm grassland (and, more generally, as Rhôs pasture).

The vegetation of the site comprises a mosaic of mire and fen-meadow communities. The majority of the site is dominated by purple moor-grass, with meadow thistle, devil's-bit scabious and bog asphodel. Heathland-type species include heather, cross- leaved heath, heath rush and deer grass.

The abundance of devil's-bit scabious means that the site supports an exceptionally large colony of the scarce marsh fritillary butterfly. The uncommon small pearl-bordered fritillary butterfly and the keeled skimmer dragonfly are also present on site.



Entrance to West side of Bradworthy Moor

Culm grassland is one of Devon's most important habitats, and because of this it is listed on the Devon Biodiversity Action Plan as a habitat of conservation concern. It is also listed on the UK Biodiversity Action Plan. Devon contains approximately 80% of the extent of the habitat in England, and approximately 8% of that in the UK as a whole."

Extract from:- Parish Plans Biodiversity Project, www.devon.gov.uk

Why is Bradworthy Moor a Special Area of Conservation? (SAC)

"The area is considered to have a high diversity of habitats and species of European importance. These include the marsh fritillary butterfly, Molinia (i.e. purple-moor grass) meadows on calcareous, peaty or clay-silt-laden soils and Northern Atlantic wet heaths with Erica tetralix (i.e. cross-leaved heath).

Special Areas of Conservation (SAC) are notified by English Nature because they contain species and/or habitats of European importance (listed in the Habitats Directive 1994), and are part of a network of conservation sites set up through Europe known as the Natura 2000 series.....English Nature needs to be consulted before any operations likely to damage the special interest are undertaken. SAC is a statutory designation with legal implications."

County Wildlife Sites (CWS)

"There are many CWS within Bradworthy identified for the presence of Culm grassland and associated habitats. These are at:- Hardsworthy (S); East Youlstone; West Lodge, Bradworthy; West Youlstone; West Greadon; Biteford Farm; Horton Farm; Maddocks; Worden Farm; Quoigate; Dinworthy; North Whitley; High Park; West Ash; Cleverdon; Instaple Farm; Wheelers Cross; Osbourne's; Kimworthy; and Lower Hele.

CWS are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. This is not a statutory designation like SSSIs, and does not have any legal status. CWS are usually included in Local Plans as sites of substantive nature conservation interest and are covered by Planning Policy Guidance. CWS recognition does not demand any particular actions on the part of the Landowner and does not give the public rights of access. However, it may increase eligibility for land management grants."

Regionally Important Geological Site (RIGS)

"Bradworthy Mill Quarry has been identified as a RIGS because it shows a good example of the Carboniferous Bude Formation sandstone and shale with sediment features, plant remains & folding. It is characteristic of other quarries in the North Devon area which are predominantly Culm Shale and Sandstone quarries.

RIGS and Geomorphological Sites are earth science sites that are of regional or local importance. Like CWS they are included in Local Plans."

Biosphere Transition Area.

North Devon's Biosphere Reserve of 3,300 square kilometres is home to about 150,000 people. The core area around Braunton is 13.37 square km. The buffer zone around the Taw and Torridge estuary is 33.1 square km. Bradworthy is within the Transition zone which is 5214.86 square km.

This Transition Zone is formed by the catchment area of the rivers and streams that drain to the North Coast of Devon. "The vision is that the area will be one where the community thrives through effective participation in developing sustainable lifestyles that are reflected in the enhancement of the environment in which they live and work." www.northdevonbiosphere.org.uk

Tamar lakes

"Tamar Lakes straddle the Devon and Cornwall border near the source of the river Tamar. Approximately 80% of Tamar lakes fall within Bradworthy parish.

The Lower Tamar Lake was created in 1819 as a reservoir to supply the old Bude Canal, and subsequently to provide Bude with drinking water. It covers about seventy acres and was made a bird sanctuary in 1949. The dam is the oldest within the ownership of South West Water and was completed in 1823 by Napoleonic prisoners of war. It was designated as a bird sanctuary in 1951 and it is also a Local Nature Reserve. Fifty different bird species have been recorded from the site including wigeon, common sandpiper, mallard and great crested grebe which all nest there.

The reservoir known as the Upper Tamar Lake was constructed in 1973 and is about eighty acres. Coarse fishing, sailing, and other water sports are catered for. There is good parking space, a picnic area, a cafe and shop. The lake has a semi-natural appearance with stands of reed canary-grass and reed mace. There are also areas of reed swamp, willow carr, scrub and neutral grassland.

Both lakes offer many natural habitats for a variety of flora and fauna."

Veteran trees

There are several veteran trees in the parish. English Nature have defined veteran trees as: "trees that are of interest biologically, culturally or aesthetically because of their age, size or condition". In relation to oak, trees with a diameter of more than:

- 1.0m are potentially interesting
- 1.5m are valuable in terms of conservation
- 2.00m are truly ancient.

Veteran trees will have a diameter of at least:

- 1 metre - hawthorn, blackthorn
- 2.5 metres - Field maple, rowan, yew, birch, holly
- 3 metres - oak, ash, scots pine, alder
- 4.5 metres - sycamore, lime, chestnut, elm, poplar, beech, willow, pine, non-native trees."

Green Lanes

"There are several footpaths around Bradworthy parish that could be described as 'green lanes'.... an un-metalled track with field boundaries either side. These boundaries may be banks, hedges, woodland edge, stone walls or fences and often features such as ditches or streams are incorporated within the lanes. The combination of the track, its boundaries and associated features create a landscape unit with its own microclimate and ecology. These sheltered conditions within lanes are of great importance to butterfly populations and may be more botanically species-rich than single hedge boundaries."

Examples of green lanes can be found:- near South Wrangworthy Farm; on the bridleway opposite Bradworthy Mill; near Rectory Cottage; and Heath Farm."



Green Lane at the bottom of Mill Road.

Species-rich hedges

"Many of the hedges in Bradworthy parish could be described as species-rich, with an average of five woody species in a 30 metre length. The hedges range from being relatively species-poor with only three or four species in a 30 metre length, to extremely species-rich with seven or eight species. This suggests that some of these hedgerows could be up to 700 years old.



Species rich hedge

The best examples of a species-rich hedge are found between North and South Wrangworthy farms; near to North Lane; near to Three Lane End and next to the school. Woody species recorded from these areas include ash, sycamore, hawthorn, blackthorn, holly, hazel, beech and oak. The associated bank flora is also quite rich with several species recorded that are indicative of ancient woodland: primrose, betony, barren strawberry, common polypody, hart's-tongue fern and bluebell. Additional species include creeping cinquefoil, foxglove, herb Robert and greater stitchwort.

There are also two notable beech tree lined avenues in the parish - at Berridon and Blatchborough to the west of the village. These were planted in the last decade of the 19th century. Species rich hedges are listed on the Devon Biodiversity Action Plan as a habitat of conservation concern in Devon."

Birds

Many bird species can be seen in the parish over different months of a year and include - barn owl, blackbird, blackcap, blue tit, bullfinch, buzzard, canada goose, chaffinch, coal tit, collared dove, cormorant, crow, dunnock, fieldfare, gold crest, goldfinch, great tit, greenfinch, heron, house martin, house sparrow, jackdaw, jay, kingfisher, long tailed tit, magpie, mallard, marsh tit, meadow pipit, mistle thrush, nuthatch, pied wagtail, raven, reed bunting, red kite, redwing, robin, rook, seagull, siskin, skylark, snipe, sparrow hawk, starling, swallow, song thrush, tawny owl, tree creeper, willow tit, willow warbler, woodpecker, wood pigeon and wren.

Unfortunately the cuckoo and lapwing* are rarely seen now (2018).

* the lapwing/peewit used to be a common visitor but change of land use has destroyed their nesting habitat. The local word for lapwings is horniwinks. Their image is used for BPC and the football clubs. People born and bred in Bradworthy were also called horniwinks!

Reptiles and Amphibians

Reptile and amphibian species seen in Bradworthy parish include - common frog, common lizard, common toad, palmate newt, smooth newt, slow worm, and grass snake.

Invertebrates

Culm grasslands in the Bradworthy area support internationally important populations of the rare marsh fritillary butterfly. It was once widespread in Britain and Ireland but has declined severely over the twentieth century. The uncommon pearl- bordered fritillary butterfly is also present on Bradworthy Common. There are a variety of damsel fly and dragon fly particularly near the numerous parish lakes.

Mammals

Mammals seen within Bradworthy parish include - roe deer, red deer, badger, bats, otter, fox, rabbits, hare, hedgehog, vole, dormouse, field mouse, grey squirrel, mole and weasels.

The above quoted information has been extracted from the Parish Plans Biodiversity Project, www.devon.gov.uk but updates and additions have been supplemented by local knowledge.



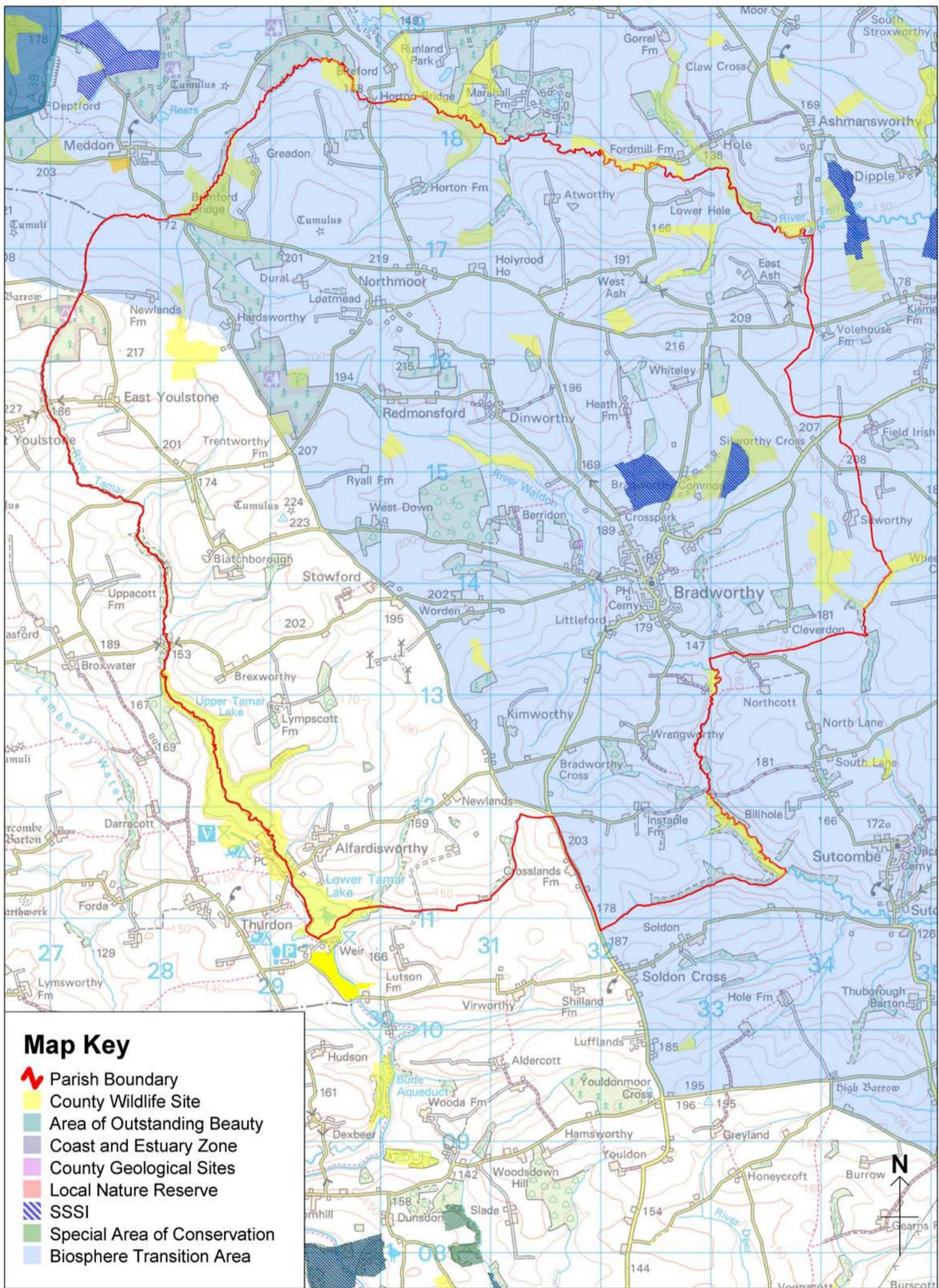
Snowy lane



Species rich hedgerows



There are beautiful open gap views all around the parish towards Dartmoor, Exmoor



Map Key

- Parish Boundary
- County Wildlife Site
- Area of Outstanding Beauty
- Coast and Estuary Zone
- County Geological Sites
- Local Nature Reserve
- SSSI
- Special Area of Conservation
- Biosphere Transition Area



© Crown copyright and database rights 2018 Ordnance Survey 100022736 EUL.
 You are permitted to use this data solely to enable you to respond to, or interact with,
 the organisation that provided you with the data. You are not permitted to copy,
 sub-license, distribute or sell any of this data to third parties in any form.

Environmental Constraints

Date Produced : 10/08/2018

Scale 1:45000



Map of Bradworthy Parish Environmental constraints

RECREATION - sports and leisure activities

Introduction.

Although there are sports and leisure groups who regularly meet, there are very limited opportunities for people to participate in sporting activities in the village itself because of the lack of adequate outdoor or indoor space.

It was clear from your responses that you would like more space dedicated to sports and leisure activities so that people of all ages have access to a variety of opportunities. You thought that new sports and leisure facilities should have changing facilities and also have adequate parking space. Many of you would like a Community Woodland for walking, picnics and dog walking. You also felt that there should be an indoor place where young people could meet and socialise.

Background:-

1. Many parishioners of all ages are keen to participate in **Sports activities**, and many groups meet regularly. These include a running group (no allocated space); football teams - two adult teams, (train on astro turf in Bude) various teams from under 6 to under 14 (school playing area); bowling (hall in Autumn & Winter, at the Bowling club in Spring & Summer); badminton (hall); darts (Social Club & Inn); skittles and pool (Social Club & Inn); ladies netball (meet in Holsworthy due to lack of indoor court in Bradworthy).

Team sport space is limited to the playing field behind the school. It is one football pitch in size plus a designated play area for children and is surrounded by properties. There are no parking facilities. There is a small, old 'pavilion' for changing. The Football club have an agreement to use the playing field when it is not in use by the school. The play area for children is looked after by a Playing Field Committee who have raised money to keep it safe and gradually bought and installed play equipment.

2. Other **outdoor activities** include:- dog walking; horse riding and cycling (no specific allocated areas). There are several coarse fishing lakes in the parish. Tamar Lakes, on the South West edge of the parish is open to the public and offers running, walking, bird watching, fishing, boating and yachting.

3. **Leisure activities** are well supported by parishioners, particularly a variety of fundraising events organised by the community which support Bradworthy Carnival, Bradworthy Arts Festival, The Twinning Association plus numerous charitable causes. These include quizzes, community breakfasts, comedy, theatre, music and dance performances. There is a Baroque choir and there are several local musicians of a variety of genres who perform. There is a Woman's Institute, Knit & Stitch group, Young Farmers Club, Toddlers and Pre-School Groups.

4. **Bradworthy Moor**, is registered as Common Land and is a Site of Special Scientific Interest. It is the only large open space which can be used for dog walking, playing, horse riding or running. It is one mile North East of the village, has two lay-bys for approximately six cars. There is no pavement for people to walk there once they leave the village. From May to October it is available for cattle grazing and therefore becomes limited for recreational activities at this peak time when people could enjoy it more.

5. There are **wooded areas** within the parish. Berridon Woods, which was established for the Millennium is privately owned and at present public access is being re-negotiated. Other wooded areas are Forestry commission owned and managed with some paths accessible to the public.

6. There are **12 paths** which have public rights of way. Due to the rural, agricultural nature of the area, these can be partly inaccessible due to mud or farm animals in the fields the paths cross. There is only **one bridleway**.



Entrance to the East side of Bradworthy Moor

Aims for recreation

- Protect current recreational opportunities and facilities
- Expand on recreational opportunities for the whole community by providing the necessary space, safe access, parking, equipment and amenities for a variety of sport and leisure activities for all ages

Policies for Recreation specific to Bradworthy

1. Green open spaces will be protected and enhanced in order to ensure a suitable quantum and quality of recreational space is available in the Neighbourhood Area for residents and visitors.
2. Development which results in the loss of public open space will only be supported where alternative provision of at least equivalent size, quality and accessibility is provided to that being lost.
3. Developments must provide safe access and adequate parking areas for additional recreation areas. In recognition of existing on-street parking problems in the village centre, any proposals which seek to increase the opportunity for off-road parking in or adjacent to the village centre will be supported. Proposals which fail to demonstrate the following Highway Safety points will not be supported.
All new developments will be expected to demonstrate that :-
 - a) the safety of all road users will not be compromised
 - b) there will be no demonstrable adverse impact on the capacity and operation of the local highway network
 - c) there is adequate off road parking to serve the development
 - d) there is safe access, egress & appropriate visibility to serve the development
 - e) existing on-street parking problems are not exacerbated by the development

Bradworthy parishioners expressed the following ambitions which are already supported by a policy in the TDC Local Plan

- Development must contribute financially towards the recreational needs of the community (TDC ST22)
- Change of use of an existing recreational space will be strongly resisted (TDC DM09)

Bradworthy parishioners expressed the following ambition which cannot be of policy status but needs to be documented so that it is considered at every opportunity.

- Additional recreational space and facilities for a variety of sport and leisure activities for use by all ages of the community will be strongly supported.



The play area

Justification for Recreation policies and ambitions

- Parishioners responded positively to the need for further provision and development of recreational facilities:-
Community Woodland 85%
Sports facilities 80%
Allotments 75%
Walking 25%
followed by dog walking, cycling, horse riding, watching wildlife and provision of picnic areas.
- The need for facilities and activities for young people were mentioned in particular.
- There are no community or school opportunities for athletics, rugby, cricket, tennis, hockey or swimming.
- There is no designated area for running, general exercise, dog walking, cycling, a community wood or allotment space. (If allotments are required, the Parish Council need to work with developers to identify suitable land.)
- Walking, horse riding and cycling opportunities are limited.
- There are no pavements outside the immediate centre of the village.
- There is no parking space provided for the sports field or play area.
- There is limited parking at Bradworthy Moor.
- Torrridge District Plan submitted 2016 cited (13.23) " A continuing need for additional recreation facilities in Bradworthy has been identified. Land to the north of the village, on either side of North Road would be suitable for such provision during the plan period. Development will also need to secure safe and convenient pedestrian and cycle access to the village centre."



Bowling Green

Comments from parishioners.....

There is a ...**“Lack of sporting Activities/facilities: Swimming Pool, Tennis Court”**

“Would love some cycle paths, swimming pool, astro pitch.

“ Teenagers need their own Youth Club. Get an old DCC mobile classroom and put it at the top of the industrial estate.”

“ There are organised events such as quizzes, cider and pasty walk, carnival etc. Everyone gets together to support the Village.”

“ I think the playing field could be sited on the edge of the village with adequate parking ie for football matches and followers as North road is always full of cars at home (football) matches and the square is no longer adequate for all the extra vehicles.”

The August Carnival is a popular event bringing the community together for a day of festivity and entertainment.



Bradworthy Arts Festival brings a variety of workshops & events to venues like the village hall, school and Inn.



SERVICES and FACILITIES

Introduction.

It was clear from your responses to the questionnaire you thought that the fact Bradworthy is a vibrant village is very much due to the essential services and facilities available. They are well supported by the community who appreciate having most of what is needed 'on the doorstep.' Local services not only offer their trade and employment but a lifeline, an opportunity for social interaction and a way to keep village life alive. Without these services, the village could very easily become more isolated and would not be able to support the needs of all community members.

Background:-

1. **Services provision** is important for the residents of Bradworthy, particularly as this is a remote, sparsely populated part of the country. "Self contained" and "Productive" were two words people chose to describe Bradworthy, showing how much they appreciated the services on offer:- a garage; two vets; hardware store; furniture shop; carpet shop; post office; two food stores; butcher; hairdresser; public toilets; mechanics; machinery repair; glazing firm; Bradworthy Inn with coffee shop, self-catering accommodation, art gallery room and restaurant; Memorial Hall with Social Club behind and History Society above; Grade 2 Church; Methodist Chapel and meeting room; healthcare; a Residential Care home for 6 people with learning disabilities; Bradworthy Pre-school and Primary Academy; and a number of builders, carpenters, contractors, plumbers and electricians.
2. **Services and Parking.** There is no specific allocated parking area for locals or visitors using the village services. The Anglo Saxon village square is the largest square the West Country and is highly used for parking due to being central to the shops, garage, inn and is surrounded by houses with no parking. It can become very congested and a cause for concern regarding safety for pedestrians and cyclists. Parishioners feel that speed of traffic, pedestrian safety and car parking are negative features which need improving.
3. **Bradworthy Primary Academy** is successful, an important part of the community and is supported and appreciated by parishioners. It has one class per year intake and in 2018 has 210 pupils and a staff of around 40. Each of the seven classes is at or near capacity. It is hemmed in by housing, Mill Road, the Playing Field and a small parking area which accommodates staff cars and three minibuses. There is no parking for parents. This is another congested, danger spot at drop-off and pick-up times. Many parents have to park on the square at these times. The school is an adapted, extended Victorian building. They could relocate to a new building on the edge of the village with community shared sports area and facilities. Otherwise, they could add classrooms within their present limited space.
4. **The Playing field** is adjacent to the school. The school owns two thirds of the playing fields next to the school and the parish leases the other part and the play area from the TDC. Again, this space is over-subscribed and there is no allocated parking for people using this playing field which is near the village square. (See Recreation Policy)
5. **The Doctors' Surgery** is opposite the square. It is an old building with access problems both outside and inside. There are parking spaces in front but these are often used by residents who live nearby. The building is on two levels, meaning that less mobile people and wheelchair users are disadvantaged. Small corridors, narrow doorways and a small waiting area make difficult access for prams, buggies and wheelchairs plus inhibit patient privacy.



Bradworthy Inn



Memorial Hall & Social Club



The Church interior

Objectives for Services

- Protect current services and facilities, ensuring they continue to meet local needs.
- Ensure new services and facilities offer different opportunities to those at present and can be accommodated within the character and needs of the parish
- Expand on current services which are oversubscribed
- Cater for the service needs of older residents and parents with pre-school children
- Create new parking areas which ensure safe access to all services and facilities.

Policy for Services specific to Bradworthy

Proposals for additional services and facilities will be supported subject to the following criteria being met:-

- the proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring properties
- the proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway
- access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses

Bradworthy parishioners expressed the following ambitions which are already supported in the Services Policies included in the TDC Local Plan

- Change of use of an existing community service or facility will be resisted unless it can be demonstrated there is no significant harm to the level of service locally or where there is no reasonable prospect of the business continuing. (TDC ST22)
- Developments must ensure new services and facilities take into account the needs of the community. (TDC ST22)
(If infrastructure needs are generated by developments, TDC Policy ST23 will require developments to provide or contribute to their provision. **Bradworthy's priorities would be:- a care home for older residents; a new healthcare centre; expansion of space provision for the school; more recreational facilities; and provision for child care.**)
- Developers must provide or contribute to the timely provision of physical, social or green infrastructure made necessary by developments (TDC ST23)
- Developers must make appropriate financial contributions towards new and existing village facilities. (TDC ST22)

Bradworthy parishioners expressed the following ambitions for services which cannot be of policy status but need to be documented so that they are considered at every opportunity.

- A new health care centre is provided
- Expansion of interior and exterior space for the school
- Provision is made for health care facilities

Justification for Services Policies and Ambitions

- People use all the facilities within the village. Shops have the highest percentage of visits followed by the school and the doctor's surgery.
- An increase in local population will put a strain on some existing services. The surgery, school and a bus service rated highly amongst services which people felt would need expanding or improving with future growth in housing.
- Parishioners welcomed all new services and facilities. Asked what businesses people would want to see established or developed engendered very positive responses:-
91% care services for the elderly,
81% childcare,
80% breakfast/after school club,
80% taxi service,
50% and over for all of the following:- small scale horticulture; arts, crafts and creative industries; shops; restaurants and cafés; agriculture; small scale horticulture; domestic and garden services; offices; takeaway foods; and financial and professional services.
- Parishioners felt that to accommodate for future housing growth some "facilities and amenities would need to be expanded or improved". They prioritised the Doctors' surgery, the school and bus service followed by playing fields and car parking.
- Asked "what additional or improved facilities they would like to see", there was a positive response to all suggestions. The services ticked were:- allotments, local bus service, expanded healthcare (dental, chiropody, osteopathy etc), childcare/nursery, facilities for teenagers, school, additional play areas, a new playing field with changing rooms/ clubhouse, other sports facilities.
- Asked what "other amenities and facilities" parishioners "would like to see in Bradworthy between now and 2031" prompted the following responses:- improved healthcare, a care home, sports facilities, a swimming pool.
- In 2007, the TDC Local Plan stated under future development for Bradworthy, " Bradworthy provides a significant range of services, including all key services and other basic services. It is identified as a Local Centre within the local settlement hierarchy. Policy DVT1 applies to development proposals within the development boundary and Policy HSC6 to any additional housing proposals outside the boundary. The Plan seeks to support and encourage Bradworthy's rôle as a service centre that can provide employment, services, and community facilities for the surrounding area at a level that can sustain the local community."
- In 2014 the TDC plan states the vision will be "..... seeking to retain existing services and facilities in the villagesupport for the provision of services and accommodation for the elderly....."



Methodist Church



St John the Baptist Church of England

Comments from parishioners.....

" A new doctor surgery and facilities all on one level would be of great benefit for the elderly and disabled"

The village is....." Getting larger ... Schools and Doctors' surgery won't be able to cope"

We love....." Having a brilliant school in the village. Having a few shops, doctors, garages, vets all in walking distance and a park. Lots going on – Carnival etc "

"The services available Doctors, pharmacy, shops, parking free in the square. A good community spirit. Excellent Primary Academy and Pre School, a play area and football ground. Nice pub and social club, bowls club"



Surgery on The Square



Tarka Holistics



Bradworthy Primary Academy Headteacher, Richard Stephenson, Community Police officer, Raquel Rowe, DC Councillor, Barry Parsons with BP councillors and pupils outside the school.

TRANSPORT

Introduction

Transport policies for Bradworthy need to address the availability of public transport, the use of private transport and their impact on Bradworthy. The availability of transport is vital to the economic health of the village, to sustain employment in Bradworthy and to provide access for residents to employment opportunities in other locations. It also provides access to medical, shopping, recreational and other services not available in Bradworthy.

Public Transport

Bradworthy currently has two bus services. One is tied to the provision of student transport to Petroc College in Barnstaple and is limited to term time only. There is an early morning departure 5 days a week (in term time) with an afternoon return connecting Bradworthy to Bideford and Barnstaple.

The other service, on Mondays and Fridays departs from Bradworthy in the morning, returning early afternoon. This only goes as far as Bideford, with onward connections to Barnstaple.

Any improvement in provision of bus services in Bradworthy is totally subject to funding from DCC whose ability to fund is again subject to Central Government funding. As such it is unlikely that any objectives set and indeed any improvement on current provision can be achieved in the near future

Holsworthy Rural Community Transport is a charity organisation which provides services to those who have difficulty accessing public transport, have no transport of their own or who have mobility needs. Their Ring and Ride service offers a wheelchair accessible minibus for shopping and trips to predefined destinations. The Volunteer Car Scheme offers a car and driver for important appointments. There is also a minibus hire service.

Private transport

In current circumstances the use of private cars is essential to plug the gaps left by public transport. This dependency on the use of private cars has a number of impacts on the village both for residents, employees working in Bradworthy and customers for businesses located in the village. They also allow residents of Bradworthy to travel out from the village for work..

There is notable pressure on parking in Bradworthy Square and in the residential streets of the village. In the short term, pressure on parking in the Square may be relieved by the application of suitable measures which are deemed necessary. These need to be considered alongside the provision of additional parking areas for residents and village visitors.

The replacement of the existing playing field with a new facility, or the release of more land for employment use, could both offer opportunities for additional parking areas. The former option would also provide an off road location for arrival and departure of transport for children from school, both improving safety and relieving pressure on parking in the Square at busy school times.



Speed limits

Speed limits within the boundaries of Bradworthy village are currently set at 30mph. Outside the village boundaries, the national speed limit of 60mph applies.

Apart from in the Square, roads into, out of and around Bradworthy are quite narrow, are often congested and even more constricted by parked cars. There is a shortage of pedestrian pavements within the village. There is a significant volume of HGV and large agricultural vehicles coming into and moving around the village. These movements are important to the economy of the village and the wider Parish so are not suitable for the imposition of any restriction on access.

Particular concern has been expressed regarding Mill Road passing the school and North Road. Due to the volume of parked cars, pedestrians and lack of pavements, both roads could benefit from a reduction in speed limit to 20mph.

Traffic calming measures could be considered for all entry points to the built up area, especially the roads to and from Holsworthy and Bideford

Village Development

Bradworthy faces pressure to accept significant future housing development with planning applications already approved that will mean the increase in the number of houses already exceeds that predicated in the Local Plan for the period 2014 to 2030. Many of these applications are for outline permission without a clear view of what will ultimately be proposed.

Looking at such existing and future proposals and at their potential impact on Transport it is felt that all new developments should be able to demonstrate:

- The safety of all road users should not be compromised
- There should be no adverse impact on the capacity and operation of the local road network.
- There is adequate off-road parking to serve the development.
- There is safe access, egress and appropriate visibility to serve the development
- The existing pressure on parking in Bradworthy will not be exacerbated by the development

Environmental Issues

Without the availability of improved Public Transport there can be little chance of reducing the number of private car journeys generated to and from Bradworthy. Nor can there be much opportunity for the encouragement of the use of cycles as other than for recreation. None of the roads into and out of Bradworthy could accommodate dedicated cycle lanes and it is unlikely that land would be released for this purpose.

A policy to support the environment, may be the provision of Electric Vehicle Charging Points and it is suggested these be developed alongside any future changes to managing parking in the Square.



Walden Lane

Transport Policies specific to Bradworthy

1. Developments which would result in the loss of any parking provision in the village centre, defined in the Map on [Page 30](#), will be resisted unless it is replaced by at least equivalent provision in a suitable location.
2. Development proposals which enhance and improve parking provision in the village centre will be supported subject to other relevant development plan policies.
3. Support will be given to the identification of available and suitable locations in Bradworthy for the provision of additional public and residential parking, thereby relieving the pressure on The Square and adjoining roads.
4. The provision of electric vehicle charging points will be viewed favourably.
5. To relieve parking issues in the village centre, proposals for residential developments will be required to provide a minimum of one off-street parking space for houses with 1-2 bedrooms and a minimum of two off-street parking places for houses with 3 or more bedrooms.

Bradworthy parishioners expressed the following ambitions which cannot be of policy status but need to be documented so that they are considered at every opportunity.

- Encourage and support the provision of daily bus services at suitable times to centres like Holsworthy, Bideford and Exeter and in particular at times which support people to travel to work by public transport.
- Encourage more use of the services offered by Holsworthy Rural Community Transport.
- Review speed limits within the village and consider traffic calming measures at each entrance to the village.
- Improve all roads in the parish by continuing to contact DCC reporting potholes, dangerous features and areas in poor condition.

Justification for Transport Policies:-

- Speed and pedestrian safety - Volume and speed of traffic plus pedestrian safety are identified as issues. These areas could be addressed by BPC and DCC with measures which could include:- reducing speed limits to 20mph in vulnerable places such as past the school and the approaches to the Square (See Pie chart 38); traffic calming measures to achieve reduction in speeds at the entrances to the village (53% in favour)
- Parking - The initial consultation showed parking on The Square to be considered a problem. However, the questionnaire results showed people thought that parking was adequate and were not happy to add measures (e.g. time limits/Pay & display) which could address the current situation.
- 61% thought that future building developments should have off-road parking or some off-road parking (31.78%) showing an awareness for the need to provide extra parking spaces in the future.
- people thought car parking should be expanded or improved to accommodate future housing growth.
- support was shown for a variety of uses for green field sites around the village and this included the use of such land for additional car parking (56.02%).
- a majority thought land should be allocated for a designated car park.
- Cycle and footpaths - The consultation identified a wish to see more footpath and cycleway provision in the village.
- Bus Services - There were concerns at all levels regarding the current bus services serving Bradworthy. Improvement of bus services was given high priority.
- 82% considered the bus service poor or inadequate.
- 94% never used the Ring and Ride service.
- 90% said they had no interest for a Shared Transport Scheme for school runs, travelling to work or shopping.
- Electric vehicle charging points - There were 130,000 on UK roads in 2017 and it is predicted by The National Grid in its Future Scenario Report, published July 2018, that possibly 36 million electric vehicles will be in use by 2040

Comments from parishioners.....

I dislike....." Car parking in the Square – too many cars left all day and night. No public transport"

" The Square is no more than an ugly car park, used for too many commercial vehicles"

" Poor roads, potholes; now too dangerous to walk into village, speeding drivers that give pedestrians + horses no room when zooming by. Nearly been hit twice"

I like.....

"Free Parking in the Square"

" It's lovely to live in Bradworthy and be able to park anywhere"

I think "Rumble strips need to be fitted to all roads in the village"

Car ownership of people in Bradworthy parish (DCC, 2011)

Car owners	= 408
No vehicle	= 40
1 vehicle	= 191
2 vehicles	= 135
3 vehicles	= 51
4 vehicles	= 31
Total Vehicles	= 738



Agricultural and rural - tractors in North Road at the start of a Tractor Run event

What Happens next?

Our work here is done and the wait begins.....

This version of Bradworthy's Neighbourhood Plan is now ready for submission. It will be submitted to Torrington District Council for formal consultation and submission to an independent examiner. It will be made available by TDC for review by you, the community and other stakeholders.

The minimum requirements for consultation must:-

- bring this plan to the attention of those who live, work and run businesses in the Parish
- give opportunities for viewing and commenting on the Plan
- allow time for comments to be made for a minimum of 6 weeks from the date it is first publicised
- include consultation with statutory bodies whose interest may be affected by the plan and these include DCC, the Environment Agency, Natural England, Historic England, neighbouring parishes, local community organisations, societies and trusts

TDC will make the plan available on www.torrington.gov.uk

Bradworthy Neighbourhood Plan Steering Group will add it to www.bradworthy.org

Please consider this Plan carefully and add any comments by contacting us via the website or communicating with a Parish Councillor in writing or by telephone. Contact information is at www.bradworthy-parish.org.uk

The Examiner appointed by TDC will consider all of the comments made on the Submission Version of the Plan.

ALL PARISHIONERS WILL HAVE THE OPPORTUNITY TO VOTE FOR THE PLAN IN A REFERENDUM

Please see [Pages 56 & 57](#) for the summary of the official stages set out by the government following the submission of a plan and the details regarding **Step 5** The Independent Examination and **Steps 6 & 7** The Referendum and bringing the Plan into force.



Sharing ideas for the Bradworthy Neighbourhood Plan with parishioners, April 2017

A summary of the key stages in neighbourhood planning issued by the government.

Text from www.gov.uk - Guidance on Neighbourhood Planning

N.B. For clarity, the words "Designated Neighbourhood Area" have been replaced by Bradworthy Parish Council (BPC). The words "Local Planning Authority" have been replaced with Torridge District Council (TDC). The words "Relevant Council" have been replaced by Devon County Council (DCC).

Step 1: Designating neighbourhood area and if appropriate neighbourhood forum (COMPLETED)

- BPC submits an application to TDC to designate a neighbourhood area
- TDC publicises and consults on the area application for minimum 6 weeks (except for where a local planning authority is required to designate the whole of a parish.)
- TDC designates a neighbourhood area within the statutory timescales
- In an area without a town or parish council a prospective neighbourhood forum submits an application to be the designated neighbourhood forum for a neighbourhood area
- TDC publicises and consults on the forum application for minimum 6 weeks
- TDC takes decision on whether to designate the neighbourhood forum

Step 2: Preparing a draft neighbourhood plan or Order (COMPLETED)

BPC develops proposals (advised or assisted by TDC) they then:-

- gather baseline information and evidence
- engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (eg service providers)
- talk to land owners and the development industry
- identify and assess options
- determine whether a plan or an Order is likely to have significant environmental effect
- start to prepare proposals documents eg basic conditions statement

Step 3: Pre-submission publicity and consultation (COMPLETED)

BPC:-

- publicises the draft plan or Order and invites representations
- consults the consultation bodies as appropriate
- sends a copy of the draft plan or Order to the TDC
- where European Obligations apply, complies with relevant publicity and consultation requirements
- considers consultation responses and amends plan/Order if appropriate
- prepares consultation statement and other proposal documents

Step 4: Submission of a Bradworthy neighbourhood plan to TDC (IN PROCESS)

- BPC submits the neighbourhood plan to the TDC
- TDC checks that submitted proposal complies with all relevant legislation
- If TDC finds that the plan or order meets the legal requirements it:
 - publicises the proposal for minimum 6 weeks and invites representations
 - notifies consultation bodies referred to in the consultation statement
 - appoints an independent examiner (with the agreement of the BPC)

Step 5: Independent Examination

- TDC sends plan/Order proposal and representation to the independent examiner
- independent examiner undertakes examination
- independent examiner issues a report to the TDC and BPC
- TDC publishes report
- TDC considers report and reaches own view (except in respect of community right to build orders and proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan, where the report is binding)
- TDC takes the decision on whether to send the plan/Order to referendum

Steps 6 and 7: Referendum and bringing the neighbourhood plan or Order into force

- DCC publishes information statement
- DCC publishes notice of referendum/s
- polling takes place (in a business area an additional referendum is held)
- results declared
- should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area
- should more than half of those voting vote in favour of the Order, the Order only has legal effect once it is made by the local planning authority
- there are narrow circumstances where the TDC is not required to make the neighbourhood plan or Order. These are where it considers that the making of the neighbourhood plan or Order would breach, or otherwise be incompatible with, any EU or human rights obligations (see section 61E(8) of the Town and Country Planning Act 1990 Act as amended).
- in respect of proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan and meet the basic conditions, a referendum is not required. The local planning authority is required to make the modified neighbourhood plan

Paragraph: 080 Reference ID: 41-080-20180222

Revision date: 22 02 2018

www.gov.uk



Lovely open views can be seen all around the parish

A LIST OF AMBITIONS

So as to include the parishioners' wishes which were unable to be of policy status but which are clearly of importance to people, a list of **ambitions** has been included below.

The potential means to make them happen will require Bradworthy Parish councillors continually liaising with developers, local businesses, landowners, TDC and DCC regarding the National Plan, the TDC Local Plan and the future needs of the community across all areas covered within the Bradworthy Neighbourhood Plan.

Business ambitions

- To identify a site to expand employment provision and work with partners to develop a scheme for additional business units.
- To improve Broadband provision to businesses with Ultrafast speeds (greater than 3000Mbps) in the village centre and industrial estate and Superfast speeds (greater than 24Mbps) throughout the parish.

Housing ambitions

- Developments should be small scale, 2 and 3 bedroomed houses which sit well in the landscape and cater for a variety of needs, with priority given to affordable housing for local people, first time buyers and the elderly.
- Suitable accommodation should be provided for residents to enable them to remain within the community. A variety of sizes and types should cater for individual needs, be attractive, adaptable, accessible and have communal indoor and outdoor spaces.
- Should the purchase of new houses as second homes become an issue for the parish in the future, a Full Time Principal Residence Requirement would be supported.
- Building 'change of use' requests which support Bradworthy's needs in terms of accommodation for local people or business opportunities will be supported providing they follow the policies stated in the Local Plan and Neighbourhood Plan
- Developments which include buildings suitable for living and working will be supported

Recreation ambition

- Additional recreational space and facilities for a variety of sport and leisure activities for use by all ages of the community will be strongly supported.

Services ambitions

- A new health care centre is provided
- Expansion of interior and exterior space for the school
- Provision is made for health care facilities

Transport ambitions

- Encourage and support the provision of daily bus services at suitable times to centres like Holsworthy, Bideford and Exeter and in particular at times which support people to travel to work by public transport.
- Encourage more use of the services offered by Holsworthy Rural Community Transport.
- Review speed limits within the village and consider traffic calming measures at each entrance to the village.
- Improve all roads in the parish by continuing to contact DCC reporting potholes, dangerous features and areas in poor condition.

Acronyms and abbreviations.

AFF = affordable housing
BP = Bradworthy Parish
BPC = Bradworthy Parish Council
CWS = County Wildlife Site
DCC = Devon County Council
Det = detached
D/S = double storey
FUL = full permission
FULM = Full permission major
Gar = garage
Gard = garden
MBP = Maria Bailey Planning, Bideford
ND = non determination (planning)
NP = Neighbourhood Plan
NPPF = National Planning Policy Framework
OUT = outline permission
OUTM = outline permission major
PER = permission granted (planning)
P/S = parking space
REF = refused (planning)
RIGS = Regionally Important Geological Site
SAC = Special Area of Conservation
Semi = semi-detached
SHLAA = Strategic Land Availability Assessment
S/S = single storey
SSSI = Site of Special Scientific Interest
TDC = Torridge District Council
Terr = terrace
WDN = withdrawn (planning)
5YHLS = 5 Year Housing Land Supply

Sources used in compiling Bradworthy Neighbourhood Plan.

www.beaford-arts.org.uk (& Hidden Histories archives beaford.org)
www.citypopulation.de/php/uk-england-southwestengland
www.torridge.gov.uk
www.gov.uk
www.devon.gov.uk (& new.devon.gov.uk)
www.devonwildlifetrust.org
www.northdevonbiosphere.org.uk
www.bradworthy-parish.org.uk
www.village.bradworthy.co.uk
www.rspb.org.uk
www.woodlandtrust.org.uk

Thank you to:-

Bradworthy NP Steering Group members past and present :-
P. Brewer, D. Cann, M. Coles, J. Cleave, S. Cottam, J. Dickson, C. Grubb, L. Holloway, D. Nicholls,
S. Payne, J. Pike, M. Millman, J. Sanders, K. Tomlin, and S. Wright.
Bradworthy History Society
Bradworthy Parish Councillors.
Maria Bailey Planning, Bideford
D. Burgess, Senior Planning Policy Officer, TDC.
P. Farrell, Ogwell NP Group
Christine Kett, Clerk to BPC.
D. Prime, Bradworthy NP website creation.
Ian Fry, Planning Policy Technician, TDC.
I. Rowland, Senior Planning Policy Officer, TDC.

Photographs by Margaret Millman, Sue Cottam, Sarah Payne, Katherine Balsdon, Jon Cleave and Lynette Hare.

