

# Willand Neighbourhood Plan

## Strategic Written Evidence Base Report

**BUILT CHARACTER AND THE HISTORIC ENVIRONMENT SECTION ONLY**

Produced for: Willand Neighbourhood Plan Steering Group

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# Built Character and the Historic Environment

## Design and Sustainability

### National Planning Policy Framework

#### Achieving appropriate densities

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
  - b) local market conditions and viability;
  - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
  - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
  - e) the importance of securing well-designed, attractive and healthy places.
123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

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- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

## 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.
130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

<sup>46</sup> Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

<sup>47</sup> Birkbeck D and Kruczkowski S (2015) *Building for Life 12: The sign of a good place to live*.

## Planning for climate change

149. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures<sup>48</sup>. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
150. New development should be planned for in ways that:
  - a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
  - b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

95. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate<sup>41</sup>. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
  - b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

### National Planning Practice Guidance

The National Planning Practice Guidance<sup>1</sup>, which amplifies the policies in the NPPF, also has a section on design. It sets out why good design is important and focuses on answering the following questions:

- What planning objectives can good design help achieve?
- What is a well-designed place?
- How should buildings and the spaces between them be considered?
- Which planning processes and tools can we use to help achieve good design?
- Are there design issues that relate to particular types of development?

### Local Plan 2013-33 (Emerging)

The Local Plan references the importance of good design across many policies in many topic areas. The policies reproduced below highlight the main policies dealing with key design issues and matters.

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<sup>1</sup> See <http://planningguidance.planningportal.gov.uk/blog/guidance/rural-housing/how-should-local-authorities-support-sustainable-rural-communities/>

# Policy S1

## Sustainable development priorities

The following strategic priorities outline what will need to be achieved to deliver the Vision and address the key issues that have been identified in Mid Devon. All development will be expected to support the creation of sustainable communities by:

- a) A development focus at Tiverton, Cullompton and Crediton as Mid Devon's most sustainable settlements, with long-term growth to the east of Cullompton and a limited level of development in identified villages;
- b) Building a strong, competitive economy through access to education, training and jobs, infrastructure, the creation of new enterprise, economic regeneration and flexibility of uses to respond to changing circumstances;
- c) Ensuring the vitality of town centres and communities through a hierarchy of centres, defined town centre shopping areas, a diverse retail offer at Tiverton, Crediton and Cullompton, **through controls on Junction 27 retail** and support for the vitality and viability of defined villages;
- d) Supporting a prosperous rural economy through the conversion of suitable existing buildings and well-designed new buildings in suitable locations, diversification of agricultural and other land-based businesses, support for equestrian activities, retention and development of local services and community facilities in villages, and the promotion of sustainable rural tourism and leisure development;
- e) Promoting sustainable transport by delivering appropriate infrastructure, reducing the need to travel by car, integrating public transport and other forms of sustainable travel such as walking and cycling, and providing safe environments while recognising Mid Devon's rural locality;
- f) Supporting high quality communications infrastructure by supporting the expansion of telecommunications and high speed broadband throughout Mid Devon;
- g) Delivering a wide choice of high quality homes through a diverse housing mix and by meeting the housing needs of all sectors of the community including the provision of **accessible** housing for the elderly and disabled, those wishing to build their own home, affordable housing and gypsy and traveller pitches;
- h) Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;

- i) Promoting healthy communities through the delivery of social, educational, recreational and cultural facilities and services, access to high quality open space, public rights of way, recreational trails and accessible land, and opportunities for sport and recreation and the designation of Local Green Space;**
- j) Meeting the challenge of climate change by supporting a low carbon future, energy efficiency, increasing the use and supply of renewable and low carbon energy, managing flood risk and conserving natural resources. Encourage the effective use of land, taking into account the economic and other benefits of the best and most versatile agricultural land;**
- k) Conserving and enhancing the natural environment by protecting and enhancing valued landscapes including the Blackdown Hills Area of Outstanding Natural Beauty, Exmoor and Dartmoor National Parks, providing accessible green infrastructure, and preventing significant harm to soil, air, water, noise and visual quality, in particular air quality as a local issue at Crediton and Cullompton;**
- l) Minimising impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, providing a net gain in biodiversity and by the protection of International, European, National and local designated wildlife sites; and**
- m) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes.**



# Policy DM1

## High quality design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;
- b) Efficient and effective use of the site, having regard to criterion (a);
- c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;
- d) Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;
- e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:
  - i) Architecture
  - ii) Siting, layout, scale and massing
  - iii) Orientation and fenestration
  - iv) Materials, landscaping and green infrastructure
- f) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available.



# Policy DM12

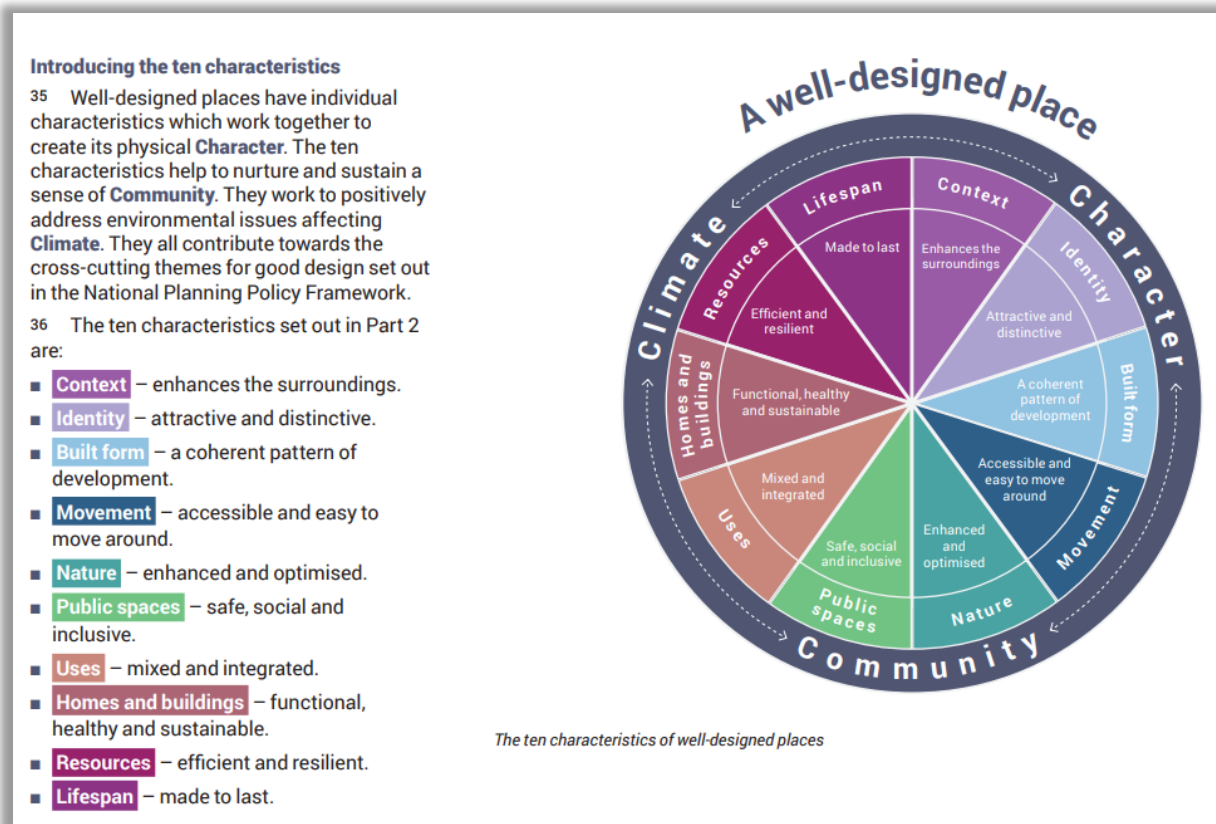
## Design of housing Housing Standards

New housing development should be designed to deliver:

- ~~a) High quality local places taking into account physical context, local character, density and land use mix;~~
- a) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;**
- b) Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external space for recycling, refuse and cycle storage;**
- ~~d) Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stairlift installation or space for the provision of a lift in homes with more than one storey;~~
- c) Private amenity space that reflects the size, location, floorspace and orientation of the property; and**
- ~~f) Sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation;~~
- d) On sites of 10 houses or more the provision of 30% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'; and**
- ~~h) Car parking in accordance with Policy DM5.~~

## National Design Guide

In 2020 the Government published the first National Design Guide<sup>2</sup>. It sets out guidance to help development achieve the 12 characteristics of a well-designed place.



## Building for a Healthy Life (Building for Life 12)

Building for a Healthy Life<sup>3</sup> is the revised guidance previously captured by Building for Life 12 (BfL12), which set out 12 questions or principles against which new developments can be tested to test and measure the degree to which they meet sustainability objectives. BfL12 had previously been recognised and endorsed in the new National Design Guide.

## Active Design Guidance (Sport England)

Sport England has produced guidance called “Active Design”<sup>4</sup> which sets out principles for the design of development and living and working environments to help enable people get and stay more active.

<sup>2</sup> See

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

<sup>3</sup> See <https://www.designforhomes.org/project/building-for-life/>

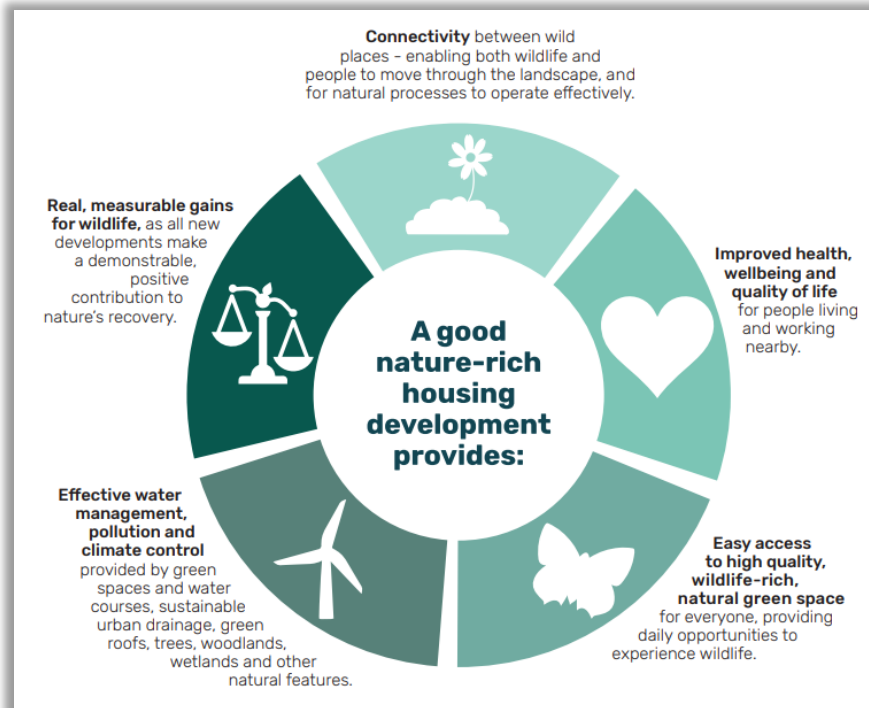
<sup>4</sup> See <https://www.sportengland.org/facilities-planning/active-design/>



### Homes for People and Wildlife (Wildlife Trusts) 2018

The Wildlife Trusts have produced guidance on how to build homes in a nature friendly way. The Homes for People and Wildlife guidance<sup>5</sup>, produced in 2018, sets out how best to develop housing with nature in mind, to the benefit of both residents, flora and fauna.

<sup>5</sup> See [https://www.wildlifetrusts.org/sites/default/files/2018-05/homes\\_for\\_people\\_and\\_wildlife\\_lr\\_-\\_spreads.pdf](https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf)



### Lifetime Homes

The Lifetime Homes<sup>6</sup> standard sets out 16 design criteria which seek to ensure the homes are accessible, inclusive and flexible to meet the needs of people throughout life.

### Code for Sustainable Homes

The code for sustainable homes was a voluntary national standard for the sustainable design and construction of new homes. It aimed to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations. The Government now prefers to see a “level playing field” for efficiency and carbon reduction standards in new dwellings and has all but removed use of the code by Building Regulations. However, Neighbourhood Plans can encourage increased sustainability of new development although it cannot force developers to adopt such standards in their planning proposals. This can be done through the endorsement of design principles such as those identified earlier in this report and through principles such as Building for Life 12 and Lifetime Homes.

### BREEAM<sup>7</sup>

BREEAM (Building Research Establishment’s Environmental Assessment Method) is the world’s leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design in both new build and refurbishments. Credits are awarded in ten categories according to performance. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding. Local planning

<sup>6</sup> See <http://www.lifetimehomes.org.uk/>

<sup>7</sup> <http://www.breeam.org/page.jsp?id=268>



authorities can include references to BREEAM standards, particularly for non-residential development, in sustainable construction policies in local plans.

Other documents for consideration (depending on degree of focus on topic in Neighbourhood Plan)

Mid-Devon DC Draft Design Guide -

<https://www.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/mid-devon-design-guide/>

Recommendations for collecting local written evidence base

Possible further work for the Steering Group:

- Willand Character Assessment (Landscape and Built Character)
- Design Code / Guide – i.e. what constitutes high quality design in Willand

## Heritage and Historic Environment

National Planning Policy Framework

### 16. Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>61</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>62</sup>.
185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
  - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.

National Planning Practice Guidance

The NPPG also has a section on conserving and enhancing the historic environment. Two of the sections focus on plan making and decision taking. The former includes a section on *'How should heritage issues be addressed in neighbourhood plans?'* It states:

*Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.*

*Where it is relevant, designated heritage assets within the plan area should be clearly identified at the start of the plan-making process so they can be appropriately taken into account. In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.*

*The local planning authority heritage advisers should be able to advise on local heritage issues that should be considered when preparing a neighbourhood plan. The local Historic environment record and any local list will be important sources of information on non-designated heritage assets.<sup>8</sup>*

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<sup>8</sup> Paragraph 007, National Planning Practice Guidance, Department for Communities and Local Government, 2013  
<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/plan-making-historic-environment/>

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- c) Ensuring the vitality of town centres and communities through a hierarchy of centres, defined town centre shopping areas, a diverse retail offer at Tiverton, Crediton and Cullompton, [through controls on Junction 27 retail](#) and support for the vitality and viability of defined villages;
- d) Supporting a prosperous rural economy through the conversion of suitable existing buildings and well-designed new buildings in suitable locations, diversification of agricultural and other land-based businesses, support for equestrian activities, retention and development of local services and community facilities in villages, and the promotion of sustainable rural tourism and leisure development;
- e) Promoting sustainable transport by delivering appropriate infrastructure, reducing the need to travel by car, integrating public transport and other forms of sustainable travel such as walking and cycling, and providing safe environments while recognising Mid Devon's rural locality;
- f) Supporting high quality communications infrastructure by supporting the expansion of telecommunications and high speed broadband throughout Mid Devon;
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- h) Requiring good sustainable design that respects local character, [heritage](#), surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;

- i) Promoting healthy communities through the delivery of social, educational, recreational and cultural facilities and services, access to high quality open space, public rights of way, recreational trails and accessible land, and opportunities for sport and recreation and the designation of Local Green Space;**
- j) Meeting the challenge of climate change by supporting a low carbon future, energy efficiency, increasing the use and supply of renewable and low carbon energy, managing flood risk and conserving natural resources. Encourage the effective use of land, taking into account the economic and other benefits of the best and most versatile agricultural land;**
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## Policy S9

### Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

- a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;
- b) The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;
- c) The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;
- d) Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;
- e) The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within or adjoining the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special **environmental** qualities of that landscape and its setting;
- f) The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats, providing mitigation and compensation measures where appropriate; and
- g) The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.

## Policy DM25

### Development affecting heritage assets

Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:

- a) Apply a presumption in favour of preservation in situ in respect of the most important heritage assets;
- b) Require development proposals likely to affect heritage assets and their settings, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;
- c) Only approve proposals that would be likely to substantially harm heritage assets and their settings if substantial public benefit outweighs that harm or the requirements of paragraph 133 of the National Planning Policy Framework are met;
- d) Where a development proposal would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use; and
- e) Require developers to make a proportionate but systematic assessment of the impact on setting as set down in the guidance from **English Heritage**: — **“The Setting of Heritage Assets”** — **Historic England: ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3’**.

#### Historic England Good Practice Advice on Neighbourhood Planning and the Historic Environment

Historic England’s website states that: *including heritage matters in a Neighbourhood Plan will help make sure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness. Addressing how best to integrate new development into an existing place can encourage people to be innovative.*

*Taking into account what is special about a place often demonstrates that off-the-shelf design and construction might not be appropriate. It encourages sensitive development of historic buildings and places that can invigorate an area, stimulating investment, entrepreneurship, tourism and employment.*<sup>9</sup> It provides guidance on heritage and Neighbourhood Planning which is worth referencing here. The guidance note sets out the benefits of including the historic environment in Neighbourhood Planning and what information about local heritage should go into a Neighbourhood Plan.

*Any policies you include in the Neighbourhood Plan should be based on appropriate evidence, and information on how a place has developed and evolved is often a key element. This could include a description of the historic character of the area, as well as identifying any listed buildings, scheduled monuments, conservation areas, registered parks and battlefields or local heritage assets. An assessment of the condition and vulnerability of the local historic environment will also help in identifying the need for any future management action.*

<sup>9</sup> See <http://www.english-heritage.org.uk/professional/advice/government-planning-policy/national-planning-policy-framework/>

*When deciding on how much information to provide, as a guiding principle, we recommend including as much as is necessary to guide future decisions that may affect the character and heritage of a place.*

*Our guidance on Knowing Your Place<sup>10</sup> may help you in deciding what information to include in your Plan.<sup>11</sup>*

The guidance also sets out where information on the historic environment can be found. It also provides guidance on how a community can undertake a local 'place check' to help identify the design and heritage issues of importance.<sup>12</sup> The guidance sets out the sorts of evidence and policies which could be included in a Neighbourhood Plan.

*It is for the local community to decide on the scope and content of a Neighbourhood Plan. However, there could be benefits in setting out a specific historic environment section within the Plan, drawing on the evidence from Place check, other sources of information on the historic environment, and/or more detailed assessments where they have been carried out. These could include:*

- *An analysis of the historic character of the area highlighting its contribution to the development and appearance of the place*
- *The identification of any listed buildings, scheduled monuments, registered parks and gardens, and battlefields or local heritage assets, and a discussion of the contribution they make to local character*
- *The environmental issues which the Plan seeks to address*
- *Opportunities to repair, conserve or bring heritage assets back into use, especially those that are at risk*
- *Policies to manage the settings of heritage assets or important views*
- *Policies to promote locally distinctive development in terms of scale and materials*
- *Particular historic environment considerations to be taken into account when seeking to develop specific sites*
- *Opportunities for investment into the historic environment alongside delivery of new development, for example through Neighbourhood Level Community Infrastructure Levy spending, Planning Contributions and other sources of funding*

*The Neighbourhood Plan could also identify any buildings and spaces that are worthy of protection through national designation or local designation, the possibility of new or revised conservation areas together with conservation area appraisals, the need for a local heritage list or local buildings at risk survey.<sup>13</sup>*

### [Heritage at Risk Register](#)

There are some elements which warrant extra protection through the planning system. Since 1882, when the first Act protecting ancient monuments and archaeological remains was passed, Government has been developing the designation system. Listing is now applied to about half a million buildings ranging from palaces to streetlamps.

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<sup>10</sup> See <http://www.english-heritage.org.uk/publications/knowning-your-place/>

<sup>11</sup> pp.3-4, English Heritage Good Practice Advice on Neighbourhood Planning and the Historic Environment, English Heritage, 2014, <http://www.english-heritage.org.uk/content/imported-docs/k-o/neighbourhood-planning-information-2014.pdf>

<sup>12</sup> See <http://www.placecheck.info/>

<sup>13</sup> pp.7-8, English Heritage Good Practice Advice on Neighbourhood Planning and the Historic Environment, English Heritage, 2014

### *Criteria for inclusion on the 'at Risk Register'*

Buildings (not in use as a public place of worship) considered for inclusion on the Register must be listed grade I or II\*, (or grade II in London) or be a structural scheduled monument. Buildings are assessed for inclusion on the basis of condition and, where applicable, occupancy (or use). The condition of buildings on the Register ranges from 'very bad' to 'poor', 'fair' and (occasionally) 'good'. The Register also includes buildings that are vulnerable to becoming at risk because they are empty, under-used or face redundancy without a new use to secure their future. Buildings are removed from the Register when they are fully repaired/consolidated, their future secured, and where appropriate, occupied or in use. Details of any buildings on the Register in Willand (if any) will be found on the website<sup>14</sup>. An initial search of the site has identified no such buildings in the Parish.

### Listed Buildings

A listed building is a building (or structure) that has been designated as being of 'special architectural or historic interest'. The older and rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat. Listed buildings are graded I, II\* and II. Grade I and II\* are particularly important buildings of outstanding interest. Structures can occasionally be both listed as buildings and scheduled as monuments.

### Heritage Gateway

The Heritage Gateway website<sup>15</sup> provides an extensive list of heritage assets, both those designated for protection and those not. A search has identified 122 results in the Parish reproduced below.


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<sup>14</sup> See <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

<sup>15</sup> See <https://www.heritagegateway.org.uk/>



Your search returned 122 results from 5 of the 14 resources available on the Heritage Gateway.

Results from 5 of the 5 resources are visible on the map. These are indicated by the  icon in the results list.




- Where = County (Devon) District/Borough/Unitary Authority (Mid Devon) Parish (Willand)

[\[ Refine your search \]](#)



**Summary Results**



**View Results on a Map**

### Statutory Data




[The National Heritage List for England](#) 11 results   




### National Designation Decisions



[Designation Decision Records \(De-listed entries\)](#) No records matched your search  




[Designation Decision Records \(Non-designated entries\)](#) No records matched your search  


### Non-Statutory National Data




[Historic Milestone Society Database](#) 1 results   




[HE PastScape](#) 4 results   

[National Trust HBSMR](#) No records matched your search  



[Parks and Gardens UK](#) No records matched your search   




[PMSA](#) An error occurred 




[NMR Excavation Index](#) 9 results   

[Church Heritage Record](#) No records matched your search   



### Local Records

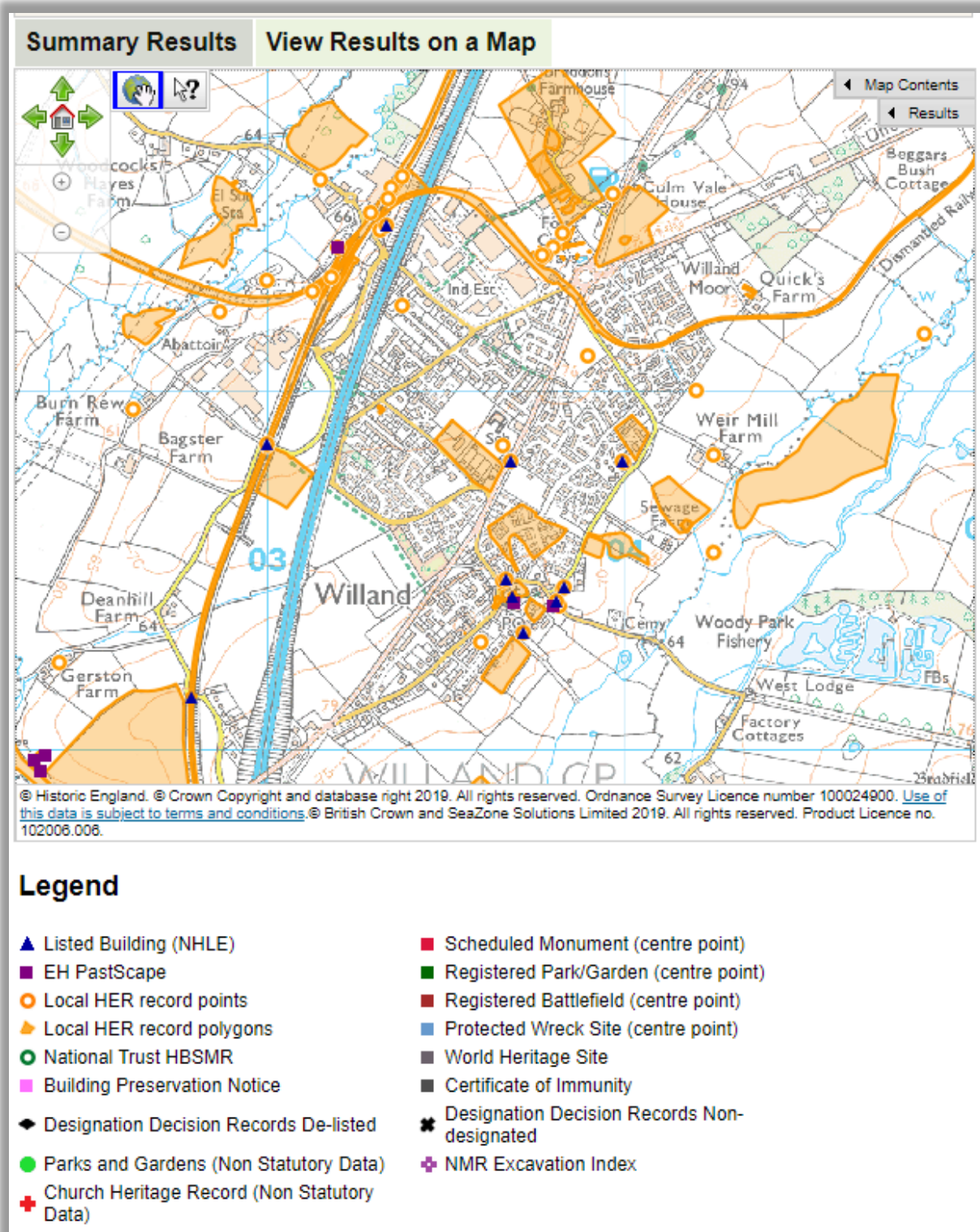
[Devon & Dartmoor HER](#) 97 results   

[Exeter City HER](#) No records matched your search   

[Exmoor National Park HER](#) No records matched your search   

### National Image Collections

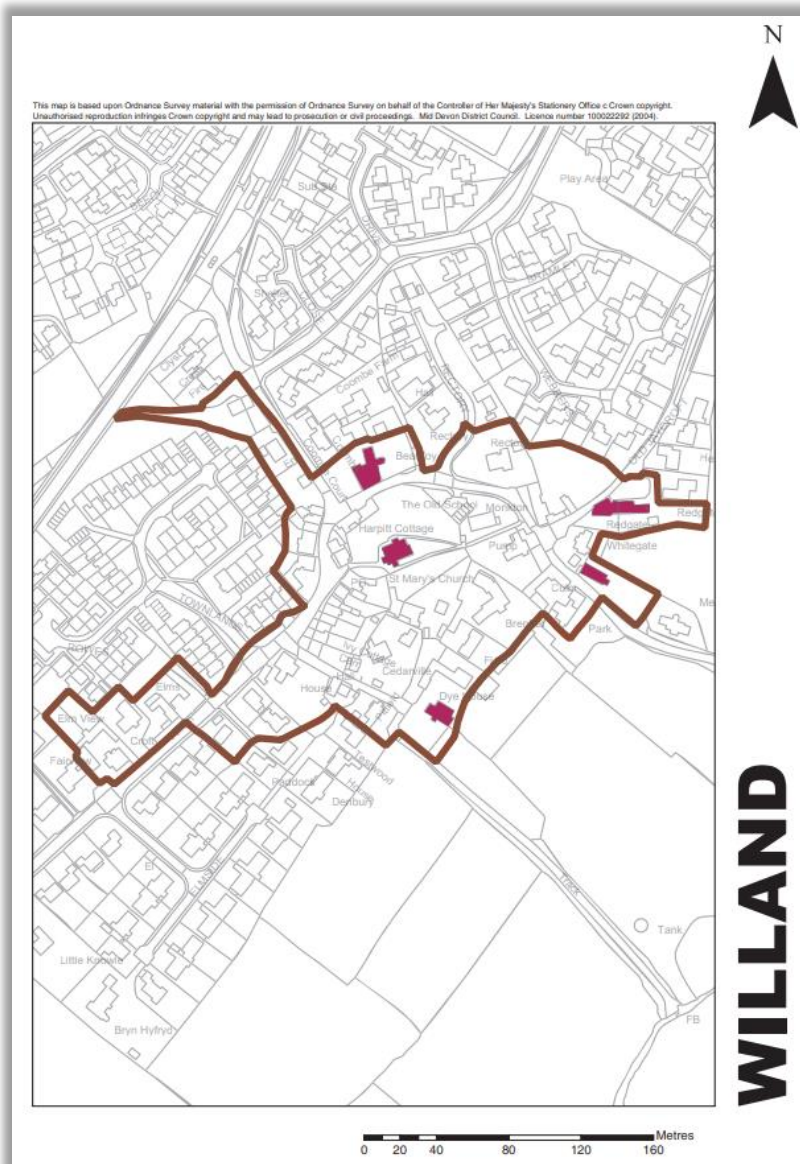
[ViewFinder](#) No records matched your search  



### Conservation Areas

Mid-Devon DC has powers to declare an area of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance to be a Conservation Area. Such declaration introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that

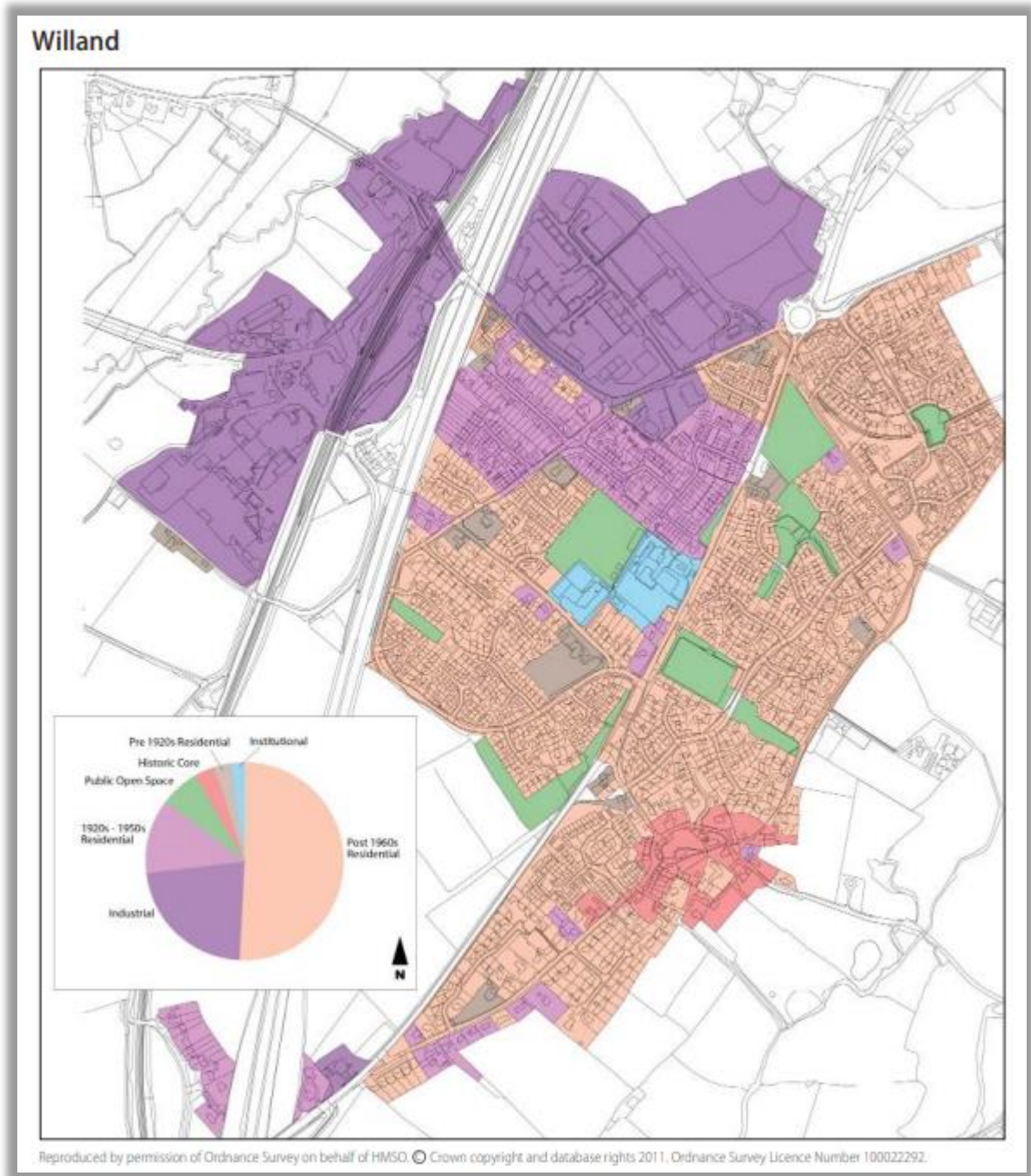
define an area's special interest. Apart from a few minor exceptions, no building can be demolished without prior approval (conservation area consent) and six weeks' notice must be given if any tree is to be cut down or lopped. Local authorities can introduce Article 4(2) Directions to remove permitted development rights within Conservation Areas. There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 for all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. There is one Conservation Area in Willand designated in 1977 and revised in 2006. Further information about Conservation Areas and the appraisal for the Willand CA can be found here <https://www.middevon.gov.uk/residents/planning/conservation/conservation-areas/>.





## Mid-Devon Town and Village Character Assessment

The Assessment report<sup>16</sup> provides a character assessment of the settlements in the District. Key extracts relevant to Willand are reproduced (from Part 2) below.



<sup>16</sup> See <https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-evidence-base/>

## Villages: Bradninch, Kentisbeare, Uffculme, Willand

**Settlement form:** The common characteristics of these villages are that they all have linear settlement forms running alongside a main through road, and are all located within the Culm Valley with strong associations to the River Culm. The village of Uffculme is located on the higher ground of the River Culm's floodplain, whilst the settlements of Willand and Bradninch are located northwest along the valley side of the River Culm. Kentisbeare is located on a tributary of the Culm, (the River Ken). The villages of Kentisbeare and Uffculme have seen similar growth patterns in terms of land use. The village of Willand has grown substantially in the latter part of the 20th century expanding almost a kilometre northward, whilst Bradninch has seen the least expansion during this period.

**Movement:** All the villages have good access to the M5 and are served by the larger town of Cullompton. Willand is accessed via the B3181, B3440 and M5 which runs along its western boundary. The settlement of Uffculme is accessed via the M5 two kilometres to the north, and has good access via the B3440. Kentisbeare is accessed via minor roads, typical 'Devon Lanes' and is reasonably quiet. The village of Bradninch is again easy to access via the M5 located one kilometre to the east.

**Historic village core:** The historic core of the village of Bradninch is characteristic of a medieval settlement with narrow property plots aligned on both Fore Street and High Street. Willand, until the more recent new development, consisted of a small village centred on the parish church. The settlement of Uffculme has industrial origins as evidenced in the former mills that retain a visual prominence, whilst Kentisbeare is a former farming settlement with a more centred historic core.

Properties tend to front directly on to the road which creates a strong sense of intimacy and enclosure. Roads tend to be quite narrow and pavements are often absent. Uffculme has narrow roads that have created definite turns

producing obvious pinch points such as on Bridge Street. Uffculme has a central square that offers a sense of space to the tight packed built form, with attractive cobbles and pleasant building frontages to all sides. Unfortunately the space is cluttered and would be greatly enhanced through the reduction of parking, and addition of landscaping. Kentisbeare has a quintessential village square with pleasant building frontages and tree on a small grassed island that acts as a focal point. Unfortunately it can become cluttered with parked cars.

The main building form is two storey, terraced cob properties with either slate or thatch roofs, or larger detached properties with slate roofs. Some buildings front directly onto the street whilst others are set back in their own plots. In Willand and Bradninch, there are a number of Georgian properties. The roads in this type have a varying sense of space. Some are fairly straight with subtle curves whilst others are narrow and winding with a strong sense of enclosure created by the close knit building form.

**Buildings Pre 1920s:** The main building form tends to be two storey, medium density dwellings in rows of terraces or detached. Building materials include rendered cob and stone walls, red brick walls, with thatch, clay tiles or slate roofs. Small cottage style windows predominate, with a mix of sash or casement styles. Simple timber doors are present on the oldest dwellings. These buildings are interesting and attractive, making variable street scenes.

**Industry:** Willand has large areas of Industrial use. Historically Uffculme had large areas of industry such as Coldharbour Mill (a heritage site) and the Old Brewery (now converted to flats). These are more than four storeys high, attractive red bricked buildings with traditional side hung casements, render and stone finishes under slate roofs, with tall red brick chimney stacks. Present modern industry in Uffculme includes the feed mill on Bridge Street which has large scale, utilitarian buildings of varying heights. There are some large scale industrial units located to the northern edge of Willand adjacent to the M5.



These modern units are constructed from materials that include sheet metal, have large blank facades and large areas of hard surfacing for parking.

**Residential 1920s - 1950s:** This type is found in large quantities in Bradninch and Willand, and is mostly two storey terraces, bungalows or semi-detached properties, either laid out in cul-de-sacs or fronting roads. There is also a large amount of local authority type housing. These properties are usually well set back, with integrated garages and large front gardens. Building materials include red brick walls, painted render, part render/part brick, red brick chimneys, concrete brown/grey roof tiles, orangey clay tiles, and sometimes slate roofs. In Willand the uniform, repetitive appearance of these properties creates a slightly bland streetscene, although the different painted colours of frontages and large green verges with tree planting help to alleviate this. In Bradninch, there is more variety in style, with porches, hipped roofs, gables, different window sizes and building materials.

**Residential post 1960s - 1990s:** This type contains one and two storey, low to high density, detached and semi-detached buildings. Development is usually served by cul-de-sacs, set back from the road. Some buildings are arranged in courtyards, and properties often have garages and off street parking. There is often limited architectural variety in each estate as properties have repetitive styles. Building materials include block/render, brick walling under tiled roofs, although there are some slate roofs. Wooden/uPVC windows, some front porches and some use of tile hanging is present.

**Residential post 2000:** There are a number of newer housing estates in the settlements. One good example is 'Landunez Place' in Bradninch, which is an attractive development with organic layout and wide variation in materials. In Uffculme there are three terraced properties along Coldharbour, which are reflective in style and proportions of neighbouring historic stone buildings.

**Agricultural:** This comprises a mixture of styles, with traditional buildings using materials such as stone and slate, whilst more modern functional buildings are

of greater dimensions and overall scale, using materials such as concrete block or corrugated sheeting on steel frames.

**Landmark buildings:** These include: the church, the four storey Old Brewery, chimney of Coldharbour Mill, Grantlands, public library, primary school, and the public house 'Ostler Inn' in Uffculme; the church, primary school, village hall and public house 'Wyndham Arms' at Kentisbeare; the public house 'Halfway House' and school at Willand; the church and the public houses 'The Castle Hotel' and 'White Lion Inn' at Bradninch.

**Other landmark features:** Cobbles are evident at the front of some properties providing textural interest to the wider street scene. In Uffculme, the River Culm and footbridge provide an attractive setting. 'The Shambles' a wooden framed structure in Uffculme Square is an attractive focal point as are the cobbled leat and tree within the central square at Kentisbeare. Stone walling is an important unifying element within the older parts of all the settlements. In Kentisbeare this walling uses local chertstone, which is particularly distinctive. The natural stone kerbs at differing heights, raised footpaths and thatched bus shelter are attractive features in Bradninch.

**Landscape elements:** The communal green spaces in developments allow for tree planting and recreation, as well as making the spaces more attractive. The mixture of trees, shrubs and hedgerows to well-kept front gardens contribute positively to the appearance of the villages. In Uffculme, the old Culm Valley Light Railway line follows the river, and forms popular riverside walks. Kentisbeare benefits from publicly accessible woodland 'Silverwood' adjoining development on its north western edge.

**Views:** In Uffculme, the feed mill is an unfortunate focal point particularly when looking toward Uffculme from the south. Views looking out of Willand are more limited within the settlement, due to the close knit nature of the building form. Kentisbeare and Bradninch are afforded some fine views towards the undulating countryside.

Other documents for consideration (depending on degree of focus on topic in Neighbourhood Plan)

Mid-Devon Historic Environment Appraisal 2016 -

<https://www.middevon.gov.uk/media/343253/env25-historic-environment-appraisal.pdf>

Recommendations for collecting local written evidence base

Possible further work for the Steering Group:

- Identification of heritage assets not already protected through statutory means