

Torrige District Council Part 2 Chapter 9 Shebbear Local Plan

Introduction

9.1 Shebbear is located 12.5 km (8 miles) north-east of Holsworthy and approximately 13.5 km (8.5 miles) south of Great Torrington. The village is 0.8 km (0.5 miles) off the Class 3 County Road from Stibb Cross to Brandis Corner, which provides access to the A388 and A3072.

9.2 Shebbear has developed in a linear form, running in an east-west direction, with the parish church and square at the western end providing a focus for the village. The village has experienced limited residential growth in recent years; only 15 houses were built during the period 1995 – 2001, despite the availability of a number of substantial development sites. The housing commitment in the Parish at April 2001, including sites with planning permission, subject to unresolved S106 agreements, and under construction, amounted to 75 houses, the majority of which are situated on three sites to the south and west of the village, totalling approximately 2.4 hectares.

Future Development

9.3 Shebbear provides a significant range of services, all key services, and other basic services. It is identified as a Local Centre within the local settlement hierarchy. Policy DVT1 applies to development within the defined development boundary and Policy HSC6 to any additional housing proposals outside the boundary.

Infrastructure

9.4 Access to the village from the east or west is limited to narrow country lanes. Shebbear is deficient in respect of available sewerage infrastructure and sewage treatment capacity. South West Water recommends that no further provision be made to accommodate residential development in addition to sites with valid planning permissions. The sewage treatment works does not have the capacity to deal with any further development in the settlement. The local receiving watercourses also are inadequate to receive any additional water run off from further development.

Social and Community Services

9.5 Shebbear provides a range of services and facilities in support of its population. It acts also as a focal point for the surrounding rural community.

9.6 Services within the village include a food store and post office, a pub, and a garage with shop and petrol filling station. Other community facilities include a village hall, pre school facilities, a primary school, and a doctors' surgery with dispensing facilities. There is an independent school, Shebbear College, less than 1km from the village centre, although the majority of pupils of secondary school age travel to Great Torrington School or to Holsworthy Community College.

9.7 Recreation provision in Shebbear includes a recreation ground and a play area, next to the parish hall, used by the primary school and the community and a playing field to the east of the village. The football pitch is in private ownership and the cricket club pitch is located at Shebbear College. The District Council programmed a new play area for completion at Barn Close in 2001.

Torridge District Council Part 2 Chapter 9 Shebbear Local Plan continued...

9.8 The District Recreation Strategy has identified a deficiency in open space and recreation provision in Shebbear. The established needs of the village detailed in Appendix 5 of Part 1 of the Plan include playing pitches, a recreation area and additional amenity space. The Strategy also recommended the need for further investigation to establish the need for a new or improved community sports hall. The Parish Council also identified deficiencies in the provision of children's play space and the need for a multi-use games area.

9.9 Where there is a community need, the LPA seeks to negotiate appropriate contributions toward the provision of open space and recreation facilities from new development. No site has been allocated to accommodate the required additional recreation provision. A site to the east of the village, adjoining the development boundary, opposite the playing field is considered suitable for recreation uses. The scheduled major site west of Barn Close, as identified in Policy HSC1 Schedule 2, may generate the need for off-site built sport facilities. An appropriate contribution toward the provision of such facilities may be negotiated.

Employment

9.10 Employment locally is provided by some small-scale manufacturing activity at Endford Engineering and Fine Craft Furniture, by educational establishments including Shebbear College, and by the services provided within the village. Small workshop units and a number of serviced sites are available to the east of the village. This site, as defined on the Proposals Map, is designated a General Employment Area, within which development proposals are subject to Policy ECD2.

Housing

9.11 The development boundary has been drawn to reflect both the outstanding housing commitment to the west of Barn Close and the previously identified sites adjacent to Coronation Place and east of Halwill Farm. The sites scheduled in Policy HSC1 and other small sites within the village committed by virtue of a valid planning consent could provide for the development of approximately 52 residential units during the plan period.

9.12 To enable all scheduled sites to be developed, the existing sewage and sewerage infrastructure deficiencies must be overcome or satisfactory provision made for the treatment and disposal of sewage.

9.13 No new residential allocations are proposed. The available development sites are considered sufficient to accommodate the needs of the village over the plan period. Further provision is not considered appropriate at this time, on the basis of the outstanding development opportunities and the presence of environmental constraints as a consequence of infrastructure inadequacies.

9.14 It has been estimated that the parish of Shebbear will contribute 83 units to the strategic housing requirement (1995 – 2011), within which the village of Shebbear will contribute 54 units. This is considered an appropriate level to address housing need in support of the village's Local Centre designation.

For more information visit ; http://www.torridge.gov.uk/onlineplan/plan_index.htm