

Hemyock Tomorrow



The Parish of Hemyock – **The Future**

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Foreword

Hemyock's previous Parish Plan included the following targets:

- Build a sports complex in the village
- Build more pavements around the village
- Build a new footbridge over the River Culm to avoid having to walk on the road

Within six years these targets had been achieved.



Let us work together as a community to achieve our new targets



HEMYOCK TOMORROW is a vision for the future which outlines our priorities for the next five years. It has been prepared by the community for the community:

- Three open meetings were held in late 2015 and early 2016 in order to discuss people's concerns and hopes for the future.
- This was followed by the establishment of seven working groups consisting of parishioners and parish councillors which met in order to prepare draft versions of the sections presented herein.
- Summaries of each group's reports were presented at the Annual Parish Meeting held on March 29th 2017.
- The Parish Council approved the final draft document for circulation to all households in the parish on August 2nd 2017. Feedback on the document's contents was requested by 15th September 2017.
- A meeting of the seven working groups to consider the feedback from parishioners was held on 29th January 2018.
- The final document was completed on March 1st 2018 and presented to the Annual Parish Meeting on 27th April 2018.

Hemyock Tomorrow – Vision Statement

For now and the future, Hemyock should have a strong community spirit supported by a safe, secure, well maintained village with a suitable infrastructure and services to meet the needs of the community whilst being sensitive to its beautiful rural surroundings.

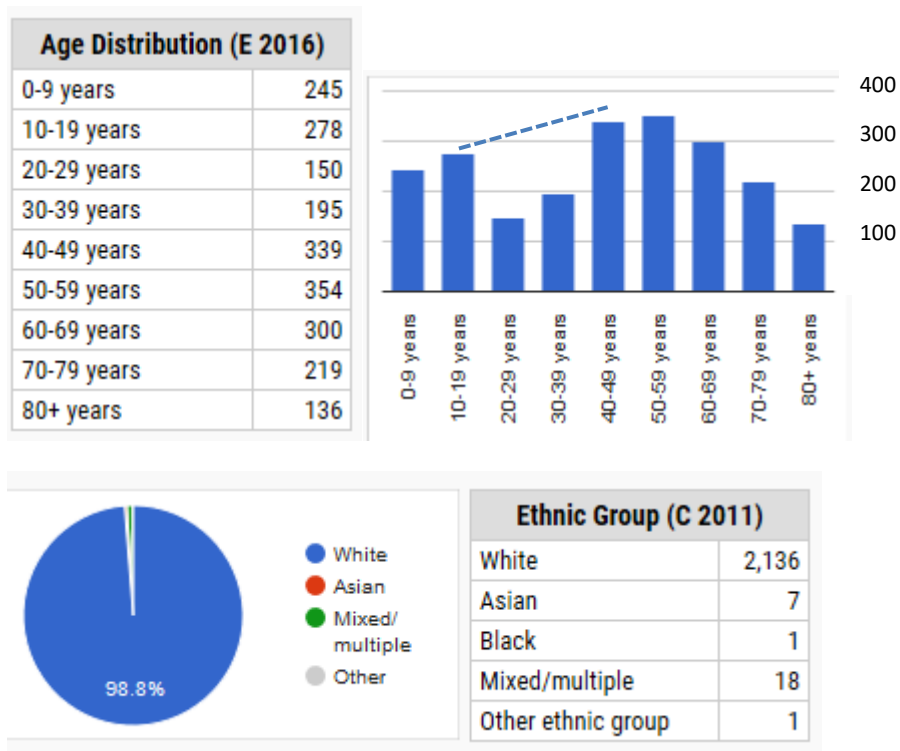


Introduction

Hemyock is a village and civil parish in Mid Devon. It is ten miles (16 km) north-north-west of Honiton and 5 miles (8 km) south of Wellington in Somerset. The latest population estimate (2016) is 1,617 for the village and 2,216 for the parish as a whole. The population has grown quite rapidly over recent years; the 2016 estimate being 22% higher than that recorded at the 2001 Census:

	<i>Census</i>	<i>Estimate</i>	<i>Census</i>	<i>Estimate</i>
<i>Year</i>	<i>2001</i>	<i>2006</i>	<i>2011</i>	<i>2016</i>
Village	1,299	1,401	1,519	1,617
Parish	1,821	1,989	2,163	2,216

Hemyock's age distribution reveals a noticeable lack of young adults aged from 20 to 39. Ethnic minorities account for less than 1.3% of the total population of the parish.



Hemyock is the largest village on the Blackdown Hills, which are designated as an Area of Outstanding Natural Beauty (AONB). The parish has an area of about 2350 hectares, and lies in the north west of the Blackdowns. It includes the outlying hamlets of Ashculme, Culm Davy, Simonsburrow, Tedburrow, Westown, Madford and Mackham. The River Culm flows through Hemyock and it was the former home of a St Ivel dairy processing plant and terminus of the Culm Valley Railway.

1. The Natural Environment

Introduction

1.1 The Landscape Character types¹ within the parish of Hemyock are:

- 1A Open inland planned plateaux
- 2A Steep wooded scarp slopes
- 3A Upper farmed and wooded valley slopes
- 3B Lower rolling farmed and settled valley slopes
- 3C Sparsely settled farmed valley floors

1.2 The natural environment of the parish creates an exceptional landscape where rare plant, insect, bird and mammal species can flourish. Steep ridges, high plateaux, valleys and springs create a charming mosaic of countryside dotted with farms, hamlets and ancient features. Fine, wide views can be had from various points of the parish, looking across the upper Culm valley.



1.3 Ashculm Turbary with its important bog and wetland communities is the only Site of Special Scientific Interest (SSSI) that lies entirely within the parish whilst only the south-eastern tip of Blackdown and Sampford Commons SSSI with its heathland, carr woodland and marshy grassland habitats extends into Hemyock.

1.4 The countryside of the parish is characterised by hedgerows and Devon banks. They tend to be taken for granted as they always seem to be there, providing such a constant in a familiar landscape. However, they do require regular attention to keep them in good condition. That so many are still in good condition is a testament to the skill and hard work of generations of farmers. This must be maintained into the future.

Issues Identified

NE1 Increasing traffic affecting the character of the narrow country lanes throughout the parish.

NE2 Increasing pressures for housing and other development within the parish.

- NE3* A need to establish more community space.
- NE4* A need to ensure the maintenance of hedgerows and Devon banks within the parish.
- NE5* A need to clarify management and access to commons and turbaries.



Statement of Intent

- NES/1* Strive to retain the character of the country lanes within the parish.
- NES/2* Establish more community space.
- NES/3* Conserve hedgerows and encourage wildflower verges.
- NES/4* Conserve our parish's natural environment for future generations.

Actions

- NEA1* Ensure maximum community benefit from housing and other developments.
- NEA2* Development proposals which affect hedgerows will only be supported where they demonstrate that options have been assessed and the least damaging proposed.
- NEA3* Establish allotments, a community orchard, composting site and a dog exercise area.
- NEA4* Consider management and access issues to commons and prepare a policy.

Footnote

¹ *AONB Management Plan 2014-2019* pp24-27

Key Supporting Evidence

Parish Diversity Audit for Hemyock Devon Biodiversity Records Centre on behalf of Devon County Council 2010.

2. Built and Historic Environment

Introduction

2.1 Most of the population live in the village of Hemyock, but the parish also includes a number of hamlets and individual farms. Hemyock village is a typical rural village nestled in a valley setting in the heart of the AONB. An established community, it has grown over the years using a mix of local materials – primarily stone and cob and, in more recent times, brick and painted render. In the hamlets brick is absent. A number of isolated and hamlet properties are thatched.

2.2 The landscape setting of the village and hamlets is as important as the built form, as it is the special landscape of the AONB which frames the settlements. These factors all come together to make up the character of the parish.

2.3 The B3381 from Culmstock terminates at Hemyock and Wellington, the nearest town, is 5 miles away on the other side of the northern Blackdowns escarpment. This has resulted in a very self-assisting community.

2.4 Within the village, the Parish Hall and Recreation Field were established immediately after the First World War as “a Memorial to the Men and Lads whose heroic efforts did so much to win the war”. The Post Office is just across the road and this forms a natural hub of the village; there is also a SPAR shop in Station Road which provides an alternative and which is more convenient for the Millhayes area. The village has a primary school, surgery, and pub. The Longmead sports field has facilities for football, tennis and a Multi-use Games Area (MUGA) and the Millhayes milk factory site houses the Blackdowns Healthy Living and Activity Centre and the Garages Youth Club. These facilities are used by parishioners and residents of adjacent parishes. The Post Office and pub have been registered as Community Assets.

2.5 The history of Hemyock has been the subject of considerable research, formerly by Brian Clist and Chris Dracott and more recently by members of the Hemyock History and Archiving Association.

Heritage Assets

2.6 The National Planning Policy Framework defines a “heritage asset” as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” (Annex 2, p.52)



2.7 The Devon section of the Heritage Gateway, has 484 results for Hemyock, with the Church, Castle Gatehouse and Walls and Culmbridge Manor being Grade II* and the others II. Other listings are for houses, farm buildings and monuments in the churchyard. Historic farmsteads are a key part of the parish's architectural, agricultural and social heritage and many survive intact and with unchanged associated farm buildings.

2.8 The development at Churchills Farm revealed a previously unknown pottery and iron working site.

2.9 Some heritage assets are falling into disrepair. Historic fingerposts and directional signs are under particular threat following Devon County Council's decision to stop maintaining them.

Issues Identified

<i>BHE1</i>	New housing developments may not be sympathetic to the character of the area.
<i>BHE2</i>	The impact of increasing traffic levels, especially of HGVs, threatens the built and historic environment.
<i>BHE3</i>	Concerns over the decay and loss of historic fingerposts and directional signs.
<i>BHE4</i>	Introduction of exotic trees, flora and fauna unsympathetic to the character of the area. Himalayan Balsam has become a particular threat as has the American crayfish.

Statement of Intent

<i>BHESI1</i>	Work with Mid Devon District Council and applicants to ensure that any new development, alteration or extension is carried out according to the Blackdown Hills AONB design guide for houses ¹ .
<i>BHESI2</i>	Encourage the protection of Hemyock's historical and archaeological assets.
<i>BHESI3</i>	Retain the hamlets' individuality.
<i>BHESI4</i>	Encourage growth of native trees, flora and fauna.
<i>BHESI5</i>	Seek restrictions on HGV's using Hemyock as a through route (not restricting vehicles requiring access to the parish).

Actions

<i>BHEA1</i>	Ensure that the size, scale, location and materials used for any development minimises its visual impact on the essential character of the AONB and neighbouring properties.
<i>BHEA2</i>	Provide a noticeboard with history of Hemyock, information, maps etc. Replace unsightly parish notice board(s).

BHEA3	If planting new or replacement trees, do so only with native species. Create wildflower verges.
BHEA4	Conserve historic fingerposts and directional signs.

Footnote 1:

In summary, the objectives of this design guide are to:

- Raise awareness of the quality of the traditional built character of the Blackdown Hills AONB
- Help identify and protect the distinctive traditional built character of the Blackdown Hills AONB and promote local identity
- Inspire high quality design in new developments which respect the traditional built character and wider landscape of the AONB
- Provide a co-ordinated and integrated approach to design advice throughout the AONB
- Promote sustainability in design and use of resources, particularly locally produced building materials

Community actions

The AONB guidance sets out a number of general design principles which are:

- Whether new build or alterations, good detailing, appropriate materials and sensitive treatment of the spaces around buildings are essential elements in achieving a successful and sympathetic scheme.
- Locations for new buildings and development should follow the traditional settlement pattern and respect the integrity of historical settlement forms.
- Layouts for new development sites should reflect the road patterns and plot forms of the surrounding traditional settlement. It is important to create the same sense of enclosure, traditional proportions and massing of buildings, for example continuing a distinct building line along a street.
- Building forms and materials should reflect the local traditions.
- New extensions and additions to traditional buildings should respect the character and setting of the original building. Where new buildings are adjacent to traditional ones, consider the group as a whole, using scale, form, colour and materials to link new and old.
- Sensitive design of the spaces around buildings is essential to preserve local character. The most harmoniously designed building can look 'out of place' if it is not properly integrated into its setting.
- Contemporary design should draw on the qualities of landscape, historic features and buildings to reinforce local distinctiveness.

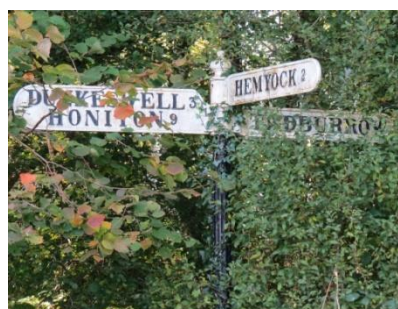
Key supporting evidence

Blackdown Hills AONB Management Plan 2014-19

Design Guide for Houses, Blackdown Hills AONB

"What makes a view?" Blackdown Hills AONB, 2013

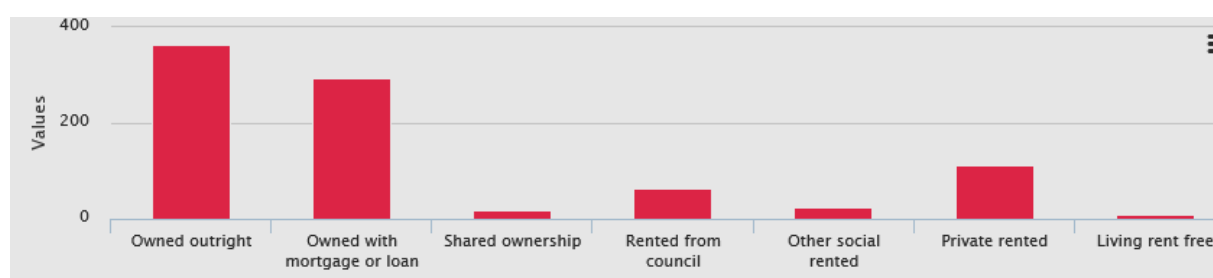
<http://www.heritagegateway.org.uk/gateway/>



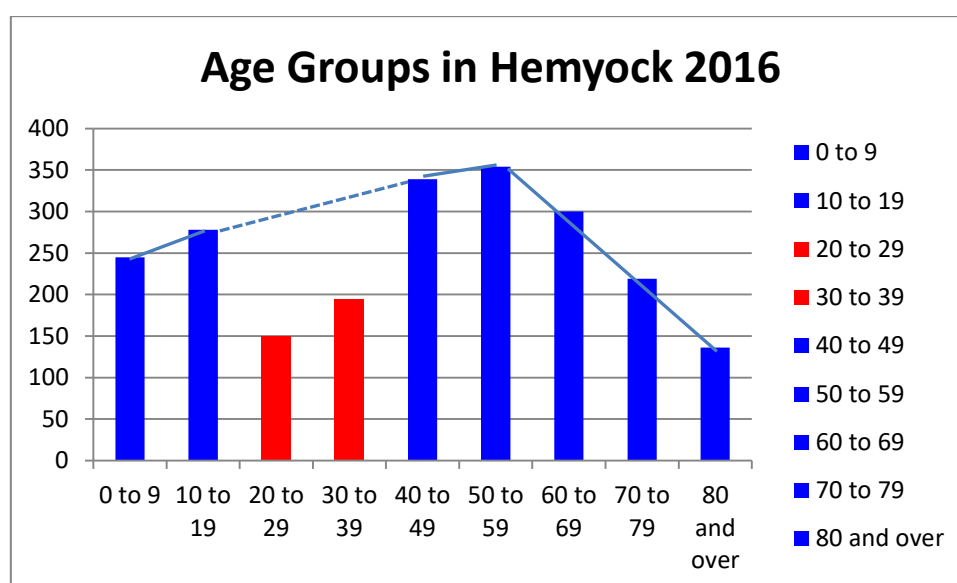
3. Housing and Planning

3.1 Mid Devon District Council is the planning authority for Hemyock. The parish lies within the Blackdown Hills Area of Outstanding Natural Beauty. The largest settlement in Hemyock Parish is Hemyock itself. The population of Hemyock village increased from 1,299 in 2001 to 1,590 in 2011 - a 22% increase within a decade. During that time a number of housing estates were built, notably those on the former St. Ivel site, on Millhayes Farm and at Churchill's Rise. Within the 886 households in the village 41% were owned outright and 33% owned with a mortgage. 22% were in rented properties.

2011							
	Owned outright	Owned with mortgage or loan	Shared ownership	Rented from council	Other social rented	Private rented	Living rent free
Hemyock	364	294	17	63	25	113	10



3.2 The age distribution within the parish shows a notable lack of young adults aged from 20 to 40. This may be due to lack of employment opportunities in the area, but is certainly at least partly due to the lack of affordable housing for younger people.



3.3 In the 2011 census the usually resident population of Hemyock parish was recorded as 2,163 in 928 households. The census also records that there were 42 dwellings which were empty properties, second homes or holiday lets.

3.4 In 2013 Mid Devon District Council published a Strategic Housing Land Availability Assessment (SHLAA). It identified sites with the potential for development for housing and estimated the number of dwellings that could be built. In Hemyock three sites were identified:

Parish	Site	Gross Site Area (ha)	Potential Number of Dwellings identified through the SHLAA
Hemyock	Land SW of Conigar Close	1.1	35
Hemyock	Culmbridge Farm	6.1	80
Hemyock	Land north of Culmbridge Farm	5.2	80

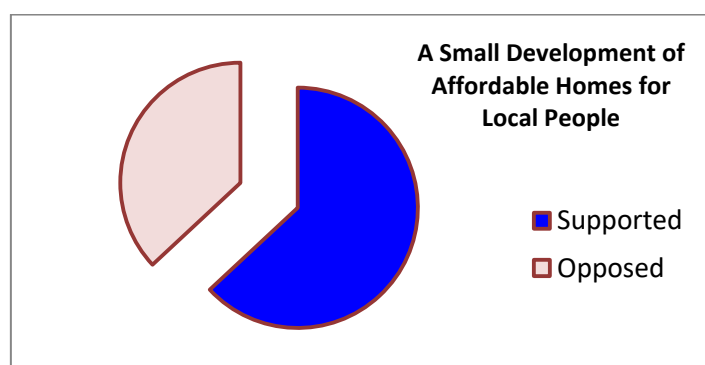
3.5 However the Local Plan 2013-2033 submitted by the District Council in 2016 following consultation did not submit any of those three sites for development, instead it proposed a development of 10 dwellings on the former coach station site on High Street which was later deleted in the subsequent review and thus no new open market homes were proposed for Hemyock until at least 2033.

3.6 Since 2013 planning permission was given for 22 homes to be built on the first identified SHLAA site SW of Conigar Close and for 38 dwellings on land north of Culmstock Road which had not been previously identified for development. These approvals were given because Mid Devon District Council had failed to secure the required five year supply of new housing and thus would have less influence on any appeal made by a developer.

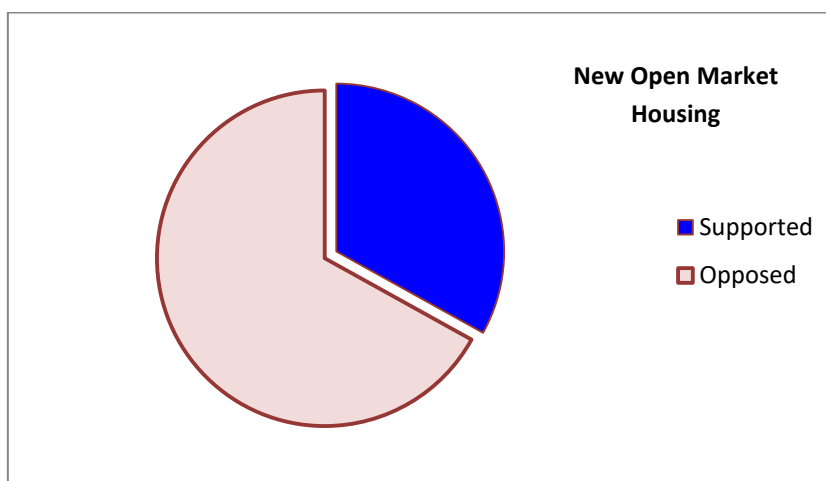
3.7 Since 2013 planning permission has also been obtained for a number of brownfield sites within the village. Six dwellings have been built on the former car showrooms on Station Road, eight dwellings will be built on the former railway station site at Millhayes and six dwellings on the former builder's yard at Fore Street. All of these homes are for open market sale.

3.8 A Local Housing Needs Survey was conducted in September 2016 and attracted a 27% response rate (287 surveys). The returns revealed an affordable housing need for 26 homes within the parish and a desire for 18 open market homes. Respondents were also asked if they knew of anybody who had had to leave the village in the past five years due to lack of suitable housing; 25 households replied that they did know someone.

3.9 The Local Housing Needs Survey revealed a majority of responders supported a small development of affordable homes for local people if the need for affordable housing was proven:



3.10 The Survey also sought views on a development of open market housing in the village. In this case only 33% of respondents were in favour:



3.11 The housing waiting list for Devon is called Devon Home Choice. On 1st October 2016 there were 53 households seeking housing in Hemyock of whom 40 live in the village and 13 in neighbouring parishes.

3.12 The Local Housing Needs Survey identified 19 older households who wish to downsize to smaller accommodation that is easier to maintain and is close to amenities and support.

3.13 The Parish Council and Mid Devon District Council have to work within the constraints of the national planning policy, the draft revised framework of which states:

79. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

80. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Plans should identify opportunities for villages to grow and thrive, especially where this will support local services.

Draft National Planning Policy Framework March 2018

Issues Identified

- HP1* There is a proven need for affordable homes for local people in the village which is supported by a majority of residents responding to the Local Housing Needs Survey .
- HP2* There is a need for housing for older people that is close to amenities and support within the village.
- HP3* The majority of residents responding to the Local Housing Needs Survey oppose the further development of open market housing.
- HP4* Objections to further housing developments centre on the unsuitability of the existing infrastructure for significant further housing development especially in terms of traffic and the road network and pressures on the health centre and primary school.
- HP5* Objectors also point out the small and declining employment opportunities in the village.

Statement of Intent

- HPSI 1* To support new small scale affordable local housing developments which respect the characteristics and constraints of Hemyock's built and natural environment yet allow continued evolution of the parish in order to maintain a broad social and demographic mix.
- HPSI 2* To support the development of a retirement close or courtyard near to the village centre with properties available to local people both to rent and purchase.
- HPSI 3* Within the constraints of government policy to discourage any new open market housing development outside the existing built form and boundary of our village. Where new developments do take place, to insist on improvements to the parish infrastructure and to secure tangible and effective contributions to the community from developers.
- HPSI 4* To ensure that all new developments enhance the surrounding built environment and are sympathetic to the local architectural vernacular.
- HPSI 5* To support development where it re-uses disused sites or uses buildings which meet the criteria of this Plan and would lead to an enhancement of the setting.
- HPSI 6* To support schemes which will benefit the parish rural economy and/or community and/or infrastructure and will maintain the sustainability of the parish (providing they are appropriate to the setting and meet the requirements of this Plan).
- HPSI 7* Proposals for conversion of existing buildings to housing or work units will be supported if they do not result in the need for a new building to be constructed and any conversion to a work unit does not cause excessive noise or dust to be created in the village or hamlet during the operation of that unit. The conversion must prove that it meets the requirements of the policies on flooding and the revised property will not raise the ridge height or increase the footprint of the original.

HPSI 8 To help achieve localised organic housing growth which supports our rural community and helps meet the Government's objective of encouraging self-build, proposals for single self-build dwellings for local people who would not normally qualify for affordable or shared equity housing, but who wish to remain in the parish, will be supported. The Parish Council will encourage the release of land for self-build projects.

ACTIONS

HPA 1 To comment on planning applications as appropriate to our Statement of Intent.



4. Community Facilities and Services

4.1 Hemyock has a vibrant community with access to a wide range of facilities and services including a Post Office, two churches, surgery, public house, shop, garage, hairdressers and a vet. There are a number of businesses operating within the village. A Saturday Market operates once a month and there is a regular mobile library service.

4.2 The Parish Council has responsibility for the cemetery, car park and public conveniences.

4.3 The primary school provides education for 187 children. A pre-school operates on the same site. The school is part of the Ventrus Multi Academy Trust.

4.4 There are over forty societies and clubs in Hemyock catering for all ages. There is a recreational ground which includes a cricket pitch and a play area with nearby bowling green. At Longmead there is dedicated provision for a range of outdoor sports including football and three hard tennis courts. The Hemyock Lights Brigade with its lantern making workshops each November and its parade through the village each December has boosted community participation and cohesion. Open spaces, commons and turbaries are accessible from the village.

4.5 Services for physical, mental and emotional health and wellbeing are available at the Blackdown Healthy Living & Activity Centre. The Blackdown Support Group provides community support via lunch and tea clubs and carer support, and support for health, personal and transport issues.

4.6 BT has installed Superfast Broadband with up to 50 mb/sec download speed in Hemyock. This fibre to cabinet service is then linked to individual properties by copper wire which results in rapid loss of speed with distance. Thus whilst those properties close to the cabinets will receive the full speeds, properties further away will not – the speed halves at a distance of 800 metres from the cabinet.

4.7 The vision is to enable Hemyock to continue as a vibrant community building on the existing strengths, to promote social cohesion and to provide first rate services and facilities accessible to all groups and individuals.



Issues Identified

<i>CFS1</i>	There is a need to protect and enhance local facilities and services to ensure they continue to meet local needs.
<i>CFS2</i>	Access and accessibility to local facilities and services.
<i>CFS3</i>	There is a need to provide support for healthy leisure activities.
<i>CFS4</i>	Dog mess on the football pitches at Longmead.
<i>CFS5</i>	Lack of high speed broadband availability across the whole parish

Statement of Intent

<i>CFSS1</i>	Further the provision of play and recreation opportunities and facilities, especially for young people.
<i>CFSS2</i>	Ensure that new facilities and services can be accommodated.
<i>CFSS3</i>	Support the Blackdown Healthy Living & Activity Centre and the Blackdown Support Group to expand programmes and services to further good health and well-being in the community. Promote services for the elderly and for those people in the community who live on their own.
<i>CFSS4</i>	Manage dogs in open space areas both accommodating dogs and dog owners' needs whilst not prejudicing enjoyment and safety of other users.
<i>CFSS5</i>	Establish a developers' contribution fund to target funding across a range of facilities, such as high quality well connected open space facilities. Seek to provide allotments and a community orchard.
<i>CFSS6</i>	Enable high speed broadband (fibre to property or wi-fi) availability across the whole parish.



Actions

<i>CFSA1</i>	Investigate the provision of an outdoor gym and an area for skateboarding, subject to land availability and funding.
<i>CFSA2</i>	Hold events to publically promote and support local community groups.
<i>CFSA3</i>	Audit street furniture (seats, bins, dog bins etc.). Produce a maintenance schedule to also include the village car park and public conveniences.

CFSA4	Seek to provide specific dog walking and exercise areas.
CFSA5	Encourage parishioners to register for ultrafast broadband as the opportunities arise.



5. Transport and Access

5.1 Hemyock has a five times daily bus service linking the village with Taunton, Wellington, Honiton and Seaton. The service to Tiverton is now only run once per week on Fridays. Maintenance of bus services at key times of day to key destinations in particular for students, shoppers and a coastal link is seen as a priority. At the 2011 Census 83 households in Hemyock had no car.

Car ownership

Hemyock, 2011

	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 cars or vans in household	4 or more cars or vans in household	All cars in the area
Hemyock	83	328	327	108	40	1,490

Source: Office for National Statistics. © Crown copyright. Published under the [Open Government Licence](#).

5.2 Hemyock is a nodal centre with the B3391 running roughly west to east along the Culm Valley and the C73 Wellington to Honiton road running roughly north to south through the village. A network of country lanes links to these two roads. The lanes are in many places narrow and winding.

5.3 The roads are shared by walkers, horse riders, cyclists, animals under control, tractors and all other types of vehicles.

5.4 Roads throughout the parish are generally thought to be in need of work to bring them up to good condition. Many of the roadside drainage channels and ditches are poorly maintained and need attention.

5.5 Car parking in the village is limited. The Parish Council has purchased the public car park by the Baptist Church to ensure its retention in perpetuity.



Issues Identified

- TA1* Road safety issues including those associated with the speed of traffic, the impact of HGVs and the condition of the road surfaces and peripheries.
- TA2* Loss of bus service to Tiverton (now operates only once a week) and timing of last daily service from Taunton (5.15 p.m.).
- TA3* Concerns over the congestion on roads around Hemyock Primary School at the start and end of the school day.
- TA4* Need for more car parking spaces around the village.
- TA5* Need to provide charging facilities for electric vehicles.
- TA6* Existing ditches and gullies alongside roads require regular clearing and maintenance.
- TA7* Threats to footpaths and bridleways.

Statement of Intent

- TAS/1* Promote and support measures for road safety such as traffic calming, vehicle speed activated signs, additional pedestrian footways alongside the highway at key locations and where new developments are being proposed, including “virtual footways” where limited road width is available. Support the Community Speedwatch Volunteers.
- TAS/2* Maintenance of bus services at key times of day to key destinations in particular for students, shoppers and a coastal link.
- TAS/3* Seek restrictions on HGV's using Hemyock as a through route (not restricting vehicles requiring access to the parish).
- TAS/4* Seek to ensure that any proposed road improvement does not damage the essential features of an AONB or encourage faster moving traffic which could endanger the lives of other road users.
- TAS/5* Continue to support the Parish Paths Partnership scheme in conjunction with the County Council in order to maintain our footpaths and bridleways to a good standard and implement diversions around farmyards where stock accumulate for the benefit of both walkers and landowners.

Actions

- TAA1* Promotion of car sharing schemes.
- TAA2* Seek to reinstate a bus service to Tiverton especially at the beginning and end of each day.

- TAA3** Promote improvements to the traffic arrangements at the Primary School to ensure safer and easier traffic movement for parents to safely drop off their children at the school and avoid the need for parking outside the school premises
- TAA4** Provide publicity to promote safe driving and awareness that the roads are to be shared by walkers, horse riders, cyclists, animals under control, tractors and all other types of vehicles. To lobby Devon County Council to set up a signposted “quiet lanes” scheme outside of the village for the safety of walkers, horse riders and cyclists.
- TAA5** Ensure the clearing of blocked road gullies, ditch maintenance, hedge cutting and pothole repairs are carried out.
- TAA6** Ensure access to public green spaces, turbaries and commons for the enjoyment of the public whilst ensuring that the public are aware of and respect the plants and wildlife that inhabit these spaces.
- TAA7** Provide a pedestrian access from Longmead to Culmstock Road, and create a “virtual footway” from the raised walkway to the first pavement in Station Road or alternatively provide a path around the industrial estate.
- TAA8** Produce a booklet of selected circular walks within the parish and promote a “quiet lanes” scheme for horse riders and cyclists.



6. Economy and Employment

6.1 Hemyock has always been a “working village”. Although over the years many of our long-standing businesses which provided so much of the local employment (milk factory, two egg packing stations, builders, ironmonger, butcher, petrol stations and many shops) it still has a surprising amount of employment.

6.2 Much full-time and part-time employment is provided by Brookridge Timber, Doble’s Garage, Redwoods Coaches, the SPAR shop, the Post Office, the Catherine Wheel public house, Hemyock Primary School, the Blackdown Practice Surgery, the Blackdown Healthy Living and Activity Centre, New Street Vets, hairdressers, child minders and others.

6.3 There are also very many self-employed people in and around the village: farmers and agricultural workers, tradesmen, service providers, professionals, accommodation providers.

Economic activity

Hemyock, 2011

	Employed Part-time	Employed Full-time	Self-employed	Unemployed	Full-time Student	Economically Inactive
Hemyock	228	531	280	30	38	383

Source: Office for National Statistics. © Crown copyright. Published under the [Open Government Licence](#).

6.4 Large numbers of people travel out of the village for employment but an increasing number work some or much of their time from home.

6.5 Hemyock is no longer suited to new large scale businesses because of its location although everything possible should be done to retain those, often very long established, businesses and to assist them wherever possible to flourish.

6.6 Hemyock is however well suited for many small and sole trader businesses to really thrive and provide a truly vibrant and sustainable local economy, particularly due to its attractive environment and excellent community facilities.

6.7 Hemyock has a number of successful cultural and performing arts activities and businesses. Examples include the Hemyock Lights Brigade, Valley Performing Arts, Hemyock Singers and Hemyock History and Archiving Group.



Issues Identified

- EE1* The need to make Hemyock a business-friendly parish with a thriving local economy
- EE2* Retain the existing businesses in the parish
- EE3* Provide the self-employed with the facilities they need
- EE4* The need for new businesses to move in to the parish
- EE5* The need to support local cultural, media and performing arts activities and businesses
- EE6* Improve broadband and mobile phone coverage

Statement of Intent

- EESI 1* Encourage diversification of farm businesses, changes to buildings to continue farm viability.
- EESI 2* Encourage and assist in the provision of more small workplaces and lock-up storage facilities.
- EESI 3* Support existing businesses where appropriate.
- EESI 4* Encourage the Parish Council to actively support the establishment of appropriate new businesses and cultural activities.

Actions

- EEA1* Help create, support and sustain new and existing local businesses as appropriate.
- EEA2* Improve wherever possible the parish infrastructure especially roads, high speed broadband and mobile phone signal.
- EEA3* Continue to support the *Parish Pump* magazine and its advertising of local businesses
- EEA4* Continue to support, and encourage further, local cultural, media and performing arts activities and businesses
- EEA5* Lobby and support providers of services to the village where we are unable to provide them ourselves
- EEA6* Lobby schools and colleges locally to provide the relevant skills, especially trade skills, needed by employers
- EEA7* Conduct a Business Survey to determine the number of businesses that are based in Hemyock
- EEA8* Investigate opportunities and locations for new businesses eg cafe, fuel station

7. Energy and Low Carbon

Introduction

7.1 We recognise the importance that renewable and low carbon energy schemes (and improvements to energy efficiency of buildings) can have in providing alternatives to fossil fuels and therefore help reduce carbon dioxide emissions, improve the security of energy supply, reduce energy bills, generate an income for community organisations and businesses and reduce the cost of supply of energy.

7.2 In practical terms, different types of renewable and low carbon energy installations will be suitable in different built and natural landscapes.

7.3 Evidence gathered from published materials (see Key Supporting Evidence at end of this section), together with the views of our local community, have identified support for smaller scale renewable energy schemes which do not have an adverse impact on the beauty and biodiversity of our parish. The *“Renewable Energy in the Blackdown Hills Report”* assessed the suitability in the AONB of different types and scales of renewable energy. Table 4 below, reproduced from the report, confirms what we mean here by “small scale” and “large scale” renewable energy installations (red means inappropriate, green means appropriate, amber means a strong element of caution).

TYPE	TECHNOLOGY	SUITABILITY
Biomass	Large-scale 10-40MW electricity generation plant	
	Small Combined Heat and Power plant	
	Business / domestic biomass boilers	
	Business / domestic biomass stoves	
Anaerobic digestion	Centralised anaerobic digestion (AD) plant	
	AD serving a group of farms	
	AD serving a single farm	
Waste to energy scheme		
Micro-hydro	Micro-hydro	
	Restoration of traditional mill sites	
Photovoltaics	Building associated PV systems	
	Solar PV farms	v. limited
Solar hot water		
Ground, air and water source heat pumps		
Community heating	Small-scale or micro community heating	
Wind	Large-scale turbines (90m – 135m)	
	Medium-scale turbines (25m – 90m)	v. limited
	Small-scale turbines (12m – 25m height)	
	Micro turbines (<11m)	

Table 4 Source: *“Renewable Energy in the Blackdown Hills”* Report 2010



7.4 Micro hydroelectricity is likely to be a highly suitable technology for the Blackdown Hills with its many rivers and streams and steep slopes, however within the parish of Hemyock only the River Culm itself is likely to be suitable. Even here a study by Pico Energy for the Upper Culm CLT in 2014 showed that a micro-hydro turbine sited at the river at the Millhayes weir would not generate sufficient electricity to cover its installation and running costs.

7.5 Photo-voltaic solar farms are unlikely to be supported because of their scale (covering at least 2 - 3 hectares with some 500 PV panels arranged in racks). In addition their purposeful orientation to catch the sun means that they are likely to be found on south-facing slopes, greatly increasing their visibility across a wide area.

Issues Identified

- EC1* Any renewable or low carbon energy schemes need to be sensitively sited and screened (appropriately landscaped) to protect the essential qualities of the AONB.
- EC2* Large-scale and obtrusive renewable or low carbon energy schemes are likely to have a negative impact on enjoyment of the natural and built environment of our parish.

Statement of Intent

- ECS/ 1* Proposals for renewable energy schemes will be supported where they are small scale, sensitively sited, demonstrate they will not have an adverse impact upon and protect the quality of landscape, biodiversity, tranquillity and wildlife habitats. Proposals should take into account the advice given in the "Renewable Energy in the Blackdown Hills Report", 2010.
- ECS/ 2* Where appropriate landscaping should be used to lessen the impact on the landscape.
- ECS/ 3* Planning applications for smaller wind turbines will be assessed in terms of visual intrusion and the appropriateness of the site and must be accompanied by real data and not from the NOABL database.
- ECS/ 4* Medium and large-scale renewable energy schemes (as per Table 4) that are likely to have a negative impact will not be supported.

Actions

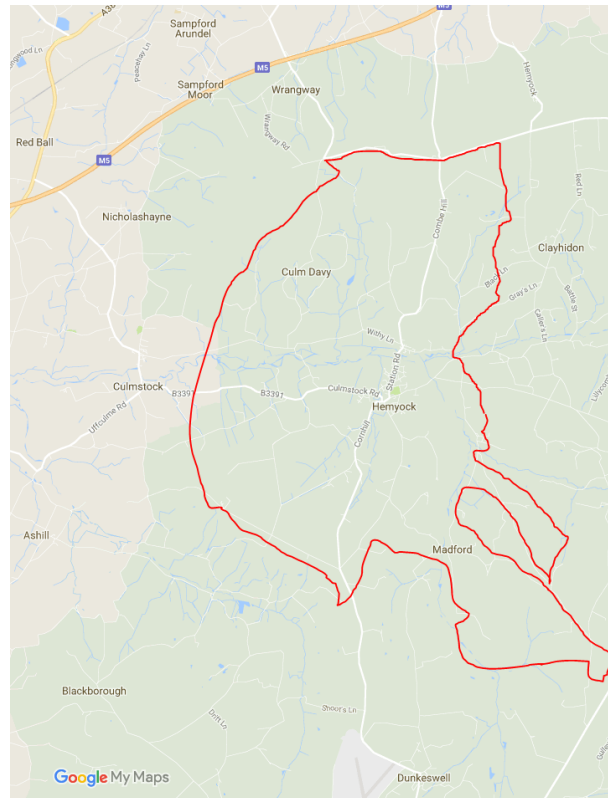
- ECA1* Comment on planning applications as appropriate.
- ECA2* Micro wind turbines less than 11m high will be supported if they are sensitively sited and demonstrate they will not have an adverse impact on the landscape in terms of visual and acoustic intrusion.
- ECA3* Small-scale biomass plants for community and business premises and the use of biomass boilers by households will be supported, again subject to demonstrating that they will not have an adverse impact.

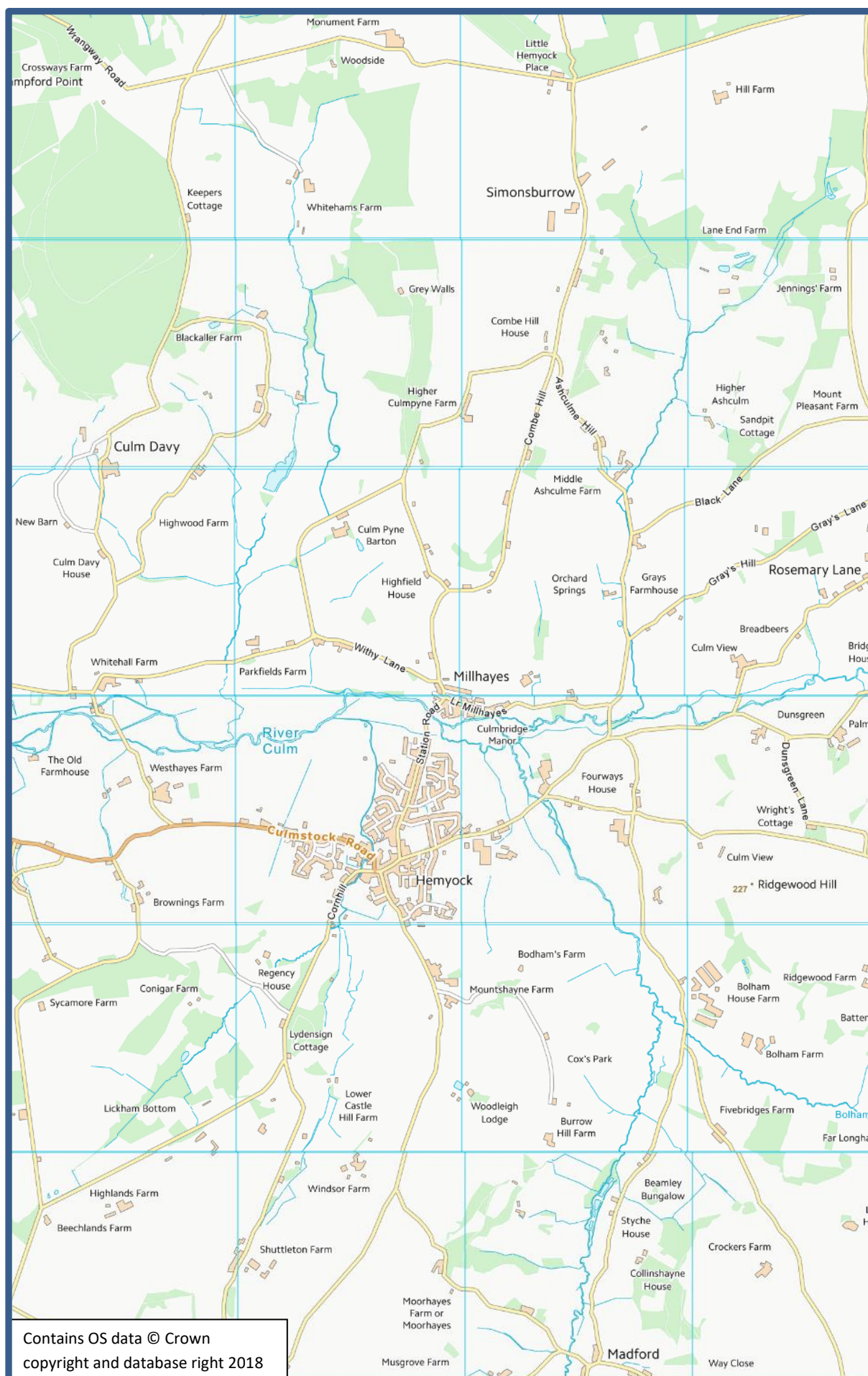
Key supporting evidence

Blackdown Hills AONB Management Plan 2014-2019

Renewable Energy in the Blackdown Hills Report, Land Use Consultants in association with the Centre for Sustainable Energy, 2010

Devon Landscape Policy Group Advice Note No. 2: Accommodating Wind and Solar PV Developments in Devon's Landscape: Land Use Consultants Ltd 2013







HEMYOCK TOMORROW is a vision for the future which outlines our priorities for the next five years. It has been prepared by the community for the community.

Hemyock Tomorrow – Vision Statement

For now and the future, Hemyock should have a strong community spirit supported by a safe, secure, well maintained village with a suitable infrastructure and services to meet the needs of the community whilst being sensitive to its beautiful rural surroundings.

