



Hemyock Tomorrow

The Parish of Hemyock – **The Future**

CONTENTS

- 1. Introduction**
- 2. The Natural Environment**
- 3. Built and Historic Environment**
- 4. Housing and Planning**
- 5. Community Facilities and Services**
- 6. Transport and Access**
- 7. Economy and Employment**
- 8. Energy and Low Carbon**
- 9. Conclusion**

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 1,590 for the village and 2,057 for the parish as a whole. The population has grown rapidly over recent years:

| Census | Estimate | Census | Estimate |
|--------------|--------------|--------------|--------------|
| 2001 | 2006 | 2011 | 2015 |
| 1,299 | 1,401 | 1,519 | 1,590 |

The River Culm flows through Hemyock and it was the former home of the St Ivel dairy processing plant. Hemyock is the largest village on the Blackdown Hills, which is 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 Blackdown Hills. It includes the outlying hamlets of Culm Davy, Simonsburrow, Madford and Mackham.



HEMYOCK TOMORROW is a vision for the future which outlines our priorities for the next X 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.



1. The Natural Environment

Introduction

1.1 The Landscape Character types 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 plateau, 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 network of 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

- NESI1 Strive to retain the character of the country lanes within the parish.
- NESI2 Establish more community space.
- NESI3 Conserve hedgerows and encourage wildflower verges.

NESI4 Conserve our parish's natural environment for future generations.

Actions

NEA1 Ensure maximum community benefit from housing and other developments.

NEA2 Proposals for development which affect hedgerows will only be supported where they have demonstrated that options have been assessed and the least damaging option proposed.

NEA3 Establish allotments, a community orchard, composting site and a dog exercise area.

NEA4 Consider management and access issues to commons and turbaries and prepare a policy.

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 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 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

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

Statement of Intent

- BHESI1 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 houses¹.
- BHESI2 Encourage the protection of Hemyock's historical and archaeological assets.
- BHESI3 Retain the hamlets' individuality.
- BHESI4 Encourage growth of native trees, flora and fauna.
- BHESI5 Seek restrictions on HGV's using Hemyock as a through route (not restricting vehicles requiring access to the parish).

Actions

- BHEA1 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.
- BHEA2 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

2a 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/>

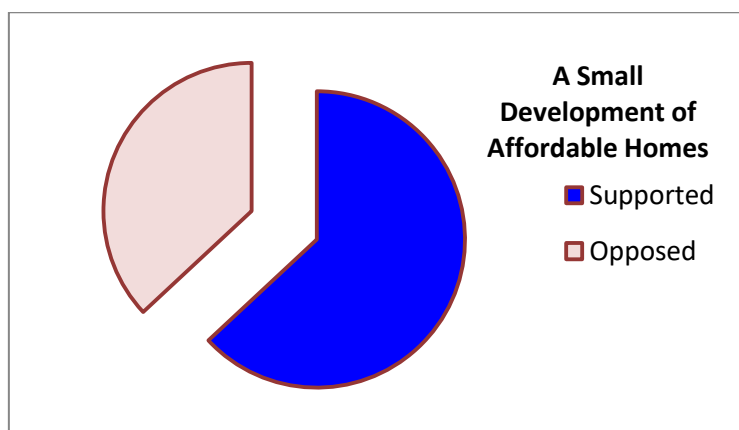
3. Housing and Planning

3.1 Mid Devon District Council is the planning authority for Hemyock. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty. The largest settlement in Hemyock Parish is Hemyock itself. Within the parish are a number of hamlets including Simonsburrow, Culm Davy, Ashculm and Whitehall. The population of Hemyock 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.

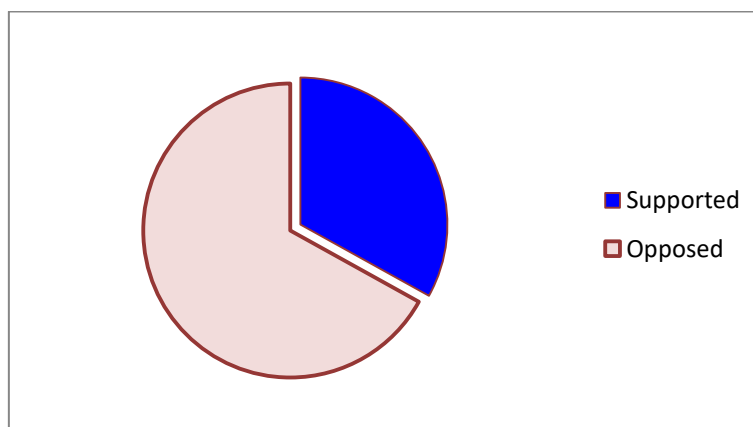
3.2 In the 2011 census the usually resident population of Hemyock was recorded as 2163 in 928 households. The census also records that there were 42 dwellings which were empty properties, second homes or holiday lets.

3.3 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.

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



3.5 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:



3.6 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.

Issues Identified

- HP 1 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.
- HP 2 The majority of residents responding to the Local Housing Needs Survey oppose the further development of open market housing.
- HP 3 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.
- HP4 Objectors also point out the small and declining employment opportunities in the village.

Statement of Intent

HPSI1 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.

HPSI2 Within the constraints of government policy to discourage any new housing development outside the existing built form and boundary of our village.

HPSI3 To support development where it re-uses redundant or disused sites or buildings which meets the criteria of this Plan and would lead to an enhancement of the setting.

HPSI4 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).

HPSI5 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.

HPSI6 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.

ACTIONS

HPA1 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 community 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 twenty 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. 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.

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

CFS 1 There is a need to protect and enhance local facilities and services to ensure they continue to meet local needs.

CFS 2 Ensure new facilities and services can be accommodated.

CFS 3 Access and accessibility to local facilities and services.

CFS4 There is a need to provide support for healthy leisure activities.

CFS5 Dog mess on the football pitches at Longmead.

CFS 6 Lack of high speed broadband availability across the whole parish

Statement of Intent

CFSSI1 Further the provision of play and recreation opportunities and facilities, especially for young people.

CFSSI2 Support the Blackdown Healthy Living & Activity Centre 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.

CFSSI3 Manage dogs in open space areas both accommodating dogs and dog owners' needs whilst not prejudicing enjoyment and safety of other users.

CFSSI4 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.

CFSSI5 Enable high speed broadband (fibre to property or wi-fi) availability across the whole parish.

Actions

CFSA1 Investigate the provision of an outdoor gym and an area for skateboarding.

CFSA2 Audit street furniture (seats, bins, dog bins etc.). Produce a maintenance schedule to also include the village car park and public conveniences.

CFSA3 Seek to provide specific dog walking and exercise areas.

CFSA4 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.

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 Loss of bus service to Tiverton (now operates only once a week) and timing of last daily service from Taunton (5.15 p.m.).

TA2 Road safety issues including those associated with the speed of traffic, the impact of HGVs and the condition of the road surfaces and peripheries.

TA3 Concerns over the congestion on roads around Hemyock Primary School at the start and end of the school day.

TA4 Existing ditches and gullies alongside roads require regular clearing and maintenance.

TA5 Threats to footpaths and bridleways.

Statement of Intent

TASI1 Maintenance of bus services at key times of day to key destinations in particular for students, shoppers and a coastal link.

TASI2 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.

TASI3 Seek restrictions on HGV's using Hemyock as a through route (not restricting vehicles requiring access to the parish).

TAS14 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.

TAS15 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 Promote improvements to the traffic arrangements at the Primary School to ensure safer and easier traffic movement.

TAA3 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.

TAA4 Ensure the clearing of blocked road gullies, ditch maintenance, hedge cutting and pothole repairs are carried out.

TAA5 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.

TAA6 Provide a pedestrian access from Longmead to Culmstock Road.

TAA7 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.

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 The need to retain the existing businesses in the parish

EE3 The need to 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 Poor broadband and mobile phone signal

Statement of Intent

EESI1 Encourage diversification of farm businesses, changes to buildings to continue farm viability.

EESI2 Encourage and assist in the provision of more small workplaces and lock-up storage facilities.

EESI3 Support existing businesses where appropriate.

EESI4 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

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 based 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).

Table 4

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

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 Milhayes 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

ECSI1 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.

ECSI2 Where appropriate landscaping should be used to lessen the impact on the landscape.

ECSI3 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.

ECSI4 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 under 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