**Clawton Local Plan**

**The Place**

**12.497** Clawton is located in the south-western part of the Plan area, about 6.4 km (4 miles) south-east of Holsworthy on the A388. The settlement is compact with pockets of existing development mainly adjoining the strategic road running in a north-south direction.

**12.498** The village has a minimal level of services: including nursery/primary school, village hall and place of worship. A daily bus service links Clawton with Holsworthy, Bideford and Barnstaple. Local employment is smallscale and mainly related to agriculture and visitor accommodation with a few service industries, including a micro-brewery and light engineering.

**12.499** Clawton lies outside any designated landscape area and there is no conservation area covering the village. A broad corridor of land adjoining the River Claw falls within a flood zone that lies immediately to the north of the development boundary and also comes within the settlement area around the war memorial.

**Spatial Strategy**

**12.500** Over the period to 2031, the Local Plan will enable high quality development supported by necessary infrastructure to meet the needs of Clawton.

**Policy**

**Policy CLW: Clawton Spatial Strategy**

**The local community's vision for the village is to promote the interests of Clawton as a community and in particular to provide affordable housing to meet the established need and facilitate small-scale development around the village, subject to village agreement.**

**The vision for the village settlement will be delivered through:**

**(a) provision of a minimum of 9dwellings, to meet the range of housing needs in the local community. The supply of housing will be delivered through a single site allocation.**

**(b) support for the provision of a community centre, either through re-use of an existing building (i.e. the old Sunday School) or new build option associated withcar parking and a village green;**

**(c) encouraged reuse and enhancement of derelict sites in the village centre (i.e. old Sunday School and East Cottage); and**

**(d) support for the retention of village facilities and services to meet the needs of the local community.**

**The Development Proposals**

**12.501** Villages have a role in providing services and development opportunities to address locally generated and quantified needs. This role will be supported in a range of ways including the site specific policies below.

**12.502** A development boundary for Clawton is defined on Policies Map 40, outside of which the principle of residential development is only supported on an exceptional basis.

**Employment**

**12.503** Any new employment in the village is likely to be small scale. No specific site is allocated for economic development, although proposals will be considered in terms of Policy DM12: Employment Development at Towns, Local Centres and Villages, of the  Local Plan. The expansion of existing businesses will also be considered in terms of the general Local Plan policies. Specific proposals would be supported if they accord with the general policies of the plan and the spatial strategy for Clawton.

**Housing**

**12.504** Additional housing is proposed to meet the needs and demands of Clawton over the Plan period. At 31st March 2017 there was a relatively modest level of housing commitment in the village.([92](https://consult.torridge.gov.uk/kse/event/33615/section/s154091839871429" \l "target-d190575e13224" \o "11 dwellings from completions since 2011, sites under construction and extant planning permissions, including 5 dwellings on part of CLW01: Land at Riverside.)) The Local Plan allocates a single housing site that is considered deliverable to meet housing needs.

**12.505** The spatial extent of the proposal is shown on Policies Map 40 and is subject to a site specific policy that sets out the range and nature of development to be delivered along with identified development principles.

**Policy**

**Policy CLW01: Land at Riverside**

**(1) Land at Riverside, as shown on Policies Map 40, is allocated for residential development that includes up to 9 dwellings, with an emphasis on providing a mix of housing types and sizes to reflect local need.**

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

**(a) housing located to the eastern part of the site;**

**(b) vehicular access from a single point on the adjoining minor road;**

**(c) provide the site for and contribute to the delivery of a village green;**

**(d) a design and layout that respects the location of the site bounded on three sides by open countryside;**

**(e) retention of existing mature trees and hedgebanks and provision of some additional planting to provide a landscaped development; and**

**(f) pedestrian access to link with footpath network serving the village.**

**12.506** A greenfield site at Riverside of approximately 0.4 hectare is allocated for housing development. The site is flat with low hedgerows to roadside and semi mature hedges on the southern boundary.

**12.507** The site can provide a small range of dwellings to meet local needs and demands, to reflect the village status and help support local facilities. The scheme will also allow for a village green to be provided within the new housing area, which in the longer term could additionally incorporate sought built community facilities.

**12.508** Access to the housing will be provided from the adjoining minor road immediately to the north from a single point and pedestrian access will also link to the existing footpath network serving the village to the south west.

**12.509** Development of the site will also have regard to any potential for archaeological remains given past location for older, possibly medieval structures and need for conformity with Policy DM07: Historic Environment.

**Other Issues**

**12.510** Retention of existing recreation facilities and village services will be subject to the general policies of the Local Plan. Provision of appropriate additional facilities to meet locally generated needs will be supported in accordance with the spatial strategy and general Local Plan policies.