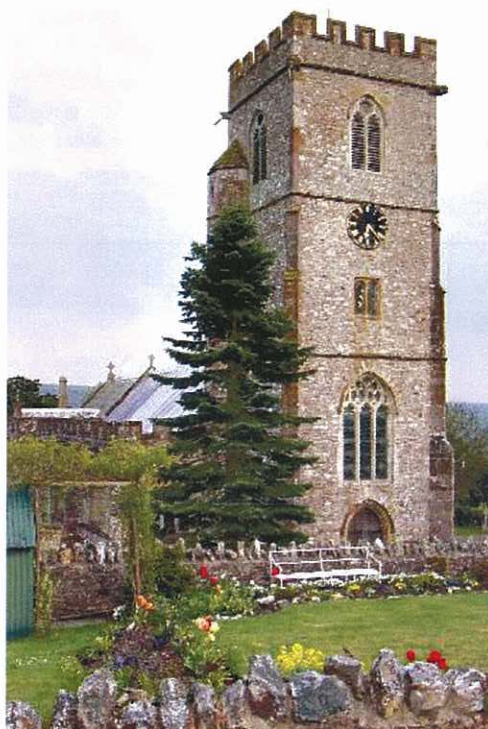


# Yarcombe and Marsh Parish Plan



**Including Village Design Statement**

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# YARCOMBE AND MARSH PARISH PLAN

## FOREWORD

“Parish Plans are “holistic” or comprehensive in scope. They should set out a vision for the community for the future, and identify the action needed to tackle issues of concern. They can include everything that is relevant to the people who live and work in the community, from employment needs to playgrounds. They can include any social, environmental or economic issues. **It is up to the community to decide what is important to them.**”

*(The Countryside Agency – “Parish Plans: Guidance for Parish and Town Councils.” 2002)*



The Yarty Valley

## A VISION FOR THE FUTURE

Our vision for the future of the parish over the next 10 years is one which retains the strength of community spirit that it already exhibits and where we not only sustain, but also enhance the attractive living and working environment of the parish.

We will seek to do this by a mixture of self-help and through partnerships between our community and other agencies. Our aim is to maximise the benefits available to local people in terms of housing, employment, education, social and community services, whilst taking the greatest possible care of the historic natural and built environment.

# PARISH PLAN

## BACKGROUND

### Why did we decide to produce a Parish Plan?

The Parish Council was advised by the local District Council in the autumn of 2002, of the requirement placed on the local planning authority, East Devon District Council, to prepare a revised Local Plan “setting out land use policies to guide development, aid decision making on planning applications and manage change across the entire District.”

At the same time the District Council announced that it also had a duty to prepare a “Community Strategy” to promote and improve the economic, social and environmental well being of their area.

A “Community Strategy” is to be prepared by the Local Authority through a local strategic partnership involving members of other local authorities and public bodies as well as from commercial and voluntary organisations from all spheres of activity.

The Parish Council recognised the importance of ensuring that it could feed into the proposed Community Strategy the clearest possible statement of local needs and, therefore, decided that it would be sensible to produce a Parish Plan based on a series of public involvement and consultation exercises.

The scope of the plan was to reflect that proposed for the local authority Community Strategy and was to include an action plan showing how and when identified needs might be met and indicating possible partners who might help the parish to achieve its objectives from an economic, social and environmental point of view. At the same time The Parish Plan would also include a section on village

design with a view to asking the Local Authority to consider adopting Supplementary Planning Guidance for the parish.

It is clear that the production of a parish plan is a way of ensuring that there is a clear blueprint for the future and that a clear statement of local needs should enable us to co-ordinate and apply our resources in the most effective and efficient way possible.

### How was the plan produced?



Public consultation and exhibition

A steering group of local people was identified representing all sections of the community. In December 2002 one of this group was designated as co-ordinator. A successful application for grant aid was made to the Countryside Agency under its “Vital Villages” scheme and a project action plan and timetable was agreed by the steering group.

Subsequently the services of the Community Council of Devon and Devon Play were engaged to advise on and to provide professional support for two major public consultation events where local people identified those issues that were most important to them and what they would like to see happen about these issues in the next few years.

Following on from the community involvement events, Devon County Councils’ Corporate Information Service Department was engaged to work with the



steering group to design and produce a detailed questionnaire, which was then distributed to every household in the parish during March 2003.

The response rate was just over 94%, so we can be confident that the results of the questionnaire, itself based on the results of the community consultation exercises, offers a fair reflection of local views and priorities.



Consultation in action

A statistical analysis of the results of the detailed questionnaire, which was carried out in March 2003, was provided by the County Council who offered advice on and agreed the interpretation produced by the steering group. A detailed report of the results of the survey was then sent to every household and a public presentation and discussion about the report took place at the Annual Parish Meeting held on 22 May 2003. At this meeting it was agreed that the Parish Council would draw up an action plan to be incorporated into the Parish Plan. The purpose of, and the process for producing, the final Parish Plan were also explained.

### **Action following the survey**

What follows is a summary of the views, needs and priorities expressed by local residents about key issues which they feel to be important to the future of their community with regard to social, economic and environmental matters. The

detail of the appraisal report is not repeated here, but can be read in conjunction with this report for more detailed information.

The Action Plan was produced by the Parish Council in consultation with the Steering Group, and shows how action will be co-ordinated to achieve local needs. The plan was drawn up to take full account of the responses obtained from the household survey and the recommendations put forward by the steering group. It is recognised that not everything can be done at once, given the limitations the parish has in terms of resources and labour.

### **Arrangements for monitoring progress on the Action Plan**

Regular reports will be made to the Parish Council at its bi-monthly meetings and an annual report on progress on the Action Plan will take place at the Annual Parish Meeting in May, with a named person dealing with each major issue.

**The Action Plan is seen as a flexible document, so that appropriate changes can be made from time to time to reflect any change in local needs. This will make the most of opportunities that may arise, which might improve the quality of life for those who live and/ or work in the parish.**

**We hope that by making wishes and intentions clear, others will share our aspirations for the parish and help us to pursue and achieve our objectives.**



The Baptist Chapel, Yarcombe



## PARISH PROFILE - AN HISTORICAL PERSPECTIVE

Nestling on the edges of the Blackdown Hills, an Area of Outstanding Natural Beauty, are the villages of Yarcombe and Marsh which, together with the surrounding gently rolling farmland, make up the parish. There have long been communities on these sites, which are close to the Iron Age forts at Howley, Membury and Stockland, the neighbouring parishes. Abundant evidence remains of iron smelting and the present day landscape still bears traces of quarrying for iron ore. This industry may have been continued even in Roman times.



Sheafhayne  
Manor

During the reign of William the Conqueror, the parish was enlarged to the north to include the manor of Doniton or Denniton, all of which is listed in the Domesday Book. The parish came under the jurisdiction of

St Michael in Perculio, Normandy, with the priory at Otterton acting as agents between the parish and St Michael's.

The wealth of Yarcombe and Marsh has always depended to a large extent on agriculture and woodland. Records of the Lay Subsidy of 1332, which taxed the residents on animals and crops, show the names of landowners, descendants of whom can still be found on local farms today.

After the commencement of hostilities against France and Henry VIII's dissolution of the monasteries between 1536-1539, the parish became the property of the Crown. The parish's long association with the Drake family, which still continues today, began in the reign

of Elizabeth I. Sir Francis Drake, the renowned circumnavigator purchased the Crown Estate to complement his other estates within the parish. The main Drake residence was at Buckland Abbey but letters from the stewards of the Drake family show that many visits to their estates and a keen interest in the parish were shown by the family. During the 18<sup>th</sup> century the Drakes increased their local landholdings and owned nearly all of the land in the area.

In the 19<sup>th</sup> century the two villages thrived under their administration and in 1881, through a partnership between the Drakes and the church, funds were provided to build a school in the village of Yarcombe and later a cottage on the outskirts of Marsh was converted to provide more convenient schooling for the children of that village.

At this time the parish was largely self-sufficient so that most commodities and services were available without the need to travel to a town. Marsh benefited from the regular arrival of horse drawn coaches travelling between London and Exeter. The Heathfield Arms was a hive of activity supplying fresh horses, accommodation, food, and of course, drink. Yarcombe also became a coach route and the village industries gained access to more customers from outside the area.

Agriculture and its associated industries still remains the lifeblood of the parish. The Drake family estate has diminished in size, due to property having to be sold in the 1930's to meet death duties, but it still retains a large acreage of land in the parish. Of all the estates that the great Sir Francis Drake owned, Yarcombe is the only one that still remains in the family. The farms that were sold by the estate were mostly purchased by the sitting tenants and have since been handed down from father to son.

Today the organisations and events taking place in the villages reflect the changing



country scene. No longer is there the old self-sufficiency, people's expectations are high, movement greater and although the farming families remain constant, the village centres of Marsh and Yarcombe contain an interesting blend of newcomers and old established families. (More history P26/7).

Newcomers soon discover that if they are willing to give of their time and energy, they are cordially welcomed by those whose ancestors have lived in the parish for generations and they are quickly drawn into the bustling round of social and more official duties which make up the fabric of a friendly and forward looking community.

### **THE PARISH IN 2003**

At the last census in 2001, the total population was 481. The survey carried out in March 2003 shows that 64% of the population live outside the two main settlements of Yarcombe and Marsh.

The current needs and priorities of today's population has been clearly expressed through the detailed questionnaire survey and through public involvement and consultation events. What follows is a brief overview of the main issues that arose during the process.

### **HOUSING**

The community is almost equally divided as to whether or not more housing



Drakes Meadow

development is needed in the parish. Of those who support the need for an increase, most felt that there should be no more than ten new homes over the next ten years although 38 people have stated that they or someone in their family would need alternative accommodation in the parish in the same time period. The majority of these people were interested in starter homes to buy or rent.

There is general agreement that there is a need to maintain diversity within the housing stock available and in a way that not only meets local need, but which also complements the environment and respects the historical and natural development of the parish.

The last major development of housing in the parish took place in Yarcombe between the late 1980's and 1996 at Drakes Meadow when 19 new homes were provided. Just over 50% were much needed affordable or low cost housing and the rest were 3 and 4 bedroom "executive style" houses. Subsequently there has been some criticism about the architectural merit of this development, but it is generally agreed that there have been many benefits to the parish as a whole. One advantage has been that there has been some diversification in employment within the parish. Another bonus has been that the combination of traditional skills and ideas together with those brought in by new arrivals has helped to both sustain and improve community activities as well as local facilities and services.

Given the criticisms of the design and layout of the Drakes Meadow development and the ongoing changes in government housing policy and strategy, local people feel that it was essential that Village Design Statements be produced for the settlements at Yarcombe and Marsh. These documents have been approved by East Devon District Council thus securing supplementary planning



guidance for the villages within the Local Plan so ensuring that there are clearer and stronger controls over any future development. Accordingly design statements for both villages are included in the Parish Plan. Furthermore, a more detailed description of the impact of development on the landscape is included in the Village Design Statement. (See Page 30—33).

## ENVIRONMENT

The parish lies entirely within the Blackdown Hills Area of Outstanding Natural Beauty and its open countryside, landscape and views are especially important to those who live here. The



Typical landscape:

impact of farms and farm livestock is, generally speaking, felt to make an important and welcome impact on the visual quality of the environment.

There is strong support for the protection of stone walls, banks and hedgerows, ancient copses and woodlands. As far as the built environment is concerned, there are many dwellings within the parish that have historic, architectural or social significance and residents would like to ensure that the design of any new buildings complement the character of these as far as possible.

There is widespread concern about the negative impact of mobile phone masts in the parish and the possibility that more

might be installed. Similarly it is strongly felt that, ideally, all overhead wires should be replaced with underground cables and that nothing should be done to increase the general level of light pollution in the area.

Whilst most people are happy with the maintenance and signage of paths on the Public Rights of Way Network the questionnaire survey produced useful information and ideas about how things might be improved and a number of new volunteers came forward to offer their help to the P3 (Parish Paths Partnership) Co-ordinators who are already very active in their work.

The Parish appreciates that whilst landscape must evolve, the richness and diversity of today's landscape must be preserved for future generations. We will, therefore, do all in our power to protect the environment and promote an understanding of every facet of it, along with the interaction of every part with the whole.

The introduction by East Devon District Council, some two years ago, of a limited fortnightly recycling collection for glass, paper, magazines and tins has been most welcome and many residents operate composting bins and collect and re-use rainwater.

## COMMUNITY LIFE

Community  
Party



The parish boasts an impressive range of local organisations offering a real variety of activities and events. They include the following: The Singing Kids of Yarcombe, Yarcombe Melody Makers, Yarcombe Amenities Club, Skittles Leagues, Whist Drives, Women's Institute, Mothers Union, Yarcombe Children's Fund, Young



Farmers, Royal British Legion. Moreover, in 2002, daytime computer courses for adults were organised in the Jubilee Hall and these proved very popular.

Every year on the first weekend in August there are two major special events: the Yarcombe Terrier Races, attended by well over 1000 people, and the Yarcombe Flower Show. On the first Saturday of every month a local market is held in the Jubilee Hall where a wide variety of fund raising stalls are provided, as well as those offering local farm produce and local crafts. Musical shows, pantomimes, concerts and demonstrations are put on regularly by local people for local people.



These events provide an outlet for all sorts of local skills and talents and are always well attended whether or not they are aimed at fundraising for local projects.

New ideas for activities were put forward in the survey and these will be investigated as part of the Action Plan which is included in this document.

The community Post Office in Yarcombe is a vital local service and there are visits by a mobile library service to Marsh and Yarcombe on alternate Wednesdays.

As one would expect, residents living in the broader reaches of the parish look to facilities provided in the villages for community and leisure activities, social gatherings and services. A small number of buildings in the parish provide a base for all community activity and their continuation is seen to be essential. Both villages have a local Inn and Yarcombe has the Parish Church, Baptist Chapel, and the

Jubilee Hall.

The Jubilee Hall is a community centre and was seen as very important, or important by more than 80% of the survey respondents. It was funded and built in the 1940's entirely by self-help. Such a project would probably not be possible now given the great cost of modern buildings and the extensive regulation and controls introduced into the construction industry over the last sixty years. There is however, no other flexible indoor space in the parish and our sense of community and high level of community interaction and social activity would be greatly diminished if the hall were no longer available.

Whilst a significant number of residents would like to see the hall replaced with a more modern facility the majority are in favour of its retention but with a substantial number of improvements. The Village Hall Committee will be considering just what can be achieved.

## **TRANSPORT AND HIGHWAYS**

In common with many rural communities, residents are mainly reliant on the availability of private, rather than public, transport for travelling to work, shopping, leisure and other purposes. Car sharing is a feature of local life, but even so, a small number of people who do not own a car, particularly older residents, still value the weekly bus service to Honiton. The subsidised "Fare Car" scheme is helpful for the same group and indeed to younger people wanting to travel to leisure and social facilities in nearby towns.

Whilst Devon County Council Highways department and the Devon and Cornwall police have introduced a number of initiatives to counter local concerns about road safety and particularly, the danger posed by speeding vehicles, the



questionnaire survey shows that residents are still very concerned about a number of “danger spots” and particularly the junction of the A30 with the A303, the Stopgate junction on the A303 and the junction at Four Elms leading onto the A30. The Parish Council will continue to liaise with the County Council and the Police over these matters.

In common with many other communities, there is a wish for better standards of road maintenance and the Parish Council will continue to seek the assistance of the County Council to improve the situation.

There is also a need to reinstate the proper maintenance of ditches and culverts next to highways and paths to avert flooding problems that affect not only paths and roads, but occasionally other land and property. The close co-operation of the highway authority and of local landowners will be essential in finding a solution.



A30 to Yarcombe

Finally, there is major concern in all parts of the parish about the outstanding decision of the DFT on the future potential dualling of the A303 between Ilminster and Honiton.

## LOCAL ECONOMY AND EMPLOYMENT

The annually produced Parish Information

leaflet gives an indication of the range of businesses, excluding farms, which make up the employment base:-

Accommodation & Food	12
Agricultural Services	7
Building Services	4
Motor Services	6
Other Businesses:	12

The Other Business section includes rural crafts, crafted furniture, TV/video repairs, farm toys, chair caning, soft furnishings, ironing and pet sitting, flowers and floral decorations.

At the time of the survey in May of this year, 61% of all residents were employed in some way, 11% were in full-time education and 18% were retired.

Half of all local businesses are involved in agriculture, forestry and related industries. The recent trials and tribulations that have been encountered by farmers, together with the ongoing, radical changes within the industry and the subsequent pressure on farmers to diversify, are things which all residents are aware of, but about which they feel powerless to act beyond buying locally produced food and supporting farmers markets.

There is a local shop at the Stopgate Garage on the A303 and this is well supported and most welcome. There are also some mobile shopping services that visit the parish on a regular basis.

As mentioned in the Community Life section, the monthly market held in the Jubilee Hall provides an outlet for some locally produced farm produce and craftwork. Notwithstanding the existence of these local shopping services the majority of people now rely on supermarkets in Chard, Honiton and Taunton for most of their shopping needs.



Tourism does play an important part in the local economy but this is largely focused on the accommodation sector. The quality of the landscape and the good level of public access to the countryside encourages interest from walkers. Whilst a number of minor initiatives to boost tourism may be possible, it is doubtful that tourism development will create or sustain significantly more jobs than it does now.

One interesting fact arising from the survey was that 233 people own a computer and that 54% of them use it in connection with their work. This is perhaps an area where the employment base in the parish could be widened and strengthened. It is clear that the lack of an Internet Broadband service in the parish is preventing a number of local people from either starting up a new business or improving the efficiency of an existing one.

## **CHILDREN AND YOUNG PEOPLE**

During the public consultations about the Parish Plan, a workshop for children and young people was held to try to establish what those aged 5- 14 felt would improve their quality of life. Whilst the number of children attending was small at only 9, their comments were interesting and important and many of their views were supported by those aged 11 years to 16 years in their responses to the questionnaire.

The tennis court and the village hall are the two places to meet and play together. Tennis, children's parties trips and Singing Kids of Yarcombe activities already take place in these two recreational spaces there is no specific play space for very young children or for things that would interest older children such as a skate park or off road "bike" course.

The Devon Play report said that "*Whilst the children appreciated the many features of the natural environment including local woods and streams, a fun and interesting meeting and play point was something they said they would like to see.*"

A major stumbling block to making progress on the ideas for outdoor facilities is the fundamental lack of community open space within the village of Yarcombe and there is no agreed open space in Marsh. With regard to the interest shown in having more indoor activities centred on the Jubilee Hall this may offer some opportunities but before this can be done a more complete evaluation of what is wanted and what can realistically be offered would need to be carried out.

## **CONCLUSION**

The Parish Council has considered the detailed results and recommendations of the questionnaire survey and the comments made by residents at a number of public involvement and consultation meetings. This information has been used to draw up the action plan that now follows with the objective of making the best possible use of the information gathered by the parish plan steering group and helpers over many hundreds of hours.

As stated earlier the Action Plan will be monitored and changed from time to time when it is appropriate.

We trust that our report will usefully inform those being produced by local authorities and other organisations such as The Blackdown Hills Rural Partnership so that we can work together on commonly agreed goals to make our parish a good place to live and work and one which is also helping these other bodies to achieve their own aims and objectives through their Community Plans.

YARCOMBE &  
MARSH  
PARISH ACTION  
PLAN

AUGUST 2003



## KEY TO ABBREVIATIONS

ADAG	A30/303 Action Dualling Group
BHRP	Blackdown Hills Rural Partnership
CA	Countryside Agency
DCC	Devon County Council
DFT	Dept for Transport
EA	Environmental Agency
EDDC	East Devon District Council
GNS	Good Neighbour Scheme
HA	Highways Agency
P3	Parish Paths Partnership
PIL	Parish Information Leaflet
PROW	Public Rights of Way
SKY	Singing Kids of Yarcombe
TIC	Tourist Information Centre
TRIP	Transport for the Community
YPC	Yarcombe Parish Council
YV	Yarcombe Voices

## 1. HOUSING

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
Control of future housing development	Retention of a diversity of housing that complements the environment and respects the historical and natural environment	1. Produce Village Design Statements to ensure no inappropriate development	YPC	EDDC	December 03	
		2. Seek adoption of supplementary guidance through EDDC Local Plan		"	"	
		3. Monitor the need for any new low cost housing		"	Ongoing	
		4. Monitor changes in Government policy towards new housing provision in rural area	"	DCC EDDC	"	



## 2. TRANSPORT & HIGHWAYS

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVE-MENT
Improved publicity for transport schemes and bus timetables	An improved system for providing updated information	1.Details in Parish Information Leaflet, Parish Notice boards and on the Yarcombe website (www.yarcombe.net)  2.Articles in YV	YPC	TRIP Bus Companies Webmaster  Editors of YV	January 04  Monthly as appropriate	
Car-sharing	Extension of Good Neighbour Scheme	1. Include in GNS  2. Advertise through YV & PIL	GNS Co-ordinators  “	Editors of YV Parish Clerk	December 03  January 04	The GNS has now been set up through the Parish Church
How to improve access for people with no transport	No parishioner will be without transport for essential visits	1. Identify who needs help and pass on information to GNS Co-ordinators	“	YPC TRIP Bus Companies YV	Ongoing	



## 2. TRANSPORT & HIGHWAYS (contd.)

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
Condition of roads and lanes	An improved standard in surfaces on all roads and lanes	<ol style="list-style-type: none"> <li>1. Continue sending bi-monthly details of road problems to Highways Department</li> <li>2. Encourage parishioners to contact Highways rect with problems</li> </ol>	<p>YPC</p> <p>“</p> <p>“</p>	<p>DCC Highways</p> <p>Parish Landowners</p> <p>EDDC</p>	<p>Ongoing</p> <p>“</p> <p>“</p>	
Condition of ditches and culverts	An improved standard in ditches & culverts	<ol style="list-style-type: none"> <li>1. Lobby EDDC for YPC to take responsibility for employing a ditcher</li> </ol>	YPC	DCC SW Water	Ongoing	
Safeguarding the interests of the parish with regard to proposed dualling of the A303	To support the best and most appropriate route for the A303	<ol style="list-style-type: none"> <li>1. Support ADAG</li> <li>2. Continue to keep in touch with DFT and WS Atkins</li> </ol>	YPC	ADAG rep. WS Atkins Appropriate MP Regional Assembly	Ongoing	



## 2. TRANSPORT & HIGHWAYS (contd.)

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
Road Safety	A safer road system for all users	1. Inform DCC of local concerns from the survey 2. Continue lobbying for priority rights on the Yarty Bridge 3. Establish an annual monitoring meeting with DCC Highways 4. Encourage parishioners to self-help: eg cut back shrubs which inhibit road visibility	YPC “ “ “	DCC Highways & Police Road Safety Officer “ “ Parishioners	September 03 Ongoing September 03 Ongoing	
Speed of traffic on A30 and A303	A safer road system for all users	1. Pursue building of 'Gateway' each end of village 2. Publicise results of speed monitoring exercise on A30	YPC “	DCC HA Police	May 04 September 03	

### 3. ENVIRONMENT

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
Flooding problems	To minimise the threat of flooding to personal property and on highways	<ol style="list-style-type: none"> <li>1. Ask for specific details in YV</li> <li>2. Arrange a meeting in Marsh with partners to discuss severe flooding and sewage problems</li> <li>3. Continue to lobby authorities for solution to flooding on certain roads after heavy rainfall</li> <li>4. Consider way to encourage parishioners to self-help by clearing gratings etc.</li> </ol>	<p>YPC</p> <p>“</p> <p>“</p> <p>“</p>	<p>EDDC, EA DCC Highways Parishioners Landowners SW Water</p>	<p>July 03</p> <p>Ongoing</p>	<p>Since appraisal an article was published in YV</p> <p>Inspection meeting held on 7/7/03 with EDDC &amp; EA. Further meeting tba.</p>



### 3. ENVIRONMENT (contd.)

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
The proliferation of mobile phone masts	To limit the number of mobile phone masts	Adoption of policy as Supplementary Planning Guidance to be included in the VDS	YPC	EDDC BHRP	December 03 (VDS)	Approved by EDDC 25/02/04
Overhead wires	A reduction in the number of overhead wires by 'bundling' or preferably putting underground	Adoption of policy as Supplementary Planning Guidance to be included in the VDS	YPC	EDDC BHRP Western Power BT	December 03 (VDS)	
Improved pedestrian lighting between the Hall and the Church	A safer pedestrian route	Investigate the practicality of a low level light	YPC	EDDC DCC Western Power HA	May 04	
Continuing improvements to footpaths in terms of access, signing & condition	An easier and safer to use footpath system	1. Footpath Leaflet 2. Continue twice annual footpath walks 3. Monitor remedial works by Footpath volunteers 4. Consider viability of Rambling Club	P3 Footpath Co-ordinator	P3 Volunteers PROW DCC Warden BHRP	Ongoing	Footpath Leaflet prepared, but waiting decision on 2 routes

#### 4. COMMUNITY LIFE

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVE-MENT
The Village Hall	A more modern facility for greater community use	Investigate the need and potential for either improvement or replacement	Hall Committee & Hall Trustees	YPC	To be determined by Hall Committee	
Expansion of opportunities for leisure, sport and education for adults	A broader range of activities in leisure, sport and education	Request the Hall Committee to consider the relevant results from the Parish Appraisal	Hall Committee	YPC	December 03	
Leisure activities for children and young people	The provision of an appropriate balance of activities within budgetary and environmental constraints	Investigate the feasibility of providing leisure activities	Children's Outing Fund	Hall Committee SKY YFC School Church	May 04	



## 5. LOCAL ECONOMY & EMPLOYMENT

ISSUE	VISION	ACTION	LEAD	PARTNERS	MILE-STONES	ACHIEVEMENT
Promotion of tourism in the Parish	To improve support for local tourism businesses	<ol style="list-style-type: none"> <li>1. Advise TICs of overnight accommodation</li> <li>2. Distribute widely the Footpath Leaflet</li> <li>3. Make greater use of the Yarcombe website</li> </ol>	<p>YPC</p> <p>“</p> <p>“</p>	<p>TIC (Honiton &amp; Chard)</p> <p>P3 Coordinator BHRP CA</p> <p>Webmaster</p>	<p>Ongoing</p> <p>“</p> <p>“</p>	
Supporting existing businesses and encouraging new ones through improved internet service	A Broad Band service for local businesses and personal use in the Parish	<ol style="list-style-type: none"> <li>1. Produce a petition for any who wish to lobby for Broadband</li> <li>2. Use website to promote idea</li> </ol>	<p>YPC</p> <p>Webmaster</p>	<p>Postmaster BT</p>	<p>December 03</p>	
How to maximise the benefits of services offered by BHRP and better support them	A more effective working relationship	<ol style="list-style-type: none"> <li>1. Inform BHRP of the lack of knowledge</li> <li>2. Request BHRP to regularly update information at Stopgate</li> <li>3. Investigate potential for partnership scheme</li> </ol>	<p>YPC</p> <p>“</p> <p>“</p>	<p>BHRP</p> <p>“</p> <p>“</p>	<p>Ongoing</p> <p>“</p> <p>“</p>	

# **Village Design Statement**



# **VILLAGE DESIGN STATEMENT FOR YARCOMBE AND MARSH**

## **FOREWORD**

In the first two sections of our Parish Plan we have established a clear overview of the opinions and aspirations of our community and have produced a plan of action based on the findings of a detailed questionnaire survey. As far as is practicable we want to ensure that initiatives are taken to develop and sustain a quality of life in the parish that local people want now and for future generations.

The public involvement and consultation exercises, as well as the distribution of a report on the findings of the survey to all households have been much appreciated. Action is already being taken by the Parish Council, local organisations and individuals to deal with a range of social and economic issues that were highlighted by the survey.

No appraisal would be complete however, without a detailed look at the landscape and natural environment of the parish and the general setting and buildings of the two main settlements of Yarcombe and Marsh in that landscape. Dealing with the day to day practicalities of life is, of course, vitally important but the spiritual and aesthetic benefits to local people of the surrounding countryside and its fauna and flora also need to be protected and conserved. We need to be sure that the character of both the built and natural environment are not threatened by unsympathetic development. Hence the decision to produce a Village Design Statement as the final chapter of our Parish Plan.



Aerial view of Yarcombe

# Introduction

## What is a Village Design Statement?

Village Design Statements are intended to provide guidance for any proposals for development and to influence the way the planning system works locally. They provide a means of ensuring that any new developments are designed and located in such a way that reflects local characteristics and the qualities that people value in their village and its surroundings. The statements are produced by the local community for use by planners, developers and local Councils.

As things stand at present, local residents may only hear about proposals for development when the design is implemented. Although the Parish Council is asked by the District Council for its views on planning applications, it may not get the opportunity to offer as much positive input as it would like, particularly on the design of new development, i.e. "how it looks". Often, all that local people can do is react or protest. Once a Village Design Statement has been adopted, the District Council is made aware of local community opinion and should take it into account when decision making. When planning applications are refused on design grounds the Village Design Statement will give weight to the refusal and may be cited at appeal.



Marsh Dwelling

## Why produce one for Yarcombe and Marsh?

The aim of the design statement is to ensure that any future development and change in the parish is based on an understanding of the areas, past and present. It draws attention to what is special about the buildings, open countryside and the settings of Yarcombe and Marsh in the landscape. Local character could easily be threatened by unsympathetic development.

The Statement therefore aims to raise awareness of what is special about the area, and it gives the parish residents a say in the future of their villages by producing guidance on respecting these qualities.

## How has it been produced?

The statement has been produced by parish residents with the full support of the Parish Council and East Devon District Council.

Funding was provided by the Countryside Agency and technical support by the District Council.

Information gained during the Parish Plan household survey and at a number of public involvement workshops and consultation events has been supplemented by a final public exhibition, consultation exercise and questionnaire based on landscape, buildings and the setting of the villages. Public consultation has been a particular feature of the whole exercise.

Consultation has taken place with District Council Planning Officers and they in turn have consulted other organisations such as the Environment Agency and the Highways Agency.



## How will it work?

The Design Statement describes the settlements of Yarcombe and Marsh as they are today and highlights the qualities that residents value. It is intended to be a practical tool, capable of influencing decisions affecting design and development in the parish. It should assist the Parish Council and East Devon District Council when considering planning applications and should guide residents wishing to alter or extend their properties.

The Village Design Statement we have produced is generally in line with the policies and proposals contained in the Revised East Devon District Local Plan, which is on deposit and should be adopted in 2005. The Design Statement has therefore been adopted as Supplementary Planning Guidance by East Devon District Council.

As the Local Plan is reviewed regularly, it may contain changes that affect the parish, therefore it may be necessary to consider updating the Design Statement at some stage in the future. In the meantime, people applying for planning permission will need to show that they have complied with the guidance it contains when drawing up their proposals. Disregarding this guidance could well result in refusal of planning permission.

## Who is it for?

Change is not only brought about by new buildings, but also by smaller day-to-day alterations to homes and gardens, open spaces, paths, walls and hedges which can affect the look and feel of the whole village.



Glebe Farm, Yarcombe.

The Design Statement provides guidance for anyone

considering development in the area. It will be as valuable to individual householders wishing to build extensions or put in new windows as it will be to planners, developers and architects considering new buildings. It provides a source of ideas for designers to work with local building styles, which have helped Yarcombe and Marsh to become what they are today.

In summary it is intended for: local householders, businesses and farmers; statutory bodies and providers of utilities and services; Local Councils; developers and builders; architects, designers, planners and engineers.

A copy of the Village Design Statement has been given to every household in the parish.

## What does it cover?

The Design Statement deals with: a general description of the population, area and location of the Parish; a brief history of the development of the parish and the villages of Yarcombe and Marsh; the general or special characteristics and status of the landscape; the relationship between farming, landscape features, wildlife and ecology in the parish; the pattern of the settlements of Yarcombe and Marsh; the form and style of buildings to be found in the Parish.

Where it was felt appropriate, suggested "Design Guidelines" for future development have been added and form the basis of Supplementary Planning Guidance to be applied to all future development.

Taken together with the accompanying text, these guidelines provide



North Waterhayne Farm

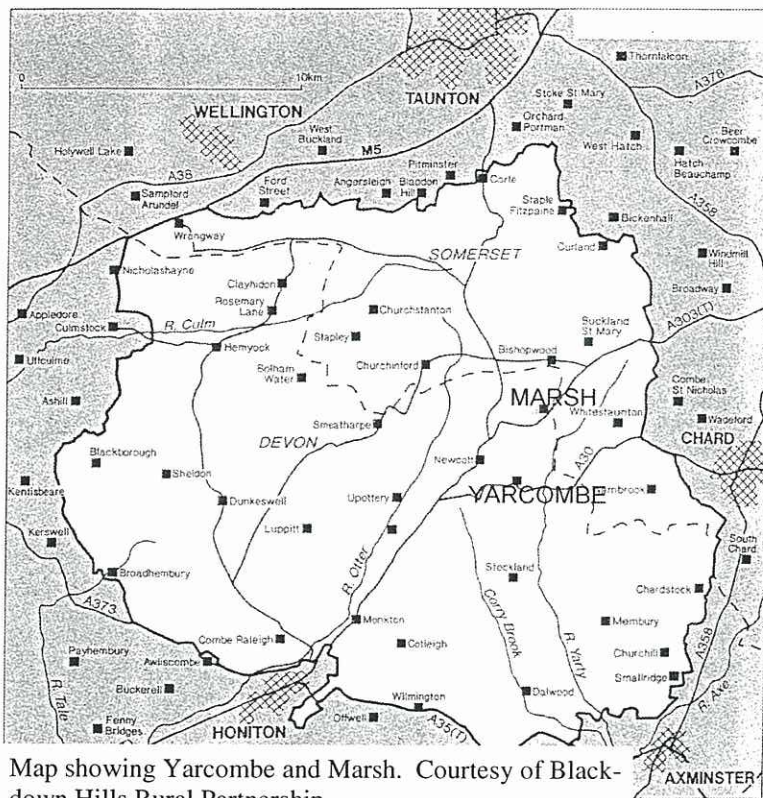


details of the qualities which local people hold dear. It is hoped therefore, that this guidance will ensure that all development is designed and located in such a way as to reflect local characteristics and to respect local values.

## THE PARISH OF YARCOMBE WITH MARSH

### Population, Area and Location

The parish had a population of 481 at the



Map showing Yarcombe and Marsh. Courtesy of Blackdown Hills Rural Partnership

time of the 2001 census, an increase of 74 over the 1971 figure. 21.6% were under the age of 16; 7.6% were aged 17- 25 yrs; 23.5% were 25-44 yrs; 31% were aged 45-65 yrs; 16.2% were over 65yrs. The current number of households for the parish is 200 living in an area covering 2120 hectares.

There are two concentrations of population within the parish, the hamlet of Marsh

and the village of Yarcombe. The latter stands in the combe or on the flank of Beacon Hill adjacent to the A30 and overlooking the Yarty Valley (once Earte, meaning a wagtail in Old English), down which there are commanding views. Two trunk roads, the A303 and the A30 run approximately northeast-southwest trisecting the parish.

### HISTORY OF THE PARISH

The earliest reference to the settlements in the parish can be found in a charter of 854 AD which defined the county boundary between Somerset and Devon.

The parish was owned by Milton Abbey in Dorset before becoming the possession of the Benedictine Priory of St Michael's Mount in Cornwall during the reign of Edward the Confessor in the 11<sup>th</sup> century. Before the Norman conquest the Manor was known as Erticombe or Herticombe and had been owned by the Earls of Wessex, and later by Harold, who was to become king for one year before his death at Hastings in 1066.

It was in the period of stability that followed the signing of the Magna Carta in 1215 that the populations of Yarcombe and Marsh increased together with their prosperity. Sheep were the main source of wealth with local wool being exported from the Southwest to the Flemish cloth-making industries.

William the Conqueror had originally given the Manor to the Abbey of Mont St. Michel in Normandy. Later it became part of the endowment of the priory at Ottery



St. Mary, itself a cell of Mont St. Michel. When the Priory was suppressed by Henry VI in 1415, its properties were surrendered and Yarcombe annexed to the King's own foundation at Isleworth.

In 1581 the Manor of Yarcombe was bought first by Richard Drake of Ashe, near Colyton and then sold on to his famous "cousin" Sir Francis Drake in July of the same year for the sum of £5000.

Whilst the family's land holdings in the parish were impounded during the Civil War, they were returned following the accession of William III. Whilst much of the Drake's landholding in the parish had to be sold off to pay death duties, the remainder of the estate was passed on, following the death of Lady Seaton, (daughter of the last Lady Drake) to her third cousin Captain Richard O.T.G. Meyrick. Even more of the original estate had to be sold off when the Second World War was about to begin and further losses continued after the war. Of all the properties once possessed by the Drake family only Yarcombe and Marsh remain and today David Meyrick is slowly but surely rebuilding the estate left by his ancestors.

## Yarcombe

The village of Yarcombe was, until the 1990s, a ribbon development straddling the A30. During the 1990s a small housing estate was built at Drakes Meadow off Sheafhayne Road, which together with the properties known as Hill House has created new depth to the pattern of settlement. There are superb views down and across the Yarty valley as you travel along the main road. From whichever direction you approach Yarcombe, and especially in the evening, when its tall tower is floodlit, the Church of St. John the Baptist dominates the village standing, as it does, high above the valley. The Church with adja-

cent lychgate and the long, thatched Yarcombe Angel Inn form a picturesque group with other older properties as you drive through.

"The Angel" was originally a Church House, licensed by the monks for community use whilst also providing a lodging



The Angel Inn

for visiting monks from Otterton Priory, then responsible for the administration of the nearby church. At that time there were no public inns except for guesthouses attached to religious foundations. The earliest licences for alehouses were issued in 1552 during the reign of Edward VI.

Opposite the Inn is the Belfry Hotel, the erstwhile village school, whose foundation



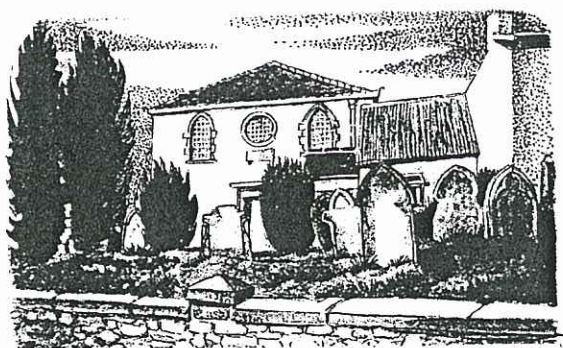
Belfry Hotel

stone was laid by Lady Eliott Drake. Nowadays Yarcombe children travel to Stockland or Upottery Pri-

mary Schools or to Honiton and elsewhere if they are of secondary school age.



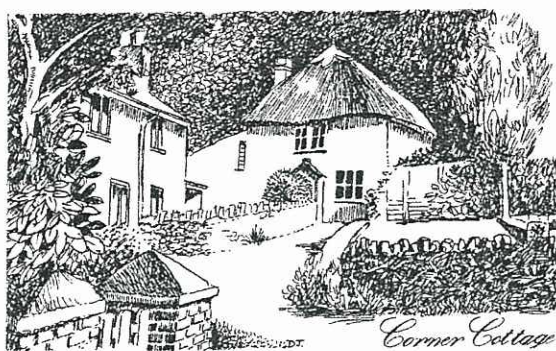
## AN ARTISTS VIEW OF YARCOMBE ARCHITECTURE



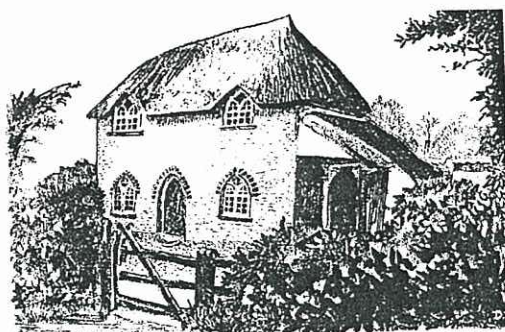
*The Baptist Chapel*



*Underdown Farm*



*Corner Cottage*



*Brown Down Lodge*



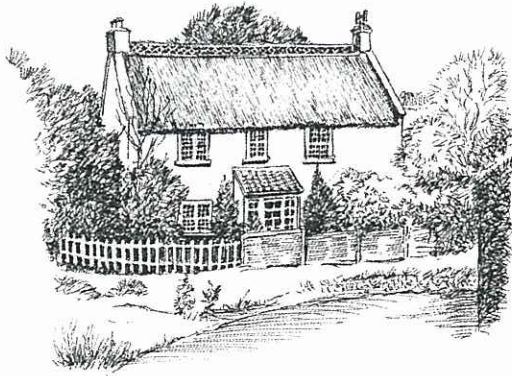
*The Belfrey*



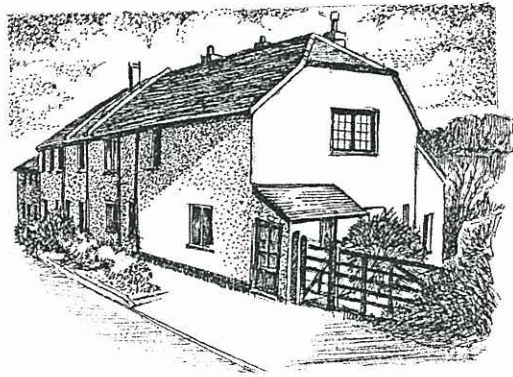
*St John the Baptist Church*



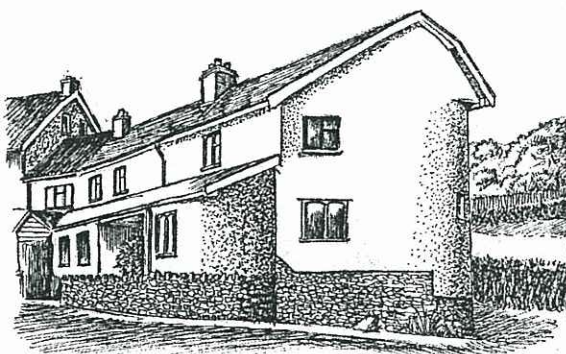
## AN ARTISTS VIEW OF MARSH ARCHITECTURE



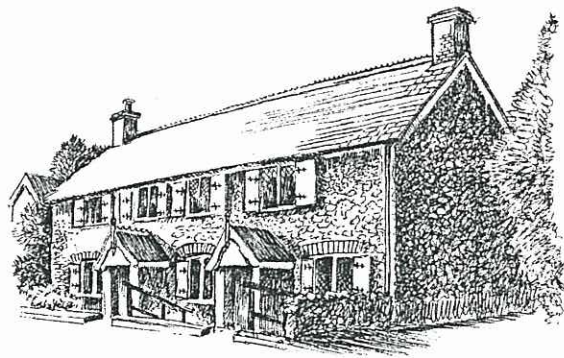
*Woodmead*



*The Old Forge*



*Clematis Cottage*



*Rose and Ivy Cottages*



*Springfield Cottage*

## Marsh

By the end of the 18th century, Marsh was becoming increasingly important due to its location on the main route between Exeter and London. In 1795, Lord Heathfield, who already owned many properties in Yarcombe, purchased Marsh Farm and made it into a coaching inn renaming it The Heathfield Arms. A second hostelry, The Globe, originally just a room in a house connected to Marsh Farm was established in the village. This survives today as The Flintlock Inn whereas The Heathfield Arms is once again a private dwelling called Marsh Farm.



The Flintlock Inn

When in 1811 The Turnpike Trust cut a new road from Honiton to Chard, the route was through Yarcombe. The effect was that Marsh lost some of the economic benefit of its passing trade, whilst new facilities for travellers sprang up in Yarcombe. In spite of this, the hamlet was a hive of industry during the 19th century and in addition to agriculture, many trades were recorded in the census of 1841, including: baker, wheelwright, blacksmith, plasterer and stonecutter, builder and stonemason.

Whilst there are a number of houses in lanes running away from and behind the main street, the majority of village properties are located on either side of the main thoroughfare. There are a number of historical buildings in Marsh but the majority were constructed in the latter half of the 20th century and are very different in

character.

Since 1970 the village has been bypassed by the re-routed A303 and this has spoiled its setting in the beautiful surrounding countryside and has made communication with the rest of the parish more difficult.



Rose and Ivy Cottages

## LANDSCAPE, NATURAL ENVIRONMENT AND VILLAGE SETTINGS

### Background

From the replies received to the questionnaire survey carried out in March 2003 we know that: 71% of all of those who responded to the Parish Plan survey said that the most important aspects of parish life were the landscape and views closely followed by the atmosphere of peace and quiet; 81% said that it was essential that the open countryside should be protected; trees, hedgerows, ancient copses and woodlands should be preserved; structures such as natural stone walls and banks should be retained

It is acknowledged that the Parish is afforded extensive protection in these matters by the policies adopted by the District Council in the revised edition of the Local Plan covering the period 1995 - 2011. These policies cover: -

A) Landscape Conservation and Enhancement



B) Nature Conservation

C) Built Environment Quality and Conservation

D) Natural Resource Conservation

The Local Plan states: -

*"In designated Areas Of Outstanding Natural Beauty (AONB) and The Heritage Coast the conservation and enhancement of their natural beauty will be given priority over all other considerations..."*

*"The Countryside and Rights of Way Act (2000), Section 85, means that AONB's are now afforded the same importance in terms of landscape as National Parks."*

Any new development must pay particular attention to *"the retention of trees and natural features so that the setting of the settlement within the landscape is not damaged and the natural beauty is conserved and enhanced."*

Given these controls it was decided that only a small number of guidelines should



Trees enhance the landscape

be put to East Devon District Council to supplement those that are in the Local Plan. These are put forward after the environmental assessment of the parish that now follows.

## LANDSCAPE

Yarcombe Parish is bounded by the River Otter to the Northwest, by the head waters of the Corry Brook to the Southwest, and by the River Yarty along its eastern boundary. The country is a deeply dissected upland plateau within the Blackdown Hills, with altitudes ranging from about 80 to 270m above sea level. The predominant geological formation is Upper Greensand, a marine sediment laid down during the Cretaceous period between 70 and 135 million years ago. The greensand, which is capped on the higher ground by a layer of clay-with-flints, is underlain on the lower slopes by exposures of impervious Keeper Marl. An annual rainfall of some 1000 mm percolates through the highly porous greensand to be held up at its junction with the marl so that a spring-line of impaired drainage is found. Soils are neutral to strongly acid. The few basic soils of the Blackdowns occur outside the parish. Temperatures are generally below those of the nearby lowlands.

## FARMING AND WILDLIFE

The generally unforgiving climate and high rainfall, together with drainage problems, soil infertility and steep slopes do not afford ideal conditions for agriculture: grassland predominates and supports small dairy farms, typical of East Devon farmland as a whole. However, some changes have occurred in this countryside over recent decades. Notable among the changes are the grubbing up of some hedges to enlarge fields, the loss of many of the

older hedge bank trees, especially elms at the hand of Dutch elm wilt, the ploughing of almost all permanent grasslands for sowing with improved pasture mixtures, and the loss of heath land, converted either to grassland or coniferous plantations, or through natural succession to woodland. Associated with these changes are shifts in the farming system, from one centred on dairying to the rearing of beef cattle and sheep, from hay making to salvaging, and from grass silage to increasing maize silage. Pesticide usage has lessened, farm size has increased and the number of farms decreased.

From the perspective of wildlife conservation, natural restrictions imposed by local climate, topography, soil fertility and drainage on the rate of agricultural intensification have created an area that still possesses a relatively high proportion of unimproved and semi-natural habitat within a traditional English landscape, the value of which is acknowledged and cherished nationally by the Blackdown Hills being designated an Area of Outstanding Natural

Beauty (AONB). Within the Blackdown Hills AONB, habitats of particular conservation value include lowland heaths and spring line mires. There are no notified Sites of Special Scientific Interest (SSSI) within Yarcombe parish but six County Wildlife Sites (CWS) are recognised; four of these have spring line mires (Table 1). Together, these CWS occupy almost 75 hectares.

Unimproved grassland is now also a rapidly declining habitat. Two such sites occur within the parish (Table 1) and several others occur in neighbouring parishes. Sites include Furley Chalkpit, Quarry Fields (both SSSI's), Bishopswood Meadows (a Somerset Wildlife Trust Reserve), and Long Lye Meadow (a SSSI). Two of these are noted for their populations of the rare Green-winged Orchid which has severely declined nationally (change index – 0.98); it persisted within the parish at least until 1962.

The floodplain of the River Yarty is an important river corridor within the Axe catchment, itself a designated SSSI. Otters are back on the Yarty, and dippers, grey wagtails and sand martins are regular

*Table 1: County Wildlife Sites in Yarcombe Parish. Source: East Devon Local Plan, January 2002, Appendix 5.*

Site	Grid Reference	Area (ha)	Description
Broadley Hill	ST 231072	12.5	Spring line mire
Collyforches Farm	ST 227074	9.2	Unimproved marshy grassland
Moorwood	ST 228103	7.7	Spring line mire
North Common	ST 253117	13.0	Spring line mire
Underdown Moor	ST 235077	23.4	Ancient semi-natural woodland mostly replanted with broadleaf and conifer plantation
Woodhayne	ST 248120	9.1	Spring line mire, unimproved neutral grassland and secondary broadleaf woodland on former quarry site.



breeders along it. The source of the Yarty at Yarty Moor (or Deadman) is a SSSI, with important heath land and mire communities that include several insectivorous plant species. Remnant wet heath land occurs also at Corry Moor, below Broadley Hill within the parish. Above the spring line on better drained soils, patches of remnant dry heath occur on Broadley Hill as well as on Yarcombe Beacon, illustrated by the presence of gorse, heather and bilberry together with rarer species like climbing corydalis, which occurs in woodland at Red Scrip on Beacon Hill. Two of the CWS within the parish (Table 1) include areas of broadleaf woodland which is the habitat favoured by the dormouse that has one of its national strongholds in the Blackdowns. The pied flycatcher is a rare breeding bird of ancient broadleaved woodland, encouraged by the siting of nest boxes. Barn owls breed in the parish, encouraged by the presence of tea chests well-sited in suitable old barns.

One of the most striking features of the Blackdowns, seen clearly in Yarcombe, is the mosaic of small fields bounded by a network of hedge banks. On the higher ground of the plateau, the hedgerows are mostly straight and regular, dating from the 19<sup>th</sup> century enclosure of common land. On the slopes, hedgerows are irregular and ancient, some dating back to the 11<sup>th</sup> century. Ancient and species-rich hedgerows are now recognized as a key habitat in the UK Biodiversity Steering Group, and the Blackdowns is noted for the remarkable density of its hedge banks. Beyond their landscape and ecological value, the network of hedgerows provides links between patches of other types of habitat. The brown hairstreak butterfly, an uncommon and declining species recorded from many hedgerows in the Blackdowns, lays its eggs on twigs of blackthorn which is a typical component of mixed hedges, with obvious implications for the frequency and timing of cutting hedgerows.

The value and extent of biodiversity of a given area is often both difficult to appraise and biased toward well-known groups, like birds, butterflies and wild flowers. The importance of invertebrates, mosses, lichens and fungi may go unrecognized. It is of some significance, then, that a 30 year study of toadstools in neighbouring Membury has led recently to the identification of more than 700 spe-



An example of fungi found locally

cies, of which 16 were new to science and seven others were new records for Britain! There is no reason to suppose that Yarcombe should not be almost as rich.

## FUTURE PROSPECT

There can be little doubt that the local landscape will retain its character only through continued management by people. Wildlife conservation must continue to be interwoven with farming, and good farming practice will be rewarded. The importance of doing so is reflected in a recent questionnaire answered by 94% of parishioners: 71% regarded landscape and views as the most important aspect of the environment. Trees and hedgerows were seen as important by 53% of respondents; 48% cited farms and livestock; 47% mentioned rivers and to 41%, flora and fauna were deemed important.

DEFRA's scheme for Environmentally



Sensitive Areas (ESA), one of which addresses the Blackdowns, proffers grants to land owners who manage their land according to environmentally friendly practices, including hedge laying that favours biological diversity. Relevant here also, is the Hedge Association, among a variety of other initiatives, under the Blackdown Hills Rural Partnership, itself supported in part by the EDDC.

Improving awareness of the value of landscape, good farming practice and biodiversity may rely increasingly on guided walks, and through membership of local groups including the Yarcombe Young Farmers, the Devon Wildlife Trust and the Axe Vale and District Conservation Society.

### Design Guidelines

There is a presumption that all developers,



Setting of Marsh



Yarcombe Landscapes showing field patterns



Field patterns continued

landowners and residents will respect and observe the requirements and limitations imposed by virtue of the fact that both Yarcombe and Marsh are part of an

Area Of Outstanding Natural Beauty.

Given the above appraisal however, and following the results of the very successful Village Design Day Exhibition and questionnaire in November 2003, it is recommended that a number of specific guidelines should also be applied to all applications for planning permission within the parish.

**These guidelines appear together with others relating to building design at the end of the report.**



## BUILDING FORM AND MATERIALS

### YARCOMBE BACKGROUND

As one might expect in a village developed over many centuries without any common plan or design, one of the predominant characteristics of the built environment is the diversity of building design and materials throughout the village. Individual designs reflect the availability of materials, popular vernacular styles and individual needs over several hundred years.

Before the re-routeing of the road by the Turnpike Trust in 1811, onto the line of what is now the A30, the development of Yarcombe was linear, being straight past the cottages in Fire Street/Fore Street into Pithayne Lane leading on towards Crisland Cottage. Today, as can be seen from the plan of the village centre, page 35 the pattern of settlement can be best described as ribbon development bordering the old and the new roads.



Newer style house.

Older style house.

### SCALE AND NATURE OF DEVELOPMENT TO DATE

With the exception of the Parish Church, all of the buildings in the village are of do-

mestic scale and are of one or two storeys. In the 1990s a development of 19 dwellings, comprising detached houses, bungalows and starter homes, took place at Drakes Meadow and provide an example of a number of residences being built under a common design concept. The advent of this small housing estate, whilst bringing about widely acknowledged social and community benefits, has not been universally popular in terms of its general design, use of building materials, layout and visual impact on the village. It is felt that more could have been done to produce designs that were sympathetic with the character of existing buildings.

### DENSITY

The density of housing in the older parts of the village is, as one would expect, far lower than in the recent development. Whilst some parts of the Drakes Meadow development are appropriate, many residents and visitors have commented that the overall impression as one approaches the estate is of buildings crammed in and therefore not sitting harmoniously within the landscape or blending in sympathetically with the existing buildings and streetscape.

### MATERIALS

The 19th century properties in the heart of the village in Fore Street are built of chert rubble and cob and in many cases have been partially or mainly rendered. Taken together with the Church, Inn and the Belfry, there is a strong overall impression of stone together with colour-washed render in cream or off-white. The predominant roofing materials in this area are dark in colour and are slate or thatch. In Drakes Meadow a variety of building materials have been used including red and yellow bricks, natural and reconstituted stone and magnolia colour-washed render has been used on many elevations.





Hill House showing large gardens

Two sets of semi-detached properties can be found in the village. The first, built in the 1930s, is found on the A30 leading away from the village towards Honiton. The Tileries, built from a mixture of rendered brick and blockwork have been the subject of much improvement over the years. Similarly there is a set of 1940's council houses standing on a high bank in an attractive crescent formation opposite the entrance to Drakes Meadow. Two of these properties were formerly thatched, but all of them now have concrete tiled roofs and rendered colour-washed brickwork elevations.

The Old Vicarage, a substantial dwelling just beyond the church, is faced with 19<sup>th</sup> century Victorian red brick under a slate roof with wooden window frames and doors.

The Belfry, now a hotel but originally built in 1872 as the village school, is constructed in natural stone with brick quoins under a slate roof. It has a number of attractive stone framed and arched windows on its south elevation and an equally attractive entrance porch faces onto the A30.



The Belfry.

St John the Baptist Parish



The Parish Church of St. John the Baptist is largely of 14<sup>th</sup> century, with enlargements by the addition of aisles and south porch, made in the following century. Construction is of chert rubble with tracery, quoining and battlementation in a contrasting warm ochre freestone from Ham Hill in Somerset. Amongst the internal features of note is the pulpit, which contains 16<sup>th</sup> century linenfold panels from Buckland Abbey, home of Sir Francis Drake, who also purchased Sheafhayne Manor, about a mile north of the village centre.

Another important building standing just outside the village, is Yarcombe Baptist Chapel, a charming stucco-fronted building of 1829 with a gallery and with its interior furnished with pitch pine pews. The adjacent school room walls are built from locally abundant stone and carefully sorted flint to provide a flat surface to the weather.

## ORNAMENTATION AND GENERAL FEATURES

Whilst very little purposeful ornamentation work exists and is modest in form, it was clear from comments received at the public exhibition and consultation on village design that such features are very



much appreciated by local people and perhaps this should be borne in mind in future developments.

Chimneys come in a variety of shapes and sizes in the village and are felt to be an important aspect of design. Characteristically most are built in brickwork and are tall with terracotta pots.

A variety of traditional window designs can be found in the village including sash, casement and some leaded windows. They are generally vertical rather than horizontal in accent in the older properties and this has been largely continued in more modern houses, so that 'picture windows' are not a common feature.

Wooden window frames and doors are common, but in some places replacement frames have been made of brown and, in some cases white UPVC.



As mentioned earlier, buildings in the village tend to represent the vernacular of the period in which they were built and not the style of an earlier age, thereby avoiding the problems associated with pastiche.

## BOUNDARY TREATMENTS

Dwellings adjacent to the A30 have little or no front gardens. Those with a garden or adjoining the footpath are bounded with walls built of local stone, providing an attractive feature. Elsewhere, property boundaries are marked by substantial hedges of mixed native species. In Drakes Meadow the frontages are open plan which adds to the general feeling of space. Hill House is bounded by modern timber fencing.

It was generally agreed during public con-

sultation that property boundaries should be rural in character and content. Traditional stone walls, banks and hedges are preferable. Ranch-style, plastic or wire mesh and other urban style fencing types would be out of character in both villages.

## OTHER CONSIDERATIONS

Any new development should include adequate off-street parking, as on-street parking can be visually intrusive and can cause road safety and neighbour problems.

With extensions and alterations, the characteristics of the original building should be reflected so that, a few years after completion, it looks as if the changes were part of the original design.



Conservatory

Conservatories are not characteristic of the old properties in the parish

and should therefore be designed and located with particular care.

## MARSH BACKGROUND

As in Yarcombe, the buildings in Marsh do not conform to any one particular style or design having evolved organically through several centuries. Diversity in building design, style and the use of building materials is therefore a characteristic of the village and these features reflect the availability of materials, popular vernacular styles and individual needs over a long period of time.

The plan of the village on page 46 shows that the core of the settlement is on either side of the main thoroughfare and along the lane that runs behind it to the North. The A303 bypasses Marsh to the South forming a somewhat stark and fixed boundary.



## SCALE AND NATURE OF DEVELOPMENT TO DATE

All of the buildings are domestic in scale and are of one or two storeys. The Flintlock Inn, which is late 18th century, is one of the oldest properties in Marsh and was formerly known as the Globe Inn. The antiquity of buildings ranges from Marsh Farm which is late 16<sup>th</sup> century to a variety of modern bungalows and detached houses constructed in the 1970s and 1980s as infill development between the older properties, which are scattered along both sides of the main thoroughfare. The lane at the rear of the village contains older traditional farm properties mainly towards the western end with one or two new dwellings having been constructed some distance away at the eastern end on the periphery of the village.

There is one commercial building in the centre of the village, Marsh Garage, at the eastern end of Marsh Main Street. Whilst providing useful local employment it sits uneasily in the streetscape. The majority of properties in the village are detached, although semi-detached houses and terraced cottages can also be found.

## DENSITY

One of the most striking differences between Yarcombe and Marsh is the much lower density of development. A quick glance at the map shows that the majority of dwellings sit in large plots of land. The older properties occupy smaller sites and abut the road whereas more recent buildings sit in larger plots set well back from the road. This juxtaposition creates an interesting and attractive appearance giving frequent glimpses of the countryside beyond which gives the heart of the village a feeling of openness. It is important that this characteristic of Marsh should not be overlooked if any further development is proposed. These comments apply equally

to the setting of buildings along the lane running past Tollers Marsh.

## MATERIALS

The older properties in the village are built in local stone and have generally avoided the use of render although, at both the east and west entrances to the village, colour-washed render is a strong visual feature.

As one moves towards the centre of the main thoroughfare, the visual impression changes because the majority of both old and modern housing has employed the use of either natural or reconstituted stone. Where render has been applied the dominant colour is white. A variety of dark coloured roofing materials have been used including thatch, slate and tiles. Red/brown roman-style pantiles have been widely used to the point where it is a definite characteristic of the village.

Two sets of semi detached houses can be



Rendered houses with local stone boundary walls

found in Marsh. The first group, at the western end of the village and built in the 1930s are constructed

from colour-washed rendered brickwork in pale colours under concrete tiled roofs with a hipped gable. The second group comprises Ivy and Rose Cottages built of stone with slate roofing and casement windows with leaded glass.

The only terrace in the village is a group of cottages standing opposite The Flintlock Inn. The cottages were created in the 19th century from buildings formerly used in conjunction with The Heathfield Arms.



These cottages have rendered and colour-washed walls sitting below slate roofs with brick built chimneys. The elevations of The Flintlock Inn are also colourwash rendered standing below a slate roof with a decorative wooden porch which is glazed and has a felt roof.

Whilst in older properties wooden window frames are still much in evidence, in more modern housing a mixture of wooden and UPVC frames can be found. In general white frames have been employed in the centre of the village and brown frames in the older more traditional buildings elsewhere in the village.

## ORNAMENTATION AND GENERAL FEATURES

There is very little in the way of ornamentation to buildings, but as mentioned earlier, it was clear that residents who came to the recent photographic exhibition really appreciated the positive visual effect of such features and would hope that the design of any new buildings would take this into account.

Chimneys, often tall, built of brick and mainly surmounted by terracotta chimney pots are a characteristic design feature as is the use of a variety of traditional windows including sash, casement and leaded forms. Windows are set in buildings to a regular pattern. They are mainly vertical in accent but the newer properties often in-

clude one or two windows with a more horizontal shape that was prevalent in the 1970s and 80s.



Terracotta  
Roman pantiles

Whilst the roofs of older buildings in Marsh tend to be of slate one of the dis-

tinct design features of this settlement is the frequent use of terracotta roman pantiles rather than concrete tiles.

As in Yarcombe, buildings in the village tend to represent the vernacular of the period when they were constructed and not the style of an earlier age, thereby avoiding the problems associated with pastiche.

## BOUNDARY TREATMENTS

The older traditional properties in the heart of the village use stone as a walling material, whilst elsewhere a combination of stone walling surmounted by hedging has been employed. The roadside boundaries of more modern properties have either used stone or ranch style fencing softened by planting which has matured over the years.

Residents attending the public consultation event felt that in any new development property boundaries should be rural in style and content. Traditional stone walls, banks and hedges are preferable. Ranch-style, plastic or wire mesh and other urban-style fencing types would be out of character.

## OTHER CONSIDERATIONS

All new development should have adequate off-street parking to avoid road safety and neighbour problems and to avoid visual intrusion.

Extensions and alterations to existing buildings should be carried out in a way that the materials used should reflect the character of the original building.

Conservatories are not characteristic of older properties and should therefore be designed and located with great care.

## CONCLUSION

The following guidelines are in respect of all new proposals for new buildings and alterations to existing buildings in Yarcombe and Marsh. They will be used to supplement the District Council's Development Plan Policies in determining planning applications for all types of development and will guide householders and developers as to best practice when carrying out "permitted development"

In practice East Devon District Council expect that all planning applications will be accompanied by a short statement setting out the design principles adopted in the proposal and illustrative material in plan and in elevation, which could include photographs. Details of any exceptional circumstances relating to the guidelines should be included in this statement.

## SUPPLEMENTARY PLANNING GUIDELINES FOR YARCOMBE AND MARSH

### Landscape, Natural Environment & Village Setting

1. The setting of the village in the wider landscape should be conserved and enhanced by any future development thus allowing the villages to retain their own character and identity. (See photographs on pages 23 and 34)
2. Any new development should respect the prevailing settlement pattern and character of the villages.
3. In any new development important views into and out of the villages should be respected by developers.
4. The character of the existing road and lane network should not be changed by any new development unless there are compelling highway

considerations. (See maps on pages 45-46)

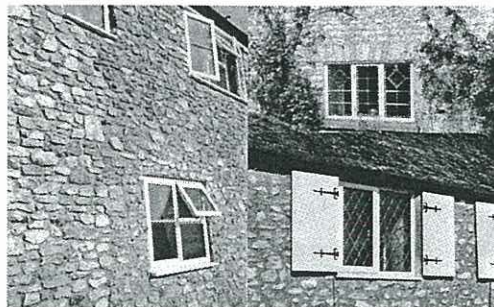
### Building Design in the Villages

5. New building should respect the existing overall layout and siting of development within the village.
6. TV and dish aerials should be discreetly sited and not visible from the road.
7. All cables to new dwellings should be placed underground and efforts made to remove existing overhead cables.



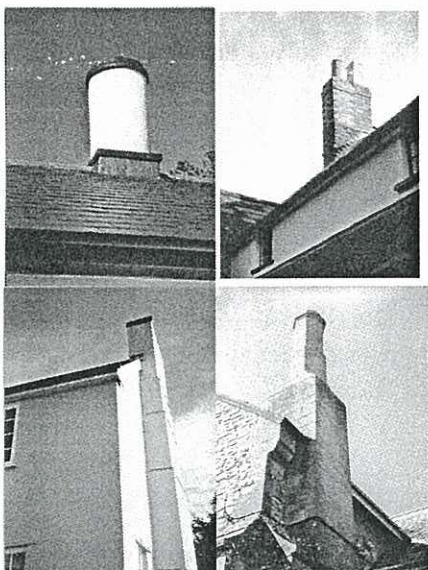
Some existing Overhead cables

8. New development will not be permitted where it could result in an increased risk of flooding or drainage problems within the application site and the wider area.
9. Developers should avoid mixing styles and historical references in the same building. For example, putting Tudor style decorative chimney pots on a Victorian style building.
10. The position, size, style and detail of windows used in new building should be sympathetic to those in existing properties in the villages.





11. Window replacements used in extensions and general alterations to existing properties should match those of the original building. This is especially important in older properties. (See photographs throughout the text)
12. Dormers should have pitched roofs and be subordinate in size and scale with the main roof. (See photograph on page 27)
13. Chimneys should be included as a design feature in all new houses.



14. Garages, unless they are integral, should have pitched roofs similar to the house. Flat roofs are not acceptable.



15. All new housing should have garaging or adequate off the road parking.
16. Urban style street lighting should be considered inappropriate in any new development.
17. All new properties should have reasonable sized gardens appropriate to their size to avoid creating a 'crammed in' appearance.



18. New buildings or extensions should generally be not more than 2 storeys in height.
19. Extensions of existing buildings should use similar materials, which match the original development and should be sympathetic in style, scale and proportion.



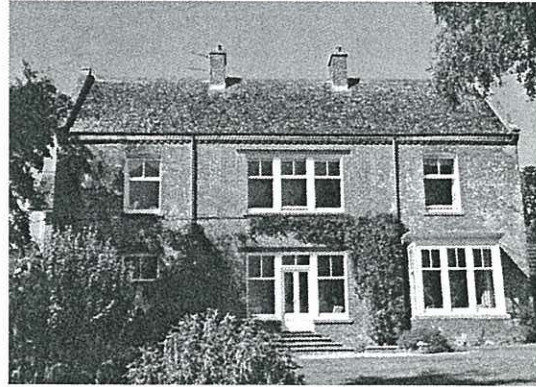
20. A variety of roofing materials is acceptable but a dark colour should be used. (See photographs throughout text)
21. Landscaping should be considered an integral part of any new development.
22. Any new developments, however small, should respect the prevailing design features of the village and should display a thorough understanding of the style, materials and

vernacular of the area, i.e. of, or being in keeping with, the common character, building style or period of the area. (See, for example, photograph of Drakes Meadow on page 7)

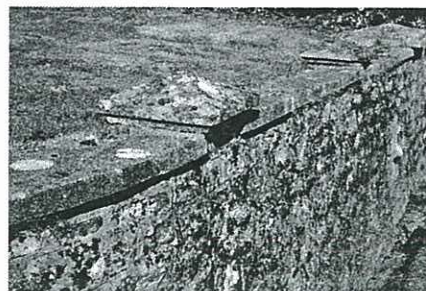
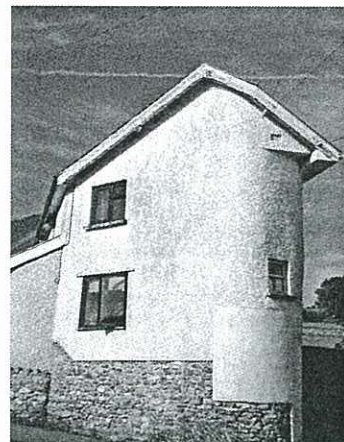
23. Property boundaries should be rural in character and content. Traditional stone walls, banks and hedges are preferable. Urbanised fencing would be out of character in the villages.



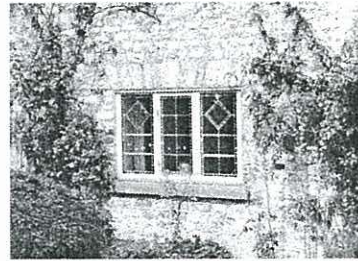
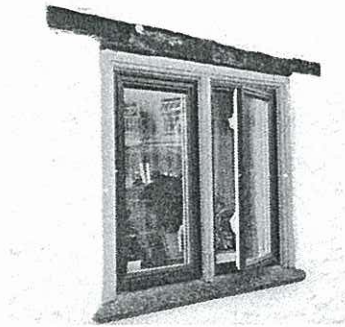
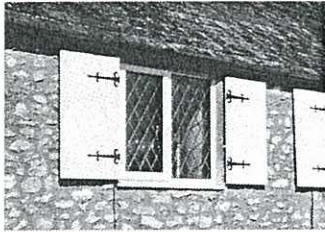
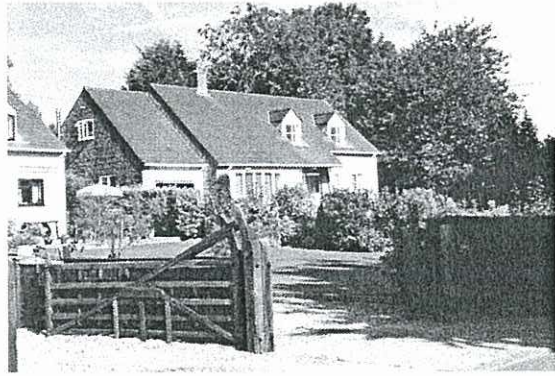
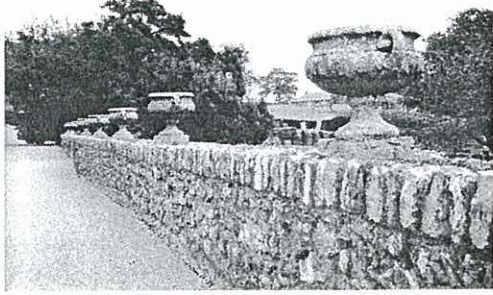
24. Guttering and down pipes should be discreet and appropriate to the design and age of the building.



**The following photographs illustrate some of the features currently to be found in the architecture of Yarcombe and Marsh.**

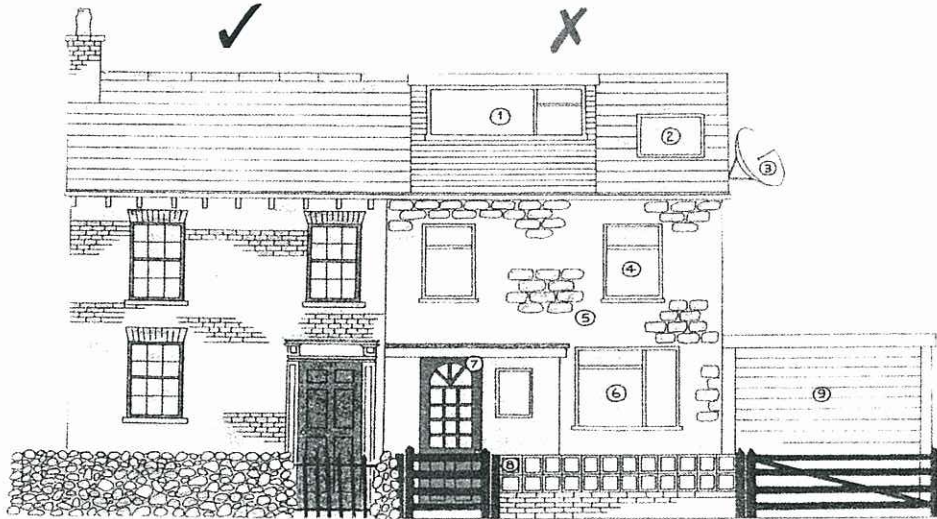






## ***SOME DESIGN GUIDANCE FROM THE PLANNERS***

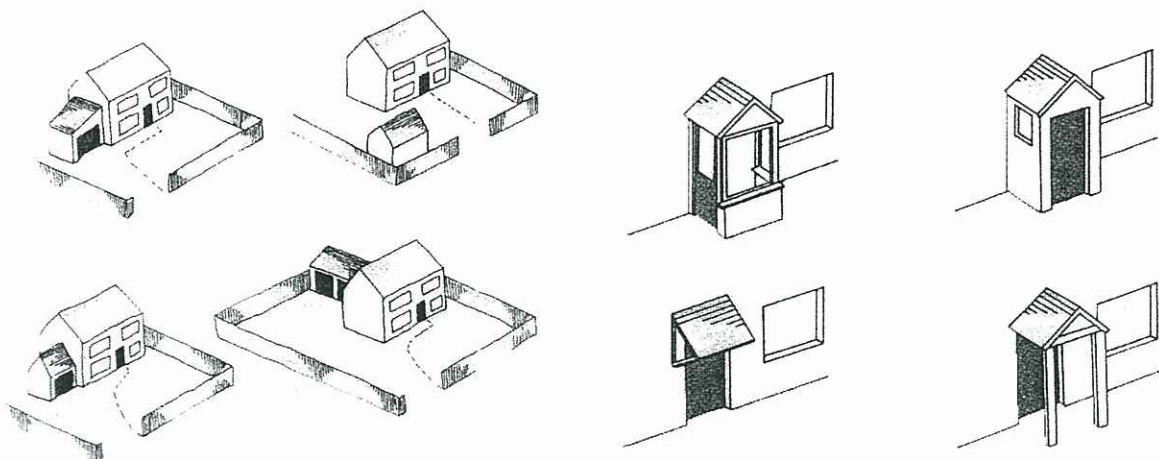
### ***Examples of what not to do to an old building***



Inappropriate alterations which will contribute to the destruction of an old property's character:

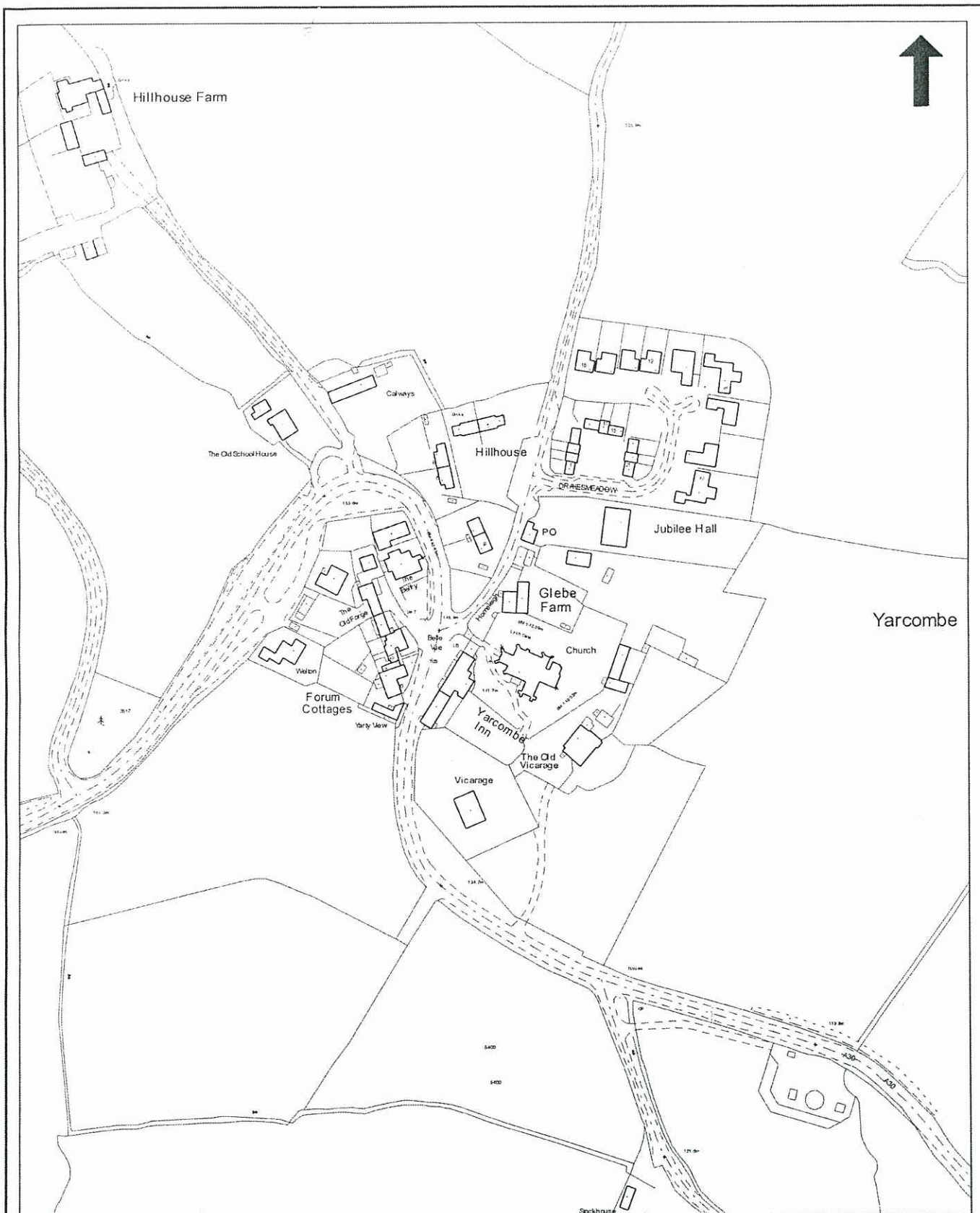
- 1 Oversized dormer – dominates scale of the roof.
- 2 Modern rooflights on the prominent side of the roof.
- 3 Satellite dish aerial – in full prominence.
- 4 uPVC modern windows top hung with casement replacing original sash windows with glazing bars.
- 5 Stuck-on 'veneer' of stonework covering original attractive brickwork.
- 6 Enlarged window opening destroying vertical emphasis of the original sash window.
- 7 Modern, flat-roof porch with fake Georgian door and alien, built-in fanlight.
- 8 Mixture of brick and ornamental concrete block wall with timber gate replacing popple wall.
- 9 Incongruous flat roofed garage extension, with metal up and over door.

### ***Garage and Porch extensions which may be appropriate, depending on the character of the existing property.***



Text and Sketches by Planning Department, EDDC





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Scale: 1:2500  
Date: 27/02/2004  
Mapref: ST2408SE

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## ACKNOWLEDGEMENTS

*Thank you to every parishioner who completed a questionnaire, attended an exhibition or a public meeting or acted as a distributor/collector of documents – your opinions, your ideas, your choices and your priorities are reflected in this report and will help to shape the future of our parish.*

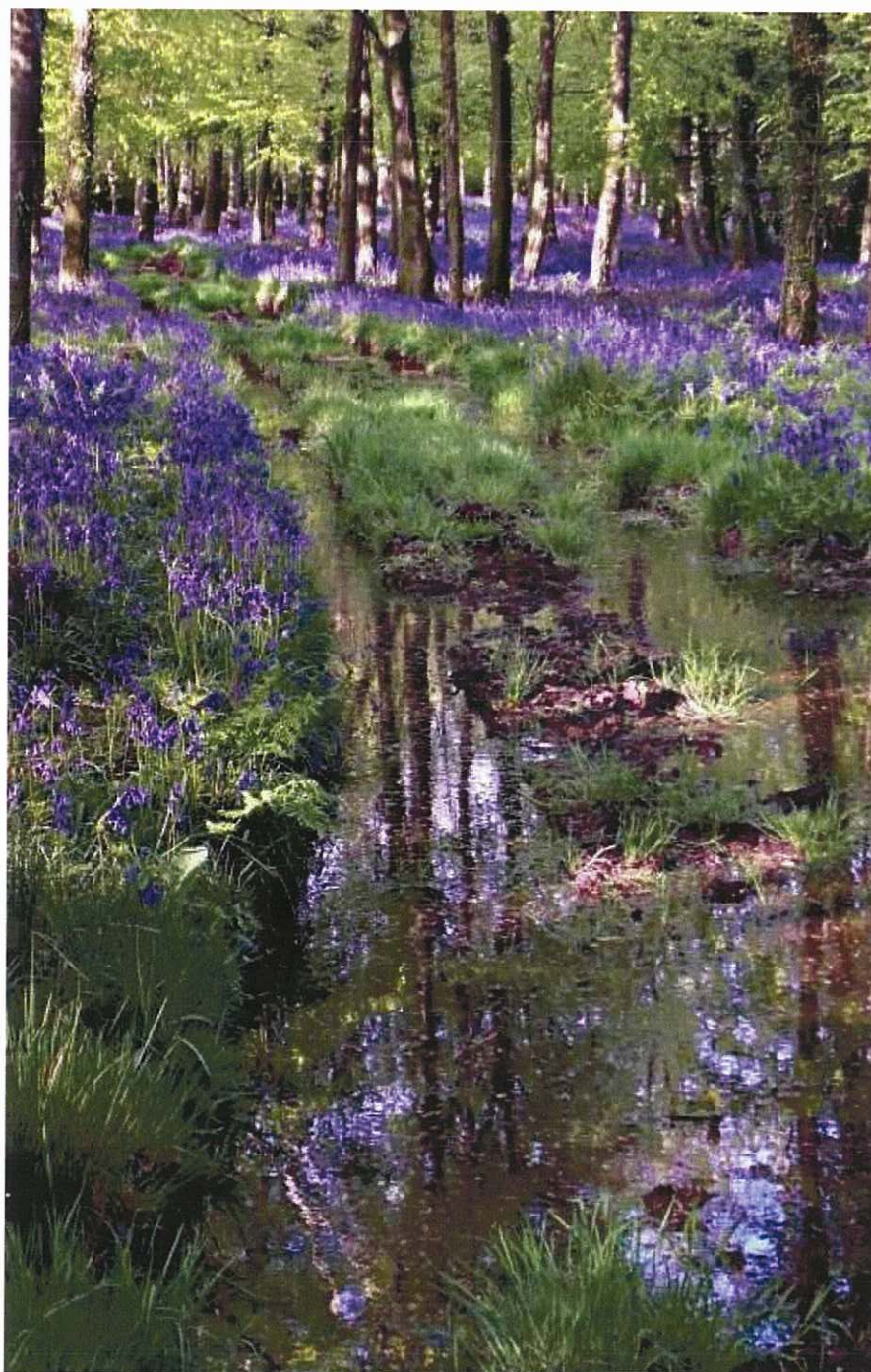
*Special thanks are due to the Steering Group and to other residents who provided the practical support that was needed to produce the Parish Plan and the Village Design Statement.*

<i>Steering Group:</i>	<i>Paul Barnacle, Christopher Button-Stephens, John Driver, Mary Izzard, Lesley Pidgeon, Eddie Pitwood, Mary Smith, Jon Stockwell, Lesley Sutton, Peter Nicholls, ( Parish Plan and VDS Co-ordinator</i>
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<i>Press Articles and News releases:</i>	<i>Lesley Sutton, Peter Nicholls</i>
<i>Yarcombe Voices:</i>	<i>Miranda Gudenian, Don Tapster</i>
<i>Photography:</i>	<i>Derek &amp; Margaret Hooper, John Driver,</i>
<i>Photographs loaned:</i>	<i>Michael Oliver, Mary Boyd, Mary Izzard, Tony &amp; Vicki Wiggins, Barbara &amp; John Salter</i>
<i>Paintings loaned for exhibition:</i>	<i>David and Nicola Meyrick, Dick and Dorothy Carter, Eleanor Wright, Brian and Mary Smith, Shirley Neve, Frank Wale, Keith and Liz Freeman, Ruth Everett</i>
<i>Painting Exhibition Organisers:</i>	<i>Ruth Everett, Don Tapster</i>
<i>Children's Workshop supervision</i>	<i>Judith David</i>
<i>Catering at Workshop, Exhibitions &amp; other Public Events:</i>	<i>Justine Spiller, Tracey Humphreys</i>
<i>Assistance with Exhibitions:</i>	<i>Michelle Button-Stephens, David Sutton, Brian Smith, John Salter</i>
<i>Initial Design and Illustration of Parish Plan and Action Plan:</i>	<i>Ann Driver</i>
<i>Final Design, typing &amp; layout of Village Design Statement &amp; Parish Plan:</i>	<i>Colin and Terri Rees</i>
<i>Photography for Design Statement:</i>	<i>Derek and Margaret Hooper, John Driver</i>
<i>Photography for &amp; design of report cover:</i>	<i>John &amp; Ann Driver</i>
<i>Line Drawings</i>	<i>Don Tapster</i>
<i>Report Preparation:</i>	<i>Peter Nicholls</i>
<i>Report Editors:</i>	<i>Mary Smith, Lesley Sutton, Ruth Everitt, Don Tapster</i>

*We gratefully acknowledge the assistance received from various organisations and individuals:*

*The Countryside Agency: funding*  
*East Devon District Council: technical support*  
*Yarcombe Parish Council: part funding*  
*The Community Council of Devon: general consultancy on public involvement and events*  
*Devon County Council: Advice on questionnaire design and consultancy for statistical analysis*  
*Blackdown Hills Rural Partnership: exhibition boards and photographs; parish location plan.*  
*East Devon Voluntary Services Bureau: exhibition boards*  
*Dr David Allen: consultant for landscape, ecology and wildlife section of VDS*  
*Roy Lee: early work on questionnaire development*

*Report printed by Malthouse Printing of Taunton*



**This document was commissioned by Yarcombe  
Parish Council and produced by local people  
with a generous grant from**

