PlanTeignbridge

Teignbridge Local Plan

2020 - 2040

May 2026

Teignbridge.gov.uk

Teignbridge District Council, Forde House, Brunel Road,
Newton Abbot, TQ12 4XX
01626 361101

localplanreview@teignbridge.gov.uk

www.teignbridge.gov.uk/mainmodifications

facebook/teignbridge

Plans and maps contained within this document are based upon Ordnance Survey material and data © Crown Copyright and database right 2020. March 2020

Contents

Key Features 6

A. Introduction 7

B. Quality as Standard – Development Management Policies 12

1. General Policies

GP1: Sustainable Development 12
GP2: Development in Teignbridge 13
GP3: Settlement Limits and the Countryside 15
GP4: Neighbourhood Plans 17
GP5: Open Space and Recreation Facilities 19
GP6: Built Facilities 19
GP7: Infrastructure & Transport Networks 20
GP8: Viability 23

2. Climate Change

CC1: Resilience 27
CC2: Energy and Carbon Statements 28
CC3: Electric Vehicle Infrastructure 33
CC4: Sustainable Transport 34
CC5: Renewable and Low Carbon Energy Generation 35
CC6: Wind turbine development 37
CC7: Energy Storage 40

3. Design and Wellbeing

DW1: Quality Development 42
DW2: Development Principles 44
DW3: Design Standards 46

4. Economy

EC1: Business Development 48
EC2: Local Supporting Services for Employment Sites 49
EC3: Loss of Employment Sites 50
EC4: Inclusive Employment and Skills 51
EC5: Working from Home 51
EC6: New Tourist Accommodation and Attractions 52
EC7: Static and Touring Caravan Sites 54
EC8: High speed digital networks 55
EC9: Development in and around Town Centres 56
EC10: Vital and Viable Town Centres 57
EC11: Large Scale Retail Development 59
EC12: Local Shops 59

5. Homes

H1 Land for New Homes 61
H2: Affordable Housing Targets 64
H3: Affordable Housing Controls 67
H4: Inclusive Mix, Design and Layout 68
H5: Homes Suitable for All 68
H6: Custom Build 71
H7: Rural Exception Sites 74
H8: Other Exception Sites 77

H9 Local Connection Test and Cascade 78
H10: Homes for the Travelling Community 79
H11: Householder Development 82
H12: Residential Amenity 84
H13: Replacement Dwellings 85
H14: Re-use and Conversion of Disused Buildings in the Countryside 87
H15: Subdivision of Existing Dwellings 88
H16: Rural Workers' Dwellings 89
H17: Removal of Conditions Imposed on Rural Workers' Dwellings 91

6. Environment

EN1: Setting of Settlements 92
EN2: Undeveloped Coast 93
EN3: Coastal Change Management Areas 94
EN4: Landscape Protection and Enhancement 97
EN5: Equine Development 98
EN6: Flood Risk and Water Quality 100
EN7: Air Quality 103
EN8: Light Pollution 104
EN9: Contaminated Land/ Land Instability 106
EN10: Biodiversity and Geodiversity 107
EN11: Important Habitats and Features 110
EN12: Legally Protected and Priority Species 112
EN13: European Wildlife Sites 114
EN14: Exe Estuary and Dawlish Warren 115
EN15: South Hams SAC 117
EN16: Trees, Hedges and Woodlands 119
EN17: Heritage Assets 120

C. Delivering Quality Development – Site Allocations 125

7. Site Allocations

8. Newton Abbot and Kingsteignton Garden Community Policies and Allocations

GC1 Travel and Movement 126
GC2 Connecting to Nature- Green Infrastructure and Public Realm 128
GC4: Town Centre Regeneration Area 129
GC5: Flood Risk Management and Resilience 130
GC6: Cattlemarket 131
GC7: Wolborough Street Car Park 132
GC8: Highweek Way 133
GC9: Coach Road Nursery 133
GC10: Hopkins Lane Opportunity Area 134
GC11: Forde Close Opportunity Area 135
GC13: Bradmore New Neighbourhood 136
GC14: North of Howton Road 140
GC15: Undercleave, Canada Hill 141
GC16: East of Buckland Road 142
GC17: Berry Knowles, A382 Corridor, Newton Abbot 142
GC18: North of Broadway Road Opportunity Area 143
GC19: Horsemills Field, Kingsteignton 144
GC20: North of Forches and Perry Cross, Newton Abbot 145
GC21: Ilford Park, Drumbridges 146

9. Edge of Exeter
EE1: Markham Village 149
EE2: Peamore and West Exe 153
EE3: West Exe Countryside Park SANGS Opportunity Area 157
EE4: Attwells Farm 159

10. Coastal Towns
CT1: Langdon Business Park, Dawlish 162

11. Rural Towns
RT2: Bradley Bends, Bovey Tracey 163
RT3: Inner Bell, Chudleigh 165

12. Villages
V1: Ruby Farm, Abbotskerswell 166
V2: Forder Lane, Bishopsteignton 167
V3: Bakers Yard, Bishopsteignton 168
V4: Adjacent to Easterways, Broadhempston 169
V5: Tollgate Farm, Chudleigh Knighton 169
V6: Field off Knights Mead, Chudleigh Knighton 170
V7: East Street, Denbury 171
V8: Adjacent to Burnt Meadow, Doddiscombsleigh 172
V9: Zigzag Quarry, Kingskerswell 173
V10: Land West of Benedict's Road, Liverton 174
V11: Welcome Stranger Cross, Liverton 175
V12: Little Liverton Business Park 176
V13: Blackstone Cross, Ipplepen 177
V14: Blackberry Hill, Ipplepen 177
V15: Parkhill Cross, Ipplepen 178
V16: Lamacroft Farm, Kennford 179
V17: Staplake Road, Starcross 180
V18: Lower Uppacott, Tedburn St Mary 181

Appendix 1- Superseded and Extant Policies
Appendix 2- Useful Terms
Appendix 3- Housing Trajectory
Appendix 4- District Design Code

Key Features

Here is a quick guide to what's included in our plan:

Climate change
The Plan helps deliver the Council's commitment to secure a net-zero carbon future by moving to net zero developments and encouraging renewable and low carbon energy production through wind turbines and solar panels. Private vehicles are the biggest contributor of carbon emissions, and the Plan seeks to reduce these by locating new homes where there is access to jobs, services and public transport or opportunities to walk or cycle instead. Under the Plan, electric vehicle charging points will be a must for all new developments and walking, cycling and public transport will be prioritised in their design.

Green spaces
Building on the success of Dawlish Countryside Park and Ridgetop Park in Matford near Exminster, the Plan provides more open spaces including the West Exe Countryside Park and Newton Abbot Hilltop Park. We're requiring more tree planting, better access to play and recreational areas and a 10% increase in the variety of habitats, plant and animal life on new development sites.

Beautiful design
We all want to live in attractive surroundings, and we will ensure this through a new District Design Code. This will build on the best of current community characteristics and new ideas to deliver excellent standards in all future Teignbridge developments, ensuring they are designed around people and reduce the need to drive.

Homes and jobs
Sufficient land is identified in the Plan to meet our housing needs for the next 15 years, through a mix of small sites (typically fewer than 30 homes), large sites (30-500 homes), strategic sites (more than 500 homes), sites solely for custom build housing, pitches for gypsies and travellers and opportunities for extra care housing and retirement communities.

We are trying to ensure many more people can have a home of their own by requiring around 25% of all new properties to be affordable, available as either shared ownership schemes, First Homes or at rents which will be 60% of market value. The Plan envisages that more homes than ever before will be built for people with mobility issues. There will be more sites allocated to create jobs, encouraging more start-ups and expansions locally, as well as attracting investment from further afield.

A. Introduction

A.1 Teignbridge is a mainly rural district in South Devon, located between Exeter and Torbay and the south eastern area of Dartmoor. It covers 260 square miles (67,387 hectares), and boasts a diverse mix of coast, countryside, seaside resorts, market towns, villages, and moorland. It is home to over 131,000 people, living in around 62,000 homes (ONS 2018). Around 100 square miles of the district lies within the Dartmoor National Park, which is a designated protected landscape, with statutory purposes to conserve and enhance natural beauty, wildlife and cultural heritage, and promote opportunities for understanding and enjoyment of its special qualities. Dartmoor National Park Authority is the planning authority for the National Park and is a separate planning authority to the rest of Teignbridge. The policies within this plan only cover the area outside of the National Park.

Fig 1. Location of Teignbridge

About this Plan

A.2 The Local Plan 2020-2040 is a "start from scratch" review of the 2013-2033 Local Plan. Only allocations from the 2013-2033 Local Plan that are yet to be built out will remain part of the Development Plan. All other existing policies will be superseded by the new Local Plan. A full list of policies that are to be superseded, or those which will remain extant, is included in Appendix 1.

22
miles of coastline, including the Teign and Exe estuaries.

2,920
hectares of open space.

425,000+
tourism related trips between 2016 and 2018, reflecting the District's stunning coastal and moorland fringe location, and its range of visitor attractions.

82.4
years life expectancy compared to national average of 81.3 years.

Moderate to good surface water quality, with a small incidence of poor quality affecting parts of the Exe Estuary.

40
Conservation Areas.

Nationally important mineral deposits in the Districts rich reserves of Ball clay.

Significant transport routes including the main line railway with 5 stations, the M5, A38 and A380.

Notable areas of deprivation in some parts of our urban areas, such as Teignmouth, Dawlish and Newton Abbot.

An older population which is above county, regional and national averages with clear indications of an upward trend.

160
County Wildlife Sites (CWS) Woodlands.

18
Sites of special scientific interest (SSSIs).

28 scheduled monuments.

High house prices compared with the local wage levels.

An above average level of education when compared to both the south west and England with over 46% recorded with higher education qualifications.

20
Country Parks and gardens.

Over 1200 hectares of Ancient Woodlands.

2
Special Areas of Conservation (SAC's).

1069 listed buildings.

Fig 2. Characteristics of Teignbridge

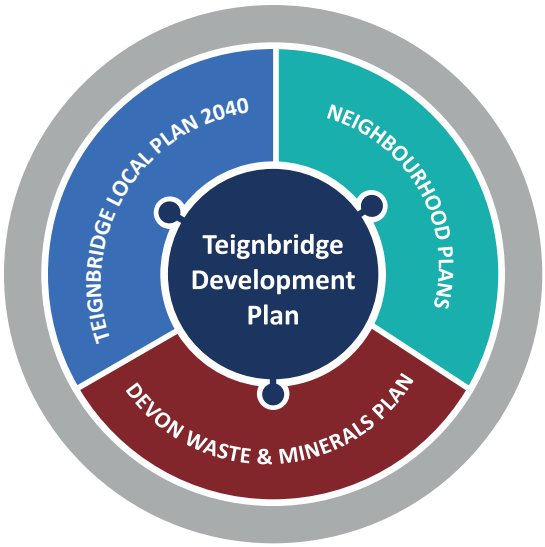


Fig 3. Development Plan

TEIGNBRIDGE LOCAL PLAN 2040

The Local Plan contains policies to manage how and where development takes place in Teignbridge. It identifies sites for housing, employment land, gypsy and traveller pitches and renewable energy schemes.

It focuses on:

- Raising the standards of design, development and quality of life
- Improving wealth and job opportunities
- Providing homes which are accessible and more affordable
- Tackling the climate emergency
- Protecting our environments and connecting more people to nature

NEIGHBOURHOOD PLANS

Neighbourhood Plans are prepared by a parish council or neighbourhood forum for their local area.

They include locally specific policies to manage development in their area and may include sites for new development.

DEVON WASTE & MINERALS PLANS

These plans are prepared by Devon County Council and apply to the whole of Devon. They provide policies to manage the supply of minerals and their operations and applications for waste related development.

A.3 The Local Plan, together with any adopted neighbourhood plans and the Devon Minerals and Waste Plans form the Development Plan for Teignbridge.

A.4 Together, these plans will guide what development can and cannot happen in Teignbridge as well as the pattern and location of future development in Teignbridge.

A.5 The Development Plan is the starting point for all planning decisions in Teignbridge. Planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

A.6 This Plan is consistent with national policy, relevant legislation and guidance and also endorses the priorities and policies set out in our adopted neighbourhood plans. This Plan should also be read alongside the South Marine Plan (2019) for relevant applications. The 2009 Marine and Coastal Access Act introduced a marine planning system with requirements to produce plans to enable sustainable development of marine areas, similar to land-use plans. Teignbridge falls within the area covered by the South Marine Plan (2018) which sets the policies for the use of the marine environment. The Marine Plan spans the area from the Mean High Water Springs to the 12 nautical mile limit and as such overlaps with the terrestrial planning boundary for this local plan, which includes down to the foreshore to the Mean Low Water Springs (and beyond within the Estuaries). The Marine Plan and Local Plan areas of jurisdiction overlap in the intertidal zone, and as such any applications for development within this area would need to refer to both. The South Marine Plan may have relevance for proposals that fall outside of the coastline but could have an impact on marine activities, such as a land-based development that may eventually discharge into the sea.

A.7 The plan has been prepared taking into account our statutory Duty to Co-operate, which ensures that planning issues that cross local authority boundaries are considered effectively and appropriately. Statements of Common Ground were prepared with relevant partners and considered during examination of the Plan.

A.8 The 2011 Localism Act introduced a Duty to Support communities preparing neighbourhood plans. To date, the support and advice Teignbridge has provided has assisted 11 neighbourhood plans to be written and adopted. Neighbourhood plans must be consistent with the strategic policies in the Local Plan. Once adopted, neighbourhood plans are a material consideration when making decisions on planning applications.

A.9 The Authority will publish an Annual Monitoring Report (AMR) which will test the effectiveness of the Local Plan and measure performance against any specific targets set.

A.10 Under relevant legislation, Local Plans must be accompanied by a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). These very similar requirements are usually integrated into one document/process. SA/SEA considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, proposes measures to mitigate harmful effects, and sets out monitoring measures. In this way sustainability is considered in plan preparation. The SA/SEA has been published alongside every stage of this Plan.

A.11 Each version of the Local Plan has also been subject to Habitats Regulation Assessment (HRA) to assess whether there will be any likely significant effect on European Wildlife Sites. As with the SA/SEA, recommendations from the assessment have been incorporated into the plan.

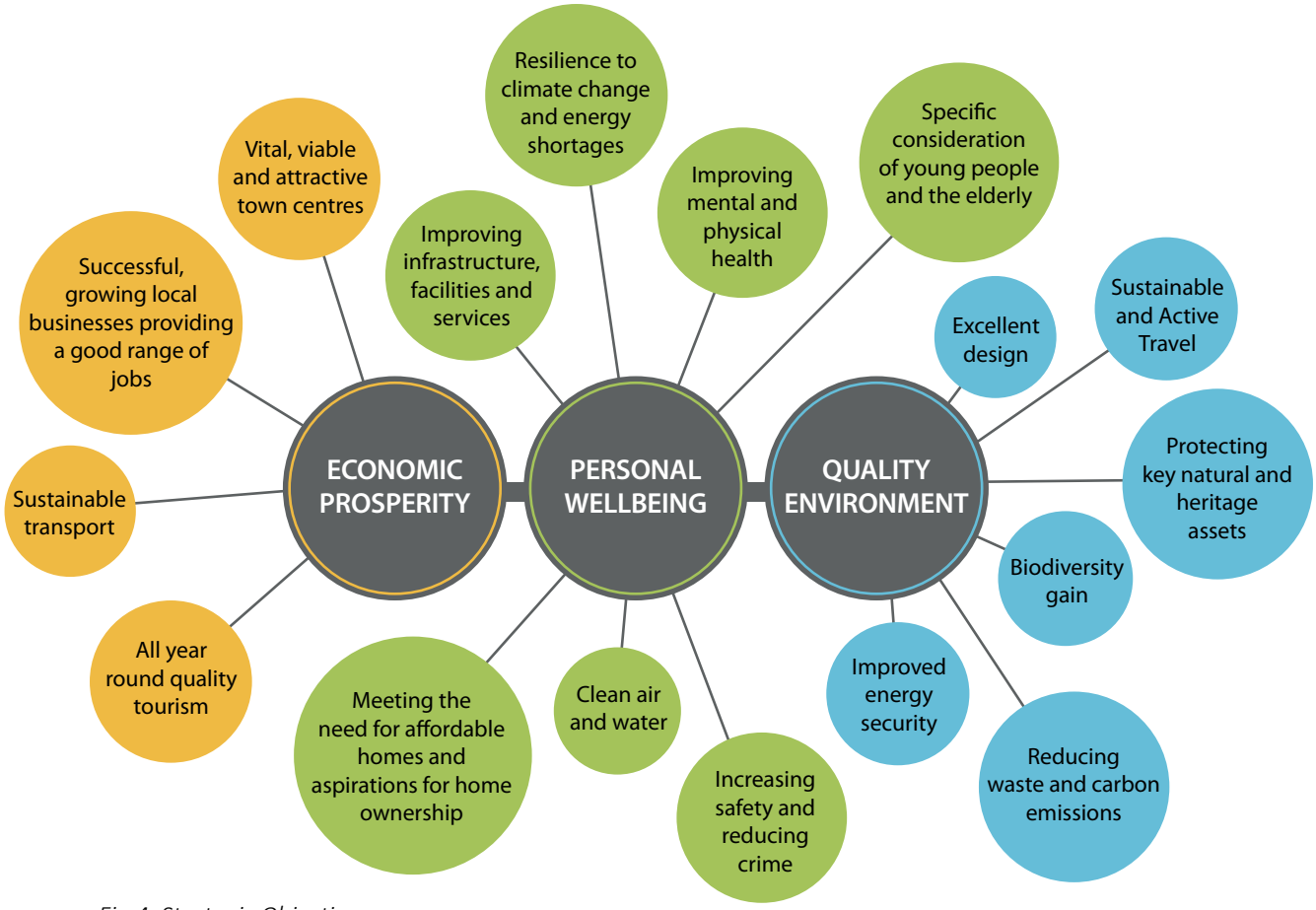


Fig 4. Strategic Objectives

Our Vision and Objectives

Vision

A.12 *Teignbridge will be a leader in tackling climate change and nurture an environment in which both people and nature can thrive. We will provide more homes which are truly affordable and able to meet the needs of each generation. We will encourage a buoyant local economy that is supported by physical and digital infrastructure. High standards of design will create places of quality where residents can lead healthy, happy lives.*

A.13 To achieve this, the Local Plan has established a suite of policies which collectively aim to make Teignbridge a more sustainable place for all. The policies contained within this plan, and the Superseded and Extant Policies of the Local Plan 2013-2033 are underpinned by the strategic objectives set out in Figure 4 above.

Reading this Plan

A.14 This plan sets out the policies which will be used to make decisions on planning applications as well as new allocations for housing, employment, gypsy and traveller pitches and wind turbines.

A.15 The Plan contains a suite of policies that are highlighted through coloured boxes followed by supporting text. The supporting text explains the purpose and reasoning behind the policy and provides additional detail to the applicant to guide them towards successfully meeting the policy requirements.

A.16 The policies are divided between those considered strategic and non-strategic. Strategic policies set out the overarching principles and approach to the pattern, scale and quality of development in the district. They should not cover detailed matters which are more appropriately dealt with through neighbourhood plans or non-strategic policies. Non-strategic policies provide more in-depth guidance for applicants to meet the aims of sustainable development. A list of all the policies and whether they are strategic or non-strategic is provided under Policy GP4.

A.17 Once the Local Plan to 2040 is adopted, decisions on applications must be judged against the policies in it (and other relevant development plan documents). The Local Plan should be read as a whole. No single policy can be used in isolation, and all relevant policies, together with National Policy, Neighbourhood Plans, Supplementary Planning Documents and any other material planning considerations may be relevant in making a planning decision.

Understanding the Plan

A.18 There are key words in the plan which make a big difference to how it will be applied:

- 'Will' or 'must' is used where there is a specific legal, regulatory or policy requirement that must be complied with.
- 'Should' is used for minimum good practice guidance.

'And', 'or' or 'and/or' are important as they specify which parts of the policy need to be fulfilled:

- 'And' is used to join parts of a policy which all must be complied with;
- 'Or' is used when either one part or another part of a policy can be complied with;
- 'And/or' is used when parts of the policy can be taken either together or as alternatives.

A.19 It is appreciated that this Local Plan includes some technical language and policy references. Although these have been avoided where possible, some technical terms are required to ensure accuracy and regulatory compliance. A list of Useful Terms has been included in Appendix 2 to assist the reader on the meaning of these terms.

B. Quality as Standard – Development Management Policies

1. General Policies

GP1: Sustainable Development

Subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria, where relevant:

1. Accessibility by walking, cycling and public transport for main travel purposes particularly for work, health, shopping, leisure and education, and other day to day needs;
2. Mitigating and adapting to the impacts of climate change;
3. Opportunities for decentralised, renewable or low carbon energy supply;
4. Road safety and congestion;
5. Development which promotes social wellbeing and interaction through safe and accessible mixed use developments and strong neighbourhood centres;
6. Access to necessary services, facilities and infrastructure taking account of plans to provide infrastructure;
7. Health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development, including from associated traffic both during construction and once occupied;
8. Impact on the residential amenity of existing and committed dwellings, particularly privacy, outlook and natural light;
9. Impact from existing or committed developments on the health, safety or amenity of occupants or users of the proposed development;
10. Protecting and where possible enhancing the character, appearance and historic interest of affected landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets and conserving, and where appropriate, enhancing heritage assets and their settings;
11. The duty to conserve and enhance biodiversity and geodiversity;
12. Avoiding, where possible, the best and most versatile agricultural land and minimising the impact of development on soils through the use of appropriate construction techniques which would not result in the over-compaction, pollution or reduction in the quality of soil and minimising the importation to or exportation of soils from the site;
13. Development must minimise embodied carbon;
14. Development should re-use or accommodate on site construction and demolition materials, unless this involves the removal of contaminated land; and
15. The impact on forestry, agricultural production, and current and future mineral extraction.
16. The reuse of previously developed land.

1.1 To ensure that development promotes the environmental, social and economic requirements of sustainable development, this policy includes a range of issues to be considered for all planning applications. The criteria are broad ones, to ensure that they are widely applicable. Any

decision will be one which balances the various issues set out. The criteria generally avoids detailed repetition of other policies since the policies of the plan need to be read as a whole.

1.2 There are likely to be other policies relevant to an application, and these may override or provide more detailed guidance for a particular application. They may also rule out the principle of that use in a particular location. This general set of criteria is to be read in that context.

1.3 Several of the criteria may require evidence to be submitted with a planning application for a decision to be made. Applicants are advised to contact the planning authority for advice on this.

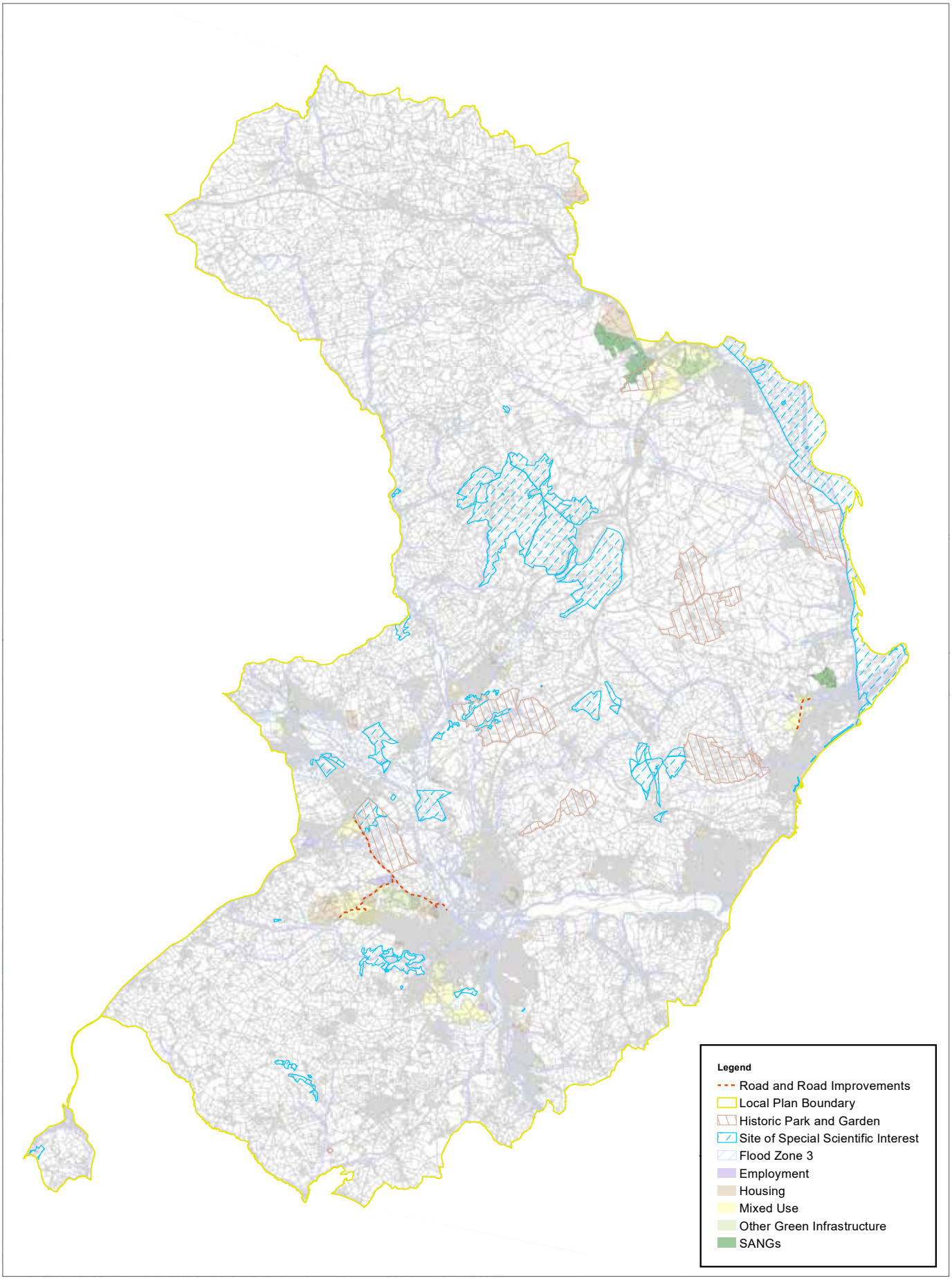
GP2: Development in Teignbridge

To meet the housing, employment and service needs of Teignbridge, the location of planned development will be co-ordinated to achieve the following key principles:

1. Maximise the co-location of new homes with job opportunities, services and public transport links so that the majority of new development takes place close to the main towns and Exeter, reinforcing their roles as the key economic and service centres of the plan area and the Garden Community status of Newton Abbot and Kingsteignton;
2. Maximise the amount of brownfield land that can be developed to safeguard mineral resources, minimise waste, and protect the best and most versatile agricultural land, whilst recognising that this is limited within the district;
3. Development is positively planned and located to minimise climate change;
4. Infrastructure is delivered to support new homes, ensuring that local communities have the capacity to support development;
5. Support development in villages where it will meet localised housing needs and improve the sustainability of rural living; and
6. Ensure the highest level of protection for our European Wildlife Sites, both within our district and those likely to be affected by development within Teignbridge. In particular, these are the South Hams Special Area of Conservation, the Exe Estuary Special Protection Area, the Dawlish Warren Special Area of Conservation, the Dartmoor Special Area of Conservation, the South Dartmoor Woods Special Area of Conservation, the Torbay and Lyme Bay Special Area of Conservation, and the Pebblebed Heaths Special Area of Conservation/Special Protection Area.

1.4 The NPPF requires that “all plans should promote a sustainable pattern of development” (Para 11). They should also “align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.

1.5 Policy GP2 sets out the key principles that have been used to identify allocations for future development in the district. This approach is aimed at best meeting the needs of the residents of the district, whilst balancing the need to protect our very special environment and step up to the challenges of climate change. These principles should be used to guide the location of neighbourhood plan allocations. Other applications for unallocated development should be determined under policies GP1, GP3 and other relevant policies of the plan.



TEIGNBRIDGE DISTRICT COUNCIL LOCAL PLAN 2020-2040

Key Diagram of the District

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Fig 5. Key diagram of the Teignbridge Local Planning Authority Area

1.6 In the first instance, brownfield regeneration has been prioritised and several sites have been identified for development. Town centre renewal and regeneration will be ongoing and proposals for gentle densification of town centres will be supported where they comply with the policies in this plan.

1.7 Brownfield capacity is limited however, and as such most new growth is located on greenfield sites in places where there is greatest access to healthcare, education, leisure facilities, and employment. Not all of our largest settlements have been identified as locations for growth, recognising the lack of suitable or available land or the potential for infrastructure to accommodate new development. Most new housing and employment is proposed around the western edge of Exeter and the Newton Abbot and Kingsteignton Garden Community where there is greatest access to jobs, public transport, shops, and cultural, social and leisure facilities.

1.8 Small levels of development are encouraged in rural areas, helping to support more sustainable villages and the protection of their services. A significant number of residents live outside of the main towns and their ability to access everyday services and facilities is important in not only addressing issues of rural deprivation, but also helping to reduce car-based emissions as a result of having to travel further distances to access basic services.

1.9 The approximate distribution of new homes across the district is set out below. These figures are based on uncompleted units on extant allocations and new allocations only as of 31 March 2024. They do not include completions from 2020-2023 and do not account for any windfall:

- Newton Abbot and Kingsteignton Garden Community – 42%
- Edge of Exeter – 35%
- Coastal and rural towns – 16%
- Villages – 7%

1.10 The approximate distribution of new employment land across the district is set out below. These figures are based on uncompleted extant allocations and new allocations only as of 31 March 2024:

- Newton Abbot – 57%
- Edge of Exeter – 29%
- Coastal and rural towns – 9%
- Villages – 5%

GP3: Settlement Limits and the Countryside

1. Within the settlement limits defined on the Policies Map, development will be permitted where it is consistent with the role of the settlement in the Local Plan and other development plan policies, taking account of other material considerations. Land outside defined settlement limits is classed as the countryside. In the countryside, development and investment is carefully managed to provide attractive, accessible and biodiverse landscapes, improve the sustainability of settlements and support the communities living there to become more resilient to climate change.
2. Settlement limits are given to all settlements within the following hierarchy:
    a. Newton Abbot and Kingsteignton Garden Community
    b. Edge of Exeter extensions
    c. Coastal Towns: Dawlish and Teignmouth
    d. Rural Towns: Bovey Tracey and Chudleigh

e. Villages (which have close access to a school and/or shop): Abbotskerswell, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood (including Middlewood/Westwood), Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Kingskerswell, Liverton, East Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary.

3. Development proposals in the countryside must not result in a significant negative impact on the following:

   a. the distinctive characteristics and qualities of the landscape in accordance with the District's Landscape Character Assessment and the setting of settlements in accordance with Policy EN1 and the setting of the Dartmoor National Park in accordance with EN4(2);
   b. the integrity of green infrastructure and biodiversity networks, or priority habitats;
   c. any physical and visual break between closely adjoining settlements and the distinctive and separate identity of settlements in accordance with Policy EN1;
   d. overall travel patterns arising from the scale and type of development proposed;
   e. relevant policies included within adopted Neighbourhood Development Plans; and
   f. the need to ensure that development in the countryside does not have an adverse effect on the integrity of a European Wildlife Site.

   Where these can be satisfied, development in the countryside will be limited to the following uses and where they meet the overall aim set out above:

   g. exceptions sites (H7 and H8);
   h. specialist accommodation in accordance with H5;
   i. adopted Neighbourhood Plan allocations;
   j. replacement dwellings, travelling showpeople plots, Gypsy and Traveller pitches, and rural workers' dwellings;
   k. agricultural, forestry, community woodland, equine, industry, business, retail, warehousing, leisure, community facilities and tourist uses, all at a scale and type appropriate to its setting and location;
   l. transport, communication, renewable and low carbon energy, energy storage, green infrastructure and other infrastructure;
   m. development to support biodiversity and geodiversity;
   n. coastal and flood protection;
   o. alterations and extensions to existing dwellings and other buildings within one of the uses in criterion (g) – (n) above;
   p. The redevelopment or reuse of previously developed land; and
   q. Non-residential uses that are required to facilitate development.

1.11 Settlement limits have been reviewed to address the various incremental changes to physical features on the ground which have taken place over the last 20 years and to address any errors or inconsistencies in the original boundaries. The limits incorporate existing built-up areas, areas which are either allocated in the local plan or neighbourhood plans for development, land adjoining settlements which has residential planning permission, or small sites identified through the plan process for windfall opportunities for 5 units and under. Within these settlement limits development proposals will generally be supported. However, all proposals will still need to ensure that they comply with other relevant policies of Local and Neighbourhood Plans unless material considerations indicate otherwise.

1.12 Villages with settlement limits will be appropriate locations for planned or limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel. Unallocated development will be limited to the provision

of affordable or local connections housing, employment, services, facilities, environmental enhancements, the redevelopment or reuse of previously developed land, and other small-scale development, such as those brought forward through Neighbourhood Plans. Changes in the provision of village services will be monitored and may lead to this list being reviewed.

1.13 In some circumstances it may be necessary and reasonable for land outside the settlement limit to be developed for limited uses to facilitate development. For example, accommodating drainage and SuDS requirements, active travel routes, other necessary infrastructure works, publicly accessible open space, wildlife areas, and for land uses identified in Policy GC2.

GP4: Neighbourhood Plans

The Council positively encourages the preparation of Neighbourhood Plans, including the allocation of new development or infrastructure. Any allocations for housing should refer to all the following criteria to determine an appropriate housing number for the plan:

1. Latest evidence of local housing need;
2. The development strategy for the district (see GP2);
3. Local infrastructure capacity;
4. Suitability and deliverability of available sites. The Council will support parishes and towns in preparing these plans to help meet local needs and community ambitions.
5. The settlement hierarchy as set out in GP3(2).

Neighbourhood Plans may amend non-strategic policies which are listed in paragraph 1.17. Any loss of housing numbers or employment land provisions resulting from such amendments must be compensated for on alternative sites within the Neighbourhood Plan area in accordance with the principles set out in Policy GP2.

1.14 Neighbourhood Planning was introduced by the Localism Act in 2011 to allow local communities to prepare their own plans for managing how and where development takes place within their areas. It is a voluntary process led by willing Town and Parish Councils and provides the community with an opportunity to address the very local issues that affect them through the statutory plan-making process.

1.15 Neighbourhood Planning provides communities with significant scope to write policies which manage the development and use of land within their designated neighbourhood area. The NPPF asks local authorities to set out a housing requirement for any designated Neighbourhood Plan areas. However, there is no indication or guarantee that existing or newly designated Neighbourhood Plan areas will allocate sites, or do so within a sufficient timeframe, to meet the overall housing requirement for the district. As such, there is no specific housing requirements set for any Neighbourhood Plan area. Nevertheless, we encourage Neighbourhood Plan areas to meet local housing needs wherever possible, and there are various settlements within Teignbridge where allocations have not been made because at the time of preparation there were uncertainties over the availability of land, ecological or environmental constraints, or the capacity of infrastructure. If these issues can be resolved through Neighbourhood Plans, allocations for new development will be supported. To arrive at an appropriate figure, GP5 sets out a set of criteria which should be used. The Council will support any Neighbourhood Plans going through this process to agree and apply a suitable methodology for identifying an appropriate housing target.

1.16 In accordance with the Neighbourhood Planning Act (2017), Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan but can amend and override the non-strategic policies of the Local Plan. For the purposes of Neighbourhood Planning, the Local Plan policies are defined as follows:

STRATEGIC POLICIES

All General Policies: GP1-GP8
Climate Change policies: CC1-CC7
Design and Wellbeing policies: DW1-DW3
Economy policies: EC1-EC3, EC6-EC7, EC9-EC11
Homes policies: H1-H9
Environment policies: EN1-EN16
Garden Community policies: GC1-GC5
GC6: Cattlemarket, Newton Abbot
GC8: Highweek Way, Newton Abbot
GC10: Hopkins Lane, Newton Abbot
GC11: Forde Close Opportunity Area, Newton Abbot
GC13: Bradmore, Newton Abbot
GC14: Howton Road, Newton Abbot
GC17: Berry Knowles, Newton Abbot
GC18: Broadway Road, Newton Abbot
GC20: North of Forches and Perry Cross, Newton Abbot
GC21: Ilford Park, Drumbridges
EE1: Markham Village, Exeter
EE2: Peamore and West Exe, Exeter
EE3: West Exe Countryside Park
EE4: Attwell's Farm, Exwick
CT1: Langdon Business Park, Dawlish
RT2: Bradley Bends, Bovey Tracey
V2: Forder Lane, Bishopsteignton
V5: Tollgate Farm, Chudleigh Knighton
V9: Zig Zag Quarry, Kingskerswell
V11: Welcome Stranger Cross, Liverton
V13: Blackstone Cross, Ipplepen
V16: Lammacroft, Kennford

NON-STRATEGIC POLICIES

Economy policies: EC4-EC5, EC8, EC12
Homes policies: H10-H16
GC7: Wolborough Street car park, Newton Abbot
GC9: Coach Road Nursery, Newton Abbot
GC15: Undercleave, Canada Hill
GC16: East of Buckland Road, Newton Abbot
GC19: Horsemills Field, Kingsteignton
RT3: Inner Bell, Chudleigh
V1: Ruby Farm, Abbotskerswell
V3: Bakers Yard, Bishopsteignton
V4: Easterways, Broadhempston
V6: Knight's Mead, Chudleigh Knighton

V7: East Street, Denbury
V8: Burnt Meadow, Doddiscombsleigh
V10: Benedicts Road, Liverton
V12: Little Liverton Business Park, Liverton
V14: Blackberry Hill, Ipplepen
V15: Parkhill Cross, Ipplepen
V17: Staplake Road, Starcross
V18: Lower Uppacott, Tedburn St Mary

1.17 Should any non-strategic policies be amended by Neighbourhood Plans, it is important that any loss of housing numbers or employment land that would result is compensated for on alternative sites and that reasons for the amendments are fully justified and supported by the necessary environmental assessments.

GP5: Open Space and Recreation Facilities

The development of open space, play, sport and recreational land and buildings (including playing fields) for another use will not be permitted unless one or more of the following relevant criteria apply:

a. It can be demonstrated that the use is no longer necessary and there will continue to be sufficient, equivalent provision within the local area; or
b. The existing use is causing a significant problem which can only be resolved with relocation, or the proposal is for alternative sports and recreational provision. Where replacement facilities are proposed, they must outweigh the loss of the existing provision and must be of equivalent or better provision in terms of quantity and quality in a suitable location, wherever possible within 10 minutes walking distance of the community it served.

The development of Local Green Spaces, Public Rights of Way, Connecting to Nature sites or other Green Infrastructure designated in the Local Plan or Neighbourhood Plans (as shown on the Policies Map) will not be permitted unless the existing use is causing a significant problem which can only be resolved with relocation, and which outweighs the loss of that type of provision. Where a proposal affects an area designated as Local Green Space, the designating community must be in agreement with the proposed change.

GP6: Built Facilities

To maintain a range of accessible services and facilities, the redevelopment or loss of retail, leisure, cultural, and other key local community or commercial facilities for another use will not be permitted unless one of the following criteria apply:

a. It can be demonstrated that the use is no longer necessary and there will continue to be sufficient, equivalent provision within the local area; or
b. The existing use is causing a significant problem which can only be resolved with relocation, or the proposal is for alternative provision. Where replacement facilities are proposed, they must outweigh the loss of the existing provision and must be of equivalent or better provision in terms of quantity and quality in a suitable location, wherever possible within 10 minutes walking distance of the community it served; or

c. It can be demonstrated the use is no longer viable in the longer term and has been marketed at a reasonable price (to be independently verified) for at least 24 months.

The council will look favourably on diversification to support the continuation of the existing use (i.e. change of use of part of the site to support the original use).

1.18 The provision of local services and facilities can be hugely important to people living in the area. As such, proposals involving the loss or diversification of local facilities and services will need to be carefully justified. Within the context of Policy GP6, local services and facilities include (but are not limited to) healthcare and education facilities, pubs, shops, community buildings, hotels, and specialist accommodation providing care to older or disabled people. This policy does not apply to retail provision in designated town centre locations.

1.19 All open space, sport and recreational land or buildings will be protected from redevelopment with the exception of any sites allocated for alternative use. The higher level of protection afforded to the spaces and facilities in GP5 in comparison to those listed in GP6 is in accordance with national policy requirements. The Policies Map indicates the key areas of recreation land protected, as well as allocations for Local Green Space, Connecting to Nature sites and other Green Infrastructure associated with new development. The policy sets out two possible reasons why a particular area of open space may be developed but none of these are likely to apply often, since the retention of such space is an important element of sustainable communities.

1.20 The following Local Green Spaces, Connecting to Nature sites and other Green Infrastructure have been identified and designated as such based on their importance to local communities and are shown on the Policies Map:

- Connecting to Nature Sites including Aller Brook Local Nature Reserve, Newton Abbot Hilltop Countryside Park, Decoy Park, Bradley Woods, Green vein between Bradley Wood and Decoy Woods, Milber & Ben Wood, Abbots Woodland, Jetty Marsh, Churchills Local Nature Reserve and Wolborough Hill & Quarry
- Bonds Meadow Local Green Space, Bovey Tracey
- Neighbourhood Plan Local Green Space allocations
- Green Infrastructure designations associated with the superseded and extant policies of the 2014 Local Plan.

1.21 Any proposed replacement of existing facilities will only be supported where there are no adverse effects on the integrity of European Wildlife Sites.

1.22 In cases where a policy requires a period of marketing to justify the proposal, an appropriate marketing strategy should be agreed with the District Council prior to marketing the property. This could include freehold sale, long leasehold sale or rental of the unit. An unrealistic price, restrictive covenants, the offer of a short lease or the offer of a limited curtilage are likely to reduce the chances of finding a new user.

GP7: Infrastructure & Transport Networks

The provision of new and improved infrastructure as set out in the Infrastructure Delivery Plan, such as education, health, transport, recreational facilities and green infrastructure will form a key issue in planning for the growth of sustainable communities.

The Council will:

1. In consultation and co-operation with infrastructure providers, take account of infrastructure capacity and need in decisions on the location of development;
2. Co-ordinate the planning, prioritisation, funding and delivery of relevant infrastructure with providers and stakeholders;
3. Protect the function of the existing transport network, including strategic transport connectivity such as the main line railway and strategic highway network. Upgrades to Drumbridges Roundabout and the widening of the A377 linking to Ide Roundabout/Alphington Interchange are identified as infrastructure priorities in the IDP to ensure the safe operation of these junctions as a result of cumulative growth in the district. Financial contributions will be required from development which results in a cumulative impact on these junctions;
4. Seek a per dwelling contribution for primary and acute healthcare infrastructure costs;
5. Assess the potential for demand management, more efficient use of existing infrastructure and joint infrastructure provision;
6. Use available funding and other mechanisms to bring infrastructure forward;
7. Whilst recognising potential for development viability considerations, ensure that new development is provided with appropriate infrastructure as early in the development as possible. Connections to existing footpaths and cycleways will be delivered prior to or alongside the first occupation. Active travel links to potential long-term future development sites will be safeguarded;
8. Ensure that the provision of new infrastructure will only be approved where the planning authority has ascertained that it would not adversely affect the integrity of any European Wildlife Sites; and
9. Ensure all mitigation for impacts to European Wildlife Sites, and sufficient contributions to ensure provisions remain in the long term, are secured for Habitat Regulations mitigation measures as a critical priority.

1.23 Infrastructure refers to the physical structures and facilities that are required to support development and the communities which they serve. These include:

Transport

a. Cycle and pedestrian provision
b. Improvements to public transport provision
c. Electric vehicle charging points
d. New roads and road improvements

Green Infrastructure

e. Sports pitches, play and other recreational open space
f. Country parks and other informal greenspace forming part of a wider network
g. Habitat creation and enhancement
h. New allotments and community growing space

Public Services

i. New schools and enhancements to existing schools
j. Health care facilities
k. Extra care housing for vulnerable people
l. Improved leisure facilities
m. Community buildings
n. Prisons

Economy

o. Employment sites
p. Town centre regeneration and enhancement
q. Tourist facilities
r. Digital connectivity (e.g. communications/broadband infrastructure)

Energy and Waste

s. Energy generation, storage & transfer
t. Waste and water management facilities
u. Energy production

1.24 We require all these types of infrastructure to support sustainable, resilient communities. The type of infrastructure needed will vary from place to place, depending on what facilities are already there and what the demand for new facilities is.

1.25 The Infrastructure Delivery Plan (IDP) provides details about what new infrastructure we are planning for, when it is required and how we plan to deliver it. The Council will review the IDP every 2-3 years, working with communities and infrastructure providers (such as Devon County Council for transport and education, South West Water for sewage and water supplies, the NHS for healthcare facilities, and many others).

1.26 It is always the aspiration that new infrastructure is provided as early in the development as possible, so that the impact of new development is as limited as possible, and so that people moving into the new homes have access to those facilities straight away. We recognise that the cost of such infrastructure can often be prohibitive in the early stages of development and will take this into consideration, but we will clearly set out our expectations in the Local Plan and Infrastructure Delivery Plan for individual sites. Developers should therefore be aware of the infrastructure requirements associated with their developments when purchasing the land and reflect that in their negotiations with the landowner.

1.27 Planning obligations will need to set out clear trigger points for the provision of key infrastructure based on the occupation or completion of dwellings. This includes triggers to ensure active travel infrastructure connecting the site to the wider network is provided prior to the occupation of the first home. Triggers for provision of school land, school buildings, public transport improvements, healthcare buildings, community buildings, and commercial/retail uses, and any other specific requirements, will be set out in the Infrastructure Delivery Plan, based on the most up to date evidence.

1.28 Infrastructure is funded in several ways:

Community Infrastructure Levy (CIL)	The CIL is a planning charge on new development which is taken to help deliver infrastructure to support development in the area. It ensures that each development contributes fairly to the cost of infrastructure and provides greater certainty to developers on their planning-related costs.
Planning Obligations	Also known as S106 obligations, these are legal documents usually attached to planning permissions. Planning obligations can only be required to directly mitigate or compensate for negative impacts of the development and must be used solely for the purpose specified in the agreement.

Central Government	Teignbridge has a good track record in making applications to central Government funding opportunities. Successful bids to this funding often rely on having a good track record of delivering homes and infrastructure and working constructively with developers and stakeholders.

Table 1. Types of funding

1.29 The development of new homes in Teignbridge will add pressure to existing healthcare services used by residents of the district. The NHS has identified where these pressures exist and where facilities can be improved or expanded to meet the additional need. In order to fund these demands, a per dwelling contribution will be sought from all relevant developments to fund infrastructure to support primary and secondary healthcare services. The financial contribution requested is based on 29.6% of new households being new arrivals to the Torbay and South Devon NHS catchment area. The IDP sets out a cost of £1,486 per dwelling but the exact contribution required will be confirmed at planning application stage, as it is likely to be subject to inflation over the plan period. Applicants are advised to contact the Local Planning Authority for up-to-date advice and information.

1.30 Teignbridge District Council understands the impacts that development can have on education provision and the associated requirements for expansion or new schools. The Council therefore supports the principle of development providing early years, primary, secondary, provision for children with Special Educational Needs and Disabilities (SEND), and home to school transport through Section 106 Agreement contributions as may be required. Devon County Council (DCC) as Local Education Authority requires on-site provision of education facilities and/or financial contributions to education facilities where new development creates pressures on existing schools. Specific requirements are set out in individual site allocation policies (see Chapters 7-11) and the IDP but may also be required on unallocated sites. The Local Education Authority's starting point for the funding of education provision will be to collect contributions via S106 contributions rather than Community Infrastructure Levy. Teignbridge District Council will work with Devon County Council on planning and delivering appropriate education provision making reference to the County Council's Education Infrastructure Plan and Education Infrastructure Section 106 Approach and the Department for Education Guidance on Securing Developer Contributions for Education as considered appropriate.

1.31 Where development is proposed close to or adjoining other district boundaries, it may be the case that funding for infrastructure will be required to improve, expand or provide new facilities outside of the administrative area of Teignbridge District (for example edge of Exeter developments).

1.32 Through this policy, the Council has clearly stated that European Wildlife Sites will receive the highest level of funding prioritisation. This commitment to the protection and delivery of necessary mitigation measures for European Wildlife Sites and species will ensure the Council's legal requirements are satisfied.

GP8: Viability

1. To ensure that developments provide the necessary planning requirements to create and maintain sustainable settlements and neighbourhoods, deviation from policy requirements on grounds of viability will only be considered appropriate in particular circumstances where

justified by the applicant and/or where one or more of the following have occurred to a significant degree since the adoption of the relevant development plan(s):

a. Additional infrastructure costs or significant abnormal development costs which could not reasonably have been foreseen.
b. Adverse changes in building costs relative to sales values.
c. Worsening of local market conditions such as a prolonged recession or an extraordinary local event demonstrably affecting development values.

2. A viability appraisal of the development proposal will need to be submitted by the applicants explaining the circumstances which have led to the changes in viability since the relevant plan's adoption and justifying with evidence any variation proposed from the policy requirements.

3. The Council will recover from applicants all reasonable costs associated with an independent assessment of submitted viability appraisals where a deviation from policy requirements is sought. The submitted viability appraisal and the independent review will be published by the local planning authority with the planning application documentation.

4. Where policy requirements are not met due to an agreed viability reason the Council will impose mechanisms to allow viability to be reviewed at least every three years and/or in accordance with triggers to be agreed at application stage, taking account of site specific circumstances, with the aim of this policy to seek to achieve full policy compliance in later development phases.

1.33 The viability of the plan is tested at the plan-making stage. This is to ensure that the plan can be delivered and help inform a fair price for the land. Assessing the economic viability of this Local Plan has involved accounting for differences in benchmark land value across the whole site area of an allocation. It is important to note that allocations not only include the developable land for new homes and policy infrastructure requirements (such as land for new schools or community and commercial uses or mobility hubs), but also undevelopable land where no development can occur. In cases where undevelopable land is within an allocation boundary, the assessment of the benchmark land value should specifically take these constraints into account and discount the premium over existing use accordingly.

1.34 Land areas outside of the Settlement Limit will sometimes help to facilitate development in relation to matters like drainage requirements, suitable alternative natural greenspace or other publicly accessible open space, wildlife areas or active travel routes. It is recognised that such land areas may command a value that exceeds the existing use value (at the same rate as undevelopable land premium) and these assumptions have been included in the viability evidence that supports this Plan.

1.35 The Council recognises that circumstances change which can affect development viability. In relation to unforeseen viability issues, decision making on schemes should take account of, amongst other things, where particular types of development are proposed which significantly vary from standard models of development, or where a recession or similar economic changes have occurred since the plan was brought into force. The policy allows for such circumstances to be considered. In certain cases therefore, it may be appropriate to review the viability of proposals at the planning application stage to help to ensure that much needed development can still come forward in an appropriate way. This process will need to be carefully justified and comprehensive evidence of changes to development

costs will need to be provided. The viability review mechanism in the Policy will ensure that later phases of development have the best chance of meeting policy targets whilst remaining viable. This should be undertaken in line with latest national policy and guidance.

1.36 Where developers wish to negotiate specific policy requirements of the plan, they are strongly recommended to engage in pre-application discussions with the Council in advance of making an application. Where a developer can prove that a site is unviable with the site specifications required, the Council will then consider whether changes to the proposal are necessary in the interests of delivering appropriate development. This is likely to be where an unallocated (windfall) site is subject to significant costs which are exceptional to that site and which reduce the financial viability of the development.

1.37 When assessing financial viability, the key principles set out in national guidance will be used.

1.38 Where it is necessary to review development viability, the Council will require applicants to disclose the transfer values assumed for the sale of affordable homes, supported by evidence such as indicative offers from affordable housing providers.

2. Climate Change

2.1 The Council has identified that transitioning to a carbon neutral future should be a key driver of the Local Plan Review. This sits in line with the Council's own Climate Declaration of becoming a carbon neutral district and also signing the Devon Climate Declaration. Through the planning function, steps will be taken to ensure that future growth and development in the district is managed in a way which significantly reduces both production and consumption emissions. The greatest contributor to carbon emissions in Teignbridge is transport. Most developments will therefore need to provide a Carbon Statement, demonstrating how they are contributing to meeting this net zero target (see CC2).

2.2 Policies tackling energy and climate change can have wider medium to long-term economic and social benefits potentially including: a shift towards a low carbon economy; tackling energy security and fuel poverty; revenue from renewable energy generation; and health and wellbeing benefits. The local economy is already transforming and businesses are wanting to invest in low carbon solutions. Setting ambitious local policies to reduce carbon emissions can add much needed clarity and certainty and provide an economic stimulus to the area.

2.3 The policies within this chapter not only set out measures that create the conditions to reduce carbon emissions, as this is the key issue leading to global climate change, but also seek to promote and support the development and growth of renewable energy technologies and the related infrastructure required for their implementation.

Climate Change Targets

Through the Climate Change Act, the government has committed to:

- reduce emissions to net zero by 2050.
- contribute to global emission reductions, to limit global temperature rise to 1.5C and not more than 2°C.

Carbon Targets

To meet these targets, the government has set five-yearly carbon budgets which currently run until 2037. They restrict the amount of greenhouse gas the UK can legally permit in a five year period.

Budget	Carbon budget level	Reduction below 1990 levels
1st carbon budget (2008 to 2012)	3,018 MtCO2e	25%
2nd carbon budget (2013 to 2017)	2,782 MtCO2e	31%
3rd carbon budget (2018 to 2022)	2,544 MtCO2e	37% by 2020
4th carbon budget (2023 to 2027)	1,950 MtCO2e	51% by 2025
5th carbon budget (2028 to 2032)	1,275 MtCO2e	68% by 2030
6th carbon budget (2033 to 2037)	965 MtCO2e	78% by 2035

Table 2. Carbon budget

2.4 The transition period to carbon neutral emissions will involve the adoption of a range of technologies to provide the route towards the zero-carbon goal. Emerging technologies such as hydrogen fuels may also play an increasing role during the plan period.

2.5 A further consideration is land use change and forestry which is a valuable offsetting component. Data on tree canopy coverage of the district (outside the National Park) shows that we have quite a

good coverage (circa 22%) but increasing coverage to 25% by 2040 will help to optimise benefits relating to biodiversity value, resilience against pest/diseases, carbon storage, flood relief and health and wellbeing. Supporting initiatives will comprise of tree, hedge and woodland planting where this does not conflict with other policies in the plan. In combination, retention of trees and woodland across the plan area will remain a fundamental means for supporting carbon sequestration that will be delivered through the provisions of Policy EN16: Trees, Hedges and Woodlands.

2.6 The Devon Carbon Plan provides a practical framework for new joint initiatives with partner authorities to deliver a range of actions. It contains outline actions in five key sectors of economy and resources, energy supply, food, land and sea, transport and the built environment to help reach net zero emissions by 2050. In contributing to this plan, Teignbridge will be seeking to comply with relevant milestones, including provision of 80% of energy supply being generated from renewable sources by 2030. The forecast potential from solar and wind energy development in the district, as identified by the Low Carbon Report and following policies, particularly CC5 and CC6, will offer a means for realising the overall supply target.

CC1: Resilience

The Council will work with communities, developers and infrastructure providers to ensure that the future impact of climate change will be minimised through adaptations and mitigation. In particular, planning applications need to consider:

1. Climate change in assessing the flood and coastal erosion risks to and from developments;
2. All new buildings including homes and workplaces being designed in view of the potential for extremes of weather;
3. Minimising embodied energy and in-use performance of buildings, including minimising use or contamination of energy, water, soil and materials through the development process;
4. Production of local food, renewable energy and local building materials and provision of green infrastructure being maximised;
5. Increasing tree canopy coverage in the district to 25% by 2040; and
6. The mix of uses and activities within communities, settlements and across Teignbridge will be guided towards a balance which improves self sufficiency. Decisions on strategic development proposals should take particular account of the amount of employment, housing, services and sustainable travel choices including the preference for mixed use proposals where appropriate.

2.7 Communities are places where people live, work, shop, learn and meet their social and economic needs. Encouraging communities to be able to cope with future economic, social and environment changes is important, and the proposals and policies of the plan seek to promote such resilience. Particular issues are the impact of climate change and the potential continued increases in energy prices. Policy CC1 includes a range of issues to be considered for all planning applications. The criteria are broad ones to ensure that they are widely applicable and the high-level ambitions enable the Council to support proposals where they seek to deliver on this agenda. Any decision will be one which balances the various issues set out, taking into account the other policies of the plan which may be more directly relevant to a particular application, and the general criteria in Policy CC1 should be read in this context.

2.8 Places with limited facilities generate a higher need to travel, and so it is therefore an important part of sustainable development to promote a greater range of jobs and services in and around the communities where most people live.

2.9 A more localised mix of uses will also give improved access to jobs, homes and services for people who do not own a car and therefore support social sustainability. With significant increases in energy costs, reduced need to travel will also create more resilient communities for the future. Specific proposals for the settlements should take this approach on board.

2.10 Promoting resilience to continued extremes of weather is a key priority of Policy CC1 and part of the wider built environment sector of the Devon Carbon Plan. Adaptation measures such as incorporating water efficiency and street trees into new developments, together with sustainable drainage systems (SuDS) and swale capacity will become increasingly important during the plan period. Particular attention will be needed in terms of utilising landform, layout and building orientation to minimise energy consumption. Consideration should be taken of overheating risk in new homes. Technical guidance is available under Building Regulations Part O and the Chartered Institution of Building Services Engineers (CIBSE) technical memorandums 59 and 52 assessments, which provide a common framework to test overheating on a like-for-like basis.

CC2: Energy and Carbon Statements

The Council will by all possible means work towards meeting national and local carbon budgets aligning with the Paris Agreement and minimise our contribution towards further global warming. In supporting this goal, all developments which propose the construction of new homes or non-residential floorspace will be required to submit an Energy and Carbon Statement to the local planning authority for approval and implementation, demonstrating how they fulfil the principles of the energy hierarchy set out in 1 (a-e) and meet the minimum standards set out in 2 (a – d).

1. Development proposals should achieve these carbon reductions broadly in compliance with the following Energy Hierarchy strategic principles by demonstrating that they:
    a. Minimise transport emissions in relation to location;
    b. Minimise the demand for energy, and maximise efficiency with a fabric first approach to construction;
    c. Ensure in-use performance is as close as possible to designed intent;
    d. Maximise the proportion of energy from low carbon or renewable sources; and
    e. Make efficient use of materials
2. Minimum standards – The carbon emission reduction requirements will apply at the date of commencement of each new phase of development on major development sites or the first new dwelling on minor development. All new residential development will meet the following standards:
    a. Minor Residential scheme (up to 9 homes):
        i. From 1st January 2025 to 31 December 2027: Achieve a minimum 75% reduction in carbon emissions against Part L of the Building Regulations 2013 with a preference for a fabric first approach
        ii. From 1st January 2028: Achieve net zero carbon emissions using the approach set out in the energy hierarchy
    b. Major residential scheme (10 or more homes):
        i. From plan adoption achieve net zero carbon emissions using the approach set out in the energy hierarchy. This requirement will not apply to extant allocations and pre-existing planning permissions which commence prior to 1st January 2028.

c. Major Non-Residential New Build Development including offices, retail, hotels, cinemas, residential institutions, schools and relevant occupied areas within industrial, employment and agricultural buildings, will be required to meet the most up to date BREEAM 'Excellent' standard. Where the 'Excellent' Standard cannot be achieved, evidence must be submitted with an application to the satisfaction of the Council. The BREEAM 'Very Good' standard must be met as a minimum. All large buildings with a roof area over 200 sq m should include a solar PV array to minimise the need for energy generation infrastructure on greenfield sites.

d. Conversion of Existing Buildings: Where existing structures are being converted to new uses, which will also result in a change in the energy status* of the building, the Energy and Carbon Statement must show that energy demand has been reduced to the lowest practical level using energy efficiency measures, heating/cooling systems have been selected for their energy performance and that on-site renewable energy will be installed unless evidenced to be unfeasible. Where it is not feasible or viable to deliver carbon reduction requirements on-site, methods such as off-site provision will be considered. This will need to be through a specific deliverable proposal or financial contributions to a Teignbridge approved carbon offsetting fund.

3. Future Changes to National Requirements: In the event that national building regulations are updated or there is any change in planning policy or legislation which require higher standards to be met than those set out in the Local Plan, these will supersede the local policy requirement. Any change in the implementation of this policy will be set out in further guidance published by the Council.

(*Change to energy status as defined in regulation 2(1) of the Building Regulations 2010 or most up to date version).

2.11 The government has set out plans for the Future Homes Standard (FHS), including proposed options to increase the energy efficiency requirements for new homes. The FHS will require new-build homes to be future proofed with low carbon heating and high fabric standards. It is expected that major new development will take these regulations as their starting point to be carbon neutral where emissions from all regulated energy use are eliminated or offset.

2.12 Teignbridge requires that development proposals be accompanied by an energy and carbon statement which should be submitted with the planning application. This should set out measures to reduce carbon emissions from energy use and how the energy hierarchy has been followed. A planning permission will be subject to conditions requiring the submission and approval of further energy and carbon statements showing how the requirements will be met for homes commenced after those dates and to ensure that they are built to meet these requirements.

2.13 Net zero in the context of Policy CC2 refers to having zero regulated carbon dioxide (CO2) emissions associated with a building's annual operational energy consumption. Achieving net zero will require the combination of constructing a highly energy efficient building using a fabric first approach, plus on-site or connection to off-site renewable electricity generation. Regulated emissions include CO2 emissions arising from energy use regulated by Part L of the Building Regulations (e.g. space heating, domestic hot water, fixed lighting etc). Unregulated emissions are those arising from other activities (e.g. cooking, electrical appliances, travel). The net zero requirement of CC2, as contained in part 2 of the policy will be facilitated by developments which propose the construction of new homes to deliver a

100% reduction in carbon emissions against the Target Emissions Rate (TER), as calculated in the most up to date version of the Standard Assessment Procedure (SAP) or successor Home Energy Model (HEM) and adopted within the most recent Building Regulations.

2.14 The outcome of Policy CC2 will facilitate delivery of net zero carbon homes as soon as possible, prioritising fabric improvements which bring thermal comfort and lower energy bills, through for instance, high efficiency glazing and minimal heat loss from walls, ceilings and roofs. Where schemes cannot achieve all the requirements through fabric improvements, 'top-up' solutions are permissible such as Solar PV arrays to generate low carbon electricity, and finally payments to an approved carbon offsetting fund where necessary.

2.15 Together with requirements that travel is minimised, heating comes from renewable or low carbon sources (e.g. electric heat pumps or district heating) and that cabling is in place to fit roof top photo-voltaic (PV) and a storage battery (to avoid penetrating the fabric post build), developments can go a significant way to becoming 'carbon neutral'.

2.16 To evidence this, a mock Standard Assessment Procedure (SAP) for residential development, Simplified Building Energy Model (SBEM) for non-domestic buildings or Dynamic Simulation Model (DSM) test is required as part of the submitted Energy and Carbon Statement, and subsequently through the "real" SAP, SBEM or DSM test as the development passes through Building Control. In achieving carbon emission reductions, the policy requires developments to follow an energy hierarchy of interventions, as set out below. The Energy and Carbon Statement is encouraged to consider the 'whole life' emissions resulting from a new development, meaning consideration should be given to embodied energy of materials and the in-use performance of the building. Calculations should be based on a recognised source such as RICS and associated Low Energy Transformation Initiative (LETI) targets. Embodied carbon emissions are recognised as a significant factor in overall national emissions. The 'Efficient use of materials' Energy Hierarchy strategic principle provides a starting point, although national policy guidance does not set out detailed requirements for embodied carbon assessments.

2.17 The energy hierarchy gives a sensible structure to the Energy and Carbon Statement required by the policy and is additional to meeting Part L of the Building Regulations. The base reference to the Building Regulations 2013, is maintained to properly align with supporting evidence contained in the Low Carbon Report, although updates to the regulations will become relevant during the plan period. The Council will publish further guidance for the production of the Energy and Carbon Statements in due course which will cover requirements for different types and scales of development scheme and explain how the enhanced standards can be complied with, including monitoring performance in relation to carbon budget targets and Devon Carbon Plan emissions trajectory.

2.18 It is understood that developers will need time to adapt to the carbon reduction measures within Policy CC2. The policy therefore takes a pragmatic approach, exempting extant and small schemes prior to 2028 when net zero carbon emissions will be required, and allowing major schemes to 'top-up' using various approaches to reach net zero. This phased introduction aims to provide an appropriate transition period. The Council will also use planning conditions in planning permissions to ensure new homes are built in accordance with the carbon reduction requirements at the time they are built, not the time they are permitted, which may be a considerable time before.

2.19 Policy CC2 also sets out a framework for carbon reduction from major non-residential development using the BREEAM approach. This offers a well-established and measurable means

of delivering the desired policy outcomes. This policy will apply to all major non-residential developments including the occupied areas of some developments which fall into B2, B8, E(g)(iii) and agricultural use classes. Occupied areas are considered those areas in which temperatures need to be maintained for day-to-day indoor work, leisure, retail or educational activities, such as offices and sales areas.

2.20 Energy and Carbon Statements are required for conversions and material change of use applications, where the conversion to a new use, will result in a change in energy status. Change to energy status is defined in regulation 2 (1) of the Building Regulations 2010 or most up to date version. A change to the energy status is when a building was previously exempt from the Building Regulations energy efficiency requirements but now is not. The change to energy status applies to the building as a whole or parts of the building that have been designed or altered to be used separately. For example, when a previously unheated space becomes part of the heated building.

2.21 A stated emphasis on seeking solar PV on larger buildings with a roof area over 200 sqm is aligned to this approach and need for greater climate resilience, consolidating new development and increasing renewable energy range wherever possible.

2.22 Extant allocations referred to are set out in Appendix 1.

Energy Hierarchy

2.23 Development should minimise energy demand, maximise the proportion of energy from low carbon or renewable sources and the energy hierarchy will be applied as a fundamental principle for sustainable development.

a) Development Location:

i. Development location is the most significant way to reduce carbon emissions from new development. By ensuring easy access to jobs and basic services/facilities by active travel and high-quality public transport links, this can reduce the need to travel by private car.
ii. Digital connectivity is also key to reducing the need to travel by enabling home working and access to online services. Full compliance with policies GP1: Sustainable Development, DW2: Development Principles, DW3: Design Standards and EC8: High Speed Digital Networks in this regard will be required.

b) Minimise energy demand across the development:

i. Building Fabric is key to providing maximum thermal efficiency. Taking a high performance “fabric first” approach should address five main elements: heat loss; thermal bridging; air tightness; overheating and ventilation through a holistic strategy.
ii. Site masterplanning can minimise energy demand through passive design (including orientation, façade, thermal mass and passive cooling and ventilation); solar masterplanning; and effective use of landscaping and green/blue infrastructure. Such approaches should be considered holistically and alongside building fabric in order to avoid issues such as overheating.
iii. Building Services apply to fixed components for heating, ventilation, air conditioning and lighting should be high efficiency and low carbon where required and should support high performance fabric measures.

c) Ensure in-use performance is as close as possible to designed intent:

i. In-use performance should align with designed intent. Often, building performance and emissions reductions are not realised "in use". This performance gap, results in far less carbon reduction than anticipated, increased costs for building users, and the need for expensive retrofit.

ii. Policy CC2 aims to ensure that the in-use performance of buildings is as close as possible to the way they were expected to perform. This is best achieved through implementing relevant credits of a recognised quality regime (such as Passivhaus or the Building Research Establishment's (BRE) Quality Home Mark / BREEAM) and monitoring in-use data. Where a performance gap is identified, enforcement action will be taken.

d) Maximise the proportion of energy from low carbon or renewable sources:

i. A particular emphasis is given to low carbon heating in the hierarchy and the wider importance of electrification of heating. Examples of low carbon heating include ground and air source heat pumps, or connection to a local decentralised energy network such as a district heating network. For new developments covered by Part L1A and Part L2A of the 2013 Building Regulations, the Council expects the specification of fossil fuel free heating in carbon reduction statements.

ii. Following the application of a fabric first approach and the provision of low carbon heating, clean on-site electricity generation should be applied to reduce unavoidable carbon emissions associated with any residual regulated energy use. As much of this energy requirement as possible should be delivered from low carbon or renewable sources e.g. through solar photo-voltaic (PV) panels, ground/air source heat pumps, or connection to a local decentralised energy network such as a district heating network.

iii. It is important that buildings are designed to be "PV and heat pump ready" so that an occupier can easily install PV panels or a heat pump without needing to make expensive alterations to the fabric of the building or electricity grid connection. In addition, it will be important to enable electric vehicles to discharge to the grid (vehicle to grid) and help meet the power needs of the building. In both cases, this will require ensuring a three-phase electricity grid connection is provided to enable greater capacity, flexibility and two-way flows.

iv. Off-site measures are a potential option for developments to reduce their net carbon emissions by contributing financially to carbon reductions elsewhere in the plan area, for example through specific alternative identified proposals or a carbon offsetting fund that will demonstrate additionality to increase greenhouse gas emissions reductions where on-site measures are not practical/viable.

v. Carbon offsetting could be used to fund a large-scale retrofit programme, large-scale renewable energy installations, community energy projects, and heat network expansions for example. The Council is preparing the terms for a carbon offsetting fund with external partners and further guidance will be published following adoption of the plan.

e) Efficient use of materials

i. The use of materials in terms of energy efficiency must be demonstrated. Embodied energy is also very important and statements should consider how embodied energy can be minimised to achieve the overall objectives of the Local Plan. Actions taken prior to construction can have a significant impact on a building's lifetime carbon impact. Such an approach will generally comprise of better specification of mainstream construction material (i.e. steel and concrete). Their energy and carbon content can be reduced by specifying them properly and sourcing them responsibly. Together with specification of alternative materials like sustainable timber and hempcrete in which full advantage can be taken of low embodied energy content to help increase long-term carbon sequestration.

CC3: Electric Vehicle Infrastructure

1. Residential and commercial development proposals will include the infrastructure to be ready for electric vehicles (EV-ready), in accordance with the following specific points:
   a. Off highway vehicle parking spaces in new residential developments will be fitted with an electric vehicle charging point or cable routes for EV charging points in accordance with Building Regulation standards.
   b. Where residential development includes on highway parking, a plan will be required, setting out how sufficient charging infrastructure is to be provided and maintained;
   c. Non-residential developments with more than 10 off-highway vehicle parking spaces will include electric vehicle charging points or cable routes for EV charging points at the point of construction with a target for at least:
      i. 40% of spaces on employment sites (Use classes B2, B8, C1, C2, C2(a), E and F1)
      ii. 30% of spaces on retail sites, health & leisure (Use classes F2 and E)
      iii. Other uses individual case basis; and
   d. Developers promoting strategic scale development will work with appropriate energy companies, distribution network operators and the district council to ensure the development of relevant and appropriate smart energy infrastructure is planned to provide current and future electric vehicle capacity (for example energy storage and management and renewable generation).
2. The provision of rapid and ultra-rapid electric vehicle charging points and hydrogen fuelling facilities, particularly in highly accessible locations will be supported. New or significantly altered petrol filling stations/other facilities serving the travelling public will include provision of at least 2 fast electric vehicle chargers. Charging infrastructure must also be accessible to drivers with disabilities, including those using a wheelchair or walking frame.
3. Wherever possible, electricity provision should be provided through renewable and/or low carbon energy generated on site.

2.24 Large-scale take-up of electric vehicles is expected to improve air quality and to deliver an overall reduction in carbon emissions. The plan therefore supports the growth in electric vehicle numbers and their associated infrastructure. In general, for new residential developments, contained in items CC3(a) and (b), fast (7kW) chargers should be installed as a minimum to increase flexibility in home EV charging capacity and meet the Building Regulations 2021 Amendments. (Part S Infrastructure for the charging of electric vehicles) and subsequent amendments.

2.25 Policy CC3(a) requires new allocated (i.e. those off a highway) parking spaces to be at least electric vehicle ready, (with cable routes for EV charging points) meaning that a suitable electrical supply or circuit will need be installed to the parking space during construction, allowing residents to easily install the appropriate charging infrastructure suitable for their vehicle's needs. As recognised in part 1d of the Energy Hierarchy, it will be necessary to ensure capability of electric vehicles to discharge to the grid, by meeting the power needs of a building.

2.26 Within item (b), sufficient provision of charging infrastructure is also identified as a requirement for unallocated parking as agreed via a parking plan. This will be expected to comply fully with design and parking guidance as set out in Chapter 3.

2.27 Item (2) aids longer distance travel through Teignbridge by supporting the provision of rapid and ultra-rapid electric vehicle charging spaces and hydrogen fuelling facilities (in the longer term) on the major road network. The creation of such a network will help to dispel 'range anxiety' concerns. These levels of charging capacity will be particularly suitable for short dwell time locations, such as filling and service stations.

2.28 Electric vehicle charging infrastructure must be accessible to drivers with disabilities, including those using a wheelchair or walking frame, to ensure charge points can be used by all drivers. To help facilitate this, the government is developing accessibility standards for electric vehicle charging infrastructure to provide guidance on how to make individual charge points more accessible.

2.29 The environment within which electric vehicle charging infrastructure is located must also be carefully considered. Development proposals which have the potential to affect the historic or natural environment must be in accordance with the relevant policies set out in the Environment chapter.

CC4: Sustainable Transport

1. For major developments at least 50% of trips should be made by walking, cycling and public transport.
2. Proposals will only be acceptable where the resulting traffic volumes have an acceptable impact on highway safety and do not result in a severe residual cumulative impact on the local or strategic road network unless mitigation measures are agreed to overcome these impacts. All developments will take account of the cumulative effects of traffic generation and its impact on air quality and the safety of the strategic and local road network, both within and outside the plan area. Where impacts are not considered acceptable, development will contribute towards mitigations identified in the Infrastructure Delivery Plan (as informed by the Devon Local Transport Plan and Greater Exeter transport assessments) and site-specific requirements (as set out in allocations policies), alongside the measures set out in 3 (a-g).
3. Development will be located and designed to:
    a. Promote public transport, cycling and walking as transport modes of choice, minimising dependence on cars;
    b. Retain existing public rights of way and provide links to strengthened, improved and extended public transport, cycling and walking networks and green infrastructure networks;
    c. Promote connected, safe, resilient street networks, providing new roads or road improvements where these mainly bring economic, environmental, safety or community benefits;
    d. Minimise the negative impacts of transport including air and noise pollution and road safety through travel plans, demand management, improvements to existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles, cars and other vehicles;
    e. Provide infrastructure for electric vehicles in accordance with policy CC3;
    f. Reduce the need to travel;
    g. Support community-based transport initiatives, including innovative and flexible approaches to the delivery of public transport in rural areas; and provide car sharing parking spaces, car clubs and communal bike sharing/storage.

4. Proposals should seek to maximise the use and efficiency of existing transport facilities and where necessary provide mitigating measures to deal with the impacts of development on the transport network, both within and outside the plan area. Proposals to reduce the harmful visual effect of highway related structures by reducing unnecessary traffic signs and street lighting should be implemented where safety allows.

2.30 In a rural district such as Teignbridge, the need to travel for jobs or services, or to be served by mobile delivery, has always been an important feature of daily life. The relationship between places and sustainable transport is important, not only in helping to ensure people can travel easily and sustainably but also in managing the effects on transport infrastructure in the plan area. In rural areas maintaining access to services is vital and this will be pursued by supporting proportional rural development. Public transport enhancement measures will be required in those situations where schemes come forward in those areas with such potential which lead to strengthened, improved and extended networks.

2.31 Development must mitigate its traffic impacts, including its environmental impacts and impacts on amenity and health. Increased traffic volumes can cause harm by way of air pollution, congestion, greenhouse gas emissions, and reduction in the attractiveness of routes and area for other, more sustainable, modes of travel. Measures designed to encourage people to make sustainable travel choices, such as car clubs, car sharing, infrastructure/facilities for electric charging plugin points and other ultra-low emissions vehicles, provision of cycle lanes and parking and encouraging the accelerated uptake of cleaner fuels and technologies resulting in carbon and vehicle emission reductions can assist with reducing these impacts.

2.32 Major developments will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts. An appropriate Transport Statement, Assessment and/or Travel Plan should be submitted with proposals, with the precise form dependent on the scale and nature of development and agreed through early discussion with the local planning or highway authority. Particular attention should be had to the Green Infrastructure Strategy and emerging Local Cycling & Walking Infrastructure Plan containing existing cycle routes and missing cycle link connections. Developers should provide clear plans that show existing and proposed new cycle connections to link into the existing network and walking routes to be delineated separately from shared cycling and walking routes.

CC5: Renewable and Low Carbon Energy Generation

The Council positively promotes the development of low carbon and renewable energy generation in the district.

1. The solar PV map indicates those areas likely to have 'suitable' solar resource for ground mounted solar PV development and could potentially be developed subject to criteria 2. a-g. Outside those areas, applicants will need to demonstrate the suitability of the chosen site for solar resource at the scale proposed in order to be considered.
2. In determining applications for low carbon and renewable energy generation, with the exception of areas suitable for wind (subject to Policy CC6) and non-domestic wind generated energy development, the following will be considered:

a. Particular support for the provision of low carbon and renewable energy technologies on brownfield sites, buildings and rooftops;
b. The value of the scheme in improving local energy security and contributing to our district wide renewable energy supply ambitions;
c. Direct benefits to the community and local area;
d. Avoidance of negative direct, indirect and cumulative impacts on landscape character; biodiversity and geodiversity (including priority habitats); flood risk and water quality; the significance of heritage assets and their settings; mineral deposits; aviation; and permanent loss of best and most versatile agricultural land;
e. Impacts upon local amenity and safety;
f. Cross-boundary impacts beyond the plan area for sensitive receptors, including heritage assets;
g. Any significant adverse effect on the integrity of a European Wildlife Site and permission will only be given where it can be demonstrated effects will be avoided or mitigated to ascertain there will be no adverse effect on European Site integrity.

3. Community owned low/zero carbon energy projects which maximise the use of the resource, will be encouraged in most circumstances and for inclusion in Neighbourhood Plans.
4. Fossil Fuel based energy generation installations will not be acceptable for the purposes of grid supply. However, they will be acceptable in principle in the form of backup emergency generation for buildings that need security of supply, as agreed by the Council.
5. Development will be removed once no longer in economic use and the land restored.

2.33 Low Carbon and renewable energy development includes a wide range of technologies such as geothermal, hydro, wind, solar and new and emerging opportunities such as anaerobic digestion systems.

2.34 The scale of resource available for solar energy in the local area is significant and largely untapped. Due to the constrained nature of the on-shore wind resource, large-scale solar photovoltaic (PV) arrays are likely to provide the more frequent investment opportunities and would provide significant local economic advantages. Depending on the scale and location, proposals may require landscape and/or heritage impact assessments to support applications. The 'suitable' areas identified on the solar PV map indicate areas technically possible for realising solar resource for ground mounted development, but where no planning assessment has been completed to consider site specific constraints. The inclusion of land within the 'suitable' area does not imply that permission will be granted but that there is 'in principle' support for this use.

2.35 Where development is proposed within a Mineral Safeguarding Area or Mineral Consultation Area, the proposal will need to ensure it does not sterilise mineral resources and will be in accordance with Policy M2: Mineral Safeguarding Areas of the Devon Minerals Plan and future safeguarding policies. Some mineral resources may not be extracted during the Plan period and, therefore, energy development may be appropriate if provision is made for the removal of the infrastructure to ensure the long-term availability of the mineral resource.

2.36 Development allocations are encouraged to include land or solar PV, domestic wind turbines, or other low carbon energy generation within and adjoining larger mixed use, housing and employment sites. PV proposals should wherever possible be accompanied with some means of longer-term energy storage, to draw-down electricity when required.

2.37 Communities are also encouraged to develop their own low carbon/renewable energy proposals, including wind energy, through neighbourhood plans. The benefits of which can include community ownership, revenue, and local jobs.

2.38 Infrastructure including for electricity generation, heating and cooling, energy storage and management infrastructure should maximise co-location opportunities.

2.39 Many essential services and buildings, such as hospitals, will still need backup power generation which are likely to be powered by fossil fuels, and these should be permitted providing they are reserved for emergency energy supply.

CC6 Wind turbine development

1. To contribute towards renewable energy provision and tackling climate change, wind turbine development will be supported within the areas identified as suitable in this plan, and others where demonstrated to be suitable, subject to consideration of the following:
    a. The value of the scheme in improving local energy security and contributing to our district wide renewable energy supply ambitions;
    b. Direct benefits to the area and local community;
    c. Conserving or enhancing landscape character, with particular regard to the setting of Dartmoor National Park, informed by a landscape visual impact assessment and taking account of an assessment of cumulative impacts;
    d. Avoid, minimise and mitigate impacts on the significance of heritage assets and their settings including cumulative impacts, as informed by a site-specific heritage impact assessment including visualisations where these are required to properly understand impacts;
    e. Minimising impacts on landscape character and heritage assets through a consideration of appropriate densities, heights, layouts, and specific locations within the wider areas identified on the Policies Map;
    g. Avoid or adequately mitigate adverse impacts on residential amenity and highway safety, including shadow flicker and noise;
    h. Avoid and adequately mitigate adverse impacts on aviation and telecommunications including radar; and
    i. All proposals must demonstrate they would not adversely affect the integrity of a European Wildlife Site.
2. Proposals should include a Construction and Environment Management Plan to manage potential impacts.
3. Planning conditions will be applied to require turbines to be dismantled and removed from the site, and the site restored to its former (or an improved) condition, once the turbine is no longer in economic use.
4. 'Repower' proposals to replace existing turbines with new turbines will be supported in principle.
5. The following areas are identified as suitable for wind turbine development as shown on the Policies Map at:
    a. Area 3: North East of Holcombe Burnell
    b. Area 13: East of Fordland Farm, Ide
    c. Area 15: West of Tedburn St Mary (potential for a single turbine of limited height)
    d. Area 16: South West of Ide

e. Area 17: West of Downhouse Farm
f. Area 20: Ducks Brook, Tedburn St Mary
g. Area 21: Land North of West View Farm
h. Area 24: North West of Tedburn St Mary
i. Area 27: Upper Old Wheatley Farm, Exeter

2.40 Areas suitable for wind energy are identified in the plan as priority areas of search for wind turbine development. This does not guarantee that an application will be approved within these areas as this will be dependent on the specific impacts of a proposal. Matters such as the appropriate number, location, height and design of turbines, as well as associated infrastructure, will be considered at application stage. Applicants should also seek opportunities for impact mitigation and environmental enhancements.

2.41 Turbine height has not been specified as it is dependent on several factors including location, technology, and impacts, although there is evidence in the Wind Turbine Landscape Sensitivity Analysis which provides further details relating to the sensitivities of each site and potential for different heights and numbers of turbines. Wind turbine heights are increasing, with larger turbines in excess of 150m. Given the objective of the policy is to radically reduce greenhouse gas emissions, larger turbines generating more low-carbon electricity should be supported where the impacts are acceptable.

2.42 National policy previously required areas suitable for wind turbines to be identified either in Local or Neighbourhood Plans for them to be permitted and requires planning impacts identified by the affected local community to be fully addressed and for the proposal to have community backing following consultation. The 2024 Policy Statement on Onshore Wind removed the de facto ban on onshore wind in England, by taking out tests requiring development plan allocation status and proven community support in order to make consistent with other forms of energy development.

2.43 In the interests of seeing such schemes delivered and providing a valuable contribution to our local renewable energy supply, it is important that the Local Plan provides an interpretation of this for Development Management purposes. As a minimum, it is expected that all proposals show effective prior engagement with the affected community to identify and understand any concerns. Applications should then seek to address these. In determining applications, officers will make a recommendation based on how the scheme accords with the criterion in policy CC6.

2.44 The Council has undertaken a Landscape Sensitivity Analysis and Heritage Impact Assessment of the proposed wind turbines areas. It is recognised through this evidence that new turbines will have some degree of landscape and/or heritage impact. However, the Council is willing to accept changes to landscape character considering the need to generate low carbon electricity to simultaneously tackle the challenges of energy security and curbing carbon emissions from energy generation. There is an argument that the long-term impacts of climate change, if not minimised, could in themselves cause detrimental changes to existing landscape character. Such impacts may include tree loss through more frequent and powerful storms and increases in pests and diseases, or the loss of traditional field patterns due to potential future changes in agricultural practices. Therefore, whilst the Council recognises that the introduction of wind turbines will impact existing landscape character, these landscapes will be adversely altered if nothing is done to combat climate change.

2.45 The requirements set out within the policy require assessment of impacts which may occur both within the district and in neighbouring authorities because of the proposed turbines. Planning

applications should ensure that they address any cross-boundary impacts as part of their proposals for development. Sensitive landscape and some of the key heritage receptors have been identified within the Zones of Theoretical Visibility (ZTVs) in the Landscape Sensitivity Analysis and Heritage Impact Assessment. These areas should be used as the starting point for assessment of heritage and landscape impacts in planning applications, although the ZTVs to be assessed may need to vary based on the specific heights and locations of the turbines proposed and take account of other receptors which may not have been identified in these studies.

2.46 Where heritage assets are affected by turbine proposals, the Council will seek to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal by ensuring that they are located and designed as sensitively as possible, whilst also recognising the vital contribution that the turbines will play in generating clean energy for the district. Visualisations of proposals and how they interact with affected heritage assets and their settings will need to be provided with applications to assist the Council in properly understanding impacts and, where appropriate, should be informed by consultation with interested parties to agree viewpoints. Applicants should have regard to the Wind Turbine Heritage Impact Assessment (2023) that includes information about the heritage assets that will require greatest consideration in the preparation of plans.

2.47 Proposals must be accompanied by a full ecological impact assessment following current best practice guidance for wind turbine developments including direct impacts (e.g. blade collision and barotrauma) indirect impacts (e.g. habitat fragmentation) and cumulative impacts (e.g. in-combination with road infrastructure). The assessment must be supported by comprehensive species surveys including collation of relevant bat and bird species and protected site features (including functionally linked land) within a 10km radius of the proposed site. Further consideration over a larger area will be required to support a project level HRA where the qualifying features of a European Wildlife Site and/or functionally linked land could be affected. Proposals must be accompanied by a detailed mitigation plan. Mitigation measures will be informed by the assessed risk to specific bat and bird species and will include:

- Minimum 50m buffers from habitat features/flightlines
- Large landscape buffers in high risk areas
- Operating parameters and curtailment regimes during species' active/migratory seasons
- Monitoring plans including nacelle height acoustic monitoring and thermal imaging and adaptive operation
- Micro-siting and reduction in number of turbine

2.48 Where proposals could lead to a likely significant effect on South Hams SAC and Exe Estuary SPA/ Ramsar a project level HRA will need to conclude that mitigation and monitoring proposals will ascertain the wind turbine development will not adversely affect the integrity of the designated site.

CC7: Energy Storage

Development of non-domestic renewable and low carbon energy storage developments will be supported in principle. Proposals will be sited:

1. At a suitable distance from residential areas/buildings to prevent significant adverse impacts on amenity;
2. To avoid, minimise and mitigate impacts upon biodiversity and geodiversity, including priority habitats, and will maximise opportunities for their enhancement;
3. To avoid and then to minimise and mitigate any harm to the significance of heritage assets and their settings;
4. Where the standard of highways and road safety is appropriate for construction delivery and ongoing maintenance;
5. Where they protect the best and most versatile agricultural land and soils from significant disturbance that would prejudice their long-term quality; and
6. It can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

2.49 With the significant rise in power generated by renewable sources such as wind and solar, comes an intermittent power supply to the national grid. This can result in difficulties balancing energy supply with demand. Energy storage facilities provide the opportunity to store excess energy at times of low demand and feedback into the grid when demand is higher. Future need for such energy storage facilities is only expected to increase with the continuing decarbonisation of the grid and the rise of plug-in vehicles.

2.50 The Local Plan Review will support energy storage schemes which best meet the energy needs of the district, maximise renewable energy use whilst maintaining amenity and environmental safeguards. Development of energy storage facilities will be expected to protect best and most versatile agricultural land, comprising of grades 1 and 2. A key benefit of energy storage is it can enable the integration of more renewables such as solar and wind into the overall energy mix.

2.51 National policy is still evolving about energy storage. The National Planning Policy Framework refers only to policy for associated energy infrastructure and indication the planning system should help to support such facilities in relation to renewable and low carbon energy.

2.52 Storage encompasses a wide range of technologies. Lithium-ion batteries and pumped hydro-electric are the dominant technology types for storage schemes at present. Favoured locations have tended to be close to a suitable sub-station to provide grid services which can be brownfield or greenfield sites. In addition, storage co-located with renewables is an emerging business model that may see more uptake in the near future and is recognised in Policy CC7.

2.53 The overall scale of energy storage developments is expected to be commensurate with immediate physical surroundings, particularly in the case of new build. Furthermore, proposals must take full account of any impacts on existing developments of health, safety and environmental effects of noise, vibration or other forms of nuisance and security of energy storage A suitable distance for energy storage facilities from existing residential areas will be required to mitigate against noise impacts.

3. Design and Wellbeing

3.1 Achieving good design is key to creating better places in which to live and work, improving sustainability, and making new development more acceptable to communities. National policy is elevating the importance of design by requiring local plans to prepare policies which ensure the creation of high-quality buildings and places and enabling permission to be refused for proposals which are poorly designed.

3.2 The NPPF requires local planning authorities to prepare design guides or codes consistent with the principles set out in the National Design Guide and the National Model Design Code, and which reflect local character and design preferences. Design codes and guides set out the characteristics of well-designed places and demonstrate what good design means in practice. They should be used by everyone involved in shaping places including in plan-making and decision making. National Planning Practice Guidance has been updated to reflect this and encourages appropriate policies to be included within:

- a plan's vision, objectives, and overarching strategic policies
- non-strategic policies in local or neighbourhood plans
- supplementary planning documents, such as local design guides, masterplans, or design codes, which provide further detail on specific design matters

3.3 High quality design can best be achieved by taking a proactive and collaborative approach at each stage of the planning process. This starts with setting out clear design expectations at the plan-making stage through policies and design codes so that they can be used throughout the planning application stage to shape the design of individual development proposals. Figure 6 shows how the different levels and stages of the planning system will influence the design of development.

3.4 This Design and Wellbeing chapter, together with the District Design Code (Appendix 4), provide local design requirements for Teignbridge as encouraged by national policy. The District Design Code adds detail to the policies of the Local Plan and uses a range of illustrations to highlight good and bad examples of design, and checklists to ensure that all design issues are addressed. The District Design Code should be regarded as the overarching framework under which site specific design codes should be prepared as directed by Policy DW2. It should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3. These applications, which include, but are not limited to changes to shop fronts, commercial development, or householder extensions, should all accord with any relevant parts of the District Design Code.

DW1: Quality Development

Good design should be considered at the outset of the planning application process. All Development, including those which require Development Principles, Parameter Plans, Design Codes and Parcel Plans must accord with the District Design Code to create high quality, sustainable, green, accessible, inclusive and safe places.

To ensure high quality urban design and development a series of Development Principles, Parameter Plans, Design Codes and Parcel Plans will be required, commensurate with the scale of development, as per Figure 6 and Table 3.

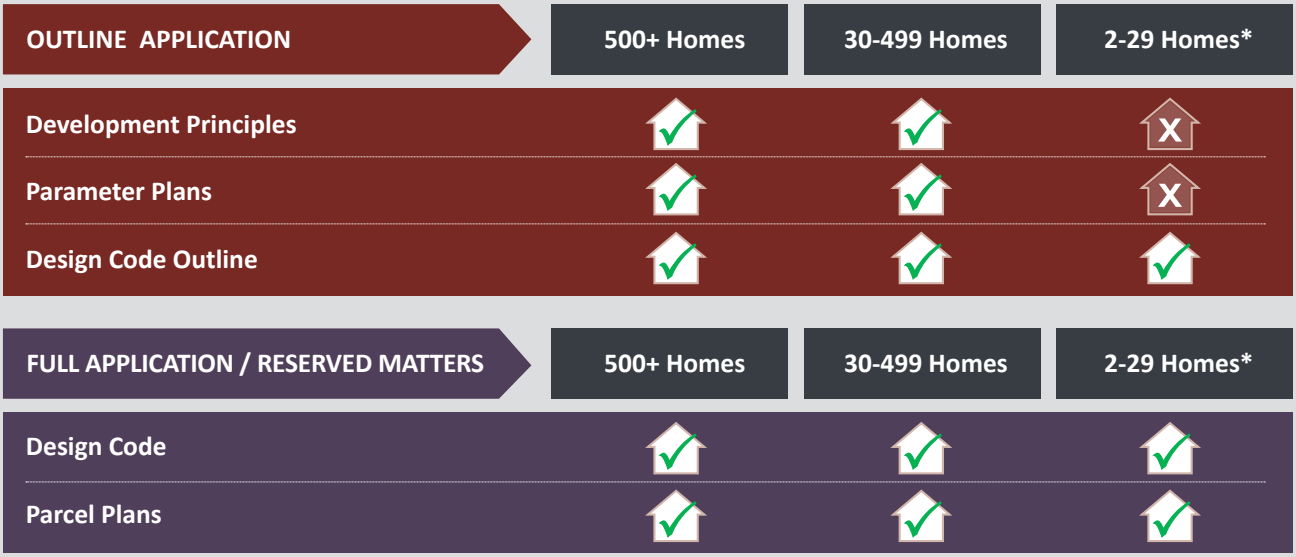


Figure 6. Application Design Requirements **on custom & self build sites only*

Where a residential site contains more than one site promoter, or for commercial development of 1 hectare or greater, the plans and strategies required at outline stage must be provided as whole site information which is agreed and endorsed by all interested site promoters prior to submission to the LPA.

3.5 Policy DW1 sets out clearly the process that applicants will have to follow in preparing their proposals. Following and evidencing this logical design process will lead to a much better outcome for the development as well as help to ensure the support of proposals when they are submitted. Table 3 sets out the main requirements of Development Principles, Parameter Plans, Development Design Codes and Parcel Plans as required by DW1.

Document	Description
Development Principles	Development Principles can be included as part of the Design and Access Statement. These should make a clear commitment to achieving high quality urban design across the proposal area and contain a set of overarching written principles/commitments that can be used as a check for subsequent reserved matters applications. Once agreed at the outline stage, the Development Principles will be non-negotiable at later stages of the application process unless changes to planning regulations or policy dictate otherwise.

Document	Description
Parameter Plans	• Land use: This plan should show where the different uses will be located on the site. This may include, but is not limited to, employment, open space, play, sport, and neighbourhood facilities etc. • Scale: This plan should show building scales which reflect any relevant findings of the Environmental Statement as well as key urban design priorities that contribute towards good place making.
Place-Based Strategies	In order to achieve good urban design, the above parameter plans should be underpinned by a series of brief strategies that relate to how those land uses will come forward in a well-designed manner.
Design Code Outline	A Design Code Outline can be included as part of the Design and Access Statement. It should set out what the Design Code will include, and the high-level design expectations and aspirations for the development. It should reflect the requirements set out in chapters 6 and 7 of the District Design Code (Appendix 4). It provides a framework for creating high quality places, with a consistent and high-quality standard of design to inform development proposals. It should be noted that not all the District Code will be relevant to a particular development.
Design Code	Between the Outline and Reserved Matters stages, or at Full Application stage, applicants will be required to discharge a condition providing a Design Code which must accord with the District Design Code. Where land is proposed to come forward over a period or for different users (such as multi plot custom build sites) the preparation of design codes will normally be expected to ensure that development has a holistic approach across different development parcels. Where specific site codes are developed in accordance with the District Design Code and agreed through pre-application or the planning application process, with the council the site specific code will take precedence over the District Design Code. Site specific design codes will need to be agreed with the Local Planning Authority as part of the pre-application or planning application process and will be used alongside the District Design Code to inform detailed development proposals.
Parcel Plans	Parcel Plans provide the fine grain level of detail, translating all the above information into a document that shows the layout and design of each individual parcel of development.

Table 3. Description of design requirements for planning applications

DW2: Development Principles

Development must accord with the relevant sections of the District Design Code (Appendix 4). The Design Code will be used as the overarching framework under which site-specific design codes should be prepared, and should where appropriate and relevant, address the following principles. The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3.

1. Climate Resilience
   Proposals will have a layout, form, and mix of uses that reduces their resource requirement, including for land, energy and water. They will be fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste, and use materials and adopt technologies to minimise their environmental impact.
2. Context
   Proposals will demonstrate an understanding of the distinctive topography, heritage, cultural history and built form of Teignbridge and, where appropriate, clearly reference and respond to the relevant landscape characteristics set out in The Teignbridge Landscape Character Assessment and illustrate how all these characteristics have been reflected in proposals for new development. Proposals will be based on a sound understanding of the features of the site and surrounding context, using baseline studies as a starting point for design.
3. Identity
   Proposals will demonstrate an understanding of the existing local character of the area and demonstrate how the character and identity of the proposed development, including the use of materials, suits the context, its history, how we live today and how we are likely to live in the future. Proposals should also be visually attractive to their occupants and other users including details of locally distinctive features and the incorporation of public art as set out in the District Design Code.
4. Built form
   Proposals will demonstrate that the design and layout of the proposed development is compact, efficient and walkable. It will create recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility.
5. Movement
   Proposals for the movement network will make connections to destinations, places and communities, both within the site and beyond its boundaries. Proposals for streets, lanes, paths and other routes will create a well-connected network of routes for all modes of transport and will demonstrate how they limit the impact of car use and prioritise, support and facilitate walking, cycling and public transport.
6. Green infrastructure
   Proposals will prioritise nature so that diverse ecosystems can flourish. Informed by the Council's Green Infrastructure Strategy, developments will create a healthy natural environment that supports and enhances biodiversity. Proposals will integrate existing and new natural features such as topography, landmarks, views, trees, hedgerows, and wildlife habitats into a multifunctional network that supports quality of place, biodiversity, and water management, and addresses climate change mitigation and resilience. Proposals will provide attractive open spaces in locations that are safe, easy to access, and with activities for all to enjoy, such as play, food production, recreation, and sport.
7. Streets and public space
   Streets and public spaces will be designed to be distinctive to Teignbridge and, where appropriate,

to respond to the scale and proportions from local, relevant examples. This will include details of enclosure, frontage, security, setbacks, footways, service roads, parking, green infrastructure including street trees, bus lanes and cycle routes for each street type. Proposals will describe and explain the size and type of public spaces and squares to be included in their proposals and how they will be located, designed, and managed to meet local open space and movement needs.

8. Uses
   Proposals will support and encourage an appropriate mix of uses for people at all stages of their life. Local services and facilities to support daily life will be within 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cyclists. In key locations, there will be active ground floor uses such as shops, cafés, and restaurants to bring life and vitality to the place.

9. Homes and buildings
   Proposals for new homes and buildings will be designed to be distinctive to Teignbridge and will provide good quality internal and external environments for their users and relate positively to the private, shared, and public spaces around them.

10. Lifespan
    Through management and maintenance plans agreed with the Council, proposals will ensure the long-term stewardship of all public assets, public open space, green infrastructure, SuDS, communal facilities, and public realm. The maintenance and management of these facilities will be transferred to a responsible organisation. This should be offered in the first instance to Community Interest Companies and Town and Parish Councils.

3.6 The detail relating to each of these principles is further described in the District Design Code (Appendix 4) along with more detail and examples of what the council requires from developers when preparing development proposals. Developers should also have regard to any matters of detail contained in approved masterplans for allocated sites and/ or specific design requirements included within adopted neighbourhood plans.

An indicative example of a page from a contextual study here concentrating on the appearance of the existing place.

1. All buildings have their front facing the street
2. Rendered buildings, some painted pastel shades
3. Slate roofs
4. Open space edged with railings
5. Windows have predominantly vertical proportions
6. On street parking
7. Generous planting in front gardens
8. Predominantly two storey terraced homes
9. Chimneys
10. Undeveloped ridge line

Code Requirements for Context • 38

3.7 The principles above apply to all types of development including residential, employment, retail (all sizes from small shops to large units), leisure and recreation facilities, civic buildings, and advertisements. To create high quality places, all the principles must be considered at the earliest possible stage using a collaborative approach that involves the community, stakeholders, and all site promoters with an interest in the development. This will inform how spaces can be used and ensures that the right uses are provided in the right location. It will also inform the level of development, the scale, design, movement, and connections of the proposed development into the existing community.

3.8 This holistic approach to place-making is essential throughout the development process to create places that reflect local character, function well, promote social cohesion, positively contribute to health and wellbeing and help achieve the district's net zero ambitions.

DW3: Design Standards

To ensure a high standard of amenity, accessibility and environmental value, relevant design standards set out below and the requirements set out in the District Design Code will apply to all new development as appropriate and relevant. The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3.

1. Places will be designed for people and nature before cars;
2. New formal and informal green infrastructure including playing pitches, play areas, street sports, parks and gardens, amenity green space and natural/semi natural green space, ancillary facilities and equipment, excluding allotments, should be provided at a ratio of 120 square metres per dwelling;
3. The Fields in Trust Standards publication 'Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard' (2015 and subsequent revisions) should be used as the starting point for recreational and play space provisions. Capacity and accessibility, and opportunities for improvements to existing nearby provision should also be taken into consideration;
4. Suitable Alternative Natural Green Space (SANGS) as required by Habitat Regulations Assessments will be required at a ratio of at least 8ha of SANGS per 1000 people;
5. Allotments should be provided in accordance with National Allotment Society Standard Guidance at a ratio of 1 full sized (250 square metres) or 2 half sized plots (2 x 120 square metres) per 25 dwellings. These should be provided via financial contributions towards expanding existing community provision on sites of less than 200 units. On sites of more than 200 units, the provision should be made on site with at least an additional allowance of 10% of the total allotment provision for paths and communal facilities;
6. Sustainable Drainage Systems (SuDS) will prioritise above ground solutions and follow the four pillars of SuDS design (amenity, biodiversity, quantity and quality);
7. The buildings, layout, planting and infrastructure of new development will incorporate climate resistant design. All new buildings including homes and workplaces should be designed in view of the potential for extremes of weather, taking account of the likely changes in temperature, rainfall, and wind in their design.
8. To enhance "greening" of the urban environment, new trees and other elements of green infrastructure appropriate and suited to the location will be planted and where necessary replaced in accordance with standards set out in the District Design Code;
9. Where development results in the loss of a tree/trees of public amenity value, replacement tree planting will be undertaken, preferably on site, in accordance with the standards set out in the District Design Code;
10. New neighbourhoods will be designed and structured so that the majority of homes have good access to a neighbourhood centre, and a range of local jobs and facilities within 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cyclists;
11. Developments will incorporate Secured by Design principles to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit;
12. For developments of 30 homes or more or other development creating 2,500sqm or more of non-residential floorspace, applicants must achieve a Building for a Healthy Life (BHL) Commendation score, with 9 green light ratings and no red ratings in at least 9 of the 12 consideration areas;
13. Cycle and vehicle parking should be accessible, secure, have appropriate lighting, and be well integrated in the layout so that it does not dominate the street scene. Garages should have a minimum internal size of 3m x 6m (plus adequate additional space if cycle parking is provided in the garage).

Parking for new residential and employment units will be provided at the following minimum ratios

unless there are specific provisions set out within made Neighbourhood Plans, or where evidence shows that a different ratio is more appropriate based on the accessibility or low traffic requirements of the development. At least 10% of on highway parking spaces should be designed to allow use by people with a disability. They do not apply in town centres where parking is not required:

	Cycle Parking	**Vehicle Parking**
1 bed dwellings	1 space	1 space
2 bed dwellings	2 spaces	2 spaces
3 bed dwellings	3 spaces	2 spaces
4+ bed dwellings	4 spaces	3 spaces
Visitor/service provision	1 space per 10 dwellings	1 space per 10 dwellings
B2/E(g)	Spaces for 15% of employees	1 per 30sqm net
B8	Spaces for 15% of employees	1 per 200sqm net

Table 4. Cycle and vehicle parking standards

14. Sufficient and appropriately located space will be provided for household, commercial and communal waste, and recycling storage; and

15. Services and utilities networks, including their associated infrastructure, will be designed to ensure integration with the character of their surroundings through good design and materials appropriate to the area.

3.9 Whilst proposals for development will be assessed against the design principles set out in Policy DW2, there are several key design standards as set out above that detail levels of provision for specific elements of development. These standards which contribute to the health and wellbeing of individuals and to a local community should be applied to all relevant development unless specified otherwise.

3.10 To provide high standards of outdoor space of sport, play and recreation facilities, the Policy requires application of the Fields in Trust (FiT) standards. Using this guidance will help to ensure that the provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and to encourage its continued use. It should be noted that the quantity guidelines set out in the FiT standards should not be interpreted as maximum levels of provision and should be adjusted to take account of local circumstances.

3.11 The NPPF requires that Local Planning Authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include design codes (Appendix 4) and assessment frameworks such as Building for a Healthy Life (BHL). These are of most benefit if used as early as possible in the evolution of schemes and are particularly important for significant projects such as large-scale housing and mixed-use developments. Policy DW3 requires the use of BHL as this is a toolkit used by the housing industry to meet key standards for healthy neighbourhoods. The toolkit has been written by Homes England, NHS England and NHS Improvement, and is designed to help improve the design of new and growing neighbourhoods. In Teignbridge it will be applied to all schemes of 30 homes and above. Organised across three headings, BHL sets out 12 considerations to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context.

4. Economy

4.1 Teignbridge needs a strong, sustainable, and resilient economy. 'Investing in Prosperity' and 'Going to Town' are two of the Council's ten corporate projects aimed at supporting businesses and attracting new investment into the district. We support the provision of more and better quality, better paid, jobs and want to increase the level of skills and training in our local workforce which will give an added boost to businesses and give people a chance to increase their wages. There is a synergy of intent with Exeter's programme for building the transformational sectors of the local economy, for such work areas as data analytics, environmental futures and smart transport which have been identified in the Local Industrial Strategy for the city and will help generate improvements to productivity during the plan period.

4.2 In a broader context it will be fundamental to promote economic development which will help to further achieve net zero carbon policy requirements identified in the Teignbridge Ten-year strategy 2020-2030 under the Action on Climate programme. Policies for the economy in the Local Plan will have regard to both strategic and local business needs and will aim to facilitate a flexible supply of land moving towards a low carbon economy. The Greater Exeter Economic Development Needs Assessment (EDNA) has found that in recent years demand for employment space has exceeded supply which underscores the need for further business development opportunities coming forward through Policy EC1 as well as development allocations identified in Section C of the plan.

EC1: Business Development

1. Sufficient land will be made available to improve the balance of jobs to working age population by allocating sites for the development of about 65 hectares for business and employment generating uses.
2. Proposals for business development including new buildings, extensions to existing buildings, expansions to or intensifications of an existing business or employment site, diversification of a farm and changes of use, redevelopment or conversions of existing buildings will be permitted:
    a. within or on the edge of a settlement;
    b. in other locations outside defined settlement limits where:
        i. the scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking;
        ii. the standard of highways and road safety is appropriate;
        iii. existing buildings are reused where possible.
    c. where there is no significant detrimental impact on local residential amenity;
    d. for new farm diversification enterprises, permission will be subject to a condition tying the enterprise to the main farm business; and
    e. it can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

4.3 Business development for the purposes of this policy comprises development in the B and E (g) Use Classes such as offices, workshops and industrial premises, storage and distribution warehouses and sui generis uses commonly found on industrial estates. It can also comprise education and training centres and healthcare facilities. The policy provides developers, landowners, and businesses with the opportunity to react quickly and flexibly to emerging needs taking into account at all times their impact on the environment and residential amenity.

4.4 A mix of new commercial tenancy types to meet demand will be encouraged, such as business incubators and enterprise hubs, particularly within the town centres. The Council will also seek to bring forward commercial sites where appropriate and trial new types of workspaces.

4.5 The need for new jobs is not limited to the villages and towns, given the existing population within the countryside. There are also existing businesses which may need to expand or relocate, and these can be vital to local employment provision in rural areas. By permitting small scale economic expansion, the plan can promote more sustainable rural areas in Teignbridge. To ensure that the countryside remains attractive and retains or enhances biodiversity, and there is not an increase unsustainable travel patterns, several specific criteria are set out which apply to the various forms of business development proposed. Larger scale business development proposals will remain subject to the sequential test requirements as contained in the NPPF for retail, (including garden centres) leisure and office-based uses and conform with policy EC11: Large Scale Retail Development. Particular attention will be given to potential impacts on any town centres from such proposals.

4.6 Farm diversification can include a range of commercial uses, such as farm shops, offices, education facilities, campsites, and conversion of redundant buildings to holiday accommodation. Policy EC1 permits farm diversification development for established and active farms but not lifestyle or hobby farms. Where there is uncertainty, applicants will be required to submit a business plan demonstrating that before and after diversification:

- the farm supports at least one full-time agricultural worker; and
- the business' total agricultural receipts are at least 40% of the total gross receipts (i.e. before costs and taxes) in the most recent financial year.

EC2: Local Supporting Services for Employment Sites

Within employment sites of 1 hectare or more, development providing local services will be permitted provided that all the following apply:

1. The service is designed to primarily serve workforce needs;
2. There is not sufficient provision to meet workforce needs through existing services within walking distance;
3. It would provide clear benefits to the environment and the road network by reducing the need for workers to travel outside of the employment area during the working day;
4. The service use is compatible with and supportive of existing or proposed B / E (g) use classes and would not harm the primary function of the area as a business park/industrial estate;
5. Individual shop premises are limited to no more than 280sqm net floorspace; and
6. It can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

4.7 Workers on business parks and industrial estates may drive to local service outlets during the working day to access childcare, buy their lunch, do some top up shopping, or use the gym etc. There are sometimes opportunities to provide these more sustainably within the local employment area, reducing car use and making estates more attractive places to work.

4.8 This policy supports the development of complementary facilities to help the social element of employment areas which are not close to existing facilities. The need for these will vary according to the location of individual estates. In smaller employment areas such facilities are likely to be available nearby in town or village centres, therefore these type of employment areas are not covered by the policy.

4.9 Local services include cafes and takeaways, crèches and day nurseries, healthcare facilities under use class E, and fitness centres. Services will need to be designed to primarily serve workforce needs, which means that such uses should be active in the daytime rather than the evening (such as hot food takeaways operating evening hours only). Other main town centre uses such as hotels, restaurants, bars and pubs, museums, nightclubs, casinos and other culture and tourism development are unlikely to be permitted due to the potential for such uses to directly compete with town centres.

EC3: Loss of Employment Sites

To maintain a range of suitable and available sites and buildings for employment, the development of employment land for alternative uses will not be permitted unless:

1. Redevelopment is necessary to fund or enable the relocation of an existing business within the area because:
   a. the existing use is causing a significant problem which outweighs the loss of employment; or
   b. the business is enabled to expand and/or move to a more sustainable location with no net loss of employment space;
   c. an alternative site/building can be satisfactorily demonstrated to be readily available for the relocation;

   Or

   d. the proposal accords with policy EC2; or
   e. the proposed replacement use has significant sustainability benefits which outweigh the loss of employment; or
   f. in accordance with a specific Development Plan allocation.

4.10 Existing employment sites can be difficult to replace and therefore their loss should be considered very carefully. Any proposal which involves the loss of industrial or storage and distribution land (including land that has an existing use, is currently used, is allocated or has planning permission for use Classes B1-B8 / E (g)) would have to be strongly justified in the context of the high importance of retaining and expanding the local economy and the creation of jobs. It would be necessary to clearly demonstrate that such existing uses are no longer appropriate or viable for the site to satisfy the requirements of national guidance.

4.11 Local service trades such as builder's yards, car repair or skip hire provide a useful service to residents and other businesses in the plan area, as well as providing a source of local employment opportunities. Small firms such as these often find it difficult to acquire suitable affordable premises and the high value of land for other uses consequently creates pressure for the redevelopment of land for higher quality and priced accommodation even though many starter businesses require cheaper accommodation and smaller incubator units.

4.12 Several employment areas within Teignbridge present opportunities for regeneration and reconfiguring, providing more modern employment facilities than currently exist. These are contained in the Greater Exeter EDNA study Market Overview in section 5.2 . The Council will support proposals that can genuinely demonstrate that regeneration of an employment site for a mixture of uses can provide significant economic regeneration benefits to the locality.

EC4: Inclusive Employment and Skills

To promote wider access to sustainable jobs and address skills shortages:

1. Major planning applications will be accompanied by proposals to invest in construction skills. For the larger development schemes, the submission of an Employment and Skills Plan will be sought, covering their construction phase in line with the National Skills Academy for Construction client-based approach or similar recognised scheme;
2. Businesses expanding, starting up or moving into the area will be encouraged to sign up to an agreement to deliver links to local education providers, apprenticeships, training programmes and other measures to support people into work from the local area.

4.13 This policy reflects the need to nurture, attract and retain a high-quality workforce. Our skills shortage (particularly evident in the digital, construction, health and social care, energy efficiency, low carbon transport and locally produced food sectors) is one of our key constraints.

4.14 We are working with further education colleges and local employers to promote wider access to jobs and address these skills shortages. One way of doing this is through the construction industry. The construction skills shortage is well documented locally and nationally. Having an appropriately skilled construction workforce of sufficient number is vital to support growth.

4.15 An 'Employment and Skills Plan' (ESP) will contain targets for a range of employment, volunteering and development activities. This will help provide opportunities for more people to experience and join the construction industry, helping to secure the future workforce. Applicants of major development sites are encouraged to contact the Building Greater Exeter team for more information and support – www.buildinggreaterexeter.co.uk. The target outcome of the ESP will be commensurate with and assessed against construction industry standard benchmarks of the employment/skills outcomes expected from the particular size and type of construction proposed. The government defines major development as 10 or more residential units or a least 1000 sqm of commercial floorspace which underpins the size threshold for relevant development schemes participating with ESP's.

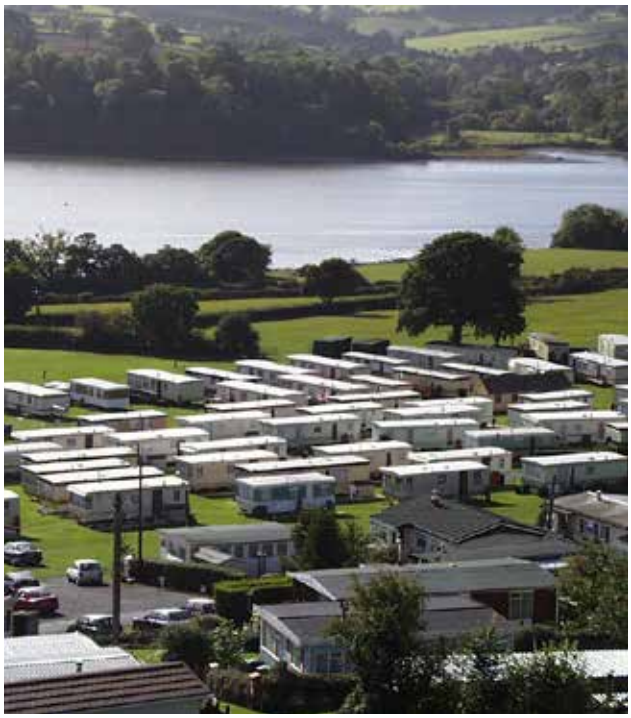
EC5: Working from Home

To support business start-ups, home-working and small-scale employment in rural areas, it is acceptable in principle to use part of a dwelling for an employment generating use subject to no detrimental effect to the amenity, parking problems or traffic generation in the area.

4.16 The use of homes for starting and running businesses, or for working away from a larger central business location is an established trend. It provides an efficient use of land and buildings and helps to minimise travel as well as encouraging new businesses to start up.

4.17 The Council supports opportunities for home working, including through allowing home based business of an appropriate scale and activity. Not all home-based businesses require planning permission if they are incidental to domestic use. However, for those that require planning permission, the effect on the residential property, as well as the amenity of neighbours and other potential impacts will be considered. Impacts on the amenity of the area or on occupiers of neighbouring properties include consideration of the scale, size and type of the business; potential additional traffic generation; access; and noise or disturbance caused by visitors or business operations. In parallel, it will be necessary to embrace design outcomes which provide flexibility of internal space, in accordance with Policy DW1: Quality Development, in order to fully realise potential of homeworking in development schemes.

4.18 Teignbridge recognises the growing role that home-working can provide within the local economy, particularly in rural areas of the district. There are a number of barriers to homeworking, in particular accessing good broadband links, however there are a range of projects, such as the Connecting Devon & Somerset programme which are seeking to improve rural broadband provision. Policy EC8 provides a positive framework for delivery of high-speed digital networks to new homes. Although the Council will seek to promote the principles of homeworking within existing dwellings, it will not support proposals for residential development that in normal circumstances would be contrary to other policies within the local plan, on the basis that the new dwelling will provide opportunities for home-working.



EC6: New Tourist Accommodation and Attractions

1. The Council will promote a growing, sustainable tourism sector, and support proposals to lengthen the tourism season and encourage higher spending by visitors through supporting the retention of existing tourist accommodation and attractions which contribute to the local economy.
2. Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.
3. Tourist accommodation including self-catering and serviced accommodation, campsites and tourist attractions will be acceptable in principle within settlement limits.
4. In locations outside of defined settlement limits, tourism accommodation (excluding static or touring caravan sites) or tourist attractions will be permitted in principle for any of the following:
    a. Expanding or improve existing tourism accommodation or attractions which provide high quality facilities;
    b. The appropriate conversion or change of use of a permanent and soundly constructed building which sensitively retain any historic interest and character;
    c. Part of a farm diversification scheme (in accordance with EC1);

d. Use of a dwelling to provide bed and breakfast accommodation;
e. Provision of new high-quality accommodation or attractions which widen and enhance the tourist offer of the area or improves productivity of the local tourism industry;
f. Where the facilities are in conjunction with a particular countryside attraction or it is demonstrated how the proposal could assist rural regeneration and the well-being of communities;

and where all the following apply:

g. Where the scale of the proposal is appropriate to the accessibility of the site by public transport, cycling or walking and capacity of facilities and infrastructure;
h. It can demonstrate that it would result in benefits for the economy of Teignbridge;
i. Local landscape character and significance of heritage assets and their settings can be conserved or enhanced; and
j. Where it can be demonstrated that the proposal will not affect the integrity of European Wildlife Sites.

4.19 The visitor economy, while a relatively small direct element of local employment, provides additional visitors and therefore indirectly supports a significant amount of local employment. The potential to attract 'digital nomads' during off-peak periods may be a growing means of attracting visitors year-round. It is therefore important that planning policies support its sustainable expansion rather than inhibit its growth unnecessarily. Within settlement limits there is a general 'in principle' support for tourist accommodation. The scale of any proposal should be appropriate to the size of the settlement with larger tourism attractions being located at town level or within resort areas where there are greatest opportunities for access by sustainable travel options.

4.20 In the open countryside away from settlements, there are a wide number of potential tourist businesses that can contribute to the area's economy and meet sustainable development requirements. These are set out in the policy. There is a particular emphasis placed on provision of high-quality facilities in such locations to reflect the special environmental qualities of most of these rural areas. In transport terms, the role of low carbon transport such as cycles (including e-bikes) by foot or electric vehicles will become more important over the plan period. The policy in terms of existing tourism accommodation, relates in part, to campsites of more than five pitches which require planning permission.

4.21 Various other policies will need to be considered in specific cases to ensure that proposals are or can be made acceptable. At Dawlish Warren and locations close to the Exe Estuary, tourism developments are particularly likely to have negative impacts on the Dawlish Warren Special Area of Conservation and the Exe Estuary Special Protection Area. Appropriate Assessments will be required and sufficient mitigation must be secured to overcome any negative impacts identified. In some instances, where it is not possible to fully mitigate impacts, permission may be refused.

4.22 New-build holiday homes, flats and other permanent holiday accommodation (excluding timber chalet replacement development identified in Policy EC7) amount to new housing and will therefore be expected to comply with relevant housing policies. The plan does not provide for campsite tourist accommodation in the open countryside becoming suitable for wider uses beyond such accommodation.

EC7: Static and Touring Caravan Sites

Proposals for new static caravan sites (including replacement with timber chalets) or touring caravan sites, or an extension, intensification or upgrading of an existing site, including ancillary facilities or change from touring caravan to a static caravan site will only be permitted where the proposal satisfies all of the following:

1. Demonstrates a very high standard of design of the overall site;
2. Conserves or enhances the character of the landscape and seascape in accordance with the Landscape Character Assessment and the significance of any affected heritage assets and their setting;
3. Is served by adequate supporting infrastructure and vehicular access;
4. Is of a scale appropriate to the accessibility of the site by public transport, cycling or walking;
5. The site is capable of being managed without the need for a new dwelling and will not contain any other permanent residential homes on a year-round use;
6. Can demonstrate that it would result in benefits for the economy of Teignbridge;
7. It can be demonstrated that the proposed development will not affect the integrity of European Wildlife Sites; and
8. The proposal is accompanied by a legal agreement stating that the accommodation will remain in visitor use only and will not be used for permanent residential occupation.

4.23 The distribution and range of existing static and touring caravan sites in Teignbridge provides choice for visitors in both coastal and inland locations. From time-to-time proposals come forward for extensions or intensification of existing caravan sites often in order to upgrade individual facilities. Due to the sensitive nature of the landscape context of many of these sites, including Undeveloped Coast, careful account needs to be given to the standard of design. This will need to be recognised by applicants in satisfactory compliance with Policy DW1: Quality Development and any relevant supporting information which may be required.

4.24 Any proposals affecting the Undeveloped Coast or Dartmoor National Park will need to accord with Policies GP1 and EN2-EN4 and other relevant Local Plan Policies. Given the climate change vulnerability in coastal areas particularly, new static or touring caravan sites will not be permitted within Coastal Change Management Areas.

4.25 There is some demand from site operators for enhanced facilities, especially on larger holiday parks, for example to provide better indoor facilities on site to encourage use through a longer season. By improving facilities in this way, existing sites can attract visitors for a longer part of the year, providing a greater economic benefit to the area and reduce car-based trips. However, such improvements often involve a greater amount of built development, the visual impact of which needs to be carefully assessed, particularly in coastal areas and other landscapes with an open character, along with impacts on wildlife. Development proposals must therefore be consistent with particular site location circumstances and of appropriate scale to reflect these.

4.26 Caravans often vary in appearance. Consideration should be given, where justified, to the materials and colours of development as this can greatly reduce the visual impact. Schemes to replace existing static caravans with alternative mobile units that would improve the appearance or quality of the accommodation and landscaping will be looked upon favourably.

4.27 Camping pods and other structures which are permanently or seasonally sited on the land may have a similar impact to touring caravan sites and proposals for these structures will be considered in the same way as a new caravan site.

4.28 Whilst the Council will be sympathetic towards proposals to extend seasons of opening to provide enhanced visitor facilities, a strong position will be maintained over holiday accommodation not being used for residential purposes and occupied all year round. Occupancy conditions will be enforced by the council where it is expedient and appropriate to do so, in accordance with the planning enforcement strategy. To ensure that proposals comply with criterion 5 applicants will be expected to enter into a legal agreement to ensure that the units on site are not subject to permanent residential occupancy. The Council will encourage the owners of caravan sites to supply information on any permanent residents.

4.29 For the avoidance of doubt, this policy does not apply to gypsy and traveller pitches or travelling show people plots.

EC8: High speed digital networks

1. All new residential and commercial development will be required to have access to high-speed digital infrastructure.
2. To ensure businesses and residents have access to a choice of fixed and mobile internet services with a potential for reliable and resilient gigabit per second speeds, all major development will:
   a. incorporate digital infrastructure as one of the essential utilities, including routing and phasing alongside the other utilities in a Utility Network Plan;
   b. provide a network of open access ducting (open to all fibre providers) suitable for and including full-fibre connections to each building. Ducting must have capacity to accommodate and enable multi-operator fibre to encourage competition and choice for consumers; and
   c. demonstrate that suitable arrangements have been made for the ownership, management and maintenance of the open access ducting, for example through transfer to a 'dig once trust' mutual.
3. Sites of at least 500 dwellings or 5 hectares of employment should ensure resilience by providing at least two physically separate external connection points.

4.30 Access to high speed, reliable, fixed and mobile connectivity for businesses and residents will support future economic development across the plan area. Domestic broadband usage continues to grow exponentially, and home working/remote service access is increasingly necessary as standard. As network capacity increases, there are likely to be continued benefits arising from travel reduction and quicker connection speeds for businesses.

4.31 Planning has a role to play in ensuring new developments are future-proofed and avoid unreasonable barriers to the delivery of infrastructure necessary to achieve improved connectivity across the area. This emphasis is supported by the National Planning Policy Framework and wider government preference to a competitive market using fibre to the premises capable of 1 gigabit per second speeds. In addition, it becomes important to promote and accelerate investment in such networks by multiple providers to stimulate competition. There will be some locations, particularly in rural catchments, where it will be more

challenging to secure the level of connectivity set out by EC8, due to limitations with existing digital infrastructure. This will need to be addressed in consultation with key bodies, including National Grid Electricity Distribution (NGED), and flexible solutions may be agreed where it is appropriate to do so.

4.32 An initial requirement is that the digital infrastructure is planned out from the beginning and coordinated with the other necessary utilities such as water, sewerage, electricity and gas or district heating networks. One way to achieve this is by submission of a comprehensive Utility Network Plan for the site. The necessary ducting and fibre can then be laid alongside other utilities using a 'dig once' approach to servicing the site which reduces costs and disruption during construction and in the future.

4.33 The ducting will need to be open to additional fibre provision without barriers and in perpetuity, to encourage a more competitive, open digital market. This will be secured through planning obligations or legal agreements. Ongoing ownership, management and maintenance of this ducting will need to be considered and demonstrated by the applicants.

4.34 Other electronic communications infrastructure, such as masts for new 5G networks will be assessed against other relevant policies in the plan, particularly those in the Environment and Design chapters. An appropriate emphasis on sensitive design will be expected where new sites are required.

EC9: Development in and around Town Centres

1. The vitality, viability, accessibility and distinctive characteristics of Town Centres will be maintained and enhanced, and their individual roles and ambitions supported by:
    a. Supporting them as sustainable locations for living, working and activity through the day and into the evening;
    b. Supporting the key role of small scale, local or independent outlets and the sale of local produce as part of their local distinctiveness and character;
    c. Investing to enhance their facilities, built and historic environment and economic potential;
    d. Support and investment in greater accessibility of town centres;
    e. Supporting proposals which address flood and coastal erosion risks; and
    f. Supporting in principle any proposals to redevelop edge, out of centre or out of town retail units/parks for employment and/or residential uses subject to compliance with other relevant policies of the Local Plan.
2. Development proposals must demonstrate they will not affect the integrity of European Wildlife Sites.

4.35 Town centres are vital and sustainable locations for development and the preferred location for main town centre uses, particularly retail provision, but importantly also for employment, housing, leisure and entertainment. An independent study commissioned by the Council examined the current and future characteristics and trends of the District's five town centres (Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh). The study, which was informed by stakeholders and local communities, recommended a vision and policy direction for each of the towns by understanding the unique opportunities and challenges that contribute to their sense of place and the barriers to change that make the towns more or less able to respond to changing demands and expectations.

EC10: Vital and Viable Town Centres

1. Within the town centre boundary as defined on the Policies Map, but outside of defined Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, to housing or main town centre uses (including shops, financial and professional services, offices, health centres, restaurants and cafes, pubs and drinking establishments, takeaways, hotels, and cultural and leisure facilities) will be supported in principle.
2. Within Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, will be permitted in principle where the proposed use:
    i. has active ground floor frontage and daytime use. Proposals which promote extended use into the evening will be supported in principle;
    ii. creates or retains offices, residential, or leisure uses on upper floors where these are under the common ownership of, and compatible with, ground floor premises;
    iii. conserves or enhances the significance of heritage assets and their settings, and the character and appearance of historic streetscapes to support regeneration, encourage visitors and improve the environment;
    iv. enhances the immediate physical environment, including taking advantage of local characteristics/distinctiveness and heritage assets to promote an improved shopper and visitor experience; and
    v. supports the vitality and viability of the town centre.
3. In the Core Activity Area as defined on the Policies Map, ground floor uses are restricted to retail, financial and professional services and restaurants and cafes (Class E uses); and
4. In the Secondary Activity Area as defined on the Policies Map, ground floor uses are restricted to retail, financial and professional services, restaurants and cafes, cultural and leisure facilities, drinking establishments, hot food takeaways and offices, hotels, health centres and community facilities (Class E uses, Sui Generis); and
5. It can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

4.36 Town centre developments need to balance high level activity with the continued importance of heritage and their role as sustainable centres. Policy EC10, which applies to all town centre developments, aims to promote an appropriate mix.

4.37 There are five defined town centres in Teignbridge: Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh. While town centres need to provide a range of complementary uses as part of their 'offer', there are certain key streets which need to stay as part of the core area that attract the greatest concentration of trade and footfall. These areas will be protected from the encroachment of some types of uses which would otherwise dilute their role. In addition, there will be sometimes a need to restrict unnecessary loss of cultural facilities in central areas as a whole, particularly where the facility represents a singular resource for the town in accordance with NPPF requirements for promoting healthy and safe communities.

4.38 Policy EC10, informed by the independent town centre study commissioned by the Council, reinforces the importance of town centres and defines designations within a defined town centre boundary that protects their active frontage whilst providing the flexibility necessary to change and adapt to local economic circumstances.

4.39 Based on the evidence gathered through the town centre study, a series of definitions adapted from national policy have been developed as set out below. These continue to support the main thrust of national policy to ensure the vitality and vibrancy of our town centres but reflect the changing dynamics of these places and the subsequent need to respond appropriately in planning policy to these challenges.

Designation	**Definition**
Core Activity Area	The most accessible and busiest place in the town. They are attractive, dense and active spaces where retail is dominant and other uses complement and support peoples' shopping experiences. These areas are where the tallest buildings and civic landmarks are found and where rents and land values are high.
Secondary Activity Area	Also accessible and busy places within the town centre but with a slightly peripheral role to the more active and retail focused Core Activity Area. They are important in maintaining a complementary role to the Core Activity Area but where rents and land values are slightly lower to provide different retailing and social opportunities.
Town Centre	The spaces and places which comprise town centre activity. They are areas where high levels of activity are experienced as a result of offices, supermarket, entertainment venues, leisure facilities, community buildings, parks and public transport terminals being located here. These areas are supported by high density housing opportunities. The town centre includes the Core and Secondary Activity Areas.

Table 5. Town centre designations

4.40 The retail industry and particularly the high street are continuing to experience numerous challenges, most notably the Covid pandemic, the increased cost of living resulting in a contraction in consumer spending, rising property and operational costs and a shift in consumer spending towards e-retail.

4.41 In order to address these changes and challenges, our town centres and high streets must evolve and adapt both their image and offer to consumers as follows:

- Promote and encourage a broader mix of activities that is able to adapt to its local economic needs and trends;
- Improve the consumer experience;
- Improve access and mobility to, in and around town centres;

4.42 Shop fronts are an important component of a town's character and identity and can make a valuable contribution to a town's distinctive image. The District Design Code provides more detail on improving design standards.

EC11: Large Scale Retail Development

New shops of more than 280 square metres sales floor area, or extensions to floor area, will not be permitted outside defined town centres unless all of the following criteria apply:

1. The proposal accords with the sequential approach as follows:
    a. if it is within 300 metres walking distance of a town centre there must be no appropriate site available within the town centre for the use proposed;
    b. if it is more than 300 metres walking distance from a town centre there must be no appropriate site available within or closer to the town centre for the use proposed;
2. The proposal does not prejudice existing, committed and planned town centre investment and will not lead to significant harm to the vitality, viability or range of retail provision of any affected town centre, taking account of the resilience of the existing town centre, and the cumulative impacts of recent and proposed out of centre retail proposals;
3. The proposal will promote a reduction in travel in accordance with other plan policies and demonstrate how it can be accessed by sustainable and active travel options;
4. The proposal conserves or enhances the significance of any heritage assets and their settings, as well as historic streetscapes and/or townscapes; and
5. It can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

4.43 The National Planning Policy Framework confirms that the 'sequential test' for retail and leisure developments is to remain, and the policy ensures that where possible new developments of these types are located within or close to town centres. 300 metres is generally considered to represent a reasonable walking distance for a shopper, but this may be less in the smaller town centres. This is to ensure that less sustainable patterns of retail development are not promoted by new shops at out of centre locations, unless there is no alternative to such a proposal. It is also a requirement that such an out of centre store does not significantly harm town centres by impacting on planned investment, vitality and viability or the range of town centres shops (to protect consumer choice).

4.44 Applications for out or edge of centre large retail developments (more than 280 sq m) should be accompanied by a full retail assessment providing robust and up to date evidence to satisfy EC11 (b). Applicants for new large-scale floorspace proposals outside defined town centres within Class E and also including pub or drinking establishments, are strongly encouraged to work with the Council from an early stage to agree the scope of retail impact assessments, prior to the submission of planning applications. Both parties can benefit from such a joined-up approach. The health of town centres (including vitality and viability indicators) and town centre or retail strategy should be considered as part of any assessment.

EC12: Local Shops

1. To provide residents' day-to-day shopping needs within walking distance, new shops with no more than 280 square metres sales floor area will be acceptable in principle within or closely related to defined settlement limits.

2. Development proposals will be compatible with surrounding land uses and will not detract from residential amenity and/or road safety.
3. Outside of defined settlement limits, proposals for local shops will be acceptable in principle where they can be integrated within new or existing community buildings.

4.45 It is recognised that not all retail development takes place within defined centres and therefore the Council will support small-scale retail development that demonstrates a local benefit, and its proposed use serves the community.

4.46 Local shops small enough that they complement rather than compete with town centres provide important access to day-to-day retailing for residents, reduce the need to travel and provide an opportunity for people to socially interact with other members of their community. The 280 square metres referred to is based on the Competition Commission definition of convenience stores, which fall outside the Sunday Trading restrictions.

5. Homes

H1 Land for New Homes

1. Sufficient land will be made available in this plan to increase the rate of new housebuilding to an average of 720 homes per year. The total housing requirement over the plan period 2020-2040 is a minimum of 14,400 homes. A proportion of these dwellings will be affordable in accordance with H2. All new-build homes in parishes identified in the Policies Map, whether occupied as an owned, rented or leasehold home, will be occupied as a primary residence, as secured through a legally enforceable mechanism.
2. The Council will monitor and publish the provision of market and affordable housing in the district. Dwelling completions since 1st April 2023 will be compared with the following trajectory:

Year	Annual Target	Completions from allocations	Windfalls	Annual Completion	Cumulative Completions
2020/21	720	269	157	426	426
2021/22	720	379	134	513	939
2022/23	720	502	125	627	1566
2023/24	720	323	133	456	2,022
2024/25	720	568	136	704	2,726
2025/26	720	618	136	754	3,480
2026/27	720	825	136	961	4,441
2027/28	720	1,107	136	1,243	5,684
2028/29	720	1,100	136	1,236	6,920
2029/30	720	1,000	136	1,136	8,056
2030/31	720	762	136	898	8,954
2031/32	720	710	136	846	9,800
2032/33	720	665	136	801	10,601
2033/34	720	580	136	716	11,317
2034/35	720	770	136	906	12,223
2035/36	720	699	136	835	13,058
2036/37	720	559	136	695	13,753
2037/38	720	325	136	461	14,214
2038/39	720	275	136	411	14,625
2039/40	720	235	136	371	14,996

Table 6. Estimated completions in Housing trajectory

3. Priority will also be given to supporting and enabling allocations or outstanding planning consents. Such actions may include:

   a. purchase of land, including through compulsory purchase;
   b. review of infrastructure phasing and requirements, subject to viability assessment indicating these are required to bring development forward;
   c. investment in infrastructure to kick-start development, which may be on a repayment basis; and
   d. active measures to support rural exception sites, custom build, Local Development Orders and Permissions in Principle.

5.1 The NPPF has introduced a standard methodology for assessing housing need and this has set the annual housing target as shown in the trajectory which equates to average annual completions of 720 homes, or 14,400 homes over a 20-year period.

5.2 Through the policies and allocations of this Plan, the Council seeks to confirm a 5-year supply of specific, deliverable sites and a further supply of developable sites for years 6-15 from the point of adoption, in accordance with the requirements of the NPPF. The 16-year housing land supply target for this plan is therefore 12,096 homes to be delivered between 1 April 2024 and 31 March 2040. This includes a 20% buffer for the first 5 years of the plan period as per national policy requirements.

5.3 The supply of housing land is comprised as follows (Table 7):

	20% Buffer
A. Housing land requirement over 16 years (2024/25 – 2039/40 including 20% buffer for first 5 years	12,096
B. Baseline supply available (B1+B2+B3): B1: Existing commitments B2: New allocations B3: Windfall allowance	12,974 6,338 4,460 2,176
C. Dartmoor Allowance	288
D. Total supply (B + C)	13,262
E. Headroom/Flexibility on 16-year requirement (D – A)	1,166
F. Total number of years' supply (D/(A/16))	17.5

Table 7. Housing land supply calculation

5.4 The 'Dartmoor Allowance' is based on the estimated completions arising from the Teignbridge district area within the National Park (and subsequently reported in housing completions for the district). The allowance reflects the fact that the Standard Method is calculated based on district council areas, rather than planning authority boundaries. However, this allowance is not relied upon to satisfy this plan's 5 year housing land supply.

5.5 The Local Plan's 5 Year Land Supply Calculation, taking into account a 20% buffer is: (3,600) x 120% = 4320 dwellings. The Council can demonstrate a 5 Year Land Supply as follows (Table 8).

	2025/26	2026/27	2027/28	2028/29	2029/30
Target with 20% buffer	864	864	864	864	864
Total projected completions	754	961	1,243	1,236	1,136
Rolling 5 year supply calculation	6.17	6.34	6.20	5.69	5.09

Table 8. 5 year land supply

Small Sites

5.6 The NPPF requires Local Plans to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare. Through a combination of existing permissions and new allocations, including consideration of small Custom Build plots delivered through policy H6, the plan makes provision for 9% of the housing requirement to be delivered on sites of less than 1 hectare. The plan makes provision for further small sites to come forward through policies H7 and H8 (Exception Sites) which could enable the full 10% to be achieved, or exceeded, in the next 15 years.

5.7 The small sites supply has primarily come forward from existing commitments and new allocations on town centre brownfield sites and village sites. Whilst this supports the Local Plan's current strategy to redevelop brownfield sites wherever possible, and to enable proportionate development within defined villages to support rural sustainability, identifying further supply from these sources is likely to result in either undeliverable sites being identified or a less sustainable pattern of development. It is therefore considered that the plan makes an appropriate balance between meeting the 10% requirement whilst also ensuring that development is planned in the most appropriate locations for development.

5.8 The following is a list of new allocations in which the developable area is less than 1 ha: GC6; GC7; GC8; GC9; GC10; GC15; GC16; RT3; V3; V4; V6; V7; V8; V10; V14; V17.

Trajectory

5.9 The trajectory in Table 6 shows expected rates of delivery for both permitted and planned development. A more detailed trajectory broken down by site is provided in Appendix 3. The Appendix also provides a rolling 5 year land supply for this plan, from the point of adoption. Annual updates will be published via the 5 year land supply statement.

Primary Residences

5.10 There are over 1600 known second homes and self-catering units in Teignbridge, equivalent to the size of a large village such as Ipplepen or Bishopsteignton. The use of the limited housing stock for holiday purposes in the highest demand areas, such as around the coast, is having a wider impact including the loss of stock from the long-term private rental market, increase in private rental costs, and the social sustainability of affected communities. Where new homes are built but used as occasional second homes or short-term holiday lets, there is no benefit to local people in real housing need.

5.11 It is important that all new homes contribute to solving the housing crisis. This policy requirement therefore seeks to reduce the loss of properties to second homes and short-term let holiday rentals, by requiring that newly built homes are provided as permanent homes to buy or rent, using measures such as a planning condition attached to the planning permission to ensure this remains the case. The policy does not prevent 'build to rent' or new homes being rented for permanent accommodation. The Policies Map identifies where the policy applies, these parishes being places with existing or likely higher levels of demand for short-term lets, namely: Bishopsteignton, Dawlish, Stokeinteignhead, Shaldon and Teignmouth.

Contingency planning

5.12 The policies and allocations in the plan have been thoroughly assessed and viability tested, and an appropriate buffer has been applied to ensure that, as far as possible, the planned supply of housing is maintained. In the event of housing not being delivered in accordance with the plan and/or the identified need for new homes changing in the future, including taking account of possible unmet needs in neighbouring areas, the requirements of national policy and legislation

for a review/update of the plan will be followed. Furthermore, in line with the requirements of the December 2024 NPPF, the Council will be expected to begin work on a new plan under the revised plan-making system as soon as the relevant provisions are brought into force.

H2: Affordable Housing Targets

To ensure that housing sites provide for a range of housing needs:

1. All residential development sites (excluding any allocations or policies which have specific affordable housing requirements) including change of use and conversion to dwellings within the district with a capacity of 5 or more in designated rural areas and 10 or more in non-designated rural areas will provide affordable housing in accordance with the following targets and tenure split:

	Minimum Overall % Affordable	**Starting point for Affordable Housing Tenure Split**		
Location	**% of dwellings to be provided as affordable housing**	**Social Rented (%)**	**Shared Ownership (%)**	**Discounted Market (including First Homes) (%)**
Flats and apartment developments on previously developed land within Newton Abbot and Kingsteignton	0			
Non-flatted development on previously developed sites within Newton Abbot and Kingsteignton	20	50	25	25
Newton Abbot, Kingsteignton, Chudleigh, Dawlish, Teignmouth, Bovey Tracey, and Edge of Exeter	25	50	25	25
Villages and Rural Areas	30	50	25	25
Retirement housing where consistent with the definition in this Plan and secured by S106	0	0	0	0

Table 9. Affordable housing targets

2. Affordable and social rented and shared ownership dwellings will be sold by developers to a Registered Provider or other appropriate managing organisation (approved by the Council and/or Homes England) at a price which retains their affordability without the need for external grant funding; and
3. Affordable housing will be provided on site. A financial contribution towards affordable housing provision elsewhere in Teignbridge may be considered where on site provision would not be an efficient use of resources or would otherwise be inappropriate. Any financial contribution will be based on the purchase price referred to in criterion 2 of this policy.

5.13 The need for affordable housing is found throughout Teignbridge. As of June 2022, there are around 1060 people on our Devon Home Choice Register who are looking for social rented housing and a further 800 on the Help to Buy register for those wishing to purchase an affordable home. High local housing costs compared to low local average incomes means that access to most types of housing require double income households and above average incomes. In view of the high levels of need, it is considered that most new market housing should contribute to the delivery of affordable housing. The settlements described in the affordable housing table (Table 9) are defined by their settlement limits.

5.14 Development of only apartments or blocks of flats on brownfield land in Newton Abbot and Kingsteignton are not required to provide affordable housing because the viability of such development is challenging. However, where the Council owns land, it is the intention to provide affordable housing where this is possible. Similarly, opportunities to provide and maximise affordable housing provision to meet evidenced need in such developments through grant funding should be sought and will be supported by the LPA. Other brownfield residential development in Newton Abbot and Kingsteignton is required to provide 20% affordable. The Edge of Exeter area includes the allocations at Markhams, Peamore and Atwells.

5.15 The tenure split in Policy H2 is a starting point, but where tenure mix may vary (e.g. national policy changes, viability discussions or rounding) the priority is as follows; 1. social rented homes; 2. Shared ownership; 3. First homes. The 25% proportion of First Homes should be considered as a maximum. If national policy no longer requires First Homes, other affordable housing products would be required. Subject to agreement by the site developers and the LPA, the minimum requirement would be an alternative discounted market sale product of at least 20% discount to reflect local affordability (off their open market value, retained in perpetuity). Alternative tenures are possible, subject to viability and agreement by the site developer and Local Planning Authority, with the Council's priority order being: 1) Social rent, 2) Affordable rent and 3) Shared ownership.

5.16 Affordable homes are made available for sale or rent for people who cannot access housing on the open market. There are different types of affordable housing. These are set out in Annex 2 of the NPPF, and include:

a. Social rented properties (where rents are typically 40% lower than market rent);
b. Shared Ownership (where a proportion of the equity can be purchased, with a Housing Association owning the remainder).
c. First Homes properties (available to first time home purchasers at a discounted price of at least 30% below market value).

5.17 Where a site would deliver only a very low number of social rented properties which registered providers agree would lead to disproportionate management costs, the Council would consider allowing a change to an alternative affordable tenure.

5.18 Where considered acceptable in principle, financial contributions should be made in line with the latest methodology as published on the Council's website.

Affordable Housing Thresholds

5.19 All housing developments which are of sufficient size should contribute to meeting the need for affordable housing. On unallocated sites a threshold of 5 or more dwellings in designated rural areas, or 10 or more elsewhere (including in the non-designated rural areas), will be used, reflecting the viability of smaller sites. In order to reflect increasing viability as sites become larger, the target will be applied to the number of dwellings by which the site exceeds 4. This

will be rounded to up to the next whole dwelling. Table 10 illustrates this approach on sites of up to 15 dwellings for the three targets. It should be noted that the thresholds of 4 (in designated rural areas) and 9 (in non-designated rural areas – Newton Abbot, Kingsteignton, Teignmouth and Dawlish) under which affordable homes are not required only applies to windfall development of 15 homes or less and does not apply to allocated sites or rural exception sites. This takes into account the fact that each allocated site will have been individually assessed for its viability, that larger sites are typically more viable, and that rural exception sites are affordable housing led developments.

Site Capacity	20% Target	25% Target	30%
1-4	0	0	0
5	1	1	1
6	1	1	1
7	1	1	2
8	1	1	2
9	1	2	2
10	2	2	3
11	2	2	3
12	2	2	4
13	2	3	4
14	2	3	4
15	3	3	4

Table 10. Affordable housing target to be applied on sites of 15 homes or fewer

5.20 The Council reserves the right to calculate the capacity of the site to accommodate dwellings where it considers that the development proposed is not an appropriate density specifically for the purpose of avoiding the affordable housing threshold. The Council may also consider the overall area and capacity of adjoining parcels of land where development is phased or subject to separate planning applications, where such parcels can be considered to make up parts of a larger site. Schemes including a significant proportion of non-residential floorspace will be considered based on the numbers of dwellings proposed. Planning permissions will be subject to conditions or a planning obligation to ensure that the affordable housing remains affordable in perpetuity.

5.21 Where sites provide affordable housing, the Council will encourage its provision within the site to promote the creation of inclusive communities. However, where it is appropriate the developer and Council may agree that affordable housing, including homes for the travelling community, are provided elsewhere. Such developer contributions will be through completed dwellings, land with residential planning permission, and/or financial contributions, which together permit the provision of the target number of affordable dwellings within the Teignbridge District Council area, without the need for external public funding.

Vacant Building Credit

5.22 Where a development is eligible for Vacant Building Credit, planning applications should set out this evidence in a Vacant Building Credit Statement, which should be prepared in accordance with the Council's Vacant Building Credit Advice Note of November 2020, or any updated replacement advice in place.

Retirement Housing

5.23 Retirement housing is defined in this plan as including age restricted homes within sheltered housing, retirement living, extra care and care home developments. Housing for older people such as 'Retirement villages' can include a mix of age-restricted homes, as well as a range of communal facilities.

5.24 Dwellings that meet at least one of the definitions of retirement housing below will not be required to provide affordable housing where a S106 (or in special circumstances a Unilateral Undertaking) has been secured to require at least one resident per household to be aged 60 or over and/or registered disabled. However, opportunities to maximise affordable housing provision in the scheme through grant funding should be sought and will be supported by the LPA.

a. Retirement housing, often known as "Sheltered Housing" or "Retirement Living" will provide substantial facilities not found in completely independent accommodation. These can include a secure main entrance, residents' lounge, and access to an emergency alarm service.
b. Supported Housing, often known as "Extra Care Housing" or "Assisted Living" provides for everyday care and support needs. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day).
c. Residential Care Homes include what have traditionally been described as residential care homes or nursing homes and is where integral 24-hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.

5.25 Where retirement homes proposals do not include communal facilities and secure occupancy restrictions, the standard affordable housing target should apply.

5.26 Where a Local Plan allocation policy identifies a specific affordable housing target (GC13, EE1, EE2), the retirement housing units could be made affordable and thereby make up part of the site wide affordable housing requirement.

H3: Affordable Housing Controls

With the exception of First Homes, affordable housing is required to have the following restrictions through planning conditions or obligations or another legally defensible limitation:

1. The occupation is restricted to eligible households in need of affordable housing in accordance with the Council's published criteria and, occupancy policies contained in policy H9 and Neighbourhood Plans;
2. With the exception of "Rent to Buy" and Discounted Open Market, where the right to acquire, right to buy or the disposal of a dwelling applies, receipts should be recycled for alternative affordable housing provision within Teignbridge;
3. Where an acceptable registered provider or other appropriate managing organisation cannot be secured to take ownership of affordable housing, a cascade of potential providers will be agreed, including registered providers, Teignbridge District Council, Community Land Trusts and finally sale with Devon occupancy restrictions; and
4. Custom build housing will be considered affordable housing where it complies with the definition of affordable custom build set out in policy H6.

5.27 Given the level of continued need for affordable housing in Teignbridge, it is essential that our current affordable housing stock is not lost. Policy H3 therefore ensures that affordable housing is retained for those in need. This includes recycling of receipts for alternative affordable housing provision where any homes are sold under the Right to Buy/Acquire in the parishes of Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell, with the exception of "rent to buy" products. In order to address the needs of local people, local occupancy restriction criterion will be applied to affordable housing, with the exception of First Homes, where eligibility is defined through government guidance.

H4: Inclusive Mix, Design and Layout

Residential development sites which incorporate affordable housing will be designed to ensure the creation of inclusive, mixed communities as follows:

1. The mix of housing sizes (i.e. the number of bedrooms) for both market and affordable homes is based on household sizes and evidenced need;
2. Affordable and market housing on a site will be visually indistinguishable from each other in design and quality, whilst allowing for buildings to be individual and have character;
3. Affordable and market dwellings will be intermixed within each phase of the development and located with good access to key services and facilities, avoiding concentrations of affordable housing in any part of the site; and
4. Affordable housing completions should be provided broadly in step with the market housing completions on each development phase as the development progresses.

5.28 The mix of housing types and sizes should reflect evidenced local need, which may include policies in Neighbourhood Plans. The most up-to-date Affordable Housing need can be found via Devon Homes Choice, or by contacting the Affordable Housing team of the Council. The Local Housing Needs Assessment of 2022 can also be used as a starting point for open market homes.

5.29 The coalescence of affordable and market housing within a site can promote social inclusion. Although affordable housing can be accommodated in clusters to aid management, it should be inter-mixed with market dwellings on the site and delivered within each phase of the site. It should be located with good access to key services and facilities and avoid concentrations of affordable housing in any part of the site.

5.30 Whilst the size and design of affordable housing clusters will depend on the size of the development and the identified housing need, best practice is to ensure that there is no visual distinction between different tenures. This policy reinforces the requirement for designs which are 'tenure blind'. As far as practical affordable dwellings will be visually indistinguishable through design, materials or size.

H5: Homes Suitable for All

To achieve a range of housing sizes and specifications that meet a wider range of needs, all new residential developments of 10 dwellings or more will:

1. Be constructed with the following requirements for accessible homes or successive regulations, unless the applicant can demonstrate there are site specific reasons why this is not feasible:
    a. 30% M4(2) (Accessible and adaptable dwellings) or the latest Building Regulations requirements if higher.

b. On schemes of more than 20 homes, 5% M4(3) (Wheelchair user dwellings)

2. Specific provision for extra care housing, supported housing, adapted housing for older people and people with special needs, including retirement housing, retirement communities and care homes will be supported in principle within or closely related to settlement limits;
3. As a minimum meet the nationally described space standards with regard to gross internal floor areas and storage. Exceptions to this will only be acceptable where the housing product has been specifically custom designed as a "compact home".
4. Meet the needs of household types in the locality by providing a house size mix to reflect the demand from smaller households (1 – 3 bedroomed homes); and
5. Support in principle will be given on sites within settlement limits and on allocated or Exception Sites (H7 and H8) for:
   a. Shared housing, including co-housing;
   b. Innovative and sustainable methods of construction such as modular homes; and
   c. Custom built 'compact homes'.

5.31 It is important that new development provides the right types and sizes of homes to meet different housing needs. The National Planning Policy Framework now requires Local Plans to reflect these requirements so that the housing needs of groups such as families, older people, people with disabilities, service families and travellers are adequately met.

Housing for Older People

5.32 Teignbridge expects to see a significant increase of people of retirement age by 2040, and a linked rise in the number of people living with long term health issues or disabilities. There is a need to provide sufficient accommodation which is capable of supporting the health and mobility needs of the growing older population as well as providing a range of smaller and cheaper homes to retain younger people and promote a more balanced local community.

5.33 Meeting the housing needs of older and disabled people is crucial in enabling them to live safe and independent lives. Providing sufficient, suitable and adaptable housing helps people to live independently for longer, improve their overall health and wellbeing, reduce the incidence of falls and GP visits, and in so doing help to reduce costs to the social and health care systems.

5.34 The Local Housing Needs Assessment (LHNA) has modelled the type of housing likely to be needed by these groups and identifies the potential requirement arising for specialist housing in the form of sheltered and extra care housing. This shows that if current rates of provision for specialist housing continues, there will need to be an additional supply of 1,075 specialist units provided. This represents 7% of overall supply. The three strategic sites allocated in the district will be required to provide an element of this specialist housing to contribute towards this need. However, demand for this type of accommodation is largely market-driven and therefore, support in principle will be given to schemes proposing retirement housing, retirement communities and care homes either within or closely related to settlement limits. This means either adjoining or only slightly detached from the settlement limit, ensuring that the settlement it relates to is fully accessible by as many active and sustainable travel options as possible.

5.35 The Council will expect housing for older people to be limited in occupancy to those over or approaching retirement age, and to be located in areas with good accessibility to the services and facilities likely to be needed by those occupying the accommodation. It should be designed and adapted specifically to address the needs of older people, or people with disabilities and should not simply consist of age-restricted development lacking such design/adaptations.

5.36 The Building Regulation consultation 2022 indicates the Government are likely to mandate M4(2) as a minimum for all new homes, and the Local Plan Policy is therefore a minimum in the absence of building regulations. The M4(3) target is based on evidence in the Local Housing Needs Assessment (2022). The 5% M4(3) target is applied to all homes and can be delivered in both market and affordable homes, as required. The types of accessible housing are described as follows.

- M4(1) Visitable dwellings: this is the minimum standard to which all homes must comply.
- M4(2) Accessible and adaptable dwellings: this standard provides reasonable access to and around the home, meeting the requirements of occupiers with differing needs including some older or disabled people and allowing adaptation of the home to meet changing needs.
- M4(3) Wheelchair user dwellings: this standard requires homes to be usable by residents in a wheelchair. It is split into two subsections, (a) requiring that homes are adaptable to wheelchair use and (b) requiring that they are immediately accessible.

Household Sizes

5.37 Evidence from the LHNA shows a Teignbridge wide demand in future for the following house sizes. This is a starting point for informing mix of household sizes as it may vary from place to place across the district and does not account for aspirations.

a. 1 bed – 8%
b. 2 bed – 22%
c. 3 bed- 52%
d. 4 + bed- 18%

5.38 Policy H5 aims to improve the amount of suitable stock available, ensuring more access to housing for older and disabled people with specific needs.

Space Standards

5.39 The Nationally Described Space Standard will be applied to market and affordable dwellings including self-contained units of accommodation. It sets out minimum requirements for Gross Internal Area for key parts of new residential units, storage, and floor to ceiling height. They are set out according to the number of bedrooms, the number of people intended to occupy the unit (to allow for combinations of single and double /twin rooms) and the number of storeys (to take account of space needed for stairs). Whilst research has shown that most of the new development coming forward in Teignbridge over recent years has met the Nationally Described Space Standard, there have been some instances, particularly in relation to affordable housing provision, where newly built properties are not meeting these standards. It is considered beneficial to require adherence to the Standard to prevent occurrences of unacceptable residential accommodation. Exceptions to his will be made where the home is specifically designed for compact living.

5.40 It should be noted that the Gross Internal Area described in the Standard will not be adequate for Building Regulations Category M4(3) homes, where increased circulation space will be required for wheelchair use.

No. of bedrooms	No. of bed spaces (persons)	1 storey dwelling (sqm)	2 storey dwelling (sqm)	3 storey dwelling (sqm)
1	1p	39		
	2p	50	58	
2	3p	61	70	
	4p	70	79	
3	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6	7p	116	123	129
	8p	125	132	138

Table 11. Space standards

Compact Homes

5.41 To enable the delivery of smaller homes for small households, custom built compact homes are supported. A compact home is a permanent fully functioning dwelling unit on a small scale, often aiming to be built at reduced financial and environmental cost. They should be a conscious choice by the occupant. Compact homes will need to utilise space cleverly and may employ innovative technologies in design and construction. Where compact homes are within a multi-plot compact home development, they may include shared facilities and common areas such as work areas, laundry facilities, public outdoor space, bin storage and car parking.

5.42 Compact homes are envisaged as being more suitable for single people, or couples, but unlikely to be suitable for families with more than one child. They should be attached to a permanent foundation and Building Regulation compliant for structural, fire safety, and energy efficiency requirements. This ensures the safety of occupants and also means that the homes delivered in this way can contribute towards meeting the housing requirement set by national government. Compact homes may be 1 or 1.5 storeys high (allowing use of the roof space), of up to 50 square metre floor area. They should meet the Custom or Self Build definition within the Community Infrastructure Levy (CIL) Regulations and be the home-owner's principal residence.

H6: Custom Build

1. To support custom housebuilding and meet local demand, custom build plots will be delivered in the following ways:

   a. On sites of more than 20 homes, at least 5% of dwellings will be made available as serviced plots for sale to custom builders. These should be located where suitable adopted or adoptable road access is deliverable at an early stage in the development (prior to 25%

occupation of the relevant phase in which the serviced plots are located as agreed at outline planning application stage);
   b. On unallocated sites within settlements limits if desired by the landowner;
   c. On sites allocated exclusively for custom build housing; and
   d. Exception Sites as permitted by H7 and H8.

2. The following criteria apply to all custom build developments:

   a. A range of plots sizes are provided, suitable for detached homes with scaffold margins within the plot boundary;
   b. Plots are free of Party Wall requirements unless only developable (by agreement with the LPA) as a semi-detached or terraced dwelling;
   c. Each plot must be marketed in accordance with a marketing strategy and valuation approved by the local planning authority. Plots will not be released for alternative uses or non-custom build homes;
   d. Prior to marketing, each plot must be developable by a custom builder, with no issues to prevent immediate purchase and development. Legal access and on-plot services must be provided prior to commencement of the plot marketing period unless the local planning authority is provided with evidence that plots can be provided with access to those services within the duration of a development permission granted in relation to that land. The Council will need to be satisfied that legal access and servicing will be possible for potential plot purchasers, before outline planning permission is granted.

3. Conditions will be attached to outline planning permissions to secure agreement of Plot Passports and Design Codes for the development prior to the submission of the first Reserved Matters application. A period of 7 years will apply to submission of Reserved Matters applications relating to Custom Build plots within a wider outline approval.

4. Reserved Matters applications will be accompanied by sufficient information to demonstrate how the initial homeowners have had primary input into the final design and layout of the dwelling.

5. Financial contributions in lieu of on-site provision will only be considered acceptable where the number of plots to be delivered is 2 or less, or where it is demonstrated that the inclusion of custom build plots would prejudice the delivery of the wider scheme (e.g. within proposals for flats). Financial contributions will be based on the most up-to-date evidence on custom build plot values.

6. Proposals for affordable custom build will be supported in principle as part of larger development sites and where they comply with affordable custom build requirements.

7. On single plot rural exception sites, plot values will be capped at £13k plus reasonable service charges.

5.43 For the avoidance of doubt, H6 applies to all sites with more than 20 dwellings, unless different requirements are specifically identified for allocated sites. This policy does not apply to brownfield sites or to Exception Sites (or other 100% affordable housing schemes) unless both the Local Authority and applicant are willing.

5.44 Where this policy results in a part plot requirement, the provision can either be made as a financial contribution or rounded up to the nearest whole plot.

5.45 Custom build housing (which includes self-build) is housing built or commissioned by individuals (or groups of individuals) for their own occupation, where the initial homeowner has meaningful input into the final design and layout of the dwelling. Since the introduction of the 5% policy in 2014, delivery has been largely successful, with little to no resistance from the development industry. In

the period from April 2016 to 2021, the Council granted planning permission for 486 plots which are suitable for custom build housing, and 152 custom and self-build homes were completed from 2014-2021. It has enabled a supply of custom build plots into the local housing market which would not have existed otherwise and has added to the diversity and range of housing options.

5.46 Custom build homes can include a variety of types of housing and can include compact homes. Compact homes are permanent dwellings specifically designed on a small scale, where occupiers have often made a lifestyle choice to live with fewer material possessions and to leave a smaller carbon footprint. They are designed to utilise space in innovative ways, are usually single storey with accommodation in the roof space, and may include shared facilities, such as workspace, laundry, and outdoor space on multi plot sites. Compact homes must be attached to permanent foundations and Building Regulation compliant for structural, fire safety, and energy efficiency requirements. This ensures the safety of occupants and also means that the homes delivered in this way can contribute towards meeting the housing requirement set by national government. Compact homes would be suitable for single people or couples but are considered unlikely to offer suitable family accommodation.

5.47 Policy H6 is the primary means by which the Council meets its legal duties required under self and custom housebuilding legislation introduced in 2015. The legislation requires the Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their functions. The Local Planning Authority has a legal duty to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area. Since the opening of the Register in 2016, there has been significant interest from existing residents of Teignbridge and from those further afield. The evidence indicates that there are approximately 150 dwellings per year of demand. This value is slightly higher than the current approximate average of 120 permissions granted per year to date. The combination of provision through H6.(a-d) will help to meet this demand.

5.48 This revised policy has been adapted from the previous Local Plan version to address issues experienced implementing the policy, but overall continues to emphasise the Council's support for enabling more custom and self-builders to contribute to housing supply.

Definition of a Serviced Plot

5.49 A serviced custom build plot is land that either has access to a public highway and has connections for electricity, water, and wastewater, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. In most cases, the evidence referred to within H6.2.(e) is likely to be in the form of a signed s106 agreement. Access to a public highway can include sections of private or unadopted road with guaranteed right of access to the public highway. Connections for electricity, water and wastewater means that the services must either be provided to the boundary of the plot so that connections can be made as appropriate during construction or adequate alternative arrangements must be possible such as the use of a package treatment plant rather than mains drainage.

5.50 Plot values agreed as part of a Marketing Strategy should be approximately 1/3 of the end value of a completed comparable dwelling in the same location. The plot value will be reviewed by an independent RICS valuer should the Council and the Developer disagree, at the developer's expense.

Affordable Custom Build

5.51 To support the provision of affordable custom build plots, developers should liaise with the Council's Affordable Housing Team and Registered Providers to identify opportunities for these to be provided on site. However, should the Affordable Housing Team or Registered Providers indicate that alternative provision is preferable, a flexible approach will be taken to off-site delivery. To be considered affordable in planning terms, prospective occupants of affordable custom build dwellings must satisfy 1) and 2) or 3):

1. Be made by an eligible household(s), meaning occupants of custom build dwellings must be able to demonstrate need, to be assessed against the following criteria:
   a. Gross household income of less than £80,000 p/a;
   b. Able to satisfy the affordable housing local occupancy criterion;
   c. Do not already own a home;
   d. Able to sustain home ownership; and
   e. Cannot afford to buy on the open market.

This is intended to be a guide that will vary with income, lender's requirements, and mortgage availability.

2. Put in place a legally binding restriction upon the property, as agreed and implemented via a covenant on the property to ensure that:
   a. the resale of the property is limited to at most 80% of market value in perpetuity. The final % will be determined in relation to open market values and affordability to eligible persons within the income cap; and
   b. the property may only be sold, let, or sub-let (with the consent of the LPA) to eligible persons after both a period of 3 years after the completion of the dwellings, and only to people who satisfy all the criteria in (1) for affordable housing.

3. Excluding on Rural Exception Sites, the occupant satisfies and complies with Regulations such that the dwelling can be considered a "First Home".

H7: Rural Exception Sites

1. The development of rural exception sites for affordable housing to meet the needs of the local rural community will be permitted in principle where all the following apply:
   a. there is a proven need for affordable housing from households who have a local connection with the parish or an adjoining rural parish as is demonstrated through an up-to-date Housing Needs Survey;
   b. the site adjoins or is well related to a rural settlement and does not have a disproportionate impact on its size, and is capped at 20 homes overall;
   c. the type of affordable housing and the scale of provision are limited to meeting the proven local need, along with any market housing required to make the development viable;
   d. a planning obligation is enforced which retains all the affordable dwellings as affordable housing in perpetuity and gives priority to occupation by those with a local connection with the parish or adjoining parishes; the price paid by the Registered Provider or other appropriate housing provider for each affordable housing plot is limited to £13,000 per plot unless site specific circumstances warrant a different approach which is agreed by the LPA or, where relevant, are subject to criteria (e) below;

e. on sites that provide at least 10 affordable homes, the landowner can choose to either take a financial receipt for the land as per criterion (d) above OR an open market serviced development plot (with planning permission);
f. the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing and/or make the scheme deliverable, providing the open market element accounts for no more than 30% of the homes, their size, and their form and design is commensurate and compatible with the affordable homes, and all the following apply:
    i. a proven need according to criterion (a);
    ii. the scheme is demonstrated to be unviable; and
    iii. there is insufficient available public grant to make the scheme viable.
g. planning applications should be supported by evidence to demonstrate that there has been community engagement;
h. it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of European Wildlife Sites; and
i. The development will be designed to conserve or enhance the landscape and the significance of any affected heritage asset and its setting.

2. Single plot exception sites for affordable homes will be permitted, subject to clauses a) to e) and h) being satisfied.

5.52 The distribution of housing is guided by the Local Plan's strategy which concentrates most housing development in the towns. An exceptions policy, which permits affordable housing in the countryside adjoining settlements where there is a local need, is a longstanding policy which allows for appropriate rural provision.

5.53 This policy applies to all defined rural settlements (i.e. those with a defined settlement limit) and the following undefined settlements: Ashcombe, Bickington, Coffinswell, Combeinteignhead, Dunchideock, Haccombe, Holcombe, Higher/Lower Ashton, Higher/Lower Gabwell, Higher/Middle/Lower Roccombe, Ideford, Kenn, Longdown, Luton, Mamhead, Netherton, Olchard, Pathfinder Village, Powderham, Shillingford St George, Shillingford Abbot, Teigngrace, Torbryan, Trusham and Woodland. For the avoidance of doubt, it does not apply to land surrounding the Edge of Exeter allocations.

5.54 Criterion 1(c) sets out that the number and type of affordable homes to be permitted should be limited to evidenced local need. Therefore, whilst there is an upper limit of 20 homes, if the identified local need for affordable homes is for a lower number, then the affordable housing provision should not exceed this number. For clarity, the upper limit of 20 homes includes both affordable homes as well as any open market homes that are permitted through criterion 1(f).

5.55 Where a proposed rural exception site development is demonstrated through a viability assessment to be unviable and grant funding is not available to make the scheme viable, the policy allows for a proportion of the dwellings to be provided as market housing to cross subsidise or aid the delivery of the affordable homes. These market homes would not attract a CIL payment and can be delivered as custom build plots. Whilst there may be some minor differentiation between the scale and form of the open market homes, they will be expected to reflect the affordable homes in terms of design, form, and materials.

5.56 The price paid per plot is restricted through the policy, to aid the delivery of affordable homes, which are less viable than market development. The price offers some financial

incentive in relation to agricultural land values, however only a few sites were delivered under the previous Local Plan. This either demonstrates that landowners have "hope value" that their land will be allocated for open market development in the Local Plan in the future, or that there is simply insufficient financial incentive to sell their land. As well as updating the price per plot restriction, the policy has added an additional possible incentive for landowners that may be more attractive – an open market, serviced plot, with planning permission. This option only applies to larger developments of 10 or more affordable homes where the value of a serviced plot would be commensurate with the price paid per plot, as restricted through the policy. Where market development has been deemed necessary to deliver a rural exception scheme, the landowner plot will be taken from the open market allowance. On sites where no open market homes are necessary, the additional open market plot for the landowner can still be provided in lieu of a financial receipt for the land.

5.57 Single plot exception sites are typically small pieces of land provided by a family member or a local landowner who is willing to support someone wishing to build their own affordable home. The Housing Enabling Team has published some guidance on this, explaining more about how sites might be found and advice on the process for bringing forward a single plot exception site.

5.58 Landowners considering bringing a site forward as a Rural Exception Site are encouraged to contact the Council's Housing Enabling Team who will be able to assist in getting Registered Providers involved and supporting community engagement efforts.

Demonstrating Local Need

5.59 Planning applications for rural exception sites will need to include up-to-date evidence to demonstrate the local affordable housing needs. Whilst the level of evidence required is expected to be proportionate to the scale of development, proposals should include a full, up-to-date housing needs assessment, comprising an independent and professional report informed by both desk top analysis and primary survey and Devon Home Choice data evidencing current need and turnover of affordable stock. The primary survey should follow good practice for community-based surveys approved by the Local Housing Authority and be sufficiently promoted to maximise opportunities for local people to participate.

5.60 Proposals relying on Devon Home Choice data evidencing current need and turnover of affordable stock, will only be considered in relation to small scale development of only a few homes, and should include the reasons why an up-to-date Housing Needs Survey is not necessary.

5.61 Surveys older than 3 years will require a refresh based on a methodology agreed with the Local Housing Authority. Surveys older than 5 years will be considered out-of-date. Costs of any surveys will be met by the developer/applicant.

5.62 You do not get a local connection to an area if you are in prison or an institution in that area. You will be considered as having a local connection to the area you had lived before you went into the prison or institution.

5.63 Housing Associations may also request that perpetuity restrictions are lifted in designated protected areas where restricted mortgage availability is demonstrated to be inhibiting the sale of affordable properties. All other requirements relating to the natural environment and rural communities apply, for example green infrastructure and environmental assets.

5.64 The national reduction in grant for affordable housing has made the achievement of such

exception sites, which often rely on the grant, more difficult. The policy therefore allows for a proportion of the dwellings to be provided as market housing to cross subsidise the delivery of the affordable homes required if grant is not available. These market homes would not attract a CIL payment and can be delivered as custom build plots.

H8 Other Exception Sites

To support the delivery of homes for people with a local connection, essential local workers, or to meet an evidenced local demand for custom build homes, small developments adjoining or closely related to settlement limits (excluding in villages with allocations) will be permitted providing that all the following apply:

1. The development is between 5 and 15 dwellings in designated rural areas and between 10 and 20 dwellings in non-designated rural areas;
2. 100% of the homes/plots are occupied by people who can satisfy a local connection in accordance with policy H9 (applied as a condition of planning permission). Where dwellings remain unsold after an agreed marketing period (no less than 12 months) they can be released to the open market;
3. The proposal accords with affordable housing targets set out in H2;
4. Modest dwelling plot sizes in the range of 150- 350 sqm are required to discourage very large properties;
5. The site is suitably connected to a public highway and is served by adequate access to any local services by safe walking and cycling. The applicant will need to provide evidence of how the site performs in a sequential assessment of site options based on accessibility to settlement services;
6. The cumulative development arising from this policy would not exceed the size of the adjoining settlement by more than 5% of the existing number of built and planned properties or 50 homes over the plan period (whichever is least);
7. The development will be designed to conserve or enhance the landscape and the significance of any affected heritage asset and its setting;
8. Planning applications should be supported by evidence to demonstrate that there has been community engagement;
9. It does not prejudice the delivery of a larger site coming forward at a later date; and
10. It can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Wildlife Site.

5.65 Homes permitted under this policy are to meet an 'exceptional' need for housing in the district that may not be met fully through the allocations of the plan because of the other policy requirements associated with those developments. These 'exceptional' needs are for:

- people with a local connection to areas of Teignbridge, both in the form of affordable housing and lower cost market housing for the 'squeezed middle' unable to access either affordable housing or a significant proportion of the available market housing.
- people with a local connection wishing to purchase a plot for custom build housing.
- essential local workers who provide essential employment in the district.

5.66 These sites may be brought forward by Community Land Trusts, housing associations, small local builders, or others.

5.67 These smaller sites offer greater deliverability, choice over design and materials, provide opportunities for more sustainable construction and allow for homes to be specially designed to accommodate different needs, whether that be bungalows or other specialist groups such as local people with limited mobility, or for ancillary workspace to provide employment space within the same plot.

5.68 Proposals which are not viable and seek to negotiate lower affordable housing provision than required by H2 as a result will not be considered. This is on the basis that such exception sites are not a required source of housing supply and should therefore only be permitted where they provide added value to the local community.

5.69 All new housing provided through the policy will be restricted to local occupancy. This is to ensure that the opportunities for this type of housing meets the district's needs rather than external demand, thereby helping to keep families closer together, and supporting a local workforce. Alongside limiting plot sizes, this will help to improve the affordability of this new housing stock for local people.

5.70 Plot size thresholds are in place to help improve the affordability of the homes by ensuring that new housing stock is modest in size and does not provide an open door to very large houses in the countryside. Some permitted development rights may also be removed via condition to properly manage further expansion of the properties.

5.71 Many communities wish to see development of this nature, enabling younger people, families, and older people with changing needs to stay in the area. This in turn helps to support the limited number of services within some villages but in a way which helps local people and those in need of affordable homes or other forms of specialised housing. To manage the growth of these communities, it is important that an overall cap is placed on the number of homes provided through this policy. As such, the number of additional units will be restricted to a maximum of 5% more than the existing number of built and planned properties (taken from the date of adoption of the plan) or up to 50 homes over the plan period. This will ensure that the development is proportionate to the settlement.

5.72 This policy applies to all settlements with settlement limits other than villages which have residential allocations in this plan. This is because these allocations already make provision for a proportional and appropriate level of affordable and market housing in these settlements.

H9 Local Connection Test and Cascade

Where an occupant of a home requires a Local Connection the following tests and cascades will be used, unless exempted by law:

1. In Villages and rural areas:
    a. Prospective occupants must be existing residents or work within the parish or adjacent rural parishes and able to demonstrate that they have done so for 2 out of the last 6 years; OR Prospective occupants have a close family member living in the Parish or adjacent rural parishes who has lived there for 2 out of the last 6 years.

b. Prospective occupants must be existing residents of Teignbridge and able to demonstrate that they have done so for 2 out of the last 6 years, OR Prospective occupants have a close family member living in Teignbridge who has lived there for the immediate previous 24 months.
c. Residents of a neighbouring local authority area or essential local workers.
d. Residents of Devon.

2. In the main towns and other strategic development locations.

a. Prospective occupants must be existing residents of Teignbridge and able to demonstrate that they have done so for 2 out of the last 6 years; OR Prospective occupants have a close family member living in Teignbridge who has lived there for the immediate previous 24 months.
b. Residents of a neighbouring local authority area or essential local workers.
c. Residents of Devon.

5.73 The objective of the policy is to give priority to relevant housing for people from the local area first, cascading out to a wider geography as necessary. To comply with the policy, each stage will need to be demonstrated to have been open to applicants from that area for at least 6 weeks (with evidence of appropriate advertising or engagement).

5.74 Prospective occupants may be able to demonstrate a connection through residency or employment. This allows local workers to live near their place of work. An employment connection requires evidence that at least one adult member of the household has been (and still is) employed within that location for the last 12 months with a minimum contract of 16 hours per week. This is required to be permanent, main employment, where the contracted place of work is within the relevant geographic area. This does not include prospective occupants whose primary place of employment is their home.

5.75 Close family members allow a person to qualify where they can demonstrate an immediate family connection, normally the person's father, mother, siblings, children and/or non-dependent children, where they have had permanent residence in that area for the immediate previous 24 months (or at least 2 years of the last 6 years).

5.76 Where there is no family or employment connection, applicants from outside Teignbridge will need to demonstrate they are an essential local worker. The definition of an essential local worker for the purposes of homes in Teignbridge could be any person who works in a profession that is considered essential for the functioning of the local area. This will be considered on a case-by-case basis and will require evidence from employers. As a guide, the following sectors are considered as examples of essential local workers; the NHS and medical services; education; emergency services; care workers; public services; food retail and food supply (including agriculture, logistics and delivery); utility infrastructure and skilled construction workers (for example relating to water or energy supply or housebuilding); active members of the Armed Forces (including separated spouses or civil partners of current members of the Armed Forces, or spouses or civil partners of a deceased member of the armed forces).

H10: Homes for the Travelling Community

1. At least 63 pitches for Gypsies and Travellers will be provided up to 2041.
2. Gypsy and Traveller pitches and Travelling Showpeople plots will be permitted within the defined limits of settlements.

3. Gypsy and Traveller pitches and Travelling Showpeople plots (permanent or transit) will be required to satisfy all the following:

    a. Have access to mains water, electricity supply, drainage and sanitation;
    b. Incorporate landscaping and boundary treatments which are sympathetic to, and in keeping with the surrounding area, and enable harmonious integration with the nearest settled community;
    c. Be located away from areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans;
    d. Be located within approximately 30 minutes travel by means of public transport, walking or cycling for access to education and health infrastructure;
    e. Promote opportunities for healthy lifestyles, including adequate play areas for children;
    f. Occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;
    g. Any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople.

4. Proposals for Gypsy and Traveller pitches or Travelling Showpeople plots in the countryside will be permitted provided that they satisfy (a)- (g) above and:

    a. the existing level of local provision in the district is not sufficient to meet an evidenced increased demand for sites;
    b. whether the personal circumstances of the applicant qualify them for this type of accommodation;
    c. they are provided in lieu of pitch requirements for allocated sites;
    d. it would make an effective use of previously developed (brownfield), untidy or derelict land; and
    e. in the case of Travelling Showpeople plots, there is a proven need.
    f. it can be demonstrated that they are in a location or of a type that will not affect the integrity of European Wildlife Sites.

5.77 Updated evidence contained within the Gypsy and Traveller Accommodation Assessment (2022) shows that there is a need for at least 63 permanent pitches for Gypsy and Travellers in the period until 2041.

5.78 To meet this need, the Council has sought to identify appropriate sites in the district. This has been done following the methodology set out in the Housing and Economic Land Availability Assessment (HELAA). This included:

- 2 call for sites exercises and subsequent assessment of options.
- Review of existing authorised and unauthorised pitches, and outstanding planning permissions.
- Assessment of HELAA sites discounted for residential and employment uses.

5.79 Through this process two sites have been identified for allocation at GC22: Ilford Park and V11: Welcome Stranger Cross, Liverton (see Part C). These sites are in addition to existing supply and outstanding provision required as part of the extant NA1 Houghton Barton allocation.

5.80 These sites and allocations conform with the criteria set out in Policy H10 and are located where there are means of sustainable access to key local facilities. Alongside the identification of the above sites, windfall sites may be permitted through development management policy (Policy H10).

5.81 Gypsies and Travellers are persons of nomadic habit of life whatever their race or origin (including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently) and all other persons with a cultural tradition of nomadism or of living in a caravan. In determining whether persons are 'Gypsies and Travellers' for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

a. whether they previously led a nomadic habit of life
b. the reasons for ceasing their nomadic habit of life
c. whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

5.82 Travelling Showpeople are members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.

Gypsy and Traveller Pitches Provided Within Allocated Sites

5.83 The policy sets out clear requirements which should be followed in the provision of pitches for Gypsies and Travellers and Travelling Showpeople. In addition, any Gypsy and Traveller pitches included within residential allocations will:

- Be for permanent residential use;
- Include a variety of rented, shared ownership and private pitches that will be negotiated with the Council. This will be guided by the Council's Waiting List for Gypsy and Traveller pitches. Pitches will be allocated having regard to household need and local connection to Teignbridge. The Council will prepare further guidance for this, which can include allocation criteria and an expression of interest form;
- Count towards the affordable housing contribution at each development allocation.

5.84 Where development comes forward through separate planning proposals, each shall share responsibility for the delivery of Gypsy and Traveller pitches proportionate to the number of homes within the planning proposal.

5.85 Gypsy and Traveller pitches will be expected to be provided on site within the boundary of allocations as part of integrated communities. As a minimum, development proposals will include provision for a vacant cleared site that has the benefit of outline planning permission for permanent residential Gypsy and Traveller pitches. Utilities services and satisfactory vehicular access must be provided to the site boundary. The Council will require through planning obligations that all sites and pitches are made available for sale, rent or other model and are marketed in an appropriate manner and at a realistic price. Such arrangements could include long-term management by a Registered Housing Provider.

5.86 Consideration may be given to the off-site provision of a commensurate number of pitches if more suitable alternative sites are proposed. In such circumstances it will be the responsibility of the applicant to secure delivery of suitably located off-site provision in the form of completed serviced pitches without the need for external public funding. Early discussions with the Council are encouraged.

Pitch Size and Facilities

5.87 There are no statutory standards in relation to the size of pitches. However, the size of pitches will be influenced by:

- The need to accommodate a range of facilities necessary to support permanent residential use or transit use by Gypsies and Travellers, depending on which is intended.
- Vehicular access arrangements.
- Health and safety provisions in relation to the spacing of caravans (for example, fire).
- Requirements for catering for disability.
- The need to include space for keeping animals on sites and pitches, for example horses and ponies.
- The accommodation needs of families on the Council's waiting list for Gypsy and Traveller Pitches.

5.88 Gypsy and Traveller pitches should generally include a piece of ground large enough to accommodate a large static caravan, touring caravan, amenity building with sufficient space around it to provide a reasonable degree of privacy and allow for outside activities associated with the immediate domestic environment (e.g. children's play, laundry, sitting area) and parking and turning space. One pitch is likely to accommodate a single household.

5.89 Based on the need to accommodate the above facilities the following minimum pitch sizes will be expected which are guided by the Teignbridge Gypsy and Traveller Accommodation Assessment (GTAA).

Pitch Type	Minimum expected size
Permanent residential use	500 sqm
Transit use	325 sqm

Table 12. Minimum pitch sizes for gypsy and traveller plots

H11: Householder Development

To ensure existing dwellings can be adapted and improved, while complementing the character of existing residential areas and protecting the living conditions of the householder(s) and nearby occupiers, minor development within residential curtilages, such as extensions and alterations to dwellings, outbuildings, means of enclosure and renewable energy developments will be permitted where all the following are met:

1. The design complements the existing buildings and surroundings and is well related to the original building;
2. The development complements, and is influenced by, the shape and form of the existing dwelling, unless an alternative design is proposed that would maintain or enhance the character of the building and area;
3. The development utilises materials and finishes, and retains and incorporates fenestration and features, that complement or improve the original building and surrounding area;
4. The development has regard to Police Secured by Design principles;
5. The quality, character and appearance of the street scene, townscape or landscape and the significance of historic areas and their settings is maintained, conserved or enhanced;

6. Adequate outdoor amenity space is retained to meet the needs of the likely occupiers of the building;
7. The development retains or creates adequate provision for car parking, cycle storage, and refuse and recycling areas, including additional provision if required by the enlargement of a dwelling, but not including the need to make up for a historic shortfall;
8. In combination effects of the "terracing" of semi-detached properties from side extensions are prevented or overcome through design solutions;
9. In the case of heritage assets, development will conserve, or where appropriate, enhance the significance of the original building and its setting;
10. There will be no net loss of trees, hedgerows or other key natural or historic built features, such as stone boundary walls, which contribute to the character and amenities of the property and/or area; and
11. Development minimises energy demand by using sustainable construction methods and materials.

5.90 It is important that planning policy provides the opportunity for people to adapt or enlarge their homes to meet their changing needs over time. Some enlargements, improvements or adaptations do not require planning permission and can be done under 'permitted development rights'. Where planning permission is required, development will be managed to protect and enhance the quality, character and appearance of the site and surroundings, protect neighbours' amenity, and retain key features that contribute to the character and amenities of the area.

5.91 Householder development that is harmful to the character, appearance, form, and proportions of the original building, or that are inappropriately positioned, excessively large or overly prominent within the street scene, will be considered unacceptable. An extension that has an unduly harmful impact on the amenity enjoyed by neighbouring properties will be considered equally unacceptable.

5.92 Residential extensions should complement their "parent" building, reflecting their character, design and appearance and distinctive features and in most cases should be subordinate to the original building. This is particularly important where heritage assets are enlarged or extended, where the original building should remain readable against the form of the resulting building. Reducing the height of the extension, setting it back from the building line or retaining space between the extension and boundary can help in this regard. In addition, sufficient garden areas should be retained to ensure that extensions or outbuildings have a comfortable relationship with their boundaries and neighbouring properties and do not result in a cramped form of development.

5.93 There is a need to ensure adequate car parking for the size and location of the property. Development within a residential curtilage should not result in the loss of off-street car parking provision that would lead to unacceptable on-street parking, or the loss of areas used to store refuse or recycling bins, which may lead to them being stored on the public footway, causing a hazard to pedestrians. Where a property does not benefit from off-street parking and is being enlarged, potential additional parking requirements will be considered, however, development is not expected to provide for historically inadequate parking.

H12: Residential Amenity

1. Development will be permitted providing it does not have an unacceptable impact on the living conditions of nearby residential occupants. Unacceptable impacts will be judged in relation to the level of amenity enjoyed by current and future occupiers within the area and could result from:

   a. loss of privacy and overlooking
   b. overbearing or dominant impact on outlook
   c. overshadowing or loss of natural light
   d. noise and disturbance from increased activity, including vehicular activity
   e. odours or fumes

   Where possible, opportunities to improve residential amenity will be encouraged.

2. Where new residential development is proposed adjacent to a use that may impact upon its amenity, it will need to demonstrate, through mitigation measures where necessary, how an acceptable level of amenity for future occupiers will be ensured.

5.94 When new development is proposed it is important that consideration is given to the impacts it could have on existing residential properties. Impacts could vary from affecting a single property to a wider locality and from a minor, but acceptable, impact to an unacceptable, significant adverse impact. Impacts on residential amenity are often raised during planning application consultations and it must be the aim of all new development to protect and, where possible, improve existing residential amenity.

5.95 It is also important to ensure that new residential development does not prejudice the operation of any existing uses in the area. Impacts on residential amenity are likely to arise because of privacy and overlooking, dominance, overshadowing/loss of light, noise and disturbance, and odour and fumes. These are explained below:

5.96 **Privacy and Overlooking:** Except for the most isolated rural locations, few households can claim not to be overlooked by other residential properties to some degree. However, the protection of the privacy of occupiers of residential properties is an important element of the quality of a residential environment. Therefore, when assessing proposed development, the level of amenity currently enjoyed should be used as a basis upon which to judge increased impacts.

5.97 **Dominance:** Dominance from a development is the extent to which it impacts on the immediate aspect or outlook of an adjoining property, creating a sense of being 'hemmed in'. It is different to the views enjoyed from a property. In planning law there is no right to retain an existing view from your property, however, the extent to which new development may have an overbearing impact on the outlook of an adjacent or nearby property is a material consideration.

5.98 **Overshadowing/Loss of Light:** When new development is poorly sited or badly designed it can cast shadow on neighbouring property and adversely affect the amenity of neighbours to an unacceptable degree. Whilst the overshadowing of part of a neighbour's garden is likely to be acceptable, the unacceptable loss of natural light to neighbours' windows (except for windows serving halls, landings, bathrooms, utility areas, etc.) is likely to lead to planning permission being refused.

5.99 **Noise and Disturbance:** Residential occupiers are sensitive to noise and general disturbance. This can be particularly so during the early morning and late evening hours. Whilst non-residential uses are most likely to create the potential for noise and disturbance, domestic extensions such as roof terraces or elevated decking can also create disturbance, particularly in the late evening hours. Running a business from home may also lead to disturbance it is results in increased visitors or delivery vehicles. In cases where planning permission is required to work from home, these will be considered. Particular care should be taken when introducing a residential use into a mixed-use area to ensure that the sensitive nature of the residential use does not prejudice the operations of existing neighbouring or nearby uses. Adequate mitigation measures should be put in place to ensure satisfactory level of amenity of residential occupiers.

5.100 **Odour and Fumes:** This type of impact is most likely to occur when residential and non-residential uses are mixed. As advised above, particular care should be taken when introducing a residential use into a mixed-use area, to ensure that the sensitive nature of the residential use does not prejudice the operations of existing neighbouring or nearby uses. Adequate mitigation measures should be put in place to ensure satisfactory level of amenity of residential occupiers.

H13: Replacement Dwellings

1. Replacement dwellings will be permitted where all the following apply:
    a. The existing dwelling is in lawful and permanent residential use. The replacement of a caravan, timber chalet, mobile home or other temporary structure (with the exception of agricultural or other rural workers' dwellings, in accordance with policy H16) will only be permitted where the existing structure is causing harm to the area;
    b. The residential curtilage is not enlarged by more than 25% of the existing area;
    c. The volume of the replacement dwelling, including new domestic outbuildings is not more than 50% larger than the volume of the existing dwelling, excluding existing domestic outbuildings, it is to replace;
    d. The number of new dwellings is no more than the number of dwellings to be demolished (unless permitted by 3 (a)-(f);
    e. The replacement dwelling is positioned on a similar footprint to the existing dwelling, unless on landscape, design, highway safety, residential amenity or other environmental grounds, a more appropriate position within the site can be agreed. Where an existing dwelling lies in an area of flood risk and there are areas at lower flood risk within the site, the replacement dwelling should be repositioned to an area at lower risk;
    f. The replacement dwelling is of a higher standard of design, reinforces local character and maintains or enhances its immediate setting;
    g. Impacts on the occupiers of neighbouring or nearby properties are acceptable;

h. It will not result in the loss of a building of historic or architectural merit, unless its repair and renovation is not feasible and proposals conserve or enhance the significance of heritage assets, including their settings, and the character of wider historic streetscape or landscape; and
i. It can be demonstrated proposals will not affect the integrity of European Wildlife Sites.

2. Within the countryside planning applications to replace a dwelling allowed under Class Q permitted development rights will be supported subject to criteria (b) – (i) above.

3. Within Settlement Limits, replacement dwellings will be permitted where development complies with criteria 1e – 1i and, in cases where multiple dwellings are proposed to replace a single dwelling:

   a. The increased number of dwellings can be satisfactorily accommodated, without creating a cramped relationship with the boundaries of the site;
   b. The site can accommodate satisfactory vehicular access, parking and manoeuvring space, outdoor amenity space and outdoor/refuse storage to serve the increased number of residential units;
   c. There would be a satisfactory level of amenity for occupiers of the increased number of units created and occupiers of neighbouring and nearby properties;
   d. Where an existing dwelling lies in an area of flood risk and there are areas at lower flood risk within the site, the replacement dwellings should be repositioned to an area at lower risk;
   e. There would be acceptable impacts on the character and appearance of the site and surroundings; and
   f. It will not result in the loss of a building of historic or architectural merit, unless its repair and renovation is not feasible and development conserves or enhances the significance of heritage assets and their setting.

5.101 The principle of replacing an existing dwelling with a more modern and efficient dwelling is acceptable, providing that it would not result in the loss of a building of historic or architectural merit, unless such a building is beyond feasible repair.

5.102 When assessing size, the combined volume of the replacement dwelling and new domestic outbuildings should not be significantly larger than the volume of the existing dwelling, excluding any domestic outbuildings, such as garages, to be replaced. Planning applications should be accompanied by sufficient detail to compare the volumes of the existing and proposed replacement dwellings. The replacement of caravans, timber chalets, mobile homes or other temporary structures that have demonstrated their permanent residential use, will only be considered when the existing structure causes harm such as to the character and appearance of the area and there is an opportunity for betterment.

5.103 Replacement dwellings also provide an opportunity to increase the flood resilience of development by relocating it to areas at lower flood risk within the site, where this is possible.

5.104 Proposals to replace existing dwellings within a Settlement Limit will be acceptable in principle, subject to the site being sufficiently large enough to accommodate the replacement dwellings and their associated domestic infrastructure, such as gardens, parking, and garaging.

H14: Re-use and Conversion of Disused Buildings in the Countryside

The conversion and re-use of existing redundant or disused buildings in the countryside for residential or employment use will be permitted where all the following can be met:

1. In the case of a conversion to a residential use, it secures the re-use of a redundant or disused building which is a heritage asset or has architectural merit and conversion would conserve or enhance its heritage significance or architectural merit;
2. In all cases, the building is capable of conversion without requiring significant extension or alteration; the works required to secure the reuse would not harm the original character or appearance of the building; and conversion would result in a positive contribution to the immediate rural setting;
3. The alterations required to bring the building into residential or employment use, including the creation of a curtilage, the construction of ancillary buildings or structures, and the creation of parking, conserve and enhance the character and appearance of the building and its setting (for example through the removal of unsightly extensions and outdoor storage or new landscaping) and, in the case of heritage assets, retain and incorporate important features within the building at its setting;
4. The rural character and appearance of the landscape is conserved and enhanced;
5. Development protects and enhances biodiversity;
6. The introduction of a residential or employment use will not prejudice viable agricultural operations on a farm, or the operation of any other rural businesses in the immediate locality; and
7. A safe and visually acceptable means of vehicular access can be provided.

5.105 In the case of a heritage asset on the at-risk register, alternative uses to residential or employment will be considered where this would secure a viable future for the heritage asset, and where this is consistent with the conservation or enhancement of the significance of the building and its setting.

5.106 Being a predominantly rural district, Teignbridge contains many rural buildings. Whilst a number of these can be converted into residential use without requiring planning permission, where they fall outside the remit of these 'permitted development rights' planning applications will need to be submitted for consideration.

5.107 In 2014 the Government introduced 'permitted development rights' to allow the change of use of an agricultural building to a dwellinghouse. The current Town and Country (General Permitted Development) Order 2015 (as amended) continues to permit this change of use, under Schedule 2, Part 3, Class Q. The 'permitted development rights' are not restricted to traditional stone barns but extend to all agricultural buildings (subject to certain restrictions and limits). This can result in the need for significant elements of additional building work to meet domestic requirements, including structural walls, external cladding and the insertion of windows and large areas of glazing. Whilst some modern agricultural buildings are not large, many have substantial proportions and, combined with the inclusion of domestic detailing, especially the insertion of large areas of glazing, may not blend in with their rural setting, and may also harm dark wildlife corridors Once converted there will be cases where the replacement of these buildings with a newly built, energy efficient, low carbon dwelling will result in a better design outcome and a more acceptable impact on landscape character.

5.108 The policy allows the reuse and conversion of redundant or disused buildings that have historic or architectural merit and ensures that the changes to the building will reflect its original character. This comprises its original function, appearance, and setting. For example, proposals for the conversion of a traditional former agricultural building that would introduce overtly domestic architectural features at odds with its original agricultural character may not be supported, such as the use of standard "off the peg" windows and doors. Innovative design solutions, which make use of existing features, are more likely to result in a building that retains its character. In addition, the creation of residential curtilages needs careful consideration to enhance the immediate setting of the building and reflect its original use.

5.109 In addition to strict management of their appearance, the number of new residential units created will need to be considered in relation to the accessibility of the site. For example, it may be inappropriate to provide four 1-bedroomed flats where a building could equally well provide two 3-bedroomed dwellings.

H15: Subdivision of Existing Dwellings

The sub-division of an existing dwelling will be permitted where all the following apply:

1. The building can satisfactorily accommodate the increased number of residential units without the need for significant enlargement;
2. The existing residential curtilage can accommodate satisfactory vehicular access, parking and manoeuvring space, outdoor amenity space and outdoor/refuse storage to serve the increased number of residential units;
3. The alterations, and erection of any additional domestic outbuildings required to increase the number of residential units conserve and enhance the character, appearance and setting of the building and, in the case of heritage assets, also conserve or enhance heritage significance, including retaining and incorporating any important features within the building and its setting;
4. There would be a satisfactory level of amenity for occupiers of the increased number of units created and occupiers of neighbouring and nearby properties;
5. There would be acceptable impacts on the character and appearance of the landscape and on biodiversity;
6. The number of additional residential units created is commensurate with the accessibility of the site to services and facilities on foot, bicycle or by public transport;
7. The proposal would include sufficient sound insulation, natural daylight, ventilation, internal storage, shared facilities, fire safety and means of escape to provide a safe environment and satisfactory level of amenity of occupiers; and
8. For non-self-contained accommodation, the proposal would meet the relevant Houses in Multiple Occupation standards set out in the most up-to-date Teignbridge District Council's Housing Enforcement Policy.

5.110 The subdivision of dwellings means the conversion of existing housing into a greater number of self-contained or non-self-contained flats or dwellings. Subdivision of housing can raise both visual and amenity considerations, both for neighbours and potential occupiers. This policy is supportive of subdivision in principle but introduces several checks to ensure that conversions are sensitive to their surroundings and provide an adequate level of amenity for potential future occupiers. As with the reuse and conversion of buildings in the countryside, the number of

new residential units created will need to be considered in relation to the accessibility of the site. Subdivision of dwellings in areas at flood risk (Flood Zones 2 and 3) is also subject to sequential flood risk sequential testing, as is set out in Policy EN6: Flood Risk.

Non-Self-Contained Accommodation

5.111 Planning permission is not required to change a dwelling to a small, shared house for up to 6 people, or to turn a small shared house to a dwelling. However, shared houses that accommodate more than 6 people do require planning permission.

5.112 Shared housing can help to meet the temporary and permanent residential accommodation needs of part of our community, especially those under the age of 35, who would not receive financial support for self-contained housing. They provide a low-cost form of accommodation in an area with below average wages.

5.113 However, shared housing can also result in a higher level of activity than would be the case if a building were occupied as a single dwelling and careful consideration of the impacts on neighbours will be needed when assessing proposals. In addition, given the lack of relationship between the occupiers of the building, the appearance of the property, including outdoor areas, can sometimes suffer from a lack of maintenance and management. As such, in the interests of the appearance of the street scene and amenity of occupiers of neighbouring properties, the future management of the building will be secured, when granting planning permission, through the requirement for a Management Plan. Management Plans are likely to include the following and would be agreed by the planning authority in liaison with the housing service:

- Maintenance of the fabric of the building;
- Maintenance of all external areas, including outdoor amenity space, vehicle access, parking and manoeuvring areas, bicycle storage and, refuse and recycling storage; and
- Maintenance of the building's furnishings, fixtures, and fittings in both private and communal areas.

5.114 To ensure that this type of accommodation provides a satisfactory level of amenity, both in terms of the size of the accommodation and the provision of shared facilities, compliance with the Council's HMO standards, as set out in the Housing Enforcement Policy 2017, or any such policy that replaces or updates this, is required by the policy. These standards relate to shared personal washing, WC and kitchen facilities, minimum room sizes, natural and artificial lighting, ventilation, electrical wiring and fittings, water supply, refuse storage and, fire safety and precautions. In addition, an area of outdoor space will be expected to be provided where possible, commensurate with the number of occupiers within the property. This should enable washing to be dried outdoors and for an area of outdoor amenity space to be provided for residents to enjoy.

H16: Rural Workers' Dwellings

1. Dwellings for people engaged in agriculture, forestry, small holdings, or other land-based businesses which are required to be in the countryside will be permitted provided that all the following apply:

   a. there is a functional need for a rural worker to be housed on the site and it is the primary location for their employment or activity;

b. the business unit is of sufficient size to support the household and has clear prospects of remaining so;
c. there are no dwellings or existing buildings suitable for residential conversion on the holding which could meet the need; and
d. no dwellings or existing buildings suitable for residential conversion on the holding have been sold in the previous 3 years

2. Where a dwelling is permitted in accordance with these criteria, it will be subject to all the following requirements:

a. permission for a temporary dwelling will be granted for the first 3 years, in order to assess the long-term application of criteria 1a) to 1d) of this policy;
b. new permanent or temporary dwellings will be discretely sited, should be grouped with existing buildings and will be designed to minimise its visual impact on the rural landscape, to conserve or enhance the landscape and the significance of any affected heritage asset and its setting, and to protect biodiversity;
c. new permanent dwellings will be designed and use materials to reinforce local distinctiveness and be sympathetic to their rural context; and
d. where a new dwelling is constructed it will be limited to a floorspace of 150 square metres, including any domestic outbuildings such as garages, or a size to meet the established functional need, whichever is smaller.

5.115 The rural character of much of Teignbridge is based, in part, on the agricultural and rural activities taking place within the district. Whilst planning policy strictly controls development in the countryside, the Council wishes to support the effective operation of businesses and people that contribute to the rural economy. There are circumstances of housing need which can only be met through individual dwellings in the countryside, related to the operational needs of land-based businesses and activities, where an essential need for workers to live close by has been established.

5.116 In determining rural workers' dwellings consideration will be given to the availability of any other buildings on the holding, including those that could be converted, or dwellings that are available nearby. New dwellings in the countryside will only be permitted under this policy where there are no other dwellings, or buildings that could be converted. This is to restrict the number of new isolated dwellings in the countryside.

5.117 Furthermore, unless for reasons of functional need a larger dwelling is considered acceptable, new agriculturally tied properties and those restricted in occupancy to other rural workers, will be limited to a floorspace of up to 150 square metres including out buildings. This will help to keep the price of the property more affordable by those working in the rural economy and limit the visual impact on the countryside.

5.118 The need for a permanent rural worker's dwelling will need to be demonstrated. Functional need may include meeting the essential needs of established rural enterprises, enabling transfer of enterprises to the next generations, or meeting the needs of additional workers where it is demonstrated they cannot be satisfactorily housed in the nearest communities.

5.119 New rural workers dwellings should only be permitted if it is justified that the household can be sustained by the rural activity. The LPA will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to

operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.

5.120 In the case of rural workers dwellings to serve equine development, this will be limited to professional liveries where the business is the sole employer of the occupier of the dwelling and where their presence on site is required to ensure the welfare of the animals residing there.

5.121 The occupation of rural workers dwellings will be limited by condition to a person solely, mainly, or last working in the business or activity in agriculture, forestry or a related rural activity in the locality or a widow or widower of such a person and any dependant family. This is justified by the tests required to permit a dwelling under this policy.

H17: Removal of Conditions Imposed on Rural Workers' Dwellings

The removal or variation of an occupancy condition on rural workers' dwellings will only be permitted where:

1. there have been significant relevant changes in circumstances since the condition was imposed; or
2. the business does not need the dwelling for its current or future labour needs; and
3. it has been offered on the open market for a reasonable period, with a minimum of 24 months, at a price independently judged to reflect the restrictive condition.

5.122 Rural workers dwellings should, wherever possible, continue to be occupied by other rural workers or those retired from farming. However, there are times when dwellings are no longer required to be occupied in connection with agriculture or other rural businesses. Before the Council will consider removing an occupancy condition, applicants will need to offer the property on the open market for a reasonable period and at a price that is independently judged to reflect the restrictive occupancy condition, to ascertain whether it can continue to serve its purpose by accommodating another agricultural or rural worker, which may prevent pressure for additional rural workers' dwellings in the countryside. The period that will be considered reason could vary depending on the buoyancy of the property market.

6. Environment

EN1: Setting of Settlements

1. Landscapes that provide or contribute to the distinctive setting and separate identity of settlements within and adjacent to Teignbridge District will be conserved and enhanced.

2. To maintain the separate identity and physical separation of closely related settlements, development within the following gaps will be limited to that which retains its open character and contribution to the settlement's setting, and satisfies all criteria 3 (a)-(e) below:

   a. Newton Abbot – Abbotskerswell
   b. Newton Abbot – Kingskerswell – Torbay
   c. Newton Abbot – Kingsteignton
   d. Teignmouth- Bishopsteignton
   e. Shillingford Abbot – Markham Village- Ide

3. Development within the settings of settlements will be permitted where it:

   a. maintains their separate identity and avoids coalescence;
   b. maintains important views, either from publicly accessible viewpoints within the settlement, or of a settlement within its landscape setting;
   c. makes a positive contribution to the setting's character, distinct identity, and value to people;
   d. avoids distinct hills or ridges which form an undeveloped skyline; and
   e. does not result in the loss of important natural features and conserves or enhances the significance of heritage assets and their settings, including historic landscapes, that individually or collectively contribute to local identity.

6.1 The policy recognises the importance of the individual landscape setting of settlements and the role this plays in promoting local distinctiveness and creating a sense of place. This could be because of the natural environment, historic environment, seascape or a combination of these. This policy reinforces the value of maintaining physical and visual separation to ensure that communities retain their sense of place and individual identity through the avoidance of settlement coalescence. This is particularly important where settlements lie in close proximity to each other or to planned development.

6.2 The geographic extent of the setting of each settlement is not mapped. Whilst physical proximity plays a part in determining the extent of a settlement's setting, it is not the only consideration. Some parts of the landscape will contribute more than others to the setting of a settlement, such as hills, undeveloped skylines, distinctive natural or historic features or woodlands. It is these parts of the landscape, which provide or contribute to the distinctive setting and individual identity of settlements, that need to be conserved and enhanced to promote local distinctiveness.

6.3 The policy includes landscapes that border the developed areas of Exeter City and Torbay and that lie close to villages within Dartmoor National Park. The landscape setting of these settlements outside the plan area will also be considered through this policy.

EN2: Undeveloped Coast

1. The protection, maintenance and enhancement of the distinctive landscape, seascape and historic character of the Undeveloped Coast, and ecosystem services and networks of habitats provided by it, will be given significant weight.
2. New development will be regarded as inappropriate except where it is consistent with the Shoreline Management Plan and/or Marine Plan, can demonstrate that it cannot be located outside the Undeveloped Coast and satisfies one of the following:
    a. Is householder development in line with H11;
    b. Is the replacement of an existing dwelling in line with H13 or replacement development or infrastructure complying with EN3;
    c. Is the development of "exception" housing in line with Policies H7 (Rural Exception Sites) and H8 (Other Exception Sites) or is the provision of specialist housing in line with H5 (Homes Suitable for All);
    d. Is required for the purposes of agriculture or forestry;
    e. Is minor development, required for the ongoing viable operation of an existing business or tourism use;
    f. Is redevelopment of an existing business or tourism use, where enhancement of the character of the undeveloped coast will be provided;
    g. Is an essential community facility required by a coastal settlement;
    h. Is the redevelopment of previously developed land;
    i. Helps to deliver the Local Nature Recovery Strategy; or
    j. Is required for flood alleviation/defence or coastal resilience.
3. Development within the Undeveloped Coast will:
    a. conserve and enhance the key landscape, seascape, and historic character of the undeveloped coast, including the significance of heritage assets within their coastal settings; and
    b. Conserve and enhance the estuaries and coast as important wildlife habitats and corridors; and
    c. Where appropriate and feasible, development will take opportunities to improve public access to, and enjoyment of, the coast, subject to criteria a and b above.
4. Development outside the Undeveloped Coast, but which could impact on the Undeveloped Coast will be assessed with regard to criteria 3 (a)-(c) above.

6.4 The Undeveloped Coast is a finite resource. It is defined on the policies map and is based on the extent of maritime and coastal influences, particularly its visibility from sea, coastline, and estuary. The Undeveloped Coast designation originates from previous Devon Structure Plan designation of Coastal Protection Areas, which included coastal, estuary and ria landscapes in recognition of the maritime influences on the character of these areas.

6.5 The open stretches of Undeveloped Coast have their own special character and, where possible, should remain open and undeveloped. Therefore, there is a presumption against development on Undeveloped Coast where a proposal does not have a demonstrable need to have a coastal location.

6.6 An amendment to the Undeveloped Coast designation has been made, to include land at Warren Farm, Dawlish. This area was previously omitted from the designated area as it was

proposed to be used for SANGS, prior to the allocation of Dawlish Countryside Park. In addition, the boundary of the Undeveloped Coast designation has been reviewed to reflect the amended Settlement Limits as a result of the Settlement Boundary Review. The review also takes account of draft advice published in the Devon Landscape Policy Group Advice Note 3: Principles of Defining and Maintaining the Character of Devon's Undeveloped Coast. This can be found in the Undeveloped Coast Boundary Review paper.

6.7 Development that requires a coastal location, including flood defences and measures to improve public access and enjoyment must conserve and enhance the distinctive coastal and historic landscape and seascape character, including the significance of heritage assets and their settings, whether designated or not, that positively contribute to the coastal character. Small scale additional development, or the redevelopment of existing businesses or tourism uses will be expected to be focussed on existing buildings and located and designed to avoid or minimise impact on the open character of the Undeveloped Coast. Where opportunities exist to relocate a business or tourism use outside the Undeveloped Coast without affecting its viable operation, these will be investigated.

6.8 Community facilities within Undeveloped Coastal areas will need to demonstrate that they are supported by the local community. Whilst the improvement of public access to the coast is set out in the NPPF, there are areas of Teignbridge's coastline that are sensitive to additional recreational pressure. Therefore, additional public access to the coast will only be appropriate where it would cause no harm to ecological interests.

6.9 Within the Undeveloped Coast there may be areas with potential for redevelopment of Previously Developed Land (brownfield land). Whilst this is supported in line with the NPPF, development will need to accord with criterion 3 to be considered acceptable.

6.10 In determining applications within the Undeveloped Coast, reference will be made to the South Devon and Dorset Shoreline Management Plan (SMP). The SMP aims to reduce coastal erosion and coastal flooding risks to people, property, and the historic and natural environment. It is an important part of the Government's strategy for directing public resources to the management of those risks and is the primary evidence for designating Coastal Change Management Areas (CCMAs). Reference should also be made to the objectives of the South Inshore Marine Plan, as there is an interface along the shore between the Local Plan and the Marine Plan.

EN3: Coastal Change Management Areas

1. To reduce the impacts of physical changes to the coast and the impact of these changes on coastal or estuarine communities, new development, or the intensification of existing development in Coastal Change Management Areas (CCMAs) will be limited to the following uses:

   a. Essential infrastructure* provided there are clear, costed plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change at the site or elsewhere; or

b. Change of use for less vulnerable and water compatible tourism-related development, shops, small scale business or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community; or
c. Key community infrastructure, which has to be sited within the CCMA to provide the intended benefits to the wider community and there are clear, costed plans to manage the impact of coastal change on it and the service it provides; or
d. Adaption measures to existing buildings and businesses, which increase resilience to flood risk; or
e. Temporary siting of development directly linked to the coastal strip (such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping); or
f. Water compatible development.

2. All development must demonstrate that it will be safe over its planned lifetime and does not have an unacceptable impact on coastal change, would not result in an increased risk to life or significant increase in risk to property, and must conserve, or where appropriate enhance, landscape, seascape and townscape character, heritage significance and important coastal habitats, particularly where they are at risk from climate change impacts.

3. Proposals for the relocation and replacement of development and infrastructure away from Coastal Change Management Areas will be permitted, provided that all the following criteria are met:

   a. The existing use/s have been in place prior to January 2023;
   b. The development replaces that which is affected (or threatened) by erosion within a timescale that reflects its vulnerability to coastal change impacts;
   c. The new development lies beyond the Coastal Change Management Area in a location that is well related to the coastal community from which it was displaced and has an acceptable relationship with it in terms of character, setting, and local amenity. Relocated dwellings must be situated adjacent or very closely related to a settlement limit;
   d. Where a replacement structure/s is/are proposed, the gross volume of the replacement building/s or structure/s is no larger than that/those it replaces;
   e. The relocated development meets the requirements of policy EN2 Undeveloped Coast and policy H13 Replacement Dwellings;
   f. The existing site is cleared and restored, made safe, and is managed for the benefit of the local community and/or the local environment; and
   g. Taken overall (considering both the new development and that which is being replaced) the proposal should not have a detrimental impact upon the landscape character, townscape, heritage significance or biodiversity of the area, having regard to any special designations.

   *Essential infrastructure is:
      i. essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk;
      ii. essential utility infrastructure which must be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; and
      iii. wind turbines.

4. Where development is proposed outside a CCMA where there is uncertainty in the rate of erosion or flooding that could cause loss or permanent inundation within the lifetime of a development, the precautionary principle should apply.

6.11 The planning system takes full account of flood risk and coastal change by taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.

6.12 Shoreline Management Plans provide a large-scale assessment of risks associated with coastal change and contain policies to address these risks and help to inform land use policies, such as those contained in Local Plans. The South Devon and Dorset Shoreline Management Plan (SMP) contains policies for coastal areas within Teignbridge.

6.13 The objectives of the SMP include the following:

i) to define the risks to people and the developed, historic, and natural environment because of coastal evolution and to predict risks over the 100 years; and
ii) to identify the preferred policies for managing those risks, together with the reasoning behind the choice of those policies and their consequences; and
iii) to inform planners, developers, and others of the risks of coastal evolution and of the preferred policies when considering future development of the shoreline, land use changes and wider strategic planning.

6.14 The policies within the SMP set out the following over three timescales – short (up to 20 years), medium (20-50 years) and long term (50-100 years):

- **Hold the existing defence line** (hold the line)- maintain or change the level of protection provided by defences in their present location.
- **Advance the existing defence line** - build new defences on the seaward side of the existing defence line to reclaim land.
- **Managed realignment** - allowing the shoreline position to move backwards (or forwards) with management to control or limit movement.
- **No active intervention** - a decision not to invest in providing or maintaining defences.

6.15 The policy approach in the SMP for most coastal areas within Teignbridge is to "hold the line" within the short, medium and long term. However, within some areas a "managed realignment" approach is taken, or "no active intervention" is proposed, allowing the coast to evolve naturally. These areas include:

- Exe Estuary – Turf Lock to Powderham: Managed realignment in medium term – hold the line in short and long term.
- Dawlish Warren (inner side): No active intervention in the short term with uncertain thereafter.
- Dawlish Warren (all other areas): to hold the line in the short term and uncertain thereafter.
- The Point, Teignmouth – Managed realignment in the short, medium and long term through natural shoreline evolution.
- Teign Estuary – Passage House Hotel to Kingsteignton Road Bridge: Managed realignment in the medium and long term.
- Teign Estuary (south shore) Newton Abbot – Shaldon – No active intervention in medium and long term along undefended sections of coast.
- Shaldon (The Ness) to Maidencombe – no active intervention in short, medium and long term.

6.16 These areas will be considered most vulnerable to coastal change.

6.17 These areas have formed the basis for the designation of the CCMAs in this Local Plan, as shown on the Policies Map.

6.18 The South Devon and Dorset Shoreline Management Plan has been updated and was published in January 2025. The areas identified as places where there would be managed realignment or no active intervention have been designated as CCMAs. In addition, the policy should apply to areas where any future evidence demonstrates that an area is likely to be affected by coastal erosion or inundated by flooding. Sustainable natural solutions to adaptation to, and managing, coastal change will be favoured over short-term engineering solutions.

6.19 This policy supports appropriate measures to ensure the future resilience of communities and infrastructure to rising sea levels arising from climate change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical change to the coast. It also makes provision for the possible future relocation of vulnerable development and infrastructure.

6.20 The planned lifetime of development in a CCMA will be limited through temporary permission and restoration conditions where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

6.21 All proposals for development in CCMAs should have clear costed plans that include the cost for removal of any structures at the time when that will be necessary.

EN4: Landscape Protection and Enhancement

Development will conserve and enhance the District's landscape, seascape and townscape character and scenic quality.

1. Development proposals will comply with all the following:
    a. Be located and designed to conserve or enhance landscape and seascape character and to reinforce local distinctiveness;
    b. Be informed by the district's most up-to-date Landscape Character Assessments and specific strategic management guidelines and recommendations contained within it;
    c. Protect, and where appropriate restore, specific landscape and seascape features, including trees, hedges, and woodlands, that reinforce local landscape character or quality and conserve or enhance the significance of designated landscapes and historic landscapes that provide the settings for heritage assets; and
    d. Minimise adverse visual impacts through high quality building and design and landscaping, supported by a Landscape and Visual Impact Assessment where necessary;
    e. Be in line with any relevant policies relating to views and landscapes contained within an adopted neighbourhood plan;
    f. Avoid, mitigate and as a last resort compensate for any residual harmful effects; and
    g. Take opportunities, where appropriate, to help to deliver the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement.
2. Great weight will be given to the protection of the setting of Dartmoor National Park. Development that could impact on the setting or 'Special Qualities' of the National Park, or otherwise affect the achievement of National Park purposes, will:
    a. Be located and designed to conserve or enhance the natural beauty, biodiversity, special qualities, and distinctive characteristics of the protected landscape and to reinforce local distinctiveness; and

b. Protect, and where appropriate restore, Dartmoor's tranquillity; and
c. Prevent impacts of light pollution on Dartmoor's dark skies; and
d. Avoid, mitigate and as a last resort compensate for any residual harmful effects; and
e. Take opportunities, where appropriate, to help the delivery of the most up-to-date Dartmoor National Park Management Plan.

6.22 The distinctive and recognisable pattern of elements that make one landscape different from another is known as 'landscape character'. It is the difference between how these elements, including natural, cultural, and perceptual elements, combine, which results in landscape character.

6.23 The Teignbridge Landscape Character Assessment, updated 2022, identifies the different Landscape Character Areas and Landscape Character Types across the District (outside the National Park). It describes their different character, and key characteristics, scenic qualities, sensitivity to change and current and future landscape pressures. It also sets out strategic guidelines and recommendations for each different type of landscape in Teignbridge. Consideration of development proposals will be required to have regard to these guidelines.

6.24 Some particularly special landscapes receive statutory protection, including National Parks. Whilst the National Park lies outside the Plan area, the policy gives great weight to the protection of Dartmoor National Park as development within the Plan area has the potential to adversely affect its setting and Special Qualities. The Council has a legal duty, under section 62 of the Environment Act 1995, to have regard to the purposes for which National Parks are designated.

6.25 Dartmoor's "Special Qualities" are set out in the Dartmoor Local Plan 2018-2036 and include its distinctive landscape of open, upland moors, sheltered valleys, woodland, rivers, farmland, and meadows; valuable biodiversity; varied geology; dark skies and tranquillity; rights of way and right to roam; historic leats; and important archaeology.

EN5: Equine Development

1. Equine development associated with the keeping and training of horses in the countryside will be acceptable in principle where all the following apply:
   a. The need for any building or structure proposed can be justified for the purposes of ensuring the safety and welfare of the horses and/or the successful functioning of an established equine business;
   b. Buildings, enclosures, tracks, structures, lighting and other development are sited and designed to conserve, and where appropriate, enhance landscape character, biodiversity or the significance of above or below ground heritage assets and their settings, including considering cumulative harm;
   c. Any new buildings or structures proposed are sited in close proximity to existing buildings and enclosed with an appropriate boundary feature unless, where an isolated building or structure is proposed, it can be demonstrated that it would not contribute to any cumulative harm to the character of the countryside;
   d. Hedges, trees and other environmental assets are protected, retained and incorporated within the site and any new hedges are planted with native species;
   e. It avoids pollution of soils and water, does not harm natural drainage, relates well to local topography and does not require significant earth works;

f. It is served by a suitable access and would not result in a severe adverse impact on highway safety;
g. Any external lighting will not have an adverse impact on biodiversity or amenity of nearby residents;
h. There is adequate land to support the number of horses that could be accommodated within the proposed building;
i. In the case of commercial businesses, there are adequate off-road riding facilities; and
j. It contributes to sustainable land management by ensuring a sustainable grazing and waste management regime.

2. A condition will be attached to any permission for a new building or structure requiring it to be removed when it is no longer in equine or agricultural use and the site restored to its former condition.

6.26 With two nationally recognised racecourses in Teignbridge, and significant numbers of local stables and other associated equine activity, there is potential for an expansion in this sector of the leisure economy, providing jobs in rural areas and providing opportunities for agricultural diversification.

6.27 However, poor quality equestrian development can have an adverse impact on the landscape character of this district. This can be seen through the subdivision of land holdings into small parcels of land, with each potentially requiring new or improved access off the highway, hardstanding, stable store/tack room and occasionally a manège. The fields are often subdivided with uncharacteristic boundaries (such as electric tape or timber fencing) and each stable block has a legitimate need for lighting. Cumulatively, this type of development can result in harm to the landscape character. Therefore, whilst this policy supports new equine development, there are specific criteria which will need to be satisfied for the development to be permitted.

6.28 Justification will be required for any buildings or structures proposed on site. This should be clearly set out in an accompanying statement which provides details relating to:

- What the building or structure will be used for;
- How the building or structure will be used; and
- Why the proposed scale/volume of the building is required.

6.29 Details relating to how the land will be sustainably managed must be submitted alongside proposals for equine development. Such details should be proportionate to the scale of the development and could be done through a Land Management Plan. Specialist ecological or environmental advice will be required where the development is likely to affect Teignbridge's important habitats, water quality or protected species. The British Horse Society recommends a minimum of 0.4 – 0.6 hectares of land per horse, but this depends on many factors, including size/type of horse, time of year, quality of pasture and type of soil, and management of pasture. This policy reinforces the requirement for adequate land for grazing.

6.30 Where horse box traffic or substantial traffic volumes are likely, they will be considered in relation to the capacity of the road network, in the interests of highway safety and site access.

EN6: Flood Risk and Water Quality

1. To manage flood risk, there will be a sequential approach to all new development, guiding it to suitable areas at lowest risk from flooding, whilst ensuring that where development is necessary, it is safe and does not increase flood risk elsewhere or otherwise pollute the water environment.
2. A sequential approach will be used to guide relevant development from areas at risk from flooding to areas of lower risk. Where there are reasonably available, appropriate, alternative sites with a lower flood risk, development will not be permitted. Where the regeneration or other sustainability benefits of a proposal can only be met on a site within Flood Zones 2 or 3, this will be considered in the sequential test. Where a relevant development cannot be located in an area at lower risk of flooding, it must be demonstrated, through an Exception Test, that it:
    a. provides wider sustainability or regeneration benefits to the community that outweigh the associated flood risk; and
    b. The development will be safe for its lifetime, taking account of climate change and the vulnerability of the proposed use to flooding, will not increase flood risk elsewhere, as will be demonstrated through a site-specific Flood Risk Assessment and, where possible, will reduce flood risk overall.
3. Development proposals lying wholly or partly within Flood Zones 2 and 3 or within a Critical Drainage Area (CDA) will:
    a. Locate the most vulnerable development in areas of the site at lowest risk, unless there are overriding reasons for a different location;
    b. Be designed to be appropriately flood resilient and resistant for the life of the development, taking account of climate change, the vulnerability of the proposed use to flooding and level of refurbishment needed to bring the development back into use should flooding occur;
    c. Demonstrate the safety of occupants or users of a development in a flooding event, through the submission of a 'Flood Warning and Evacuation Plan';
    d. Incorporate sustainable drainage systems, designed in accordance with Policy DW2 and DW3;
    e. Ensure surface water drainage systems are kept separate from all foul drainage systems;
    f. Manage any residual risks; and
    g. Be consistent with the relevant objectives, policies and projects contained in the most up-to-date River Basin Management Plan, Shoreline Management Plan, Exe Estuary Management Plan, Water Framework Directive, Teignbridge Local Plan Level 2 Strategic Flood Risk Assessment, South West Water Waste Water Management Plan and the Devon Local Flood Risk Management Strategy.
4. Development in Critical Drainage Areas will accord with the most up-to-date Environment Agency Minimum Drainage Standards guidance as set out in individual CDA guidance notes.
5. Where necessary and evidenced, financial contributions will be sought for the maintenance and improvement of drainage infrastructure, fluvial and tidal flood defences, and erosion defences or for the creation of shared betterment.
6. Planning permission will not be granted for any proposal which, because of inadequate provision of water services or inadequate or untimely provision of foul water and surface water drainage and disposal, would cause pollution to the water environment, including

coastal waters, would result in the deterioration of the ecological status of a water body, would overload the sewer network, or would result in an increase in flood risk at the site or elsewhere.

7. Proposals that conserve, restore or enhance habitats that provide flood defence or climate change resilience will be supported in principle.
8. Proposals that may have significant adverse impacts on habitats that provide a flood defence or climate change resilience or other ecosystem services, must demonstrate that they will firstly avoid and secondly minimise and mitigate adverse impacts so they are no longer significant. Compensation will be required for significant adverse impacts that cannot be mitigated.
9. Development that is likely to have a significant effect on a European Wildlife Site with respect to water will not be permitted until an Appropriate Assessment has ascertained that there is no adverse effect on the integrity of the site.

6.31 Managing flood risk is an important part of protecting people, infrastructure, property, wildlife, and the environment from the harmful consequences of flooding. Flood risk can originate from a number of sources including groundwater, surface water, coastal and river flooding, overwhelmed sewers, reservoirs, canals, lakes or other artificial sources. The most up-to-date information should be used to assess risk. Information can be found on Devon County Council's website www.devon.gov.uk and on the Environment Agency's website www.gov.uk/government/organisations/environment-agency.

6.32 The Planning Practice Guide on Planning and Flood Risk supports an 'assess, avoid, manage and mitigate' approach to flood risk and the Local Plan echoes this approach. A sequential approach is required to direct development to areas at lowest risks from flooding wherever possible. Where there are no suitable and available alternative sites at lower risk from flooding, some development will also need to pass an Exception Test to demonstrate that the sustainability benefits of the proposed development to the community outweigh the flood risk, how flood risk will be managed, and that the development will be safe for its lifetime considering the vulnerability of its users, and that it won't increase flood risk elsewhere. The Sequential Test should assess alternative sites within the District (excluding Dartmoor National Park) unless there is strong reason why the development could only be located within a geographically specific location within the District. In some cases, such as regionally important infrastructure projects, it will be appropriate to extend the area of search to include areas beyond the District.

Flood Zone	Flood Risk
Flood Zone 2	Has between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%)
Flood Zone 2	Has between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%)
Flood Zone 3	Has a 1 in 100 or greater annual probability of river flooding (>1%),
Flood Zone 3	Has a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year
Flood Zone 3b	This zone comprises land where water has to flow or be stored in times of flood, but it is not separately distinguished from Zone 3a on the Flood Map. The SFRA may have additional mapping showing 3b/3a areas at some locations.

Table 13. Description of flood zones

6.33 The risk of flooding should be reduced by limiting development in locations of flood risk. However, with an increasing population and a continued and rising pressure for development, there may be situations where development is considered in locations liable to flooding. This will only be acceptable if there is no alternative land available at a lower risk from flooding and when the wider community sustainability benefits outweigh the associated flood risk, providing that suitable mitigation measures are put in place to prevent flooding impacts elsewhere, the development is made flood resilient, and its occupants will be safe from flood for the lifetime of the development.

6.34 Where required, occupants' safety should be demonstrated through a Flood Warning and Evacuation Plan, which should demonstrate that:

- safe access and escape routes are included;
- voluntary and free movement of people will be available during a design flood, taking climate change into account;
- there is the potential for evacuation before a more extreme flood (a flood with an annual probability of 0.1%), taking climate change into account;
- appropriate evacuation procedures and flood response infrastructure will be in place;
- people will not be exposed to hazardous flooding from any source, now or in the future, including in an extreme flood event;
- any residual risks remaining after other location and design measures have been incorporated, can be safely managed; and
- the relevant building regulations are capable of being complied with in relation to suitable on-site access for the fire service, within the constraints of any planning permission granted.

6.35 For clarification, single storey ground floor only dwellings (where floor levels are not raised above the design flood level) and basement dwellings are highly unlikely to be acceptable in flood risk areas and, new dwellings in areas where flood depths or velocities are unsafe (i.e. significant/extreme hazard with flood depths of over 0.5m) are only likely to be permitted if the ground floor comprises under croft parking or a "less vulnerable" use.

6.36 There may be circumstances where it will be appropriate to provide flood risk betterment, through contributing to the objectives set out in the Local Flood Risk Management Strategy to make development acceptable in Critical Drainage Areas.

EN7: Air Quality

To minimise harm to human health, the natural environment and biodiversity and, to prevent unacceptable living conditions, the Council will act, through planning decisions taken, to improve the air quality of the district, particularly where it is failing national targets for air quality.

1. Any development that is likely to have a harmful impact on an Air Quality Management Area (AQMA) through the creation of additional vehicular movements or an increase in congestion will be required to provide sufficient information to assess the impact. Assessment should take account of extant planning permissions and allocated development.
2. Following assessment, where a potential harmful impact is indicated within an existing AQMA, either from development within or close to an AQMA, the development will be required to demonstrate how it will firstly avoid or secondly minimise and mitigate negative impacts through one or a combination of the following to offset the impact on air quality arising from the development:
    a. Through the provision of sustainable travel opportunities or other forms of infrastructure that would mitigate or reduce the impact;
    b. By positively contributing towards the implementation of measures and actions contained in the most up-to-date Teignbridge Air Quality Action Plan, proportionate with the scale of impact;
    c. Through financial contributions to fund, or help fund, measures identified in the most up-to-date Teignbridge Air Quality Action Plan that will improve air quality in the locality.
3. Planning permission will not be granted for any proposal which, as a consequence of inadequate mitigation, would either on its own, or from cumulative impacts in combination with other permitted or allocated development, lead to a significant adverse effect on air quality that cannot be mitigated satisfactorily, or would result in the declaration of an AQMA. Adverse effects may be on living conditions of nearby residents, human health, the natural environment, and biodiversity.
4. Development that would introduce sensitive/vulnerable uses into existing AQMAs will be required to provide an Air Quality Impact Assessment to demonstrate that the concentrations of key pollutants that are likely to be experienced at the property façade are acceptable.
5. Where types of agricultural development are proposed that could have an adverse impact on air quality resulting from ammonia emissions, including livestock buildings, slurry pits or tanks, or anaerobic digesters, it will be for the applicant to demonstrate how emissions will be minimised through building design, storage design, and manure management, including land application of manure, to prevent harmful effects on human health, living conditions, the natural environment and biodiversity.
6. Development that is likely to have a significant effect on a European Wildlife Site with respect to air quality, will not be permitted unless an Appropriate Assessment has ascertained that following mitigation there is no adverse effect on the integrity of the site.

7. Proposals for intensive livestock rearing units within 5km of the South Hams SAC, Dawlish Warren SAC, Exe Estuary SPA and the Dartmoor SACs will be required to demonstrate that they will not have an adverse effect on a European Wildlife Site through emission of ammonia, and any development proposal should be accompanied by the necessary information to enable the Local Planning Authority to undertake a project level Habitats Regulations Assessment.

6.37 Where air pollution arising from development would have an impact on ecological interests, this will be managed through the ecological policies of this Plan.

6.38 Any developments that would introduce sensitive/vulnerable uses into existing AQMAs will be required to provide an Air Quality Impact Assessment to demonstrate that the concentrations of key pollutants that are likely to be experienced at the property façade are acceptable when assessed against the relevant EU Limit Values/UK Air Quality Objectives.

6.39 Where traffic associated with either the earthworks or construction stage of a development could result in a harmful impact on air quality, a Construction and Environmental Management Plan will be agreed before development can commence. If this plan is not submitted with a planning application, it will be required by way of planning condition.

6.40 The policy also addresses potential impacts on air quality arising from ammonia which can be harmful both to the natural environment and human health. Agricultural development which may result in adverse impacts on air quality from ammonia include:

a) agricultural buildings housing livestock (primarily beef and dairy cattle, pigs or poultry);
b) new or expanded pits, tanks or lagoons for storing slurry and anaerobic digesters.

EN8: Light Pollution

1. Development proposals will be designed to avoid, minimise, and mitigate, any harm arising from light pollution, lightspill or glare. Proposals for external lighting, new development/uses that will require external lighting, or designs that includes large areas of glazing or reflective materials will only be permitted where all the following apply:
   a. Any external lighting is demonstrated to be necessary for the development or use;
   b. The character of the surrounding landscape and seascape, character and visual amenity of streetscape or townscape, and heritage significance is conserved or enhanced, taking account of existing light levels. Particular weight will be given to the conservation or enhancement of Dartmoor National Park's dark skies where development within the setting of the National Park is proposed;
   c. Ecological interests are conserved or enhanced, taking account of the level of protection of the species and habitats and the type, duration, and intensity of artificial light/lightspill/glare;
   d. It will not cause disturbance to aviation; and
   e. There is no adverse effect on the integrity of a European Wildlife Site. Proposals likely to affect South Hams SAC bats through increased lighting will require a lighting assessment and design strategy prior to inform a project level HRA prior to permission being approved.

2. Any harm that remains once a proposal has been mitigated will be balanced against the need for the development/use, along with any public benefits that would result.
3. Where new development will require artificial lighting in order to operate, e.g. for reasons of security or safety, or, where development would introduce a new use sensitive to light intrusion, particular consideration will be given to the suitability of the location for the development.
4. Proposals for lighting schemes that would improve the safety or visual amenity of areas within the public realm, historic townscapes or better reveal the significance of a heritage asset and its setting will be supported subject to criteria 1 and 2 above.

6.41 Artificial light in itself does not require planning permission, but the associated structures or supports that lighting is installed on may require planning permission.

6.42 Some artificial lighting can benefit society, e.g. street lighting and providing sporting/ recreation opportunities outside daylight hours. It can also help to enhance the public realm, townscape, or heritage significance. However, some artificial lighting can be obtrusive, a source of annoyance to people, harmful to wildlife and can erode landscape, seascape, townscape and streetscape character and heritage significance. Harmful impacts could result where existing conditions are dark, or where floodlighting is proposed close to residential properties. However, there are often technical and practical ways that such impacts can be reduced or removed, e.g. through careful light/lamp design, positioning and direction, or reduction in intensity or hours of use.

6.43 External lighting, or new development that will require external lighting, within the setting of Dartmoor National Park could have a harmful effect on Dartmoor's dark skies, one of its Special Qualities. Development within Dartmoor's setting should ensure that it conserves Dartmoor's dark skies and supports the National Park's Local Plan aims of meeting the Institute of Lighting Professionals (ILP) standards for National Parks: Zone E1.

6.44 Particular consideration will be given to the location of uses that require external lighting for safety, security or operational reasons. This could range from security lighting for a new transport depot and floodlighting for sports pitches to external lighting for a private manege or a private stable in the countryside. Where harm cannot be avoided, or subsequently mitigated, proposals will only be supported where the level of harm is outweighed by public benefits.

6.45 As well as negative impacts to wildlife from floodlighting and other external lighting, the use of large areas of glazing in a building set within a dark street or landscape can cause a harmful and uncharacteristic level of light intrusion into its surroundings and, along with the use of large areas of reflective materials, can cause uncomfortable glare and harm to wildlife, which can have a different sensitivity to light and see things differently. "Large areas" of glazing or reflective materials will be judged on a case-by-case basis, as this will depend on the context of the building and sensitivity of the site.

6.46 Where it is considered necessary, planning conditions will be used to prevent the erection of external lighting that would conflict with EN8.

EN9: Contaminated Land/ Land Instability

1. All development which is either:

   a. on, or likely to be affected by, known or suspected contaminated land; or
   b. on unstable land or likely to be affected by land instability; or
   c. development that could result in contamination or land instability; or
   d. development which includes a proposed use that is particularly vulnerable to contamination/ land instability

   will require sufficient information to be submitted alongside a planning application to demonstrate that the proposed development will not be subject to or cause an adverse impact on property, infrastructure, the natural environmental or public health. This assessment should identify risks of impacts as well as actual impacts.

2. Where the assessment identifies an adverse environmental or public health impact, appropriate and sufficient remedial measures for the intended use will be required to satisfy all of the following:

   a. Ensure that risks to the future users of the land and neighbouring land are minimised, together with those to waterbodies, property and ecological systems;
   b. Ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors;
   c. In cases of land contamination, demonstrate that the land would no longer be capable of being determined as contaminated once the remediation has taken place;
   d. In cases of land instability, demonstrate that the land will be stable following development; and
   e. Show that they have been designed to conserve or, where appropriate enhance landscape, seascape and townscape character, heritage significance and ecological interests.

3. Planning permission will not be granted for any proposal which, as a consequence of inadequate remediation measures, would be subject to unacceptable contamination or land instability, or which itself would cause unacceptable contamination or land instability elsewhere.

6.47 Contamination of land can occur as a result of past or current pollution by substances that can cause damage to the health of humans, animals, fish, plants and crops, habitats, controlled waters and buildings. Whilst contamination is more likely to arise in former industrial areas, it can occur in rural areas. Some areas may be affected by the natural or background occurrence of potentially hazardous substances, such as radon, methane, or elevated concentrations of metallic elements. Land instability can occur as a result of historic mining activity.

6.48 Maintaining a healthy and safe environment is a key part of improving the quality of life for our residents. However, past industrial uses in Teignbridge have caused areas of land to become contaminated in various forms over many years. Although many aspects of contamination prevention are dealt with under Environmental Health legislation, planning has its part to play, as set out in the national planning guidance.

6.49 The presence of contaminants on land that is developed can cause health or environmental problems, and it is therefore good sense to resolve such issues during the planning phase.

6.50 Where there may be contamination on a site, a Phase 1 Contaminated Land Assessment should be carried out, which includes consideration of any land instability potential from historic mining. Due to the widespread potential occurrence of contamination, the possibility should always be

considered when particularly sensitive uses are proposed, such as dwellings, schools, nurseries, and allotments. This will involve a walkover by a qualified person and a desk-based assessment. Where this Phase 1 survey indicates potential risk, then more detailed assessments will be required and, if necessary, a remediation strategy to be approved and implemented as part of the planning application.

6.51 Some industrial heritage may have a regional or national significance and, whilst public health will always be the priority where contaminated land is concerned, there may be opportunities to avoid unnecessary damage to heritage significance through appropriate management of 'historic brownfield' sites.

EN10: Biodiversity and Geodiversity

1. The Council will work with statutory and other partners to protect, enhance and restore the biodiversity and geodiversity of the district, to increase its resilience to climate change, and to ensure decisions on development proposals protect, enhance and, where appropriate, restore the biodiversity and geodiversity of the district.
2. All development will recognise the benefits that ecosystem services provide and will be located and designed to avoid negative impacts on biodiversity. Only when this is not possible will mitigation, and as a last resort offsetting/compensation measures, be considered.
3. All development will be located and designed to avoid and minimise the loss and fragmentation of habitats, to maximise opportunities to provide more, bigger, better, and joined habitats that are resilient to climate change and, to help deliver the most up-to-date Local Nature Recovery Strategy, Teignbridge Tree Strategy, and Teignbridge Green Infrastructure Strategy.
4. All development, excluding any development exempted by the Environment Act, will demonstrate a 10% or greater net gain in biodiversity compared with the pre-development situation by including and/or funding biodiversity enhancements that will generate the most benefits for nature. Biodiversity net gain will be calculated using the most up-to-date Biodiversity Metrics and will be achieved in addition to any mitigation and any compensation/offsetting for unavoidable biodiversity losses. Where there is evidence of deliberate neglect or damage to any of the district's protected habitats and species, their deteriorated condition will not be taken into consideration. Instead, the previous condition and/or the ecological potential of the site will be used to decide the baseline for biodiversity calculations.
5. Where it is not possible to achieve this level of biodiversity net gain on site, or where on-site offsetting/compensation or net gain would not generate the most benefits for nature conservation, off-site provision will be considered. The location, type and form of offsetting/compensation will reflect any losses and help to deliver the Local Nature Recovery Strategy or to conserve and enhance protected and priority species and habitats.

6. All biodiversity offsetting/compensation for losses will be provided ahead of development where this is feasible and would secure the best outcome for nature. Offsetting/ compensation will be maintained and appropriately managed for the duration of impacts and net gain will be maintained and appropriately managed for a minimum of 30 years.
7. Development proposals where the main objective is to conserve or enhance biodiversity or geodiversity, or to create greater resilience of biodiversity or geodiversity to climate change, will be supported in principle.
8. Impacts on irreplaceable habitats cannot be offset and must be avoided. Development that involves the loss of irreplaceable habitats will not be supported, except in circumstances where overriding public interest is demonstrated.
9. Where appropriate, a scheme of monitoring, to ensure mitigation, and/or offsetting/ compensation measures have been carried out and are effective, including any remedial measures required, will be agreed, and secured prior to granting planning permission.

6.52 Biodiversity is fundamental to our health, wellbeing, and economic prosperity. 'Biodiversity' means the wealth and diversity of all our wild plants and animals and their habitats. It is also used to include our geological and geomorphological heritage.

6.53 The quality of the natural environment and the health and resilience of biodiversity is an important asset of the district. It should be protected and enhanced and is a key consideration in, and driver for, high quality design. Maintenance and enhancement of biodiversity is a key element of sustainable development and has implications on the location, quantity, design, and layout of development. The policy relates to decisions on development as well as investment in habitat creation. The use of Community Infrastructure Levy and other sources of funds will be co-ordinated to best effect and the Council will use appropriate locations to enhance priority sites, habitats, and species. The Council has facilitated the acquisition of land by wildlife conservation bodies for cirl bunting and dormouse habitat creation. The Council will continue to work proactively with partners to support specific habitat creation and enhancement.

6.54 The Environment Act legally obliges policymakers to have due regard to the environmental principles policy statement when making policy decisions. The Act includes provisions to strengthen and improve the duty on public bodies to conserve and enhance biodiversity, including mandating a net gain biodiversity through the planning system, and requires the preparation and publication of Local Nature Recovery Strategies.

6.55 The policy requires developers to ensure habitats for wildlife are enhanced, with a 10% increase in habitat value for wildlife compared with the pre-development baseline. This uplift is in addition to any mitigation and offsetting or compensation for unavoidable harm. The policy endorses the Environment Act's proposals for net gain and sets out how this should be achieved. Additional guidance can be found within Planning Practice Guidance Biodiversity Net Gain www.gov.uk/guidance/biodiversity-net-gain.

6.56 The National Planning Policy Framework requires the planning system to minimise impacts on, and provide net gains for biodiversity, and aims to halt and reverse the overall decline in biodiversity at a national scale. To achieve this, development is required to make a positive impact on the environment, deliver improvements through habitat creation or enhancement, and in the first instance avoid or mitigate harm.

6.57 Biodiversity losses, compensation and enhancements will be calculated using the most recent nationally endorsed biodiversity metrics. This will need to be undertaken by a suitably qualified ecologist using the most up to date survey methods. The Biodiversity Metric and Small Sites Metric are habitat-based approaches, used to assess an area's value to wildlife and use habitat features to calculate a biodiversity value. This way, the pre-development and post-development biodiversity values can be calculated to ensure there is a 10% net gain.

6.58 Compensation for biodiversity losses should usually be provided on site. However, in instances where off site compensation is more appropriate, preference will be given to locations where there would be greater strategic benefit for priority species and habitats as set out in the Local Nature Recovery Strategy. In cases where financial contributions to off-site measures are considered acceptable, these must include funding for long term management.

6.59 The 2021 Environment Act requires the production of Nature Recovery Strategies, to create a national Nature Recovery Network, which will provide a joined-up system of habitats, to provide wildlife with the places it needs to eat, breed, rest, move from place to place and adapt to change. It will also provide other benefits including carbon sequestration, flood control, clean water, healthy soils and recreation opportunities. The Devon Local Nature Recovery Strategy (LNRS) will set out the priorities and actions required to achieve the Devon Nature Recovery Network (NRN). It will also include a map which will show existing habitats and highlight opportunities and priorities. Work has begun to produce a Devon NRN Map. This includes existing areas of wildlife rich habitats (Core Nature Areas and Nature Areas), habitat suitability (a map showing which habitats would occur naturally across our landscapes due to soils, geology, and landscape) and priority areas for action (Strategic Nature Areas).

6.60 Planning applications will be accompanied by sufficient, up-to-date information, proportionate to the nature or extent of development and the biodiversity/geodiversity potential of the site, to enable an informed decision to be made. In addition, all offsetting/compensatory measures will need to demonstrate:

a. How they are appropriate, and that they will offset the loss of the habitat type, scale, location and distinctiveness;
b. How they will be resilient to external factors, especially climate change;
c. How they will be managed in perpetuity (for the duration of impact) by a reliable organisation with biodiversity knowledge and core biodiversity protection objectives; and
d. How they will help to enhance ecological connectivity by creating more bigger, better, and joined areas for biodiversity, particularly those ecological networks highlighted within the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement.

6.61 In assessing the baseline for considering compensation and uplift for biodiversity/geodiversity officers will take account of any deliberate neglect or damage to the site to ensure that the appropriate baseline has been applied and that any preparation of the site for development has not had an adverse impact on the biodiversity or geodiversity of the site.

EN11: Important Habitats and Features

1. To protect and enhance existing areas of biodiversity and geodiversity, including networks of habitats and connections between them, development proposals will be located and designed to take account of the importance of any affected habitats or features, with regard to the following hierarchy of sites:

    a. Internationally important sites including existing, candidate or proposed Ramsar sites, Special Protection Areas, Special Areas of Conservation, European Marine Sites, Functionally Linked Land associated with these sites, plus sites required as compensatory measures for adverse impacts on such sites (see Policies EN13, EN14 and EN15);
    b. Nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodland and Ancient and Veteran Trees and Marine Conservation Zones;
    c. Locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites and other identified priority habitats, as shown in the Local Nature Recovery Strategy where this is in place, and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement;
    d. The network of linear, stepping-stone and other linking features important for wildlife movement and climate change adaptation, including wider identified priority areas shown in the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement; and
    e. Other areas of land or features of value to biodiversity.

If, following survey work undertaken at planning application stage, a site of local importance is found to contain nationally important habitats or features, the appropriate level of protection will be afforded in light of this new evidence.

2. Development which would be likely to directly or indirectly significantly harm such a site or feature will not be permitted unless, taking account of the weight to be attached to the site's protection the proposal satisfies all the following:

    a. The benefits cannot be provided through an alternative, less harmful location, design or form of development;
    b. Impacts are mitigated where possible;
    c. Any unavoidable losses are fully compensated;
    d. The public interest benefits of the development outweigh the harm; and
    e. For statutory designated sites favourable conservation status is maintained.

3. Proposals to help deliver the Local Nature Recovery Strategy (or prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement), restore former areas of biodiversity and networks of habitats, or to create greater resilience of habitats and features to climate change will be supported in principle.

4. Development which includes or impacts on any such site or feature will be required to include appropriate measures to protect, manage and enhance it. Where mitigation and/or compensation is required, it will be provided ahead of development, where this is feasible and would secure the best outcome for nature.

6.62 Specific sites are identified at international, national, and local level for their biodiversity and geodiversity value. Their protection will be pursued through the planning system, taking account of their relative importance.

6.63 Biodiversity is not limited by administrative boundaries, so the Council works proactively with other partners to ensure biodiversity is considered and planned for at a landscape scale, e.g. through the Devon Local Nature Partnership.

Hierarchy of Importance	Name of site or designation	Description
European Wildlife Site	Exe Estuary Special Protection Area, Ramsar Site and European Marine Site	Designated primarily for its over-wintering and migrating water birds, including populations of European importance of Avocet and slavonian grebe. It is also of national importance for its marine life, especially that associated with intertidal sand and mud flats. This site, which is partly within Teignbridge, partly in East Devon District and partly in the Exeter City area, is managed through a joint Exe Estuary Partnership, who prepare the Joint Mitigation Strategy, to ensure development does not harm the status of the site. See Policies EN13 and EN14.
European Wildlife Site	Dawlish Warren Special Area of Conservation	Dawlish Warren is a geomorphologically important sand spit which protects the mouth of the Exe estuary. The SAC is designated for its dune habitats, for petalwort and the sand spit, and is also covered by the Exe Estuary SPA designation for birds. This site is entirely within Teignbridge. See Policies EN13 and EN14.
European Wildlife Site	South Hams Special Area of Conservation	Designated for its population of greater horseshoe bats and for various habitats. The designated area includes several maternity/hibernation roost sites scattered across Teignbridge, South Hams, Torbay and south east Dartmoor. See Policies EN13 and EN14.
Other European Wildlife Sites outside Teignbridge		We also have to take account of the impact development within Teignbridge has on other European Wildlife Sites outside the Teignbridge Planning Area. These include Dartmoor SAC, South Dartmoor Woods SAC, East Devon Heaths SPA, East Devon Pebblebed Heaths SAC/SPA and Lyme Bay to Torbay Marine SAC. See Policy EN13.
Site of National Importance	Site of Special Scientific Interest (SSSI)	SSSIs are of national importance for fauna, flora or geological features. Teignbridge has 28 SSSIs covering a total of 2,579 hectares or 6% of our land area. About half of them are geological and half are of wildlife importance. There are a further 12 SSSIs in the Teignbridge area of Dartmoor, covering about 4,000 ha. See Policies EN11 and EN12.
Site of National Importance	Marine Conservation Zones (MCZs)	MCZs protect nationally important, rare, or threatened habitats and species found in our seas. There are currently no MCZs within Teignbridge.

Hierarchy of Importance	Name of site or designation	Description
Site of National Importance	Ancient Woodland	This is woodland which has existed since the year 1600 or earlier. Many ancient woodlands are much older than this, dating right back to the end of the last ice-age. Such woods are particularly valuable for wildlife often supporting many uncommon species. Teignbridge has areas of Ancient Woodland covering hundreds of hectares. The Ancient Woodland Inventory for Devon is currently being updated and remapped by the Devon Wildlife Trust. See Policy EN16.
Site of Local Importance	County Wildlife Site	These sites are not legally protected but can be of similar ecological quality to SSSIs. There are 2,200 CWSs across Devon, covering an area of nearly 30,000 hectares and are designated due to the presence of particular habitats and species. See Policies EN11 and EN12.
Site of Local Importance	Regionally Important Geological Site (RIGS)	The geological equivalent of a County Wildlife Site. These may represent good examples of rock formations or landform features or they may contain interesting fossils. There are 23 RIGS covering about 30 hectares in Teignbridge. See Policies EN11 and EN12.
Site of Local Importance	Local Nature Reserves (LNRs)	These areas are for people as well as wildlife/geology. They give people special opportunities to study and learn about biodiversity or simply enjoy and have contact with nature. They are designated by local authorities with support from Natural England. They are all owned and managed by wildlife-friendly organisations. The LNRs in Teignbridge are: Aller Brook, Churchills, Coombe Valley, Decoy, Hackney Marshes, and Jetty Marsh (Teignbridge District Council LNRs), Bovey Heathfield (a Devon Wildlife Trust reserve), Stover Country Park (Devon County Council) and Dawlish Warren Golf Course. See Policies EN11 and EN12.

Table 14. Biodiversity designations

EN12: Legally Protected and National and Local Priority Species

1. To protect and expand the number and geographic range of legally protected species, S41 Priority Species List and Devon Local Priority and Special Species, development will be located and designed to firstly avoid, secondly minimise and mitigate and, only as a last resort, to compensate adverse impacts on the species and its habitats. It will also be located and designed to reflect additional species-specific policy guidance and the wider Local Nature Recovery Strategy, and the Teignbridge Green Infrastructure Strategy.
2. Development that cannot avoid significant harmful impacts on a species, either directly or indirectly, will not be permitted unless all the following apply:

a. Sufficient and up-to-date information, proportionate with the protection of the species and the nature, location and scale of the proposal, is submitted with the planning application, provided by a suitably qualified ecologist upon which to base a decision;
b. Appropriate mitigation is provided and, where this cannot fully avoid significant harm to the species and their habitats, appropriate compensation is provided directly or funded by the development; and
c. Mitigation and compensation are provided ahead of development, where this is feasible and would secure the best outcome for nature and is maintained and appropriately managed for the duration of the impact.

3. All development will include opportunities for Protected and Priority Species within the built environment where this would benefit nature, for example bird, bat and invertebrate boxes and hedgehog holes. Provision should be commensurate with the scale of the development. As a minimum guide to the rate of provision, one bird box, one bat box and one bee brick per dwelling or 100sqm of non-residential floorspace should be provided in suitable positions/locations, along with permeable routes for hedgehogs within new means of enclosure.
4. Where appropriate, a scheme of monitoring, to ensure mitigation has been carried out and is effective, including any remedial measures required, will be agreed and secured prior to granting planning permission.

6.64 Both within and outside specifically protected habitats, there is a wide variety of species which are protected by law, at an international and national level. European protected species in Teignbridge include all bats, hazel dormouse, great crested newt, water vole and otter. UK protected species include cirl bunting, barn owl and Deptford pink. Species of Principal Importance (i.e. those listed in accordance with Section 41 of the Natural Environment and Rural Communities Act 2006) receive protection under national planning policy. There are 860 species of mammals, birds, fish, amphibians, reptiles, plants, and fungus on the S41 Priority Species List, including hedgehog, skylark and brown hairstreak butterfly.

6.65 In addition to the national Priority Species List, Devon Local Nature Partnership and Devon species experts from a range of recording groups and organisations have produced a list of approximately 1,600 species known to be rare in Devon (Priority Species) and a short list of 96 species (Devon's Special Species) for which Devon has a particular responsibility. The Devon Special Species list includes Devon whitebeam and dotted beefly. The policy applies to both national and local priority species.

6.66 Additional species-specific guidance is available on the Council's website and on Devon County Council's website relating to greater horseshoe bats, great crested newts, cirl buntings, dormice, otters, and water vole and, general advice is available on amphibians, bats, and reptiles.

6.67 The impact of development can be positive or negative, depending on its location, design, and provision of mitigation. The policy seeks to ensure that development brings positive benefits to biodiversity. Where on-site compensation would not provide the most benefits for nature conservation, it may be acceptable for off-site compensation to be provided in lieu of on-site provision. Preferred locations for off-site provision will be informed by the Local Nature Recovery Strategy any species-specific guidance. Financial contributions towards such provision will include funding for management for the duration of the impact.

EN13: European Wildlife Sites

1. All European Wildlife Sites, European Marine Sites and Ramsar Sites, including Dawlish Warren SAC, Dartmoor SAC, East Devon Pebblebed Heaths SAC /SPA, Exe Estuary SPA, Lyme Bay to Torbay Marine SAC, South Dartmoor Woods SAC, and South Hams SAC, will be protected, along with their associated Functionally Linked Land, and sites that are identified or required as mitigation measures for adverse effects on such sites (e.g. SANGS) resulting from previous development.
2. Development will be located and designed to firstly avoid and secondly to mitigate harmful impacts on European Wildlife Sites.
3. Development that has a Likely Significant Effect on a European Wildlife Site, whether within or outside the protected site, will not be permitted unless an Appropriate Assessment has ascertained that following mitigation, in view of the site conservation objectives, there is no adverse effect on the integrity of the site, taking a precautionary approach. Only as a last resort, in highly exceptional cases where there are no less harmful solutions, and the development is required for Imperative Reasons of Overriding Public Interest, will compensation for adverse impacts be permitted.
4. Development within the designated boundaries of European Wildlife Sites will only be permitted where it is necessary to further the conservation objectives of the site or to protect them from harm.
5. Sufficient and up-to-date survey information, commensurate with the sensitivity of the site and the nature, location, and scale of the proposal, will be required to inform planning applications, the assessment of Likely Significant Effects and, if required, an Appropriate Assessment. The information submitted to inform the competent authority's assessment will be gathered and worked up by a suitably qualified or experienced ecologist.
6. To have a high degree of certainty that mitigation measures for development affecting a protected site will be effective in ensuring no adverse effect on the integrity of protected sites, all the following will apply, either alone or in combination with other permitted or allocated development:
    a. Mitigation will be required to be put in place before impacts occur;
    b. Financial and legal details relating to the delivery of mitigation measures will be agreed and secured prior to granting planning permission;
    c. Mitigation measures will be secured to ensure that the implementation of the mitigation reflects the duration of the impact. This includes in perpetuity requirements where impacts are permanent and/or irreversible;
    d. Mitigation measures will follow best practice guidance, site specific guidance and technical advice notes, and consider the context of the wider area; and
    e. A scheme of monitoring, to ensure mitigation has been carried out and is effective, including any remedial measures required, will be agreed and secured prior to granting planning permission.

6.68 Teignbridge contains and is close to several internationally important wildlife sites. These sites previously form part of Natura 2000, an international network of sites important for nature conservation established under the European Community Wild Birds and Habitats directives and are statutorily protected. Following withdrawal from Europe, the sites continue to be known as European Wildlife Sites, or European Sites.

6.69 Where development proposals may have an impact on European Wildlife Sites, sufficient and up-to-date information must be provided by a suitably qualified ecologist to enable the local planning authority to assess the Likely Significant Effect of the proposal. Mitigation measures

are not considered at this stage. If a Likely Significant Effect is identified the Local Planning Authority will then undertake an Appropriate Assessment of the proposal. This will consider impacts alone and in combination with other plans and projects, which could include current applications, existing permissions, and allocated development. It will also consider proposed and possible mitigation measures that would be required to demonstrate that the development would have no adverse effects on the integrity of the protected site. The development will not be permitted if any significant adverse effects remain following mitigation, except in exceptional circumstances where there are 'Imperative Reasons of Overriding Public Interest' and after consideration by the Secretary of State. Legislation specifies that the 'Precautionary Principle' applies, putting the onus on the applicant to provide sufficient information to prove the absence of an adverse effect on the integrity of the protected site, rather than on the Local Planning Authority to prove there will be such an effect. As well as having regard to 'incorporated mitigation' within proposals the Local Planning Authority must also have regard to 'additional mitigation measures' that could be imposed by way of condition or restriction so that the competent authority can ascertain the project 'as authorised' and would not have an adverse effect on the integrity of the site.

EN14: Exe Estuary and Dawlish Warren

1. To mitigate additional recreational and other pressure on the Exe Estuary Special Protection Area and Ramsar site, and Dawlish Warren Special Area of Conservation (the 'protected sites'), the following limitations and requirements will apply to development that could impact on them:
    a. Particular attention will be given to effects arising from urbanisation from development within 400m of one or more of the protected sites, along with their associated Functionally Linked Land and sites that are identified or required as mitigation measures for adverse effects on such sites;
    b. Development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Policies Map, will be required to provide a financial Habitat Mitigation Contribution towards mitigation for in-combination, recreation impacts on the protected sites. The Habitat Mitigation Contribution is made towards delivery of non-infrastructure mitigation measures;
    c. In addition to the Habitat Mitigation Contribution, development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Policies Map, will be required to provide and indefinitely maintain Suitable Alternative Natural Greenspace (SANG), either:
        i. In accordance with SANG provision as set out in a development plan allocation (which is equivalent to 8 ha per 1000 population), at the expense of the development and early in the delivery of the site. In the first instance, the SANG land and a SANG Mitigation Contribution sufficient to provide and maintain the SANG shall be offered to the Local Planning Authority. If the Local Planning Authority does not accept the offer, the SANG shall be provided and maintained by the developer; or

ii. Where development is without an associated SANG identified in an allocation policy, pay a SANG Mitigation Contribution to the Local Planning Authority sufficient to provide and maintain the equivalent to 8ha of SANGS per 1,000 population in an appropriate strategic location.

d. Provide and maintain any other specific measures to avoid other or residual impacts identified by Appropriate Assessment. A mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the European Wildlife Sites may be required.

6.70 The Exe Estuary SPA extends beyond the boundary of Teignbridge and, in the same way that development within Teignbridge can affect sites elsewhere, development in other places can affect protected sites in Teignbridge. Therefore, Teignbridge, East Devon and Exeter City Councils have joined together to form the South East Devon Habitat Regulations Executive Committee that works across the three authority areas to protect the Exe Estuary SPA, Dawlish Warren SAC and the East Devon Pebblebed Heaths SAC/SPA through delivery of the South East Devon Joint Habitat Mitigation Strategy ('Mitigation Strategy'). This Mitigation Strategy is currently being updated by the partner authorities with involvement of stakeholders including Natural England and RSPB to take account of future planned growth in the three districts.

6.71 As one of the main threats to these protected areas is recreation, both the current and updated Mitigation Strategy requires financial contributions towards mitigation for recreational impacts from new residents and tourists attracted to the area from residential and tourist accommodation development. This includes:

- Hotels, guest houses, B&Bs, lodges, static caravans, and touring pitches
- All types of houses and flats (but not extensions to existing dwellings)
- Affordable housing as well as market housing
- Student accommodation
- Tied accommodation
- Residential caravans/mobile homes/park homes
- Housing for the 'mobile' elderly, but not care homes for elderly or infirm who have significantly reduced mobility
- applications to increase the operating period of tourist accommodation will contribute for the additional period
- applications to convert holiday to residential will contribute for any additional occupancy period
- temporary accommodation permissions will contribute as a proportion of the 20 year life of the Local Plan (eg. siting of a mobile home for 3 years will contribute 3/20ths of the standard contribution)
- renewals of temporary permissions will also make proportionate contributions.

6.72 The standard contribution is calculated by the Local Planning Authorities and is up-dated annually. Non recreational impacts must be assessed and mitigated against separately.

6.73 In addition to the Habitat Mitigation Contribution outlined above, development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Policies Map, will be required to provide and maintain Suitable Alternative Natural Greenspace (SANG) in perpetuity, either on site or via a commuted sum to a strategic SANGS location. Where allocations within this Plan require the provision of SANGS, specific provisions have been set out within the relevant policy to ensure that each site can mitigate its own impact.

6.74 SANGS is required at a ratio of 8 hectares per 1,000 population. The requirement for 184sqm of SANGS per dwelling is based on an average household size across Teignbridge of 2.3 people per home. This may change and will be reviewed during the Plan period and provision should be adjusted accordingly to meet the requirement for 8 hectares per 1,000 population.

6.75 The standard contributions for mitigation as set out in 1 c) i) and ii) are in addition to making the standard Public Open Space provision required for the development.

6.76 Impacts may arise in a variety of ways, including, but not limited to:

- Within 400 or 500m - effects from urbanisation such as lighting, flood lighting and cat ownership
- Within the local water catchment- effects from water pollution or changes in water flows into the estuary
- From surrounding farmland- nutrient loading
- Loss of high tide roosts outside the SPA
- Loss of SPA foraging land outside the SPA and
- Development that creates more recreational use of the sites e.g. additional residential and tourist accommodation and tourist attractions that bring people close to the protected sites.

6.77 It should be noted that urbanisation impacts could adversely impact Functionally Linked Land in the same way as the protected sites and land may be required to deliver additional habitat for SPA birds, extra estuary habitat and/or additional sand dune or petalwort habitat as mitigation.

6.78 Any CIL payments-in-kind through the provision of land or buildings, including SANGS provision, will be accounted for in accordance with the CIL regulation 2010 (as amended).

EN15: South Hams SAC

Development that could impact on features that support the South Hams Special Area of Conservation (SAC) will be located and designed to protect the integrity of the SAC by:

1. Avoiding the loss, damage, or illumination of, or disturbance to, Greater Horseshoe Bat:
    a. roosts which are known, or are likely, to provide significant functional support to the SAC;
    b. foraging areas within the Sustenance Zones, especially within juvenile foraging areas,
    c. flyways and commuting routes within the Sustenance Zones;
    d. networks of actual or potential commuting routes within the Landscape Connectivity Zone;
    e. existing mitigation features in place resulting from previous development;
    f. known or likely pinch points; and
    g. foraging areas within the Landscape Connectivity Zone where they are of particular importance e.g. due to their size or proximity to a roost.
2. Maintaining, enhancing, or creating sufficiently wide and dark stand-off zones between the development and bat flyways / habitats, with additional transitional buffers, to protect the bats and their commuting routes/habitats from impacts from development;

3. Designing development and lighting to be compatible with known or potential Greater Horseshoe Bat habitats and flyways, as demonstrated through lighting modelling where required;
4. Avoiding likely increases in death or injury to bats through interaction with wind turbines or traffic;
5. Creating or enhancing roosts, commuting routes and foraging zones/hibernation roost foraging zones, where required by Appropriate Assessment and/or when opportunities arise;
6. Maintaining connectivity within and between Sustenance Zones through the Landscape Connectivity Zone, especially across roads, railway lines or other linear barriers;
7. Where required by Appropriate Assessment, providing financial contributions to help create permanent, high quality Greater Horseshoe Bat habitat and roosts in locations which will which increase population resilience;
8. For the purposes of undertaking Habitats Regulations Assessment, complying with the 2019 South Hams SAC Habitats Regulations Assessment Guidance (or subsequent revisions or future technical advice notes); and
9. Avoiding the loss, damage, pollution of, or other harm to habitats which are also listed as Qualifying Features for which the South Hams SAC was designated.

6.79 The South Hams Special Area of Conservation has been designated for Greater Horseshoe Bats, one of Britain's rarest bat species, which is mostly confined to South West England and South Wales. A considerable proportion of the UK population of these bats is found in South Devon and the maternity roost at Buckfastleigh is thought to be the largest in Western Europe.

6.80 Greater Horseshoe Bats have only short range echolocation, which means they must fly close to the ground and linear features, such as hedges, woodland edges, and vegetated watercourses. They also actively avoid light levels above moonlight. Therefore, development must ensure that it does not harm the natural features that provide connectivity through the landscape and does not include lighting that would deter bats. The bats use a variety of different roosts at different times of the year, including maternity and hibernation roosts. They feed in different habitats throughout the year, depending on seasonality of prey, typically foraging up to 4km from the roost as an adult. This 4km radius is used to determine the "Sustenance Zones" around roosts, although they will travel further when moving between different roosts. Juveniles typically only forage within 1 km of the roost in their first summer, so foraging habitat close to maternity roosts is particularly important. Hibernating bats are known to feed less frequently and within shorter distances during winter months.

6.81 The Council has jointly adopted the South Hams SAC Habitats Regulations Assessment Guidance with Devon County Council, Dartmoor National Park Authority, South Hams District Council, and Torbay Council. The guidance assists those submitting planning applications for development that could have an adverse effect on the integrity of the South Hams SAC Greater Horseshoe Bat population. The document identifies a Consultation Zone which includes roosts, Sustenance Zones, and Landscape Connectivity Zone. It also identifies pinch points, where further development could restrict the movement of bats and existing mitigation features required for previous developments. These are identified on the Policies Map and on Devon County Council Environment Viewer.

EN16: Trees, Hedges and Woodlands

1. All development will retain good quality and healthy woodland, trees and hedgerows, including: ancient woodland; ancient and veteran trees; those with visual amenity; those that support wildlife or provide connectivity; those which positively contribute to the historic environment or the significance of a heritage asset and its setting; and rare or unusual species of trees. These will be incorporated into the overall design and landscape scheme, within public spaces where possible.
2. Development resulting in the loss or deterioration of ancient woodland or ancient and veteran trees will only be permitted where there are wholly exceptional circumstances. Where it is permitted, a compensation strategy will need to be agreed and secured prior to granting planning permission.
3. Where development results in the loss of a tree/trees of public amenity value, hedges/ hedgerows or woodland, replacement planting commensurate with the loss, and accounting for biodiversity net gain requirements, will be undertaken on site. In the case of the loss of trees, replacement planting will be in accordance with the District Design Code.
4. All development will demonstrate how retained and new trees, hedges and woodland will have a satisfactory long-term relationship with: buildings; infrastructure; utilities and services; and highway movement; and will ensure the amenity and safety of occupiers of buildings and retain or create sightlines enabling public spaces to be well overlooked.
5. New development will be designed and undertaken to prevent damage to root systems of retained or new woodland, trees and hedgerows and will allow for future above and below ground growth over the life of the development.
6. Measures to protect retained trees, hedges and woodland must be in place before, and remain in place during, the development process. This must be demonstrated through an agreed Method Statement. Appropriate management will be secured thereafter through agreed Landscape Management Plans.
7. Where construction near trees is unavoidable, construction techniques and methods of working will be designed to prevent or minimise damage. Temporary netting of hedges prior to, and during construction of, development will not be permitted and where hedges cannot be retained, they should be translocated, rather than removed.
8. The Local Plan seeks to assist the delivery of the most up-to-date Teignbridge Tree Strategy. Development that supports the planting of new areas of woodland, especially in appropriate Local Nature Recovery Areas, or which would include public access woodland schemes, will be encouraged where they conserve or enhance biodiversity, landscape, and seascape character, or where they conserve and where appropriate enhance the significance of heritage assets and their settings, including historic landscapes.

6.82 Trees, woodlands, and mature hedges, including hedgerows or Devon hedgebanks, are an important part of our environment, including our historic environment. They enhance landscape, townscape and street character, heritage significance, provide habitats and important connectivity for wildlife and protected sites, support sustainable drainage, sequester carbon, reduce noise and pollution, and provide natural cooling. They are important green infrastructure assets that contribute to the local and strategic green infrastructure network and help to provide attractive spaces, distinctive features to aid navigation and help encourage people to lead healthy and active lives.

6.83 When new development is proposed, it is essential that existing woodlands, trees, and hedges are incorporated into the design at the earliest possible stage, to ensure their retention in the right places.

6.84 It is vital to include new planting within new development, to create pleasant spaces, maximise their environmental benefits and to provide the mature trees of the future. Existing and new natural features will need to be protected during development to ensure their successful growth and integration within the development and management will need to be in place to ensure their long-term health.

6.85 Sufficient information to demonstrate how development will meet the requirements of the policy will need to be submitted with all planning applications with the potential to have an impact on trees, woodland, and traditional Devon hedges. This should include a plan that clearly shows all trees, woodland, and hedges and whether they are retained, re-located, removed, or created.

6.86 Natural England and the Forestry Commission have published advice on making planning decisions affecting ancient woodland, ancient trees and veteran trees, which can be found at: https://assets.publishing.service.gov.uk/media/61d5c3238fa8f54c18a64185/Ancient_woodland_assessment_guide.docx. Where required, for the wholly exceptional loss, or deterioration of ancient woodland or ancient or veteran trees, compensation strategies could include measures such as the planting of new native woodland as close to the site as possible, restoring or improving nearby ancient woodland, improving connections between existing areas of ancient woodland and habitats, or the planting of individual trees that could become ancient or veteran in the future.

6.87 New areas of woodland can provide benefits to wildlife and people and can help reduce climate change through carbon sequestration. The policy seeks to assist the delivery of the Council's Tree Strategy and sets out clear support for development that will help to create of new areas of woodland, especially in appropriate locations in Local Nature Recovery Areas where they can help wildlife or where they would provide for public outdoor recreation, helping to improve public health.

EN17: Heritage Assets

1. To protect Teignbridge's historic environment, an irreplaceable resource that contributes to local character and distinctiveness, development proposals that could affect designated and non-designated heritage assets and their settings will be supported by an assessment of their significance, including any contribution made by their setting. Where there are potential impacts on archaeology, a desk-based assessment should be submitted, and where appropriate supported by the results of a programme of field evaluation, to enable an understanding of the significance of the heritage assets affected and their settings. Assessment should be sufficient to understand significance, proportionate to significance and should set out impacts resulting from the development based on an accurate understanding of its significance and setting.
2. All development will conserve or, where appropriate, enhance or better reveal, the significance of heritage assets and their settings, whether designated or non-designated, commensurate with their significance.
3. Where development could result in harm to any heritage asset and its setting, this should firstly be avoided and secondly, minimised, through siting, scale, design, or landscaping.
4. Development resulting in loss of, or harm to, the significance of a designated or non-designated heritage asset that cannot be avoided or minimised, will only be permitted where harm is justified and outweighed, taking account of:

a. Significance of the asset;
b. Level of harm;
c. Public benefits; and
d. Benefits to the long-term viable use of a heritage asset, particularly those identified as being at highest risk, once all possible funding sources and other feasible options that would be less harmful have been explored and are agreed by the Council to be unviable.

5. Development resulting in substantial harm to, or loss of, a Grade II Listed Building or Grade II Registered Park and Garden will only be permitted in exceptional circumstances. Development resulting in substantial harm to, of loss of, a Grade I or II* Listed Building or Registered Park and Garden, a Scheduled Monument or Protected Wreck Site will only be permitted in wholly exceptional circumstances. Where harm to, or loss of, a designated or non-designated heritage asset is considered acceptable, developers and/or applicants will record and make publicly available a written record of the heritage asset and impact of development on it, proportionate to significance. Any replacement building or structure will be expected to reflect and respect the special historic, architectural or landscape interest of the heritage asset lost, allowing for modern interpretation. Development should help secure sustainable long-term futures for heritage assets, especially those identified as being of highest risk of loss or decay.

6. Planning permission will be granted for enabling development only where all the following apply:

   a. There is clear evidence of a conservation deficit;
   b. There is no viable alternative option available, including sources of funding;
   c. The development is the minimum required to achieve the conservation of the heritage asset and is of a type, design and in a location to minimise harm to other public interests;
   d. The benefits of the scheme outweigh any non-compliance with other planning policies; and
   e. Mechanisms are in place to secure the future conservation of the heritage asset.

7. In evidenced cases of deliberate neglect of, or damage to, a heritage asset (including demolition), its condition at the date of listing will be considered as the baseline for decision-making.

8. Design of development affecting heritage assets and their settings should satisfy all the following:

   a. retain and refurbish the historic fabric, plot boundary, settlement or building form and layout, plan form, internal or external architectural features, historic natural features, views and vistas, trees and orchards, archaeological sites and open spaces, and only when this is not practicable, allow replacement or other change;
   b. Use good quality materials appropriate to the heritage asset, applied in a traditional manner, using specialists where required;
   c. Be subordinate in scale to the principal building and respect and complement it in terms of form, features and architectural style;
   d. Include the removal of modern additions that detract from significance, where it would better reveal the significance of the heritage asset; and
   e. Respect, reflect or respond to existing traditional architectural and historic character, having regard to the Conservation Area Character Assessments and Conservation Area Management Plans and Neighbourhood Plans.

6.88 Teignbridge's historic environment includes designated and non-designated heritage assets. Designated assets are statutorily protected under legislation.

6.89 Designated heritage assets within Teignbridge include:

Listed Buildings: Teignbridge has around 1800 Listed Buildings, (excluding those that are within the National Park), which are designated because of their special architectural or historic interest.). These can be Grade I, II* or II. As well as planning permission, development affecting "listed" fabric will also likely require Listed Building Consent from the Council.

Scheduled Monuments: There are 27 Scheduled Monuments in Teignbridge, including earthworks, caves and historic remains, which are designated as nationally important archaeological deposits and above and below ground remains. Scheduled Monument Consent can be required to carry out work that would demolish, damage, remove, repair, add or alter a Scheduled Monument. Such applications for consent would be considered by the Secretary of State for Digital, Culture, Media and Sport.

Registered Parks and Gardens: 9 Registered Parks and Gardens lie within Teignbridge, (including Ugbrooke Park, Powderham Castle and Mamhead Park), which are designed landscapes or planned open spaces with particular historic significance. They can be graded as I, II* or II.

Protected Wrecks: There is one Protected Wreck Site at Church Rocks, Teignmouth- the remains of a wreck of a late sixteenth century armed cargo vessel, suggested as possibly being a Venetian trading galley- which is outside the control of the Local Plan.

Conservation Areas: There are 35 Conservation Areas in Teignbridge. These are locally designated areas with special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning permission from the Council can be required for demolition within a Conservation Area.

6.90 Information about Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and Protected Wrecks can be found at www.historicengland.org.uk, www.thegardenstrust.org, and on the Council's website www.teignbridge.gov.uk.

6.91 Non-designated heritage assets in Teignbridge include buildings, monuments, sites, places, areas, townscapes, landscapes, seascapes or archaeology which have a level of historic significance sufficient to warrant consideration in the planning process, but which are not formally designated assets. They could also include the relationship of land with historic and established local traditional ceremonies, such as 'Beating the Bounds'.

6.92 Many Non-designated heritage assets are recorded on the Devon Historic Environment Record (HER): www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record a publicly accessible database of historic sites, buildings and features known to exist in Devon. They may also be found on the National Historic Environment Register: https://historicengland.org.uk/advice/technical-advice/information-management/hers, in Conservation Area Character Assessments as buildings that make a positive contribution to the Conservation Area, or in Neighbourhood Plans. Conservation Area Character Assessments and Management Plans, and Neighbourhood Plans can be found on the Council's website www.teignbridge.gov.uk and relevant town and parish council websites. Not all heritage assets are known about, and development of a site may reveal heritage assets not previously identified. This may include below ground archaeology. Therefore, the likelihood of a site containing heritage assets will also need to be considered.

6.93 Whilst some of the Neighbourhood Plans have identified local heritage assets, currently Teignbridge has no formal "Locally Listed Buildings" Register. The council will continue to work with its communities to identify non-designated buildings that significantly contribute to the historic character of the area to produce a Register of Local Assets.

6.94 The Local Plan contains a positive strategy for conserving and enhancing heritage assets and their settings, taking opportunities to enhance or better reveal their significance where appropriate, and ensuring significance is conserved. Heritage assets are an irreplaceable resource. Features of architectural, townscape, archaeological and historic interest contribute to the local identity of places and can help their economic vitality by attracting visitors. Once lost, evidence of our collective past cannot be replaced. The significance of Teignbridge's historic environment is important for social, economic, and environmental reasons. By working with partners, we can help to deliver the social, cultural, economic, and environmental benefits that the conservation of the historic environment will bring.

6.95 Conserving and enhancing the historic environment means managing change resulting from development through an informed understanding of the significance of the heritage asset and its setting, and how development proposed will affect the significance.

6.96 The term 'significance' is referred to in the policy and is defined in the NPPF as: 'the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.' The heritage interest may be archaeological, architectural, artistic, or historic.

6.97 'Setting' is also defined in the NPPF, as: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

6.98 As such, harm can affect a heritage asset directly, through a physical change, or indirectly, through change to its setting, both of which can also happen cumulatively over time.

6.99 To properly assess the significance of heritage assets and the contribution made by their setting, and the effect of development on the significance, development proposals will be required to submit sufficient information, proportionate to the significance of the heritage asset, or likelihood of unknown heritage assets, to demonstrate:

a. An understanding of the significance of the heritage asset and its setting;
b. The impact of the development on the significance of the heritage asset and its setting, including measures to avoid or minimise impact; and
c. How any public benefits of the development will outweigh the harm caused.

6.100 All available information to identify known or potential heritage assets should be used including, as a minimum, the Devon Historic Environment Record, and, where appropriate, this should be assessed by a professional with appropriate expertise. Where there is potential for archaeological features to be affected, a desktop archaeological study with analysis and interpretation or, where necessary, a field study will be required.

6.101 The Council has produced Conservation Area Character Appraisals for each of the district's 32 Conservation Areas and 8 Conservation Area Management Plans. The Character Appraisals describe the history and character of each Conservation Area, including morphology, archaeology, architectural details, building materials and positive and negative features.

6.102 It is important that development within and surrounding conservation areas respect or reflect the existing traditional architectural and historic character, having regard to the Conservation Area Character Assessments and Conservation Area Management Plans, including any specific policies or projects contained within them, and Neighbourhood Plans. In doing so, development proposals should take account of:

a. positioning and grouping of buildings; and
b. form and scale; and
c. detailing and use of materials; and
d. historic plot boundaries and street patterns; and
e. boundary treatments; and
f. important views within and in/out of the Conservation Area; and
g. important buildings and open spaces that contribute to the significance, character, or appearance of the Conservation Area.

6.103 Where development includes the demolition of buildings or structures within a Conservation Area sufficient detail must be submitted to demonstrate an adequate replacement that enhances the character and appearance of the Conservation Area. Planning conditions will be imposed where necessary to ensure that demolition does not occur until immediately prior to the redevelopment or remediation.

6.104 Where 'enabling development' is proposed for which planning permission would not normally be granted, except for the fact that it would secure the future conservation of a heritage asset with a conservation deficit, early discussion with the Council and engagement with other consultees such as Historic England is recommended to work through the possible options in relation to the asset(s) in question, and to understand whether they are likely to be acceptable.

C. Delivering Quality Development – Site Allocations

7. Site Allocations

7.1 This section of the Local Plan focuses on settlement and site-specific policies. This includes allocations for new homes, employment land and gypsy and traveller pitches. It also provides policies for settlement-wide planning issues, such as town centre regeneration proposals, green infrastructure requirements, and community infrastructure.

7.2 The allocations in this section reflect the development strategy and settlement hierarchy set out in policies GP2 and GP3 of Section B.

7.3 Each allocation policy contains specific requirements associated with the development of that site. In addition to these, all allocations will be expected to comply with relevant Development Management policies set out in Section B. These include (but are not limited to):

- Compliance with the Infrastructure Delivery Plan (GP7). All infrastructure and requirements will be fully funded by the developers unless otherwise stated or external funding can be secured
- Achieving significant carbon reduction (CC2-CC4)
- High standard of design and development, including a range of green infrastructure requirements (DW1-3) and District Design Code
- Implementation of high-speed digital networks (EC8)
- Meeting affordable housing targets and a wide range of housing needs (H2-H5)
- 5% custom build plots on sites of 20 homes or more (H6) (excluding brownfield and exception sites and sites allocated for 100% custom build)
- Conservation and enhancement of the settings of settlements, settlement character and landscape quality (EN1, EN2, EN4)
- Use of SuDS to manage water to the benefit of wildlife and recreation (EN6)
- Minimise harm caused by pollution and contamination (EN7-EN9)
- Secure 10% or greater in biodiversity net gain (EN10)
- Measures to mitigate the impact on European, nationally and locally designated sites, legally protected species, S41 Priority Species List, and Devon Local Priority and Special Species (EN10-EN15)
- Retention of trees and hedgerows within and surrounding the site (EN16)
- Conservation and enhancement of the significance of heritage assets (EN17)
- Compliance with relevant Neighbourhood Plan policies

8. Newton Abbot and Kingsteignton Garden Community Policies and Allocations

8.1 Newton Abbot and Kingsteignton lie in the heart of Teignbridge. Collectively, they provide the district's focus for employment, education, health services, leisure facilities and retailing and are home to over 134,500 people. The towns are served by a network of A class roads, including the A380, which links to the M5, the A381, A382 and A383. Both towns benefit from frequent and peak hours public transport services, and the railway station in Newton Abbot provides mainline links to Plymouth, Exeter and beyond. Traffic free cycle lanes on main routes to Newton Abbot town centre are being expanded and improved through new schemes aimed at increasing active travel in the towns.

8.2 In 2019, the towns were awarded status as the 'Newton Abbot and Kingsteignton Garden Community', recognising local ambitions to revitalise neighbourhoods, engender economic prosperity, and support infrastructure for local communities.

8.3 This section of the Local Plan contains a series of Garden Community policies which have been developed following a programme of consultation to understand the views and aspirations of the local community, technical experts and other partners. The key objectives of the Garden Community are reflected in these policies which identify specific projects, development sites and wider ambitions.

8.4 Driving forward new high-quality growth is a key ambition for the Garden Community, helping to secure much needed housing and deliver a range of associated projects. The potential of these settlements to accommodate new development is constrained by several issues, not least flood risk along the Rivers Lemon, Teign and their tributaries, mineral safeguarding areas, air quality management areas, and site availability. However, there are various options within the Garden Community that provide excellent opportunities for new development. These comprise both greenfield sites on the edges of the towns which can be supported by a range of measures to enable sustainable growth, and brownfield regeneration sites which will help to revitalise town centre neighbourhoods and improve Newton Abbot as a destination centre. These allocations are accompanied by a range of policies which express the Garden Community ambitions to connect more people to nature, encourage more people to make the shift from private car to active travel, and improve local infrastructure to support our communities, whilst protecting, conserving and restoring biodiversity.

8.5 There are two existing strategic allocations in Newton Abbot which were allocated in the 2014 Local Plan. These are NA1 Houghton Barton and NA3 Wolborough. These sites are both supported by detailed masterplans and either have, or have submitted applications for, planning permission. These allocations will be extant following adoption of the new Local Plan.

8.6 There are several Neighbourhood Plans which affect the area covered by the Garden Community policies. These are the Newton Abbot, Abbotskerswell and Ogwell Neighbourhood Plans and should be considered alongside these policies when determining applications.

Garden Community Policies

GC1 Travel and Movement

1. New development will support and enable active travel both on and off-site. Proposals must be able to demonstrate how they have taken opportunities to promote and enable active and sustainable modes of transport, with at least 50% of all trips made by sustainable modes on major developments.
2. New or improved cycle routes and walking routes will be supported including re-allocating road space for active travel, with schemes identified in the 'Local Cycling and Walking Infrastructure Plan' and the following active travel routes:
    a. Newton Abbot town centre to the Railway Station and enhancing quality and connectivity of the National Cycle Network;
    b. Houghton Barton and Bradmore developments to the town centre and Forches Cross;
    c. NA3 Wolborough (extant allocation) to Newton Abbot town centre;

d. From the railway station via a bridge over the railway line, through Brunel Industrial Estate and Penn Inn to Buckland and Milber;
e. Along Broadway Road to Wolverton Drive and through Kingsteignton town centre to Newton Abbot;
f. From Asda to Ogwell to East Ogwell; and
g. Opportunities to introduce or improve local infrastructure which encourages year-round walking and cycling, including use of electric bicycles, such as secure parking, electric charging points, safe crossing points and suitable lighting.

3. Longer distance active travel routes from the Garden Community will be a focus for investment and support from new development. These may be delivered through segregated routes, off-road multi-user trails, or by installing bollards in low traffic lanes. The following routes are priorities:

   a. Newton Abbot to Kingskerswell and Torbay, including upgrading the existing advisory lanes via Kingskerswell;
   b. Kingsteignton to Teignmouth, linking to Bishopsteignton, along the Teign Estuary Trail;
   c. Linking the Teign Estuary Trail and the Exe Estuary Trail with a Dawlish to Teignmouth link;
   d. Newton Abbot to villages towards the south-west including Abbotskerswell, Ogwell, Denbury, Ipplepen and Broadhempston, and onwards towards Totnes; and
   e. Kingsteignton to Chudleigh, with early local leadership and National Highways input.

4. Bus route improvements will be required through new developments with a focus on the following:

   a. Services connecting the Garden Community strategic allocations (GC13 and extant allocations NA1 and NA3), including improvements that support enhanced or extended bus links, improved stops and greater prioritisation and appeal for bus travel within the Garden Community; and
   b. Improvements to Sherborne Road to create a transport interchange hub with improved public realm and safety; and

5. Opportunities should be taken to improve active travel, public transport and highways on the A382 and A383, including at Jetty Marsh and widening up to Ilford Park and Drumbridges.

8.7 Future highway improvements for cars and motorised vehicles will be supported and permitted where they improve access, reduce congestion, improve safety and air quality for all users and enable improvements identified elsewhere in the Local Plan. These improvements will not be considered without sufficient embedded active travel and bus journey improvements.

8.8 A Local Cycling and Walking Infrastructure Plan (LCWIP) is being prepared with the aim of improving accessibility, reducing vehicle based emissions, and encouraging more active lives. These routes can support day to day active travel, as well as leisure uses.

8.9 Cycle routes will be designed to serve all ages and abilities. Cycle routes should connect important hubs in localities such as for shopping, education, workplaces, and leisure facilities, and be dedicated provision segregated from traffic where possible, in-line with national guidance. Shared provision will be considered only where low risk of conflict is evidenced. Standards for design of routes are set out in the District Design Code (Appendix 4).

8.10 The focus on all new developments and transport arrangements in general in the Garden Community will be on achieving better active and sustainable travel options than routes for private vehicles. This policy applies to all new developments, excluding householder extensions.

8.11 Projects proposed under Policy GC1 must demonstrate through appropriate mitigation as part of the wider natural infrastructure landscape (following South Hams SAC HRA guidance and technical advice notes and the South East European Mitigation Strategy) that there will be no adverse effect on the integrity of European Wildlife Sites.

GC2 Connecting to Nature - Green Infrastructure and Public Realm

Development in the Garden Community will contribute to the creation of green spaces and routes which connect residents to nature. The following projects will be of particular focus, including funding and/or enabling through new developments:

1. Creation of a Newton Abbot Hilltop Countryside Park with pedestrian links, areas of public open space, natural play, and space for biodiversity. The park will link Highweek Church to Daracombe Beacon, Seale-Hayne and Ingsdon Hill. This will form a key landscape and linear green route serving the town and new developments between the A383 and A382.
2. Establishing the Aller Brook Nature Reserve as an area of biodiversity value with appropriate quiet recreation opportunities such as walking and, where feasible cycling connection between Newton Abbot, Kingskerswell and Torbay.
3. Improving quality and accessibility of green corridor routes between Decoy via Wolborough and connecting to Bradley Manor and the River Lemon;
4. Requiring and enabling 'feature' tree planting through new developments and the town centre, and on parcels of land where they become available, to create a Garden Community-wide arboretum.
5. Restoring the River Lemon and its corridor, creating wildlife and flood compatible green spaces along the River Lemon, Teign and other watercourses, and improving interpretation and engagement with the rivers as important features of the town, enabling re-naturalisation where feasible and safe.
6. Encouraging "meanwhile" uses in Mineral Safeguarding Areas where they have no impact on mineral operations and timescales, and in accordance with the Bovey Basin Strategy and the restoration of mineral sites to reconnect and restore wildlife-rich habitats that offer ecosystem services. Where "meanwhile uses" are permitted, provision must be made for the removal of any buildings or associated infrastructure to prevent the permanent sterilisation of the underlying mineral resource.
7. Ensure that the nationally required 10% biodiversity net gain is provided on site, and where not on site, within the Garden Community or Teignbridge area taking account of Connecting to Nature allocations and Nature Recovery Network mapping information. Where the primary purpose of biodiversity uplift can be retained alongside other outputs, net gain should be layered to provide open space and suitable, quiet recreation benefits for local people and support other plan objectives such as providing flood resilience and informal play.
8. Enabling the Teign Estuary to be a hub for Stand Up Paddleboarding, kayaking and other similar river-based activities by allowing new facilities and access points where appropriate.
9. Delivering a new strategic sports pitch hub with supporting facilities, on suitable land, likely to be on either the A382 or A383 corridor out of Newton Abbot.

8.12 Teignbridge has developed a District wide Green Infrastructure Strategy as well as a Connecting to Nature Strategy which looks specifically at green infrastructure potential for the Garden Community area. These have identified several projects aimed at improving people's access to quality open space and recreation, and enhancing opportunities for wildlife.

8.13 The new Hilltop Park to the west of Newton Abbot is a primary strategic objective for the Garden Community. Although the park in its entirety may not be delivered for some years, key parts of it will be enabled by new developments and will better connecting existing green spaces together. In the longer term the exhausted clay workings will be restored and added to the park. Key access points will be considered including locations for cycle and car parking and bus drop-off points.

8.14 Natural England's Green Infrastructure Framework (GIF) mapping identifies that the standard for large scale accessible green space is not currently available in the north-western vicinity of Newton Abbot. This green space deprivation should be remedied as a key part of any proposals in the west of the town. The delivery of the Hilltop Park, including connectivity routes, therefore provides a fantastic opportunity to support local wellbeing and quality of life and reflects a key target of the government's 25-year plan, *"making sure that there are high quality, accessible, natural spaces close to where people live and work, particularly in urban areas, and encouraging more people to spend time in them to benefit their health and wellbeing"*.

8.15 In addition to green open space, this policy also seeks to enrich the built environment and public realm, particularly with more trees. This is important to underpin quality of place and adapt to climate change, creating a Garden Community-wide arboretum. Projects proposed under Policy GC2 must demonstrate through appropriate mitigation and enhancement measures as part of the wider natural infrastructure landscape (following South Hams SAC HRA guidance and technical advice notes and the South East European Mitigation Strategy) that there will be no adverse effect on the integrity of European Wildlife Sites.

8.16 Much of the area either side of the A382 is the flattest land in the district but cannot be developed due to minerals safeguarding. The preparation of a Bovey Basin Strategy will help to identify timescales for future mineral extraction which may assist with what temporary, 'meanwhile', uses are acceptable. These may include sports pitches, and ground mounted solar PV energy infrastructure, where they have no impact on mineral operations and are in accordance with Policy M2 (Mineral Safeguarding Areas) of the Devon Minerals Plan.

GC4: Town Centre Regeneration Area

The Town Centre Regeneration Area incorporates an area from Halcyon Road to Courtenay Street including the Market Walk and Market Hall. The area will continue to be regenerated to take advantage of its location as a town centre focal point. Proposals in the area will:

1. Enhance the public realm and spaces, enabling safe and convenient permeability in all directions, including to the transport interchange and car parks;
2. Enable the regeneration and extension of the market hall to encourage more visits and a high quality indoor public space and retail area;
3. Encourage creation of a 'cultural quarter' attracting residents and visitors through a mix of day and night uses, including a cinema;

4. Enable new or replacement 'comparison goods' retail;
5. Take opportunities to provide town centre living on upper floors;
6. Improve functionality and appearance of service areas for retail units;
7. Take opportunities to reduce or manage flood risk and provide future resilience to flood risk; and
8. Plant new street trees and replace lost street trees.

8.17 Continued regeneration of this area of the town will support the identity and attractiveness of Newton Abbot. Redevelopment proposals should seek to ensure the town centre is more attractive to residents and visitors throughout the day and into the evening, to support the vitality and viability of the town centre and its businesses.

8.18 The GC4 Town Centre Regeneration area is within the South Hams SAC Landscape Connectivity Zone. Proposals will therefore need to demonstrate that the proposals will not adversely affect the integrity of South Hams SAC alone or in-combination with other plans or projects.

GC5: Flood Risk Management and Resilience

1. To manage the current and future levels of significant flood risk in the Garden Community area, the following projects will be pursued and funded by development and other sources where possible:
   a. Reviewing of the strategic defence at Holbeam Dam and opportunities for improvements to maintain the standard of protection, provide climate resilience and opportunities to further reduce future flood risk in the town.
   b. Safeguarding land along the River Lemon, River Teign and the Whitelake Channel, including near Wharf Road, Jetty Marsh and Brunel Industrial Estate for future flood defence works.
   c. Encouraging water compatible parks, open spaces and restored River corridors particularly along the River Lemon.
   d. Develop long-term plans, with the community and relevant clubs, for the sports facilities and pitches at Cricketfield and Osbourne Street in view of the increasing flood risk in these areas.
   e. Providing Natural Flood Risk Management opportunities upstream of the Garden Community area.
2. Any new development in the town centre will need to consider current and future flood risk. Developments will be designed to be sited in areas of lowest flood risk where possible. Vulnerability of developments should be considered in the design and siting of the development. Design should be informed by the information within the Garden Communities SFRA Level 2 or most up to date study. New developments should be resilient, either through onsite mitigations, wider strategic interventions, development of community resilience and provision of safe access and egress.

8.19 Newton Abbot and Kingsteignton have a history of flood risk and currently has a high susceptibility of flood risk, particularly when climate change is taken into consideration. Despite defences, several areas of the Garden Community have considerable fluvial, tidal and surface water flooding issues and will require careful consideration with any future change. The Council will work with the Environment Agency, developers and the local community to protect new and existing communities from flood risk and encourage redevelopment where this will help to revitalise neighbourhoods.

8.20 Any legally protected species likely to be affected by proposals under this policy (e.g. Atlantic Salmon and otter) and associated mitigation will need to be considered within proposals under this policy.

Garden Community Allocation Policies

8.21 The following allocations identify sites for approximately 370 homes on brownfield land in the Garden Community and a further 1310 homes in the wider Garden Community area, 51 hectares of employment land and 15 Gypsy and Traveller pitches. This is in addition to extant allocations NA1 (Houghton Barton) and NA3 (Wolborough).

Newton Abbot Town Centre sites

GC6: Cattlemarket, Newton Abbot

The Cattlemarket is allocated for residential-led mixed use redevelopment with a target of approximately 50 homes. Development will need to ensure that:

1. New buildings are designed to conserve or enhance the significance of heritage assets and their settings on Market Street, as informed by a Heritage Impact Assessment;
2. There are comprehensive improvements of the semi-public and public realm, including maintaining permeable links through the block and tree planting;
3. It is informed by the SFRA Level 2 and a detailed site-specific flood risk assessment with appropriate mitigation where required, together with a sustainable drainage strategy. Development will be designed and sited according to vulnerability, current and future flood risks. Less vulnerable and water compatible uses will be located to the south and more vulnerable uses will be located to the north adjacent Halcyon Road corresponding to future flood risk and safeguarding flood flow paths within the development;
4. Opportunities to enhance the leat as an open water feature are taken, considering how this can secure public realm and wider benefits;
5. Contributions are made towards infrastructure for primary, including early years, secondary and special education provision;
6. Contributions are made towards local cycling and walking infrastructure;
7. Opportunities for a mobility hub on the site are explored;
8. A ecological mitigations plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
9. Layout is informed by details of archaeological investigation, evaluation and mitigation.

8.22 The old Cattlemarket area of Newton Abbot is a declining 0.7 ha brownfield site and is now predominantly used for car parking. The area is historically important but is no longer economically viable and will be redeveloped to be an attractive place and provide homes in the town centre. The site lies within the South Hams SAC Landscape Connectivity Zone. The River Lemon is a possible greater horseshoe bat pinch point.

8.23 Part of the site lies in an area of high flood risk and contains a leat. On ground floor areas within or adjacent to the zones of flood risk, less vulnerable uses will be necessary on the ground floor, such as retail, commercial uses and undercroft car parking.

8.24 Higher density apartments up to 4 storeys will be encouraged.

8.25 A bus and mobility hub may be located on the site adjacent to the multi-storey car park. A cycle and footway should be created within the east of the site from Halcyon Road to Sherborne Road.

8.26 There is potential to improve the uncharacteristic open nature of the town centre site, and to improve the setting of listed buildings on Market Street, through reintegration with the historic street patterns and creating a sense of enclosure. Consideration should be given to the retention of the Cattlemarket building/office and gates/piers as a reference to the historic use. Consideration should also be made to any significance resulting from historic ceremonial uses, such as Beating the Bounds.

GC7: Wolborough Street Car Park, Newton Abbot

Wolborough Street car park is allocated as a residential site for approximately 20 homes. Development will need to ensure that:

1. New buildings are designed to conserve or enhance the significance of heritage assets and their settings on Wolborough Street, as informed by a Heritage Impact Assessment;
2. It is informed by the SFRA Level 2 and a detailed site-specific flood risk assessment with appropriate mitigation together with a sustainable drainage strategy. Development will be designed and sited according to vulnerability, current and future flood risks including suitable commercial and town centre uses on flood vulnerable ground floor areas, safeguarding flood flow routes together with a riverside pocket park on the north-western side of the site to provide a naturalised river corridor and flood compatible area of open space, and securing biodiversity benefits;
3. Contributions are made towards infrastructure for primary, including early years, secondary and special education provision;
4. Contributions are made towards local cycling and walking infrastructure
5. There are improvements to the public realm, including tree planting on the Wolborough Street frontage;
6. Detailed proposals demonstrate the building design will not increase the air pollution levels in the Air Quality Management Area (AQMA), and include proposals to address air quality concerns for the building's residents;
7. It maintains access to, or relocates, the Scout Hut;
8. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
9. Layout is informed by details of archaeological investigation, evaluation and mitigation.

8.27 Wolborough Street car park is less well used than other town centre car parks and a redevelopment of the site would create a more attractive gateway into the town and improve the setting of Wolborough Hill Conservation Area. In order to maximise brownfield development this car park is allocated for development and a flood mitigation scheme. The site lies within the South Hams SAC Landscape Connectivity Zone. The River Lemon is a possible greater horseshoe bat pinch point.

8.28 Proposals are likely to have to demonstrate through modelling how new buildings will avoid compounding AQMA air pollution challenges. This may include setting the building line back from the street to avoid 'canyoning' and 'motor car free' development to avoid additional pollution in the area between Linden Terrace and Pomeroy Road.

GC8: Highweek Way, Newton Abbot

Land east of Highweek Way is allocated as a residential site for approximately 40 homes. Development will need to ensure that:

1. High quality new buildings are designed to complement the prominent location of the site within the town and which conserve or enhance the significance of heritage assets and their settings, as informed by a Heritage Impact Assessment;
2. It is informed by the SFRA Level 2 and a detailed site-specific flood risk assessment with appropriate mitigation together with a sustainable drainage strategy. Development will be designed and sited according to vulnerability, current and future flood risks, including suitable town centre uses on flood vulnerable ground floor areas, such as commercial development;
3. It contributes to improvements to the public realm;
4. Contributions are made towards infrastructure for primary, including early years, secondary and special education provision;
5. Proposals demonstrate the development will not increase air pollution levels in the Air Quality Management Area (AQMA), and provides an appropriate standard of air quality for future residents of the development;
6. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
7. Layout is informed by details of archaeological investigation, evaluation and mitigation.

8.29 This site on Highweek Way has been empty for several years. It has planning permission for 40 apartment dwellings but has not yet been implemented. It is in a prominent location for visitors coming into Newton Abbot and is detracting from the quality of the wider town centre but with significant potential to contribute to improvements to the street scene and public realm, including Wolborough Hill Conservation Area, whilst providing town centre accommodation. The site lies within the South Hams SAC Landscape Connectivity Zone. The River Lemon is a possible greater horseshoe bat pinch point.

GC9: Coach Road Nursery, Newton Abbot

Land is allocated at Coach Road Nursery for approximately 20 homes to include:

1. A design and layout solution which conserves or enhances the heritage significance of the Wolborough Conservation Area and its setting, as informed by a Heritage Impact Assessment;
2. A safe pedestrian crossing, footpath and/or pavement connection to enable safe access to Decoy Primary School and the town centre, and a connection to the allotments and local green space, including Decoy Park if possible;
3. Vehicle and pedestrian access to the allotments;

4. Contributions are made towards measures reducing through traffic on Coach Road;
5. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
6. Measures to ensure the continued quality of the existing trees and Wolborough Fen Site of Special Scientific Interest (SSSI);
7. Appropriate flood risk mitigation informed by a flood risk assessment and sustainable drainage strategy, to manage flood risk to the benefit of wildlife and recreation and the quality of the Wolborough Fen SSSI. Any proposals to discharge surface waters to the Decoy Lake catchment will likely require contributions for flood risk improvements;
8. An ecological mitigation plan to inform a project level HRA to ascertain no adeverse effect on the integrity of the South Hams SAC; and
9. A layout informed by details of archaeological investigation, evaluation and mitigation.

8.30 Coach Road Nursery has remained unused for several years. Proposals will need to overcome the challenges relating to safe pedestrian access and the relationship of new development with the nearby Wolborough Fen SSSI and Wolborough Conservation Area. Agreeing a pedestrian route to enable people to walk safely to facilities in the town is essential.

8.31 Allotments are located next to the site and accessed via the entrance to this development. Any redevelopment will need to ensure that it maintains a safe pedestrian and vehicle access for users of the allotment.

8.32 The allocation development should mitigate any harm to views from and setting of the Conservation Area, responding to the low density of existing development in the immediate area. The site lies within the South Hams SAC Landscape Connectivity Zone. The River Lemon is a possible greater horseshoe bat pinch point.

GC10: Hopkins Lane Opportunity Area, Newton Abbot

A site of 0.5 hectares is allocated on brownfield land at Hopkins Lane for approximately 20 homes to include:

1. A design and layout solution which has regard to the urban character and neighbouring mix of uses of the area and conserves or enhances the significance of nearby heritage assets and their settings, as informed by a Heritage Impact Assessment;
2. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
3. Appropriate flood risk mitigation as informed by the SFRA Level 2, a detailed site-specific flood risk assessment and a sustainable drainage strategy. Development designed and sited according to vulnerability, current and future flood risks including siting suitable commercial and water compatible uses on the ground floor and having sufficiently high habitable floor levels;
4. Provision of private or semi-private outside space in the form of courtyards, roof terraces balconies and tree planting where possible;
5. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
6. A layout informed by details of archaeological investigation, evaluation and mitigation.

8.33 Hopkins Lane Opportunity Area is a brownfield site in an area with a wide range of mixed uses. It is within the town centre and provides a good opportunity for new homes as part of a town centre improvement project.

8.34 Further assessment will need to be undertaken to better understand the heritage significance of the site, including remaining buildings, courtyards, means of enclosure, burgage plots and historic connections. This should be used to inform the layout, scale, height and materials used, and should accompany any planning application submitted.

8.35 The site lies within the South Hams SAC Landscape Connectivity Zone.

GC11: Forde Close Opportunity Area, Newton Abbot

A 2.8 ha area surrounding Forde Close on Brunel Road is allocated for approximately 150 homes to include:

1. A design and layout solution which has regard to the amenity of the existing residents of Forde Close and conserves or enhances the significance of the nearby Grade I Listed Old Forde House and its setting, and other heritage assets, as informed by a Heritage Impact Assessment;
2. A design which provides private or semi-private outside space in the form of courtyards, roof terraces balconies and tree planting where possible;
3. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
4. A pedestrian crossing on Brunel Road to give residents safe access towards the grounds of Old Forde House;
5. An east-west active travel connection through the northern end of the block, from Forde Road to Brunel Road, to support permeability and future access to the planned railway footbridge;
6. Contributions to ensure safe connectivity to the town centre, preferably with a cycle and footbridge over the railway line at Newton Abbot station;
7. Vehicle access from Brunel Road rather than Forde Close;
8. A phasing plan to ensure development occurs comprehensively and does not leave unsuitable or noisy uses in the middle of the site. Development will not be able to occur until suitable alternative employment land or premises is available elsewhere in the Garden Community area for existing businesses;
9. Protection of existing mature street trees along Brunel Road;
10. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;

11. A layout informed by details of archaeological investigation, evaluation and mitigation, which shall inform the layout of the site; and
12. Avoidance of development in areas falling within flood zones 2 and 3, which will be utilised for the purposes of flood gain, and a further 20m buffer will be applied to allow for potential future climate change impacts. Development will require flood risk mitigation and drainage solutions, informed by a flood risk assessment. Development will consider groundwater flood risk.

8.36 Forde Close is characterised by the terraced housing and supermarket in this corner of the Brunel Industrial Estate. This area is close to the town centre and railway station. This allocation provides an opportunity to redevelop about 2.8 ha of land around an existing residential terraced street.

8.37 Higher density apartments up to 4 stories will be encouraged. The complexity of this site means it is unlikely to come forward until towards the end of plan period.

8.38 Should a pedestrian and cycle bridge not be brought forward, the development should ensure safe access towards the town centre and secondary schools. This could include a new widened footway and cycle route under the rail tunnel at Quay Road, with improved lighting. A new traffic light system may be required to narrow the road width.

8.39 It is important that development preserves the significance of designated and non designated heritage assets, including the boundary limestone wall on Forde Close, and enhances views and of the heritage assets around the site where possible. The site lies within the South Hams SAC Landscape Connectivity Zone.

8.40 The 20m buffer required to allow for future climate change impacts is an Environment Agency general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.

Edge of Newton Abbot Sites

GC13: Bradmore New Neighbourhood, Newton Abbot

A residential–led mixed use development of about 67 hectares, set within a wider site, is allocated at Bradmore, west of Houghton Barton. The development will be constructed to the highest standards of design and will be supported by documents as specified in Policy DW1. The development will comply with all the requirements specified below, to deliver:

1. Approximately 1050 homes providing a housing mix which delivers a minimum of 20% affordable housing and should provide for a wide range of housing needs, including a 50-bed extra care housing scheme;
2. A range of community and educational infrastructure as identified through the Council's IDP, within walkable distances of new homes and will include the following:
    a. Community infrastructure;
        i. A locally accessible neighbourhood hub, containing a mix of complementary uses to create a small centre of community and commercial activity. This will comprise land and buildings

for social and community infrastructure, including a public space, retail (of which no single unit can be more than 280sqm net) and business units or employment generating uses (Classes E, F1 and F2). These could be provided as ground floor units with upper floor residential flats. Retail and business units will be supported by a legally enforceable marketing and development strategy which will ensure their development in an agreed timetable.

b. Financial contribution to primary and secondary education, including early years, SEN and;
   i. A new 2-form entry primary school including early years on a 2.3 hectare site, or contributions to the primary education provision at NA1; and
   ii. Provide at least 7ha of sufficiently flat land in the eastern side of the site for a secondary school campus, the location of which is to be agreed in a design code. This will be transferred to the Education Authority for a nominal sum.

3. Newton Abbot Hilltop Park and comprehensive Green Infrastructure (as shown on the Policies Map):

   a. Provision of at least 15 hectares of public open space across the site, to include children's play areas, informal sports and recreation areas, allotments, tree planting, areas for biodiversity net gain, and sustainable urban drainage systems, including:
      i. Linked green spaces and corridors through the site up to Ingsdon Hill and connecting towards Seale-Hayne to create part of the Newton Abbot Hilltop Park;
      ii. A combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;
   b. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. The overall layout of the site will need to be designed to incorporate landscape scale commuting, foraging and roosting features to ascertain the value, permeability and connectivity the greater horseshoe bat landscape is protected and enhanced;
   c. Landscape mitigations, including avoiding development on the upper elevations of the site, to minimise potential landscape impacts on Dartmoor and other sensitive receptors, informed by a Landscape and Visual Impact Assessment;
   d. 42 full sized or 84 half sized allotment plots; and
   e. Long-term stewardship arrangements of the public realm and community facilities, including a site wide management plan, to ensure open space and facilities are managed with the involvement of local residents for the benefit of the local community, for example through establishment of a trust or community interest company.

4. Access and Transport:

   a. A safe and integrated network of cycling and walking routes within the allocation and that link to routes in NA1 (extant allocation), including access points linking to Seale-Hayne and towards Howton Road, and parallel to the A383 into Newton Abbot and connecting towards Mill Cross. This should also include a primary active travel route ('greenway') connecting east-west through the development;
   b. A mobility hub which, as a minimum, will provide space to enable buses to stop and wait, secure covered bicycle parking, car club space, e-cycle hire and space for potential future provision of e-scooter hire;
   c. Extension of existing bus services via an identified route through the development, with provision of new bus stops to serve the new development;
   d. New highways of suitable widths to accommodate traffic and any on-street parking, with

through routes to Ingsdon. The existing lane could be bollarded to limit traffic to existing residents within the site; and

e. The development will support the A382 improvements to support northbound journeys.

5. Design, layout and landscaping solutions which will conserve or enhance the significance of heritage assets, specifically of Grade II Ingsdon Mill and Mill House and Grade II Seale-Hayne;
6. A layout informed by details of archaeological investigation, evaluation and mitigation;
7. A sufficient clearance between any remaining overhead (400kv) power lines and any dwellings based on national grid and/or HSE advice, and not less than 40m between the outer power line and the built footprint of any dwelling;
8. Appropriate flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy, which may include land or financial contributions towards appropriate flood risk mitigations; and
9. Retention or on-site reprovision of the existing on-site playing pitches for community use.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

8.41 A site specific design code should be prepared that sets out clear requirements for a well designed place on the edge of the town. Development will be expected to comply with the Code.

8.42 To address concerns of unchecked urban sprawl, it is important that its design and layout creates a clear sense of place, rather than a continuation of Newton Abbot. The new neighbourhood will benefit from the new infrastructure being built in nearby NA1 Houghton Barton, including link road and community centre, and potentially the primary school. However, as a large development of over 1,000 homes, it will also need to provide its own services to ensure they are within a walkable distance for local residents, as defined by DW3(1). It is also essential that people can walk and cycle easily between the two neighbouring communities. Proposals will also be expected to have a Travel Plan setting out appropriate measures to ensure that sustainable travel habits are encouraged from first occupancy.

8.43 Infrastructure will be provided in accordance with the IDP, and those items contained in this policy and all other relevant plan policies. All infrastructure and requirements will be fully funded by the developers unless otherwise stated or where external funding can be secured.

8.44 The layout, character and materials set out in the Design Code will underline that this place is a garden community and the ability to offer access to significant areas of green space will further emphasise its qualities, which should be reflected in the Design Code.

8.45 Green infrastructure should be a defining feature of the site, and layering of green infrastructure uses, such as SuDS and Net Gain, should allow multiple benefits. The site will also make a big contribution to achieving the vision for the Hilltop Park in Newton Abbot reaching from Ingsdon Hill at the top of this allocation back to Highweek. The site should also safeguard a network of future walking, cycling and travel links between NA1 (extant policy) and Bradmore. The site is located within the South Hams SAC Landscape Connectivity Zone located centrally in the landscape between the five primary South Hams SAC Greater Horseshoe Bat roosts

and therefore landscape scale permeability and connectivity to habitats will underpin the landscape scale layout and of the site.

8.46 The site contains existing playing pitches which should be safeguarded for wider community use. This could be achieved by including the pitches as part of the secondary school campus, allowing for education and wider community shared use. The secondary school campus will meet the needs of new development in the west of Newton Abbot and other town-wide educational needs.

8.47 The Council will expect the primary school capacity at NA1 to be increased to a 630 place school with safe walking and cycling links to Bradmore to accommodate the primary educational needs. If this is not delivered, a 2-form primary school within a campus with capacity to expand will need to be provided within the Bradmore site.

8.48 The site is within the wider setting of the National Park and is assessed as being of moderate landscape sensitivity. The upper slopes of the area should be protected from development and used as accessible green space, with roof ridge heights of development not permitted above approximately the 100m contour line, although this should be informed by and may be varied by a landscape and visual assessment at application stage. It will be important to protect woodlands and existing field patterns, hedgerows and lanes which, along with the existing topography, will help to maintain the setting of Seale-Hayne College buildings.

8.49 The Seale-Hayne campus and buildings can provide a valuable focal point within the area, offering a mix of employment generating and recreational uses and potentially residential uses. Where proposals are in harmony with the listed setting, redevelopment that protects and enables the long-term use of Seale Hayne should be considered favourably. Land on the hilltop that forms the backdrop to the listed buildings can also make an important contribution to enabling the hilltop park.

8.50 The scheme will include the indicated proportion and mix of affordable homes, custom build units and mix of house types as set out in Local Plan policies. This will include a scheme of at least 50 Extra Care units to contribute towards the district's evidenced need for this type of accommodation. Extra care schemes will need to include the relevant proportion of affordable units. It should be noted that Extra Care is counted on the basis of 0.55 homes per Extra Care unit for the purposes of the Housing Delivery Test, and the overall site housing number can be adjusted accordingly.

8.51 Small employment generating uses compatible with housing should be constructed to enable ground floor convenience retail and other small spaces for services or businesses. This space should be clustered at a meeting point such as adjacent to a square, school, park or crossroads. The units should be built upon completion of an agreed housing number trigger point, marketed and secured via S106 or other legally enforceable mechanism for a period of at least 5 years following completion.

8.52 The site is within a critical drainage area to the River Lemon catchment. The site south of the A383 will play an important role in enabling improvements works to the nearby Holbeam Dam which protects much of central Newton Abbot from flooding. This is to safeguard downstream areas from flooding, with provision of land, infrastructure or funds, on or off site, to deliver the necessary water management and flood risk mitigations to comply with Environment Agency requirements.

GC14: North of Howton Road, Newton Abbot

Land at the junction of Howton Road and the Houghton Barton link road, is allocated for approximately 70 homes to include:

1. At least 1 ha of green infrastructure, including safe pedestrian and cycle connections to green spaces provided within the NA1 Houghton Barton and GC13 Bradmore developments, namely the Newton Abbot Hilltop Park from Highweek to Ingsdon;
2. Opportunities to enable or contribute towards off site safe cycle and walking links towards Newton Abbot along Howton Road, Seale Hayne and NA1;
3. A design and layout solution which has regard to the amenity of the existing residents of nearby homes on Perry Lane and Howton Road, and to the amenity of new residents as a result of its proximity to Ringslade Quarry;
4. Landscape, greening and design measures to mitigate impacts on sensitive receptors such as Dartmoor, as informed by a Landscape and Visual Impact Assessment;
5. Proportionate contributions towards infrastructure for primary, including early years, secondary and special education provision and the multi-use community building in Houghton Barton;
6. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
7. Conservation or enhancement of the significance of nearby heritage assets and their settings, including Grade II Seale-Hayne, Stover Registered Park and Gardens, and Grade I All Saints Church, Highweek, as informed by a Heritage Impact Assessment;
8. A layout informed by details of archaeological investigation, evaluation and mitigation;
9. Adherence of Health and Safety Executive (HSE) safety restrictions surrounding the high-pressure gas main in the western side of the site; and
10. Site specific flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy.

8.53 This site is an extension of the existing NA1 extant allocation in the west of Newton Abbot. It is well located on the junction of the link road and Howton Road, offering various access routes into Newton Abbot and to the A382 by active travel, bus and by car. The site is on the ridgeline with views both east and west and can make a good contribution to achieving the Newton Abbot Country Park. The allocation area also includes the permitted Custom and Self Build site on the western side of the link road.

8.54 A high-pressure gas main runs through the site, and the layout must adhere to HSE safety restrictions, with no new homes above the Inner Zone. The site is likely to have clay deposits, meaning some forms of SuDS infiltration may not be possible.

8.55 The site is located within the South Hams SAC Landscape Connectivity Zone located centrally in the landscape between the five primary South Hams SAC Greater Horseshoe Bat roosts and, therefore, landscape scale permeability and connectivity to habitats will underpin the landscape scale layout and of the site.

GC15: Undercleave, Canada Hill, Ogwell, Newton Abbot

Land up to 1 hectare at Undercleave (west of Abbotsridge Drive) is allocated for approximately 25 homes to include:

1. At least 0.33ha of green infrastructure including measures to buffer the River Lemon Valley Woods SSSI;
2. Safeguarding of potential future onward active travel connections towards Ogwell Road / Ogwell East and nearby public rights of way, to contribute towards achieving a safe and accessible pedestrian route between Ogwell East, Ogwell and Newton Abbot Town Centre and improving access into the countryside;
3. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
4. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effects on the integrity of the South Hams SAC;
5. A design and layout solution that conserves or enhances the significance of nearby heritage assets and their setting, including Berry Wood Scheduled Monument, as informed by a Heritage Impact Assessment;
6. A layout informed by details of archaeological investigation, evaluation and mitigation;
7. Site specific flood risk mitigation and drainage solutions, informed by a flood risk assessment; and
8. A scheme which is informed by a Mineral Resource Assessment that does not constrain or sterilise potential aggregate resources in the Mineral Safeguarding Area.

8.56 This site provides a good 'small site' opportunity on the edge of Newton Abbot. The site is allocated as a small site and should not extend beyond 1 ha of developable area, although the green infrastructure may extend beyond this area. To ensure effective active travel links, the development must include a pedestrian and cycle link directly south from the site connecting to Ogwell Road via an existing right of way within the same ownership as the landowner of the site. The site lies within the South Hams SAC Landscape Connectivity Zone and is within the Ogwell greater horseshoe bat pinch point and is close to existing mitigation measures including new roosting provision.

8.57 The allocated area lies within a Minerals Consultation Area and is partially within a Minerals Safeguarding Area for Aggregates. There are existing constraining factors to mineral working of this site due to the location of the existing residential dwelling of Undercleave and its proximity to rest of the built-up area of Ogwell. Any planning application will need to be supported by a Mineral Resource Assessment prior to a scheme being agreed for the site and will be subject to satisfying Policy M2 of the Devon Minerals Plan.

GC16: East of Buckland Road, Newton Abbot

Land up to 1ha east of Buckland Road is allocated for approximately 30 homes to include:

1. Specific landscape and design measures to mitigate impacts on the landscape of the Teign Estuary, as informed by a Landscape and Visual Impact Assessment;
2. At least 0.4ha of green infrastructure to include planting to minimise landscape impact and buffer existing neighbouring properties;
3. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
4. A safe pedestrian crossing, footpath and/or pavement connection to enable safe access to Haytor View (Buckland) Primary school and the town centre;
5. Appropriate flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy, including use of surface SuDS to manage flood risk and provide recreational and wildlife benefits;
6. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
7. Design and layout solutions which conserve or enhance the significance of nearby heritage assets and their settings, including grade II Buckland Barton, as informed by a Heritage Impact Assessment;
8. A layout informed by details of archaeological investigation, evaluation and mitigation; and
9. Landscape, greening and design measures to mitigate impacts on sensitive receptors such as Teign Estuary, as informed by a Landscape and Visual Impact Assessment.

8.58 This site provides a good 'small site' opportunity on the edge of Newton Abbot, and benefits from good connections to the town via Drake Road and the A380 pedestrian bridge. The site could be delivered as a small site of up to 1 hectare but may have the potential to accommodate a higher number of dwellings, subject to landscape impact, highways considerations, ecology and archaeological mitigation required and conserving or enhancing the significance of the setting of Buckland Barton and other heritage assets. Where the development is limited to the lower part of the site, the green infrastructure may extend beyond this area. The site lies within the South Hams SAC Landscape Connectivity Zone.

GC17: Berry Knowles, A382 Corridor, Newton Abbot

Land at Berry Knowles to the north west of Newton Abbot is allocated for approximately 135 homes to include:

1. 20% custom build homes;
2. At least 1.77 hectares of green Infrastructure to include:
    a. A combination of young people and children's play areas and other play facility opportunities integrated throughout the development; and
    b. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
3. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
4. Appropriate flood risk mitigation as informed by a detailed flood risk assessment and sustainable drainage strategy to include:

a. SuDS on site for the purpose of surface water drainage management; and
b. A suitable buffer around Blatchford Brook and floodplain, with flood betterment (no net loss of floodplain storage) and no alteration to the bank or course of the river.

5. A movement network including:
   a. Suitable road access from Exeter Road or Bovey Tracey Road with appropriate highway junction improvements onto the A382;
   b. A safe and integrated network of cycling and walking routes within the allocation and which link to the existing routes in the area, including access points linking to the Bovey Tracey Road and the Exeter Road; and
   c. Cycle and walking route improvements along Exeter Road to provide safe connections between the site and the National Cycleway 28 to the north, which may include a route linking from the A382 through the site to the Teigngrace Lane.
6. Design and layout solutions which conserve or enhance the significance of the Grade II Listed Blatchford Farm and its setting; and
7. A site layout informed by details of archaeological investigation, evaluation and mitigation.

8.59 This site to the north west of Newton Abbot will see a high-quality extension delivering a mix of house types. There are a good number of services and facilities which are within a reasonable commuting distance of the well-located site. The site is of a moderate size and moderately visually sensitive in the landscape and will require landscaping to mitigate this harm. The site benefits from outline planning permission for 135 dwellings.

8.60 As agreed by the 16/02693/MAJ planning permission, the development should deliver 20% custom build to satisfy the Self Build register. A fully custom build development will need to comply with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2 – 4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations.

8.61 This site is located within the Mineral Safeguarding Area for Industrial Minerals and as such Policy M2 of the adopted Devon Minerals Plan is relevant.

8.62 The development will need to consider the Blatchford Brook which runs along the centre of the site for flooding purposes. A large area of flood zone 2 and 3 should not be developed upon but may be utilised for Biodiversity Net Gain provision. The development will need to mitigate its impact on European important greater horseshoe bats and commuting, foraging and roosting habitat within the South Hams SAC Landscape Connectivity Zone.

Kingsteignton Sites

GC18: North of Broadway Road Opportunity Area, Kingsteignton

A residential site of 1.9 hectares north of Broadway Road is allocated for approximately 50 homes to include:

1. A movement network including:
   a. Pedestrian and cyclist routes within the allocation and from Moorhen Close and/or Kingfisher Way, through the site east towards the town centre;
   b. Proposals for and contributions towards, an east-west active travel connection along or parallel to Broadway Road to Wolverton Drive, to support safe access towards the town centre;

c. An active travel connection to allow safe connections to the Stover Trail and a contribution towards improving the Trail crossing of Exeter Road;

2. At least 0.5 hectares of green infrastructure, potentially located in the area in closest proximity to the Mineral Safeguarding Area;
3. Contributions towards infrastructure for primary, including early years, secondary and special education provision;
4. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
5. Appropriate flood risk mitigation as informed by a detailed flood risk assessment and sustainable drainage strategy, including a comprehensive strategy for reducing flooding and drainage along Broadway Road;
6. Protection and maintenance of existing trees and increase in green space for residential amenity use; and
7. A layout informed by details of archaeological investigation, evaluation and mitigation.

8.63 Development will not be able to occur until suitable alternative employment land or premises is available elsewhere in the Garden Community area for all existing businesses.

8.64 This brownfield site presently includes active businesses and uses which in some cases would be better located away from residential areas. Once businesses have been suitably relocated to other more sustainable locations with a priority for other previously developed land; this site offers the potential for new homes and the provision of safer pedestrian connections towards the town centre.

8.65 Developers should engage with the Highway Authority and Teignbridge Council to explore innovative solutions to providing safe pedestrian access along Broadway Road, whilst maintaining vehicle access. For example, where the highway is too narrow to accommodate a pavement, alternatives such as using sections of bollards or 'virtual pavements' should be considered. The need to reduce the flood risk and large areas of standing water along Broadway Road during wet periods should also be addressed. The site lies within the South Hams SAC Landscape Connectivity Zone.

8.66 Any development proposals which would result in a material increase or significant change in the character of traffic using the nearby rail crossing must engage in consultation with Network Rail, to demonstrate that safety will not be compromised, or mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

GC19: Horsemills Field, Kingsteignton

An area of 1.7 hectares north of B3193 at Horsemills Field is allocated for employment development and will include:

1. A mix of employment uses, including B2 and B8 uses.
2. A design and layout which has regard to the countryside location of the site between Chudleigh Knighton and Kingsteignton;
3. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
4. Suitable highway access into the site, safe travel connection with existing cycleway/footway along B3193 to Kingsteignton and appropriate parking for bicycles, cars and other vehicles; and
5. A mix of unit size and tenures to allow for rented and freehold properties.

8.67 Horsemills Field covers a largely flat area, running parallel to the adjoining B3193 highway which connects Kingsteignton to Chudleigh Knighton and nearby A38 junction. It was formerly used as a site compound for construction of the re-aligned highway, Clay Pitts Way. The site falls within an area of other employment uses, including transport depot, recycling plant and ball clay works all in proximity.

8.68 The policy seeks to encourage a mixed unit size and tenure of employment units at the site. Development proposals will be expected to provide safe connectivity for pedestrians, cyclists, and vehicles at Horsemills Field which complies with sustainable transport requirements of Policy CC4.

8.69 Business development and related infrastructure will need to comply with the other policies in this plan, for example the need for employment estates to be well designed and landscaped. The site has a low-moderate landscape sensitivity and located in an area changed by mineral extraction and new road construction.

8.70 Given identified greater horseshoe bat habitat, including known bat flyways bordering the site, along the woodland edges on the eastern side and location within South Hams SAC Chudleigh Sustenance Zone, mitigation measures to inform an appropriate assessment will be required.

Strategic Employment Sites

GC20: North of Forches and Perry Cross, Newton Abbot

An area of 13 hectares is allocated for employment development north of Forches and Perry Cross, Newton Abbot and will include:

1. A mix of employment uses, including B8 and E (g) uses. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
2. Suitable highway access into the site, safe travel connection with existing cycleway/footway along the A382 to Newton Abbot. Potential for a 100 space park and change facility should be explored;
3. Design and layout solutions which conserve or enhance:
    a. local landscape character and recognises the site's gateway status for Newton Abbot
    b. the heritage significance of Stover Registered Park and Garden, as informed by a Heritage Impact Assessment.
    c. the Blatchford Brook watercourse, including during construction period.
4. A layout informed by details of archaeological investigation, evaluation and mitigation;
5. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
6. A network of open access ducting suitable for and including gigabit full-fibre internet connections to each building;
7. A mix of unit size and tenures to allow for rented and freehold properties; and
8. Provision for the removal of buildings and infrastructure to prevent the permanent sterilisation of the underlying mineral resource.

8.71 Land north of Forches and Perry Cross covers an area of approximately 13 hectares is developable for employment uses. The land includes 7.8 hectares of employment land already allocated in the 2014 Local Plan under Policy NA1. It is well located at the junction of the Houghton Barton link road and A382 on the northern side of Newton Abbot. Blatchford Brook runs through the middle and northern edge of site and presents an opportunity to create a green corridor, for the benefit of wildlife and to minimise landscape impacts.

8.72 The site has a low-moderate landscape sensitivity and is within the setting of Stover House and the Stover Country Park registered park and gardens / SSSI. There is a need for development to respond sensitively in terms of design and layout to address potential landscape and heritage concerns. Given identified greater horseshoe bat habitat, including known bat flyways within the site, along the central watercourse and species rich hedges, protective measures will be required to inform an appropriate assessment to ascertain no adverse effect on the integrity of the South Hams SAC.

8.73 The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site in accordance with part 7. The Houghton Barton development framework plan identifies a 100-space park and change facility within the Forches Cross area. Incorporating a safe cycling and walking link between the new business development areas and parking facility will be needed within a future design layout.

8.74 A gas pipe buffer covers southern sections of the land, including part of the site closest to Staplehill Road and any future layout must adhere to HSE safety restrictions.

8.75 Forches and Perry Cross partially lies within the Mineral Safeguarding Area for ball clay resource which will be an ongoing consideration in terms of longer-term extraction plans in the final quarter of the century. Therefore, development for employment uses does not preclude the extraction of minerals in this location, where employment buildings can feasibly be removed at the end of their operational life. With existing clay deposits, some forms of SuDS infiltration may not be possible.

GC21: Ilford Park, Drumbridges, Newton Abbot

An employment site of 21 hectares is allocated at Ilford Park, Drumbridges and will include:

1. A mix of employment uses, including B2, B8 and E (g) uses. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
2. Design and layout solutions which conserve and enhance the heritage significance of Stover Registered Park and Garden and Stover House, as informed by a Heritage Impact Assessment;
3. Green Infrastructure to include:
    a. Areas of public open space for amenity benefit;
    b. Tree planting, including retention of significant blocks and buffers of trees in and around the site;
    c. Use of SuDS to manage water to the benefit of wildlife and recreation, and the continued quality of the existing Liverton Brook which links to Stover Country Park SSSI;
    d. Landscape mitigations to minimise potential landscape impacts on Dartmoor and other sensitive receptors, informed by a Landscape and Visual Impact Assessment;
4. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. A greater horseshoe bat mitigation plan for Ilford Park

must be submitted and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging and landscape connectivity zone used by commuting greater horseshoe bats associated with the South Hams SAC. It will be necessary to protect and enhance the SAC Landscape Connectivity Zone with wide belts of trees in Gavrick Copse and Pitts Plantation for flight routes and foraging areas of greater horseshoe bats and enhance or mitigate any impact on cirl bunting territories and barn owl sites;

5. An effective and integrated movement network including:
    a. Suitable road access from A382 and connector road from existing roundabout, with contributions to support A382 improvements phases 2 and 3;
    b. A safe and integrated network of cycling and walking routes within the allocation which link to the existing routes in the area, including access points linking towards Newton Abbot, Liverton and Bovey Tracey;
    c. Contribution towards bus stop upgrades/reconfiguration at A38 Drumbridges roundabout;
    d. A mobility hub, including EV charging points, shared mobility spaces for car share, e-cycle hire and secure and covered cycle parking and space for potential future provision of e-scooter hire; and
    e. Further modelling will determine if the proposals must contribute to junction or safety improvements associated with impacts on the strategic road network, including upgrades to the Trago Mills access roundabout;
6. A Health and Safety Executive (HSE) compliant safety buffer from the large-scale overhead power lines to new employment premises;
7. 15 Gypsy and Traveller pitches;
8. Opportunities to maximise the generation of on-site renewable energy and provision of an electrical sub-station; and
9. A layout informed by details of archaeological investigation, evaluation and mitigation.

8.76 The development will deliver a high-quality mixed-use employment hub delivering a mix of employment types of primarily B2, B8 and E(g) land uses and complementary E uses which do not conflict with town centre uses. The site is within extensive green space, with safe walking and cycling links into Newton Abbot and Bovey Tracey. Any uses which are less compatible with residential uses (such as B2 uses) should be located in the northern area of the site away from existing residential properties and planned Gypsy and Traveller pitches.

8.77 The allocation at Ilford Park is divided into two main sections either side of the Trago Mills connector road with residual cover of Pitts Plantation, to the north of the road and Gavrick Copse to the south. There is a footpath/cycle link from the site to Heathfield via the A382 in the form of a shared pedestrian/cycleway. It includes off-road crossings providing a safe route across the Drumbridges roundabout and separate pedestrian/cycle bridge across the A38.

8.78 A greater horseshoe bat mitigation plan for Ilford Park must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will

be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and flyway used by commuting greater horseshoe bats associated with the South Hams SAC. It will be necessary to protect and enhance the SAC Landscape Connectivity Zone with wide belts of trees in Gavrick Copse and Pitts Plantation for flight routes and foraging areas of greater horseshoe bats and enhance or mitigate any impact on cirl bunting territories and barn owl sites.

8.79 Ilford Park has a low-moderate landscape sensitivity. The site is relatively self-contained within the wider landscape and retention of trees around the periphery will help mitigate negative visual impact from development on surroundings, including the setting of Dartmoor National Park and Stover Park, House and related listed buildings.

8.80 A new Gypsy and Traveller needs assessment for Teignbridge (2022 survey) has identified the continuing requirement for new homes for the travelling community during the plan period. In this context, 15 pitches will be required as part of the allocation which recognises the proximity to the A38 corridor and range of other services in the immediate area north of Newton Abbot.

8.81 Ilford Park lies within the Mineral Safeguarding Area for Ball Clay resource which will be an ongoing consideration in terms of longer term extraction plans.

9. Edge of Exeter

9.1 The city of Exeter is located strategically in south-east Devon and lies adjacent to the north-eastern boundary of Teignbridge. It is the economic heart of the sub-region, providing a strong employment draw for much of its surrounding communities as well as residents within the city itself. It acts as the cultural, social and educational capital of the wider area, boasting a university, a vibrant retail destination, museum, theatre, cathedral and newly built leisure campus. It's location, activity and ambition have together encouraged strong economic growth. The city has been successful in attracting investment in knowledge-based industries, building on the strength of the university and key employers, such as the hospital and Met Office. Due to Exeter's location and economic success the city's population and its surrounds have grown significantly in recent years.

9.2 Exeter has an important role to play as a critical focus for investment and innovation to increase the prosperity of residents across the wider area. It has the potential to significantly expand the contribution it makes to the economic well-being of the southwest and the national economy, focusing on new, high-tech industries such as applied environmental sciences and applied data analytics.

9.3 Teignbridge has a key role to play in supporting the ongoing success of Exeter and enabling it to realise it's full economic potential for the benefit of local residents in the wider community. The natural environment offered by Teignbridge – the coastline, heritage, Haldon Ridge and moorland approach – make a valuable contribution to the city 's wider economic prosperity, access to facilities and quality of life.

9.4 A central facet of the development strategy for Teignbridge is to co-locate new homes with job opportunities, services and public transport links. Some areas of undeveloped land bordering Exeter have significant potential to achieve this, being able to relatively easily tap into existing networks in the city and provide new homes to support economic expansion. Because of

this, three sites are proposed for allocation around the western edge of Exeter, collectively accounting for just over half of the new homes planned in Teignbridge.

9.5 There are, nevertheless, sensitivities to developing around the western edge of Exeter:

- It is recognised that development will have to address the landscape and heritage constraints which result from building on the valley slopes that provide a green backdrop to the city.
- The infrastructure of the city needs to be improved to accommodate new growth.
- Transport routes into and around the city are already constrained and accommodating additional movements is a challenge for the city's transport network. In addition, Exeter City Council has set a target that 50% of trips within the city will be made on foot, by bicycle or using public transport. Given the proximity of these sites to the city, the Local Plan needs to respond appropriately, particularly as a high number of journeys from the sites will be city-bound. Therefore, there are measures contained within each of the allocation policies to maximise travel by sustainable modes and to minimise car trips. This will be achieved by securing high quality, attractive and safe active and sustainable travel routes, which link to existing sustainable travel routes, as set out in the Exeter Local Cycling and Walking Infrastructure Plan (LCWIP). Sites are required to be developed in accordance with low traffic neighbourhood principles as well as being built with full site permeability by foot and bicycle. These sustainable travel links will connect the new developments to the key services, jobs and public transport hubs in the city and will help to achieve Exeter City Council's target of 50% of trips being made by sustainable modes of travel. This will be supported by plans across the wider sub region to implement a major expansion in digital infrastructure across the Greater Exeter region, enabling continued benefits arising from travel reduction associated with remote working. The authorities of Teignbridge, Exeter, East Devon and Mid Devon will also continue to engage in joint working through the preparation of a non-strategic plan, and to develop a cross-city network of transport and travel improvements through the preparation of an Exeter Transport Plan.
- There is a need to minimise pressure on sites of environmental importance, particularly the European protected Exe Estuary and East Devon Pebblebed Heaths. Each proposed allocation will be required to provide Suitable Alternative Natural Greenspace (SANG) to offset recreational impacts on protected sites.

Site Allocations

EE1: Markham Village

A residential–led mixed use development of about 60 hectares, is allocated at Markham Lane, Exeter. The development will be constructed to the highest standards of design as required by the District Design Code and will be supported by documents as specified in Policy DW1.

The development will comply with all the requirements specified below, to deliver:

1. Approximately 900 homes providing a housing mix which delivers a minimum of 20% affordable housing and a range of housing types, including a 50-bed extra care housing scheme;
2. A range of community and educational infrastructure as identified through the Council's IDP, within walkable distances of new homes and will include the following:

Community Infrastructure:

a. A locally accessible neighbourhood hub at the heart of the development containing a mix of complementary uses to create a small centre of community and commercial activity. This will comprise land and buildings for social and community infrastructure, including a central square, village green or similar public space, and community building;
b. A new convenience store of no more than 280sqm net floorspace closely related to the neighbourhood hub. This could be provided as a ground floor unit with upper floor residential flats. Retail units will be supported by a legally enforceable marketing and development strategy which will ensure its development in an agreed timetable;

Education Infrastructure:

c. Land for a new 2 form entry primary school including early years provision, on a 2.3 hectare site, closely related to the neighbourhood hub which will be transferred to the Education Authority at nil cost;
d. Financial contributions to primary education, including early years, secondary home to school transport, and SEN provision;

3. Green Infrastructure:

a. At least 12 hectares of public open space across and adjacent to the site to include a combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;
b. Specific landscaping measures to minimise potential landscape impacts to retain and reinforce the setting of Exeter, as informed by a Landscape and Visual Impact Assessment, and shall avoid development of the upper slopes and ridges of the site;
c. Specific landscaping to provide for a suitable buffer between the development and the A30 dual carriageway;
d. To ascertain no adverse effect on European Wildlife Site integrity mitigation measures for the Exe Estuary SPA, including SANGS equivalent to 8ha per 1,000 population to be provided within the area allocated as EE3: West Exe Countryside Park.
e. Linked green spaces and corridors through the site up to West Exe Countryside Park, which shall be located to the south of Markham Lane; and
f. 36 full sized or 72 half sized allotment plots.

4. Access and Transport:

a. Mitigation that ensures resulting traffic volumes have an acceptable impact on highway safety and do not result in a severe residual cumulative impact in relation to the safe operation of the A30/A377 interchange (Ide Roundabout) taking account of cumulative growth;
b. A mobility hub which, as a minimum, will provide a Park & Change facility of approximately 150 spaces, space to enable buses to stop and wait, secure, covered cycle parking, car club space, and e-cycle hire and space for future provision of e-scooter hire;
c. Extension of existing bus services and provision of new bus stops to serve the new development;.
d. Safe and suitable vehicular access to the site to be taken from both Markham Lane and from Ide Village Road;
e. Creation of a low traffic neighbourhood built with full site permeability by foot cycle and bus;
f. Junction upgrade of Markham Lane/Shillingford Road;
g. Safeguarding of land for possible widening of the northbound exit slip from the A30;
h. Signalised pedestrian/cycle crossing points across the northbound exit slip and the southbound entry slip of the A30 and installation of traffic lights on the roundabout, positioned to enable traffic exiting the northbound exit slip of the A30 to join the roundabout;

i. Investigation of downgrading sections of local lanes where this would increase their attractiveness and usability by pedestrians and cyclists; and
j. New and/or improved safe and attractive pedestrian/cycle links with safe road crossing points through the site and to:
   i. Ide;
   ii. Shillingford Abbot and Sustainable Travel Route E15, as identified in the Exeter Local Cycling and Walking Infrastructure Plan;
   iii. Shillingford Road;
   iv. Crabb Lane and Sustainable Travel Route E17, as identified in the Exeter Local Cycling and Walking Infrastructure Plan;
   v. A377 to east of A30 roundabout;
   vi. West Exe Countryside Park; and
   vii. The former railway line.

5. Design and layout solutions which conserve or enhance the significance of heritage assets and their settings, including Lawrence Castle (Haldon Belvedere) and Exeter Cathedral, and the Conservation Areas of Ide, Alphin Brook, Princes Square, Southernhay, and Pennsylvania and listed buildings within them;
6. A layout informed by details of archaeological investigation, evaluation and mitigation; and
7. Appropriate flood risk mitigation as informed by a detailed flood risk assessment, surface water strategy, and sustainable drainage strategy, including any new connections to existing foul drainage required.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

9.6 Markham village sits on the western edge of Exeter, west of Alphington and the A30. It will be created as a small new village, which will sit in green surroundings, between the villages of Ide and Shillingford Abbot. It will be designed as a distinct 'village' and it is important that its design and layout creates a clear sense of place, retaining important views out from the city and maintaining the identities of Ide and Shillingford Abbot. It is also vital that new and improved travel links are brought forward as part of the development, to link the new village with the city of Exeter and with the nearby villages of Ide and Shillingford Abbot.

9.7 The development will include the indicated proportion and mix of affordable homes, custom build units and mix of house types as set out in Local Plan policies, including the relevant proportion of affordable rented units. A scheme of at least 50 Extra Care units is required as part of the development to meet the needs of the area. It should be noted that Extra Care is counted on the basis of 0.55 homes per Extra Care unit for the purposes of the Housing Delivery Test, and the overall site housing number can be adjusted accordingly.

9.8 The development will be located around a new village centre, including a village square or green. It will provide community facilities, a small shop and land for a new primary school and should be located so that it is accessible from all parts of the development.

9.9 The development will be built following low traffic neighbourhood principles. It will be served by two vehicular accesses, taken from Ide Village Road in the north and Markham Lane in the south,

with full site permeability by foot and bicycle. The development will be required to investigate the downgrading of sections of local lanes where this would increase their attractiveness and usability by pedestrians and cyclists or prevent the creation of potential new rat-running routes for the private vehicle.

9.10 A further vital part of the development will be the provision of sustainable travel links. Whilst the site lies beyond the A30, subject to the provision of safe crossing points and new and improved sustainable travel links, the site is no further from Exeter city centre than other outlying parts of the city, and is close to a large supermarket, employment opportunities and public transport. It is important that safe pedestrian and cycle routes are provided to the nearby villages of Ide and Shillingford Abbot, to enable travel between the local communities, and to areas on the west of Exeter and Alphington, including to the A377. This is anticipated to be via Crabb Lane with improvements to the permissive footpath, however signalised crossing points are also to be provided to ensure that those travelling via the more direct route via the roundabout can cross the exit and entry slips safely. The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users.

9.11 The site will also include a new mobility hub, located with close access to the A30. This will help to provide and future-proof bus routes from the site into the city. The Mobility Hub will include space for at least 150 vehicles and include bus stops to be served by extensions to local bus services. It will be designed as a facility which will enable people to meet to car share or to continue their journey by walking or cycling. It will also provide land for a new primary school which should be fully serviced and transferred to Devon County Council at nil cost.

9.12 The local road network feeding into Exeter experiences significant congestion at peak times, particularly along the A377, which results in traffic queuing back onto the A30 off-bound slip roads. Modelling forecasts of the proposed development at EE1, combined with wider growth arising from the Greater Exeter area, shows that without appropriate measures being put in place queue lengths on the northbound exit slip will extend beyond the slip road and onto the A30 mainline. The various mitigations included within Policy EE1, namely the sustainable travel measures, the provision of neighbourhood facilities, a park and change facility, safeguarding of land for future widening and lengthening of A30 northbound exit slip, installation of signalised crossing points across the roundabout and traffic lights on the roundabout will help to offset the impact of planned growth and reduce queuing beyond the slip roads onto the A30 mainline.

9.13 However, the development cannot on its own resolve the wider issues associated with background growth and existing congestion on the A377. Modelling has shown that widening the A377, alongside other planned mitigation measures to be provided by EE1, will prevent queueing beyond the extent of the northbound exit slip and onto the mainline of the A30. This is included in the Infrastructure Development Plan and is not included in Policy EE1, as it is required as a result of wider growth, not just the Markham Village development. The Council is committed to working with relevant agencies and partners through both the Devon Local Transport Plan and a Greater Exeter transport strategy to identify and secure measures to enable future development.

9.14 The layout and design of the site will minimise impacts on the landscape, including the landscape setting of Exeter City, by avoiding development on the ridges and higher elevations of the site, which will be planted to maintain a green backdrop to the development when

viewed from the city or nearby villages. Important views that contribute to the significance of heritage assets and their settings, both within and outside Teignbridge, will also be conserved by minimising impacts on landscape, as some assets, such as Grade II* Listed Colleton Crescent, derive significance from the rural views afforded and views of Haldon Belvedere. High quality and generous green infrastructure should be a defining feature of the site, and, where possible, layering of green infrastructure uses should allow multiple benefits. The West Exe Countryside Park SANGS will offset recreational impacts on the Exe Estuary SPA, as well as provide health and wellbeing benefits for residents in and around the west of Exeter.

9.15 The layout, character and materials set out in the Design Code will underline that Markham Village is reflective of a rural village rather than urban extension. The new village's ability to offer access to significant areas of green space will further emphasise its qualities, which should be reflected in the design code.

EE2: Peamore and West Exe

A mixed use development of about 87 hectares is allocated at Peamore, Exeter.

The development will comprise two distinct sections: 1) Peamore – A 63 hectare area that will include approximately 645 residential units and 2) West Exe Business Park – a 24 hectare area that will include approximately 200 residential units including live/work and/or essential worker dwellings and about 19 hectares of employment land. Local facilities and services will be provided in a single neighbourhood hub. The development will be constructed to a high standard of design as set out in the District Design Code and will be supported by documents as specified in Policy DW1.

The development will comply with all the requirements specified below, to deliver;

1. A minimum of 20% affordable housing and a mix of homes to provide for a wide range of housing needs;
    a. Affordable housing that meets the prescribed targets and a wide range of housing needs;
    b. A 50-bed extra care housing scheme; and
    c. A number of live/work and/or essential worker homes closely connected with the employment area.
2. Employment:
    a. A mix of employment uses including B2, B8, C2 and E (c,e,g) uses within West Exe Business Park. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
    b. A network of open access ducting suitable for and including gigabit full-fibre internet connections to each building; and
    c. A mix of unit size and tenures to allow for rented and freehold properties.
3. A range of community and educational infrastructure as identified through the Council's IDP, within walkable distances of new homes and will include the following:

    Community Infrastructure:

    a. A locally accessible neighbourhood hub, to the east of the A379, at the heart of the development containing a mix of complementary uses to create a small centre of community and commercial activity. This will comprise land and buildings for social and community infrastructure, including a central square, and a village green or similar public space;

b. A convenience store and other retail units (of which no single unit can be more than 280sqm net floorspace) or commercial units within or closely related to the neighbourhood hub. These could be provided as ground floor units with upper floor residential flats. Retail and business units will be supported by a legally enforceable marketing and development strategy which will ensure its development in an agreed timetable.

Education Infrastructure:

c. Financial contributions to primary, SEN and early years provision.

4. Green Infrastructure:

a. New formal and informal green infrastructure provided at a ratio of 120m^2 per dwelling to include a combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;
b. Landscaping measures to retain and reinforce the setting of Exeter, as informed by a Landscape Visual Impact Assessment;
c. Design and layout solutions which reinforce the setting of the site as a prominent gateway to Exeter;
d. Specific landscaping to provide for a suitable noise buffer between the development and the A30 and A38 dual carriageways; and
e To ascertain no adverse effect on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including at least 8Ha of SANGS per 1000 people to be provided on site and/or within the area allocated as West Exe Countryside Park SANGS Opportunity Area, to create a series of linked green spaces.

5. Access and transport:

a. Creation of a low traffic neighbourhood built with full site permeability by foot and cycle;
b. A mobility hub at West Exe Park which, as a minimum, will provide space to enable buses to stop and wait, park-and-change, secure and covered cycle parking, car club space, and e-cycle and space for potential future e-scooter hire;
c. Further modelling of highway impacts will determine if the proposals must contribute to junction or safety improvements associated with impacts on the strategic road network;
d. A segregated pedestrian and cycle route along the A379 connecting to existing routes to Kennford and Marsh Barton;
e. Safe walking, cycling and bridleway routes within the development, which connect to existing established rights of way, local facilities and services, including connections:
    i. Between the residential element of Peamore and employment development of West Exe Business Park, with routes being contiguous with the adjoining boundaries;
    ii. To Matford Brook Academy;
    iii. To either side of the A379 over the A30 to the SW Exeter development;
    iv. To the Shillingford St George Bridleway (19);
    v. To on site SANGS and a footpath and cycle link between the development and Waybrook Lane; and
    vi. To Ridgetop Park.
f. Measures to restrict the speed limit along the section of the A379 that runs through the development to 40mph maximum, with formal safe crossing points for vehicles, pedestrians, cyclists and equestrians;
g. Either a widening of Days Pottles Lane through the site or an alternative vehicular route through the development, connecting Day Pottles Lane at the eastern boundary of the site with the A379, and the repurposing of Day Pottles Lane through the site as a non-vehicular green route from the eastern boundary of the site that connects via a safe crossing point to the Shillingford St George Bridleway (19);

h. Additional passing points along Day Pottles Lane from the eastern edge of the site to Exminster at various points along its route where the road narrows to single carriageway; and
i. Safeguarding of land for a northbound junction connecting the A379 with the A38/M5.

6. Design and layout solutions which conserve or enhance the significance of onsite and nearby heritage assets and their settings, including: Peamore Park Registered Park and Garden, Peamore House, Peamore War Memorial, Peamore Cottage, Enclosures NE of Peamore Cottage and Lawrence Castle (Haldon Belvedere), informed by a Heritage Impact Assessment. Development will avoid the immediate surroundings of Peamore Park Registered Park and Garden, Peamore House and Enclosures NE of Peamore Cottage with additional screening along the A379 to secure uninterrupted views of Peamore House in long views from the east;
7. A layout informed by details of archaeological investigation, evaluation and mitigation, and;
8. Appropriate flood risk mitigation informed by a detailed flood risk assessment, surface water strategy, and sustainable drainage strategy.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

9.16 The site lies within the parishes of Exminster and Shillingford, to the west of Exeter adjacent to the emerging South West Exeter (SWE1) development, in an area bordered by the A38, A30 and divided by the A379. This location provides a good opportunity for a largely self-contained neighbourhood comprising homes, local services, leisure and recreation facilities, and employment. It has excellent connections to Exeter and the strategic road network (A38/M5). Its design and layout should therefore create a clear sense of place, retaining important outward views from the city.

9.17 The site is a high profile and visible gateway to Exeter from the A38 and the A379. Development will reflect this through high quality design reflective of Exeter's status as a key regional city.

9.18 An area of 24 hectares located on the southern area of the development identified of the site plan is proposed for the West Exe Business Park. The development will deliver a high-quality mixed-use employment hub with a focus on employment, health and wellbeing. It will deliver a mix of employment types of primarily B2, B8, C2 and E (c,e,g) uses, set within extensive green space, with safe walking and cycling links into Exeter City. The size and nature of these will vary according to need and local demand. It will also incorporate approximately 200 residential units including homes for key workers and live/work units. The Peamore area, which lies outside of the West Exe Business Park on the remaining area of the site will be predominantly residential with complementary local facilities and land provided for a primary school. Any uses which are less compatible with residential uses (such as B2 uses) should be located in the southern area of the site away from residential properties.

9.19 Development of complementary facilities such as hospitality venues, health and fitness facilities etc that workers would otherwise need to travel off-site to access will be supported in accordance with Policy EC2.

9.20 The residential element of the development will include the indicated proportion and mix of affordable homes, custom build units and mix of house types as set out in Local Plan policies. A scheme of at least 50 Extra Care units is required as part of the development to meet the needs of the area. Proposals will need to include the relevant proportion of affordable rented units. It should be noted that Extra Care is counted on the basis of 0.55 homes per Extra Care unit for the purposes of the Housing Delivery Test, and the overall site housing number can be adjusted accordingly.

9.21 The development will create a community hub at the heart of the new neighbourhood. This hub will provide community facilities, services, communal space, and should be located at a central point in an area to the east of the A379 contiguous to the residential and employment parcels.

9.22 It is also vital that new and improved sustainable and active travel links are brought forward as part of the development to link the new neighbourhood with Exeter, education and employment provision in the locality. The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users. The section of the A379 that runs through the site from the southbound edge to Chudleigh Road and to the Devon Motel roundabout should be restricted to a maximum speed of no more than 40mph. Detailed modelling of potential impact will be required in liaison with the Highways Authority and National Highways. It should also include segregated footpaths, LTN 1/20 compliant cycle provision along the A379 in accordance with LTN 1-20 guidance and multiple formal safe crossing points provided that also consider equine movements, where the movement network is likely to create the greatest footfall/cycle traffic. This must not result in congestion and stacking back onto the A38. These must be provided as early as possible in the development in accordance with Policy GP7.

9.23 The development will include either widening of the section of Day Pottles Lane that runs through the site, or an alternative route that connects with the A379, with this current section of the lane repurposed as a green route, maintaining access for properties at Little Silver. As a result of greater vehicular and cycle use likely to be generated by the new development, the section of Day Pottles Lane from the eastern edge of the site to Exminster will require the provision of additional passing points at various points along its route where the road narrows to single carriageway.

9.24 The site will include a new mobility hub, providing a location where people can park and switch to a sustainable or active travel option for the final part of their journey.

9.25 The design and layout of the site should be informed by an understanding of the significance of onsite and nearby heritage assets and their settings, including: Peamore House, Peamore Park Registered Park and Garden, Peamore War Memorial, Peamore Cottage, Enclosures NE of Peamore Cottage and Lawrence Castle (Haldon Belvedere). The layout and capacity of the site should be informed by a Heritage Impact Assessment in order to determine the likely impact(s) of development, and the potential for conservation and enhancement of the heritage assets identified. Due to the sensitivity of the area, particular attention will need to be paid to the height, massing and appearance of any built development, as informed by the Heritage Impact Assessment. Any green infrastructure or mitigation planting should respond to the historic landscape design and respect key views, as informed by the Heritage Impact Assessment.

9.26 The site lies in an area of archaeological potential just to the west of an area of regionally important Romano-British activity. As such the preparation of any planning application for

the development will be informed and supported by the results of a programme of archaeological work to enable the presence and significance of any archaeological deposits to be understood. Consideration of the results of this work will allow the requirement and scope of any mitigation to be understood and implemented as part of the development of the site.

9.27 The layout and design of the site will minimise impacts on the landscape, including the landscape setting of Exeter and on views that contribute to the significance of affected heritage assets.

9.28 High quality Green Infrastructure should be a defining feature of the site and will be provided in accordance with the Teignbridge Design Guide requirements. Onsite and offsite SANGS including West Exe Countryside Park (Policy EE4) provide mitigation measures to avoid and reduce recreational impacts on Exe Estuary SPA/Ramsar and will provide positive health benefits to people living in the locality.

EE3: West Exe Countryside Park SANGS Opportunity Area

1. The area identified as West Exe Countryside Park will provide for Suitable Alternative Natural Green Space (SANGS) to offset the recreational impacts of new development on the Exe Estuary Special Protection Area and Dawlish Warren Special Area of Conservation. It will initially serve developments at Markham Village and Peamore, but also offers opportunity for further expansion to provide more strategic benefits. It sets out an aspirational area, within which the West Exe Countryside Park will be created.
2. The SANGS will deliver high quality open space and attractive corridor connections either by:
   a. Providing new areas of high quality open space; and/or
   b. Improving the accessibility and attractiveness of existing areas of open space; and/or
   c. Providing public access to high quality areas of open space with no current access.
3. Areas of land that are not of high quality or are subject to unpleasant intrusions (eg proximity to A30), will provide measures to improve their quality and ensure a positive user experience. Where this is not possible, these areas should be restricted to the provision of linear connections only, which will not count towards SANGS provision.
4. Design proposals and specifications for establishment of SANGS will be required at an early stage and will require Local Authority approval and sign-off during various stages of instatement, and at completion of instatement. The cost of Local Authority oversight during delivery will be covered by the applicant/developer. The SANGS will include the following provisions:
   a. A mix of areas of semi-natural open space with largely unrestricted access;
   b. A mix of opportunities for low key informal recreation and quiet contemplation in more secluded areas;
   c. Connected paths to create circular walks of at least 2.3km in length, which promote a sense of safety for users and which maximise natural features, e.g. water features, ridgetop walks;
   d. Restoration of historic natural features such as historic hedgerows and woodland and inclusion of interpretation information features which are designed to reflect the local area;

e. A mix of informal routes and accessible paths and areas where dogs can be exercised off-lead;
f. Using existing habitats and enhancing and creating new habitat features to create a mix of habitats for users to experience;
g. Clearly identified access points and visually sensitive waymarking/route information;
h. Car parking, which will be clearly signposted and easily accessed, from which circular walks can start/finish; and
i. Links between areas of West Exe Countryside Park SANGS and links to the Exeter Ridgetop Park, Matford, PROW and public open space.

5. Management and maintenance of the SANGS will be secured indefinitely with a suitable organisation, as will be agreed by the Local Planning Authority.

9.29 The West Exe Countryside Park will provide for Suitable Alternative Natural Green Space (SANGS) to relieve the additional recreational pressure that would be put on the Exe Estuary SPA and Dawlish Warren SAC from new development. SANGS are required for development within 10km of the Exe Estuary SPA or Dawlish Warren SAC. The above policy is based on 2021 Natural England guidance on SANGS provision and the Council's own experience of providing SANGS. Any SANGS guidance published in the future by Natural England that provides additional detail not contained in the above policy should be taken account of. The South-east Devon Habitat Mitigation Partnership efforts and Strategy should also be taken into consideration.

9.30 In order to be successful, and to draw visitors away from the protected areas of the Exe Estuary and Dawlish Warren, SANGS should be attractive and user friendly, providing the visitor with a pleasant experience. Given the location of some of the areas within the identified opportunity area being adjacent to the A30, it will be crucial to provide other more secluded areas to create an overall high-quality environment and experience. However, it may be appropriate to use these lower quality areas as linear connections. The quality of SANGS will be subject to scrutiny by Natural England to ensure that sufficient and high-quality mitigation is put in place to prevent harm to the integrity of the relevant European Wildlife Sites.

9.31 It is also important that areas of SANGS are linked, to create corridors for wildlife and options for longer circular walks, and that they link to other public rights of way and areas of open space, including the South West Exeter Ridgetop Park.

9.32 As well as providing for SANGS for developments at Markham Village, and at Peamore and West Exe, the aspirational wider West Exe Countryside Park provides an opportunity for other development, including within Exeter City, to contribute towards the delivery of a large-scale strategic countryside park serving both new developments within Teignbridge and existing communities on the edge of Exeter City.

9.33 Maintenance will be required indefinitely. This is most likely to be achieved via an upfront investment to a suitable organisation, in order to ensure returns enable the delivery of high-quality maintenance indefinitely. Residents are not expected to pay fees for Habitat Mitigation. The proposed means of securing maintenance will need to be provided at an early stage for consideration by the Local Authority.

9.34 Where development sites provide on-site SANGS, this will be in lieu of relevant CIL payments which relate specifically to offsite SANGS provision.

EE4: Attwells Farm

A new development of about 15 hectares within a wider site of 39 hectares is allocated at Attwells Farm, Exeter. The development will be constructed to the highest standards of design as set out in the District Design Code and will be supported by documents as specified in Policy DW1.

The development will comply with all the requirements specified below, to deliver:

1. Approximately 300 homes providing a housing mix which meets the affordable housing target and a wide range of housing needs;
2. The development will provide a range of community infrastructure as identified through the Council's IDP, within walkable distances of new homes and will include the following:
    a. Financial contributions to primary and secondary education including school transport, SEN and early years provision;
    b. Community focal point, which could include a community square;
    c. A mobility hub which, as a minimum, should provide space to enable buses to turn and wait, a bus stop,, secure and covered bicycle parking, car club space, and e-bicycle and e-scooter hire; and
    d. Liaison with Exeter City Council and Devon County Council regarding opportunities for use of land adjoining Exwick Heights Primary School for uses associated with the school.
3. Green Infrastructure:
    a. At least 4 hectares of public open space across the site to include a combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;
    b. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA, including SANGS to be provided on site equivalent to at least 8ha of SANGS per 1000 people, including linked green spaces and corridors through the site to connect with Whitycombe Way Valley Park and Kinnerton Way County Wildlife Site;
    c. Specific landscaping measures to minimise potential landscape impacts that retain and reinforce the setting of Exeter, as informed by a Landscape and Visual Impact Assessment, and shall avoid development of the upper slopes and ridges of the site;
    d. Conserve or enhance the significance of heritage assets and their settings, including Cleve House, with development focussed on the lower parts of the site;
    e. Specific ecological mitigations, including retention or addition of trees/hedgerows, provision of buffers from woodland and improvements to naturalise the watercourse; and
    f. 12 full sized or 24 half sized allotment plots.
4. Access and Transport:
    a. Creation of a low traffic neighbourhood built with full site permeability by foot and bicycle;
    b. The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users;
    c. New vehicular access taken from Kinnerton Way, which should investigate opportunities to link to Liverpool Hill;
    d. Safe and accessible pedestrian and cycle links, having regard to the gradients on the site, with safe crossing links through the site and to:
        i. Kinnerton Way and Sustainable Travel Route E18 as identified in the Exeter Local Cycling and Walking Infrastructure Plan;

ii. The southern extent of the site towards Exwick Lane and Exwick Heights Primary School;
iii. Rowhorne Lane.

e. Extension of existing bus services and provision of new bus stops to serve the new development;
f. No vehicle connections to be provided onto Rowhorne Lane, with the exception of an access for emergency vehicle use only; and
g. Planning applications will be supported by a highway impact assessment.

5. A layout informed by details of archaeological investigation, evaluation and mitigation; and
6. Appropriate flood risk mitigation informed by a flood risk assessment and sustainable drainage strategy.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

9.35 Attwells Farm will deliver high quality development, within a generous green setting, on the north-western edge of Exeter. The yield may be able to be increased to 375 following the results of further assessment.

9.36 The development will deliver a mix of house types and will be focussed around a new community focal point, which is where a new mobility hub should be located.

9.37 It is vital that high quality sustainable travel links are provided with this development, to alleviate additional vehicular congestion into the city. Such links will need to join with existing routes, including Route E18, as identified in the Local Cycling and Walking Infrastructure Plan, and provide an easy walking and cycling route to Exwick Heights Primary School. . The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users. In addition, the mobility hub will need to provide opportunities for alternatives to the private vehicle, such as e-bike hire.

9.38 The main vehicular access to the site will be provided from Kinnerton Way. There should be no vehicular access onto Rowhorne Lane, which is a narrow country lane, and unsuitable to cater for the additional potential traffic.

9.39 Part of the site lies within the boundary of Exeter City Council. This part of the site includes the vehicular access from Kinnerton Way, part of the pedestrian link to the school, land providing opportunities associated with school uses, and the possible vehicular link to Liverpool Hill. Planning applications submitted will need to involve prior discussions with Exeter City Council and will be determined in liaison with Exeter City Council and Devon County Council.

9.40 The layout and design of the site will minimise impacts on the landscape, including the landscape setting of Exeter City, by avoiding development on the higher elevations of the site, which will be used for green infrastructure/SANGS. Important views that contribute to the significance of heritage assets and their settings, both within and outside Teignbridge, will also be conserved by minimising impacts on landscape. Planning applications will need to be supported by a Landscape and Visual Impact Assessment, which will have been used to inform layout and design.

9.41 High quality and generous green infrastructure should be a defining feature of the site, and, where possible, layering of green infrastructure uses should allow multiple benefits. The on-site SANGS will connect with existing green infrastructure, including Whitycombe Way Valley Park and Kinnerton Way County Wildlife Site, to help with the aim of providing more, bigger, better connected areas for nature. They will also provide opportunities for local residents to connect with nature and lead healthier lifestyles by providing interconnecting paths for walking/cycling.

10. Coastal Towns

10.1 The coastal towns in Teignbridge comprise Teignmouth and Dawlish which are situated on the eastern boundary of the district. These historic seaside towns are the district's second and third largest settlements and provide a good range of services and facilities for their communities. They have limited employment opportunities however, and are popular commuter towns to Exeter, supported by mainline railway connections which help promote sustainable travel to the city.

10.2 Both towns are primarily accessed by the A379 which runs parallel to the coastline and feeds into Exeter. There are constraints at various points along the route, including an Air Quality Management Area (AQMA) in Teignmouth and bottlenecks in some of the villages between Dawlish and Exeter. Options to improve capacity are very limited and recent trials to address issues have not been successful.

10.3 Additional growth on the edges of Teignmouth is highly constrained by topography, strategic cirl bunting breeding territories and access, with all routes feeding into Bitton Park Road where the AQMA is designated.

10.4 The coast of Teignbridge is protected by the 'Undeveloped Coast' policy EN2, which extends up the Estuaries.

10.5 Dawlish has seen significant growth in recent years, with a strategic development at Secmaton Lane (extant Policy DA2) currently under construction. There are potential future options for further growth in the town, mainly in the north, however the entirety of this area is designated as a Critical Drainage Area (CDA) and sites would be subject to sequential testing. The CDA has been designated by the Environment Agency due to flood risk following prolonged or intense rainfall when the Shutterton Brook is unable to drain to the estuary via its outfall due to 'tide lock' conditions. In 'tide lock' conditions, flood risk is dependent upon runoff volumes in the Shutterton Brook and the availability of flood water storage capacity at Dawlish Warren. These risks will increase significantly in line with predicted climate change and sea level rise. Currently, there is insufficient information to agree how this flood risk can be appropriately managed and without an identified solution there is no guarantee that sites within the CDA would be deliverable within the plan period.

10.6 For these reasons combined, this plan makes no further residential allocations for either Dawlish or Teignmouth. It is anticipated that further work will continue to better understand and resolve the issues currently preventing development as part of future plan preparation.

10.7 The 2014 Local Plan policies which allocated a significant amount of housing growth in Teignmouth and Dawlish, will remain in place via this plan as extant policies.

10.8 A single employment site is allocated as set out below.

Site Allocations

CT1: Langdon Business Park, Dawlish

An area of 3 hectares southwest of Langdon Hospital is allocated for employment development and will include:

1. A mix of employment uses, including B2, B8 and E (g) uses. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
2. A design, layout and landscaping plan which respects the edge of settlement location, including use of green infrastructure to minimise landscape impact and create a buffer for adjacent dwellings, through retention of hedgerows, planting and other measures;
3. Suitable highway access into the site and safe pedestrian and cycle connection to local services at Exeter Road;
4. A network of open access ducting suitable for and including gigabit full-fibre internet connections to each building;
6. A mix of unit size and tenures to allow for rented and freehold properties;
7. Avoidance of development in areas falling within flood zones 2 and 3, which will be utilised for the purposes of flood gain, and a further 20m buffer will be applied to allow for potential future climate change impacts. Development will require flood risk mitigation and drainage solutions either on-site of off-site, as informed by a flood risk assessment. Development will consider groundwater flood risk; and
8. An ecological mitigations mitigation plan supported by bat and winter bird surveys informed by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC, Exe Estuary SPA/Ramsar and Dawlish Warren SAC.

10.9 The site forms part of the wider growth area to the north of Dawlish, identified in the previously adopted Local Plan as a mixed-use urban extension (extant Policy DA2). It has existing planning permission for employment development.

10.10 New development should be designed to a high quality, including the design of buildings and materials used in construction, as well as the layout and design principles. Connectivity by pedestrian and cycle links from the site to facilities in this part of the town will be essential for those working at and visiting the new business area.

10.11 The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site in accordance with GC6: Employment and Infrastructure.

10.12 The development currently lies within the Dawlish Critical Drainage Area (CDA) and will need to consider the Shutterton Brook which runs along the southern edge of the site for flooding purposes. An area of flood zone 2 and 3 to the south of the site should not be developed, but will be utilised for the purposes of flood gain. If appropriate, this could incorporate required biodiversity net gain provision.

10.13 The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.

10.14 Use of landscape and SuDS should be carefully considered to seek to create a buffer and minimise impacts on nearby residential dwellings to the east of the wider development area.

10.15 Given the site's location within the South Hams SAC Landscape Connectivity Zone and the IRZ of Exe Estuary/Dawlish Warren proposals must be supported by an Appropriate Assessment of impacts informed by bat and bird surveys and appropriate on-site, off-site and strategic mitigation measures.

11. Rural Towns

11.1 There are four rural towns in Teignbridge: Bovey Tracey, Chudleigh, Ashburton and Buckfastleigh. All four are important local service centres for their own and surrounding communities. They have increasingly vibrant town centres and a reasonable provision of facilities. There are some good local employment opportunities, but many workers out-commute to the larger towns and the city of Exeter. Being in more isolated locations, there are more limited sustainable and active travel options than the larger settlements provide.

11.2 Whilst some development is appropriate in these locations, the potential for growth is constrained. In the case of Ashburton and Buckfastleigh, the majority of these towns are within the Dartmoor National Park and therefore most potential options are outside of this plan's jurisdiction. For sites not within the Dartmoor National Park, including those around Bovey Tracey, they are constrained by their proximity to the moor and the great weight attached to the potential for harm to the setting of the National Park's landscape. Chudleigh is also highly constrained by being entirely within the Chudleigh Caves SAC Sustenance Zone.

11.3 Thus, the potential for growth within these settlements is limited. However, a modest level of growth on the sites proposed can achieve an appropriate level of development to support local services and improve opportunities for people wishing to live in these locations, particularly evidenced demand for custom build housing.

Site Allocations

RT2: Bradley Bends, Bovey Tracey

Land is allocated at Bradley Bends, Bovey Tracey for approximately 190 homes. It will include:

1. At least 2.5 hectares of green infrastructure;
2. Contributions towards infrastructure for primary education provision, including early years, in the town, home to school transport for secondary education and SEN education provision;
3. A combination of young people and children's play areas and other play facility opportunities integrated throughout the development;
4. A movement network with:
    a. Improved, safe vehicular access to the site from the B3344 and from adjacent development;
    b. Safe and integrated cycling and walking routes within the allocation which link to the adjoining development and routes along the B3344; and
    c. High quality active travel connection to the existing route along Le Molay Littry Way.

5. Design and layout solutions to conserve or enhance the landscape setting of the Dartmoor National Park, informed by a Landscape and Visual Impact Assessment;
6. Appropriate flood risk mitigation informed by a flood risk assessment and sustainable drainage strategy;
7. A layout informed by details of archaeological investigation, evaluation and mitigation; and
8. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. Mitigation will incorporate commuting and foraging features, including sufficient dark buffers to protect these features from lighting.
9. A design and layout which includes measures to limit any constraint to the future working of the Bradley Long-Term Working Area to the south of the site.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

11.4 This site lies at the eastern edge of Bovey Tracey adjacent to new housing development and will deliver a high-quality mix of housing types suited to a wide range of housing needs. The site should reflect the local vernacular and conserve or enhance the character and setting of Bovey Tracey. The site is within a Minerals Consultation Area and the South Hams SAC Chudleigh Sustenance Zone.

11.5 The development is a relatively large extension to the existing town and lies within 2km of the boundary of the Dartmoor National Park. Although it has been assessed as having only low to moderate landscape sensitivity as it is situated on the lower slopes and continues the pattern of existing development along the B3344, it is nevertheless a sizeable development within the setting of Dartmoor. Therefore, to ensure that there is minimal harm, development will need to be located on the lower slopes of the site, only using the upper slopes of the site for green infrastructure purposes, and informed by a Landscape and Visual Impact Assessment. Good landscape design can also minimise the erosion of the historic rural character of Bovey Tracey.

11.6 At present, there is no existing capacity within the Bovey Tracey Primary School to accommodate this level of development in the town. In accordance with the requirements of GP7 (7) to ensure appropriate infrastructure is delivered alongside new development, sufficient local primary school places in Bovey Tracey will therefore need to be delivered prior to the occupation of each phase of development. Nevertheless, the site provides a good option for new growth and, if primary capacity is available, there is no reason why development should not take place here. It is the intention that such places will be secured through the delivery of a new school (utilising the site identified at Le Molay Littry Way) which has been allocated in the Bovey Tracey Neighbourhood Plan and delivering this is a high priority in the Council's IDP. There remains a significant funding gap at present which will need to be addressed either prior to, or as part of, the development of this site. The delivery of site RT2 is therefore assumed to be later in the plan period (years 11-15) when this issue has hopefully been resolved. It will be revisited as part of the 5 year review of the plan.

RT3: Inner Bell, Chudleigh

Land is allocated at Inner Bell, Chudleigh for approximately 30 custom build homes and will include:

1. At least 0.36 hectares of green infrastructure;
2. A movement network including:
   a. Suitable safe highways access from Exeter Road
   b. A safe and integrated cycling and walking route through the allocation with links to the existing routes in the area, including access points linking to Exeter Road, the allotments and Old Exeter Street if achievable; and
   c. Walking and cycling route improvements along Exeter Road to provide safe connections between the site and the town.
3. Contributions towards infrastructure for primary, including early years, and secondary education provision and home to school transport;
4. Conservation or enhancement of the significance of nearby heritage assets and their settings, particularly Heathfield and Former Stables, and Oakfield, as informed by a Heritage Impact Assessment;
5. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. Mitigation will incorporate commuting and foraging features, including sufficient dark buffers, to protect these features from light; and
6. A layout informed by details of archaeological investigation, evaluation and mitigation.

11.7 The development will deliver a high-quality custom build development on the edge of Chudleigh, delivering a mix of house types set within generous public green space, with safe walking and cycling links into the town. The design will have to pay special attention to the likely bat flightpaths on the northern boundary, which forms part of the South Hams SAC.

11.8 This site will be solely for custom build plots, contributing towards the local demand for this type of housing in Teignbridge. The development will be fully compliant with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2–4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations. Development should consider a more organic and evolved form of development rather than a rigid block form and provide a gateway development to the historic town. The affordable housing should be delivered as custom build plots, but a flexible approach will be taken to delivery, subject to accordance with the Design Code drawn up for the site.

11.9 The site is within the South Hams SAC Sustenance Zone and lies within 1km of Chudleigh Caves which is an important hibernation roosting site. Given the proximity of the roost, there is potential that the site could be foraging ground which Greater Horseshoe Bats are reliant on. The Habitats Regulation Assessment of the plan has highlighted this potential impact but due to its relatively small scale has recommended policy safeguards to ensure there will be no adverse effect on the integrity of South Hams SAC as a result of development. These include the need for a project level HRA, supported by a detailed Greater Horseshoe Bat Mitigation Plan which is informed by comprehensive up-to-date bat surveys. The HRA must demonstrate there will be no adverse effect on the integrity of South Hams SAC. The mitigation plan will be required to follow the South Hams SAC guidance as per policy EN15 and incorporate commuting and foraging features including sufficient dark buffers, to protect these features from light spill.

12. Villages

12.1 The plan must support our rural communities as much as our urban communities. We need to ensure that the many residents who live outside our main towns have as much easy access to day-to-day services as possible. This not only addresses issues of rural deprivation and service accessibility, but also helps to support rural schools, shops and businesses which rely on local patronage.

12.2 Jobs and services that can be provided in rural areas provide greater opportunities for communities living in these areas to access day to day activities by foot, bike or public transport and therefore help to reduce overall levels of car use and transport-based carbon emissions in the district.

12.3 High property values in the rural areas have created rural affordability issues, reducing people's choices in being able to live near to their families or rural places of work. The allocation policies identify locations for employment and new homes, including affordable and custom build homes.

12.4 The Local Plan makes provision for around 400 homes, 6 hectares of employment land and 12 gypsy and traveller pitches within various villages across the district. Development is only proposed in villages which benefit from at least a basic level of existing facilities, including a primary school as a minimum qualifying factor. However, not all villages with this level of services have allocations. Allocations have only been made in the most suitable and least constrained locations.

12.5 For those villages with allocations, the scale of development proposed varies based on the level of local service provision, the village's accessibility, and local site potential. This approach will ensure that new growth is in proportion with what already exists, providing important local opportunities for housing and supporting the ongoing viability of neighbourhood facilities without overburdening them.

12.6 For villages without allocations, development may still be delivered either through Neighbourhood Plan allocations, or as exception sites for affordable or local connections housing (as per policies H7 and H8).

Site Allocations

V1: Ruby Farm, Abbotskerswell

An area of 1 hectare at Ruby Farm is allocated for employment development to include:

1. A mix of employment uses, including B2, B8 and E (g) uses. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
2. A design and layout solution which has regard to the landscape sensitivity of the site;
3. Suitable highway access into the site and safe pedestrian and cycle/walking connection towards Abbotskerswell, requiring improvements to footways if necessary;
4. A mix of unit size and tenures to allow for rented and freehold properties;
5. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
6. A layout informed by details of archaeological investigation, evaluation and mitigation, which shall inform the layout of the site.

12.7 Ruby Farm lies on the eastern side of the A381 to the southwest of Abbotskerswell. The site forms an extension to an existing business area which is served by an access road to the A381

and secondary road to Whiddon Road immediately south of the farm. A range of class B and E (g) employment uses occupy premises on the existing small business complex.

12.8 Use of landscape and SuDS should be carefully considered to seek to create a buffer and minimise impacts on views from the south beyond the site. The wider area has a moderate landscape sensitivity which is mitigated to a significant extent by the development proposal occupying a valley position away from the most visually prominent sections of the farm. The site is within the South Hams SAC Landscape Connectivity Zone.

12.9 A suitable foot/cycle path to the A381 should be provided to allow stronger connectivity towards Abbotskerswell.

12.10 The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site.

12.11 Ruby Farm lies within a Mineral Safeguarding Area and Mineral Consultation Area for limestone resource which will be an ongoing consideration where the provisions of the Devon Minerals Plan will be applicable.

V2: Forder Lane, Bishopsteignton

A site is allocated at Forder Lane for approximately 55 homes to include:

1. At least 0.7 hectares of green infrastructure including appropriately designed parkland, landscaping and natural green space in the western part of the site, which helps to obscure views of the site access road and provide screening of the development:
2. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including financial contributions equivalent to 8 ha of SANGS per 1,000 population;
3. An ecological mitigation plan to inform a project level HRA to protect the integrity of the South Hams SAC.
4. Movement network including:
    a. Suitable road access from Forder Lane, designed in a way which minimises landscape impact;
    b. Safe cycling and walking routes to include routes allowing safe access to Bakers Yard, a connection into the village (with a strong preference for access via The Lawns) and to bus stops on Newton Road; and
    c. Contributions towards the planned Teign Estuary Trail (Bishopsteignton to Passage House Inn section).
5. Contributions towards secondary home to school transport;
6. Specific landscape and design measures to mitigate impacts on the Undeveloped Coast, informed by a Landscape Visual Impact Assessment with development limited to the eastern part of the site; and
7. A layout informed by details of archaeological investigation, evaluation and mitigation.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

12.12 The development will deliver a high-quality residential development providing a mix of house types set within generous public green space, with safe walking and cycling links into the village.

12.13 This site has good opportunities for connecting to The Lawns public open space, providing safer walking access towards the school and village centre. This will also serve as a walking and cycling connection for new dwellings at Bakers Yard. The road access is likely from approximately opposite Orchard Cottage and should be designed to minimise landscape impact, for example through the use of a new hedgerow and planting.

12.14 The land to the west of the site nearest Forder Cross is sensitive within the landscape and forms part of the Undeveloped Coast. The development should be designed to provide a landscape-led public green space setting for the residential development. With the exception of the access road, development should be limited to the two eastern fields. The western field within the site should include landscaping as a buffer to the Undeveloped Coast which lies beyond to the west. The site is within the South Hams SAC Landscape Connectivity Zone and lies close to the Grey Long Eared Bat maternity roost at Bishopsteignton House. It is likely that ecological mitigation will be required.

V3: Bakers Yard, Bishopsteignton

Land is allocated at Bakers Yard for approximately 15 homes to include:

1. At least 0.2 hectares of green infrastructure;
2. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including financial contributions equivalent to 8ha of SANGS per 1,000 population
3. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
4. A safe cycle and walking route to Forder Lane and crossing point to the V2. Forder Lane allocation;
5. Contributions towards the planned Teign Estuary Trail (Bishopsteignton to Passage House Inn section);
6. Contributions towards secondary home to school transport;
7. Specific landscape and design measures to mitigate impacts on the Undeveloped Coast, informed by a Landscape Visual Impact Assessment; and
8. Any required remedial measures undertaken following investigations of potential contamination.

12.15 The development will redevelop a brownfield site and deliver a high-quality residential development delivering a mix of house types set within generous public green space on the edge of the village. The site is within the South Hams SAC Landscape Connectivity Zone.

12.16 It is likely that this site will need to be delivered following access works at policy V2: Forder Lane, which will provide the opportunities for connecting to The Lawns public open space, providing safer walking access towards the school and village centre.

V4: Adjacent to Easterways, Broadhempston

Land at Easterways, Broadhempston is allocated for approximately 15 custom build homes to include:

1. At least 0.18hecatres of green infrastructure to include;
    a. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
    b. Contributions towards primary, including early years, and secondary education and home to school transport for secondary education;
2. Suitable and safe access into and around the site for pedestrians, cyclists and vehicles; and
3. A layout informed by details of archaeological investigation, evaluation and mitigation.

12.17 This site on the edge of Broadhempston will see a high-quality small residential extension to the north of the existing self-build development. The village has a good number of services and facilities which are within walking distance of the site. The site is of a modest size, well located and well screened. The site is within the South Hams SAC Landscape Connectivity Zone.

12.18 This site will be solely for custom build plots, contributing towards the local demand for this type of housing in Teignbridge. The development will be fully compliant with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2–4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations.

12.19 Play space for the development could be provided on-site, or via financial contributions towards improvements of existing play facilities either in the village centre or at Easterways.

V5: Tollgate Farm, Chudleigh Knighton

Land is allocated at Tollgate Farm for approximately 60 homes to include:

1. At least 0.8 hecatres of green Infrastructure to include:
    a. New tree planting including street trees;
    b. Landscaping treatment of the proposed new access to the B3344; and
    c. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. Mitigation will incorporate commuting and foraging features, including sufficient dark buffers to protect these features from lighting.
2. A movement network including:
    a. Suitable road access from B3344;
    b. A safe and integrated network of cycling and walking routes within the allocation which link to the existing routes in the area, including access points linking to B3344, Teign View and the nearby allotments; and
    c. Cycle and walking route improvements along the B3344 to provide safe connections between the site and Chudleigh Knighton village centre.
3. Contributions towards infrastructure for secondary education provision and home to school transport.

12.20 This site to the north-east of Chudleigh Knighton will see a high-quality extension delivering a mix of house types to the existing development of Teign View. The village has some services and

facilities which are within walking distance of the site. The site is of a moderate size but will be well screened when viewed from the village and surrounding landscape. The site benefits from planning permission and is being constructed. The site lies in the South Hams SAC Chudleigh Sustenance Zone.

V6: Field off Knights Mead, Chudleigh Knighton

Land is allocated at Knights Mead for approximately 15 custom build homes to include:

1. At least 0.20 hectares of green infrastructure to include:
    a. Retention of trees, including the two large mature oak trees and avoidance of their Tree Root Protection Areas;
    b. A suitable buffer along the River Teign and floodplain with no alteration to the bank or course of the river; and
    c. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. Mitigation will incorporate commuting and foraging features, including sufficient dark buffers to protect these features from lighting.
2. Movement network including:
    a. Suitable road access from Knights Mead and Pipehouse Lane; and
    b. Safe cycling and walking routes to the village centre.
3. Contributions towards infrastructure for secondary education provision and home to school transport;
4. A design and layout solution that conserves or enhances the significance of the heritage assets of Teign Lawn, a Grade II Listed Building and their settings, as informed by a Heritage Impact Assessment;
5. A layout informed by details of archaeological investigation, evaluation and mitigation, which shall inform the layout of the site;
6. A suitable natural noise buffer between the A38 dual carriageway and any dwelling; and
7. Avoidance of development in areas falling within flood zones 2 and 3, which will be utilised for the purposes of flood gain, and a further 20m buffer will be applied to allow for potential future climate change impacts. Development will require flood risk mitigation and drainage solutions, informed by a flood risk assessment. Development will consider groundwater flood risk.

12.21 The developable area of this site is constrained by a number of factors including heritage assets, flood risk, the presence of mature trees, and the A38 buffer. Nevertheless, it is a relatively discreet and well contained site, well located for access to village amenities. Once the undevelopable areas are excluded, the remainder of the site provides a good opportunity for a small scale development of custom build units.

12.22 This site will be solely for custom build plots, contributing towards the local demand for this type of housing in Teignbridge. The development will be fully compliant with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2–4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations.

12.23 The development will need to consider the River Teign which runs along the southern boundary of the site for both ecological and flooding purposes. The river contains several important river species which should be protected. The developable area of the site is lessened due to a large portion of the site located within flood zones 2 and 3. The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping to accommodate future

changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage. The site lies in the South Hams SAC Chudleigh Sustenance Zone.

12.24 The location of the site adjacent to the A38 dual carriageway will require a noise buffer between any dwellings and the highway for amenity purposes. A natural noise buffer would be preferred via planting or other suitable means.

12.25 The development will need to provide space around Teign Lawn to protect the significance of its setting and include a buffer zone to its garden, which should be planted with trees and enhanced native hedgerows to minimise impacts on the outlook from, and setting of, the building. The plan below shows a wedge within the site where development should not take place to protect the setting of Teign Lawn. This is in addition to avoiding areas at risk of flooding. A road sympathetic to the heritage asset may be acceptable within this undeveloped area.

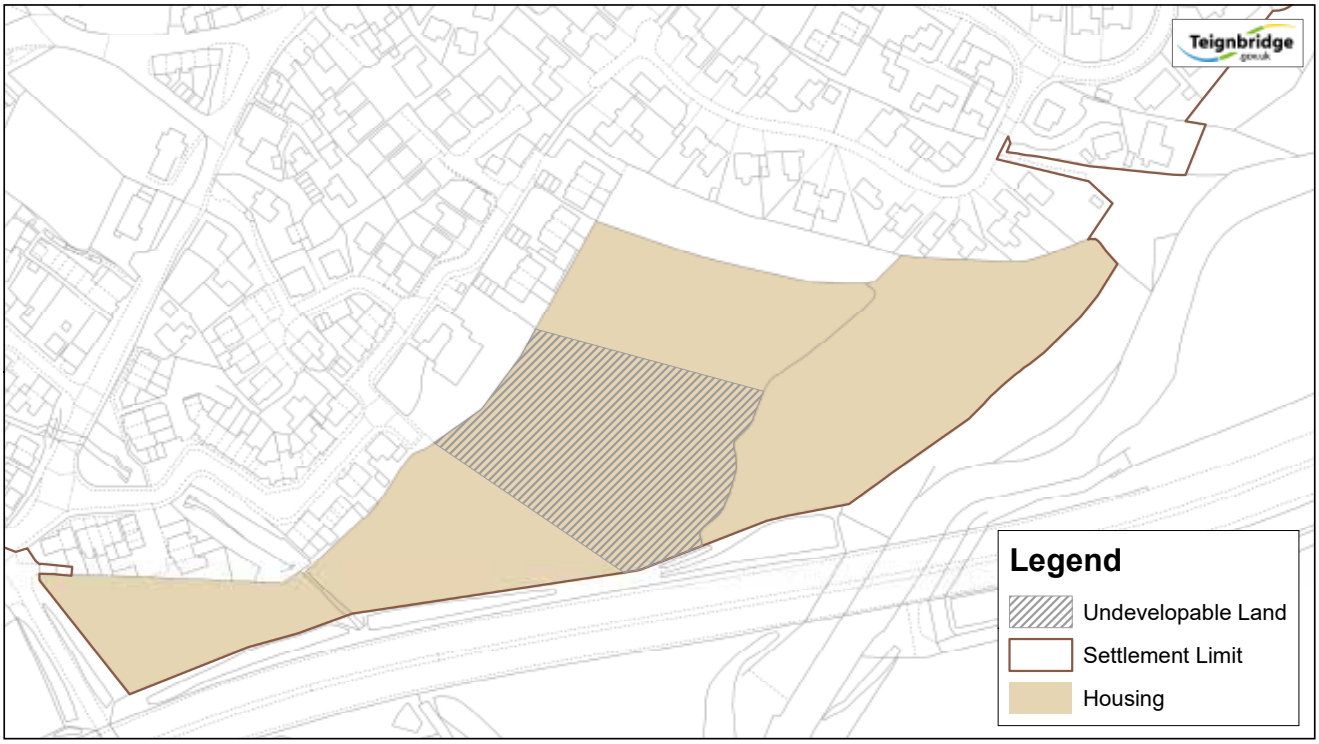


Fig 7. Field off Chudleigh Knighton - Area of land to remain undeveloped

V7: East Street, Denbury

Land is allocated at East Street, Denbury for approximately 25 homes to include:

1. At least 0.25 hecatres of green infrastructure to include;
   a. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Suitable and safe access into the site for pedestrians and vehicles;
3. Contributions towards infrastructure for secondary education provision and home to school transport;

4. Conservation or enhancement the significance of the Conservation Area;
5. A suitable buffer between HMPS Channings Wood and any dwelling; and
6. A layout informed by details of archaeological and geological investigations, evaluation and mitigation.

12.26 This site to the north east of Denbury will see a high-quality residential extension delivering a mix of house types. The village has a small number of services and facilities which are within walking distance of the site. It is of a modest size, well located and well screened. The site is within the South Hams SAC Landscape Connectivity Zone.

12.27 Play space for the development could be provided on-site, or via financial contributions towards improvements of existing village play facilities at the nearby playing field.

12.28 The location of the development adjacent to HMPS Channings Wood may necessitate a suitable buffer between any dwelling and the prison, including appropriate landscaping measures on the northeastern side of the site. This would be determined during the planning application stage of any development.

V8: Adjacent to Burnt Meadow, Doddiscombsleigh

Land is allocated adjacent to Burnt Meadow, Doddiscombsleigh for approximately 10 custom build homes to include:

1. At least 0.32 hectares of green infrastructure including:
    a. A children's play area accessible to the rest of the village;
    b. Mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including a financial contribution equivalent equivalent to 8ha of SANGS per 1,000 population, to ascertain no adverse effects on European Wildlife Site integrity; and
    c. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Contributions towards infrastructure for secondary education provision and home to school transport;
3. Suitable and safe access into and around the site for pedestrians and vehicles with consideration for reducing the speed limit past the site and within the village to 30mph;
4. Design and layout solutions to conserve and enhance the landscape setting of the Dartmoor National Park, informed by a Landscape Visual Impact Assessment.
5. A layout informed by details of archaeological investigation, evaluation and mitigation; and.
6. Flood risk mitigation and drainage solutions either on-site or off-site, as informed by a flood risk mitigation strategy. Opportunities should be taken to enhance the watercourse corridor to the pond to the east of the site. Ditches and watercourses (together with wetland habitat) within the site should be kept as open water habitat and suitable buffer strips should be maintained alongside them. Development should avoid this area.

12.29 This site to the west of the existing development along Burnt Meadow will see a high-quality residential extension delivering a mix of house types. Although small, the village has some local services, including a primary school. The allocation is of a modest size and in a well located and well screened location and will provide an opportunity for a small level of growth to help support the services here.

12.30 The site has a moderate to high landscape sensitivity and is within 1.3km of Dartmoor National Park.

A small-scale development would need to respect the vernacular character of the area in terms of scale, pattern and form. The site is within the South Hams SAC Landscape Connectivity Zone.

12.31 The provision of a children's play area will be required as part of the development. Due to the limited availability of play areas within the village such a space should be accessible and available for use by the rest of the village.

12.32 The watercourse contains several important species which should be protected, and potential flood risk managed in this area.

12.33 The creation of a suitable and safe access into the site for pedestrians is not tied to vehicle access. Pedestrian access could include the provision of frontage features onto the road which creates a gateway feature raising awareness of road users that they are entering the village and that pedestrians may be in the road. This could include a section of footway within the site. A reduction in speed limit should also be considered. An alternative pedestrian access via a link to the existing country lane to the north east of the site could be considered.

12.34 The current speed limit past the site, school and within the village is currently 60mph. This is not considered safe for all road users. A speed reduction would be of significant benefit to existing and future residents. The council is strongly supportive of a reduction to 30mph in the village being introduced as part of the scheme. However, a Traffic Regulation Order is not within the council's remit to enforce as the council is not the Highway Authority. This should be a key consideration for the site.

V9: Zigzag Quarry, Kingskerswell

Land at Zig Zag Quarry is allocated for approximately 100 homes to include:

1. At least 1 hectare of green infrastructure to include:
    a. Maximising opportunities to link with restoration of the remaining quarry area to create an extensive and publicly accessible natural green space; and
    b. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Improved active travel links including:
    a. Creation of pavement on the southern side of the entrance linking to the central reservation pedestrian crossing and/or possible upgrades to existing crossing points;
    b. Walking and cycle connections towards Newton Abbot;
    c. Walking connections onto Milber Lane footpath; and
    d. Contributions towards the proposed Kingskerswell and Torbay cycle route.
3. Contributions towards infrastructure for secondary education provision and home to school transport;
4. A design and layout solution which has regard to the particular characteristics of the site including any steep slopes; and
5. Appropriate flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy.

    Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

12.35 The site is within a quarry, the majority of which will be restored as part of its existing planning permission obligations, leaving an area of approximately 3.9 ha for development. This site is on the edge of the village and offers potential for good quality access options towards both Kingskerswell and Newton Abbot, including walking, cycling and public transport. The site will still need to accommodate sufficient usable green infrastructure such as play areas and allotments, as well as natural green space resulting from the wider restoration of the quarry. The layout and design of the site should consider the possible impacts of any remaining steep slopes, such as shade and water run-off. The site is within the South Hams SAC Landscape Connectivity Zone. In addition, the provision of interpretation boards within GI could help increase the appreciation and understanding of the significance of the scheduled hillfort monument, Milber Down.

V10: Land West of Benedict's Road, Liverton

Land is allocated at Benedict's Road, Liverton for approximately 30 homes to include:

1. At least 0.39 hectares of green infrastructure to include an ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. A suitable buffer along Liverton Brook and floodplain, with flood betterment and no alteration to the bank or course of the river;
3. A movement network including:
    a. Suitable road access from adjacent to Benedicts Bridge; and
    b. Safe and integrated cycling and walking routes within the allocation and to link with the existing routes in the area, including access points linking to the road past Harewood House.
4. Contributions towards primary education and home to school transport for secondary education;
5. Design and layout solutions to conserve or enhance the landscape setting of the Dartmoor National Park, informed by a Landscape Visual Impact Assessment;
6. Conservation or enhancement of the significance of the settings of the Grade II listed buildings, Coldeast Cottages and Old Benedicts Bridge (including abutments); and
7. Avoidance of development in areas falling within flood zones 2 and 3, which will be utilised for the purposes of flood gain, and a further 20m buffer will be applied to allow for potential future climate change impacts. Development will require flood risk mitigation and drainage solutions either on-site of off-site, as informed by a flood risk assessment. Development will consider groundwater flood risk.

12.36 This modest-sized site to the south-west of Liverton will see a high-quality residential extension delivering a mix of house types. The village has a number of services and facilities which are within walking distance of the well-located site.

12.37 Whilst the site is close to the National Park it is a small parcel connected to the existing modern settlement and has been assessed as having low-moderate sensitivity. Nevertheless, given its proximity to the Park's boundary and location with its setting, any planning application will need to be accompanied by a Landscape and Visual Impact Assessment to inform its design and layout. The design and green infrastructure will need to minimise impacts and contribute to positive place-making.

12.38 Play space for the development could be provided on-site, or via financial contributions to provide play facilities at the adjacent playing field.

12.39 The development will need to consider the Liverton Brook which runs along the centre of the

site for flooding purposes. A large area of flood zone 2 and 3 to the south of the site will not be developed upon but will be utilised for the purposes of flood gain. If appropriate, this could incorporate required biodiversity net gain provision. The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage. The site is within the South Hams SAC Landscape Connectivity Zone.

V11: Welcome Stranger Cross, Liverton

Land is allocated at Welcome Stranger Cross, Liverton for a 1 hectare Gypsy and Traveller site to include:

1. Provision of approximately 12 residential pitches;
2. At least 0.18 hectares of green infrastructure;
3. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
4. Design and layout solutions to conserve or enhance the landscape setting of Dartmoor National Park, informed by a Landscape Visual Impact Assessment; and
5. Suitable and safe access into and around the site for pedestrians, cyclists and vehicles;

Occupancy will be restricted to the travelling community who meet the gypsy and traveller definitions in the relevant national planning policy.

12.40 The site occupies an enclosed field area at the bottom of Ingsdon Hill which lies to the south. It is located close to the village of Liverton and local services in the area, including the Trago Mills complex and primary school at Blackpool. The site is of reasonable size for traveller pitch requirements and is both well positioned and screened in relation to the wider landscape. There is sufficient space to provide green infrastructure improvements, such as further landscaping, play space, ecology mitigation and tree planting. The site is within the South Hams SAC Landscape Connectivity Zone. Welcome Stranger Cross lies partially within the Mineral Safeguarding Area for ball clay resource which will be a consideration in longer term extraction plans (beyond 250 years).

12.41 The development will need to accommodate a range of facilities necessary to support permanent residential use, including land per household which is suitable for a mobile home, touring caravan and a utility building, together with space for parking.

12.42 Scheme proposals will have to comply with the provisions of Policy H10: Homes for the Travelling Community which sets out overall guidance for design and layout. Although the site is within the 5km setting area of Dartmoor National Park, the outgrown hedges provide a degree of filtering in views from the National Park to the north. However, the uppermost parts of the site should be utilised as open space due to their higher degree of visibility which, along with newly planted hedgerows and existing hedgerows, will help to minimise the visual impact of the development within the landscape and strengthen landscape character. A green buffer could be planted along the western and southern boundaries to help further filter views and road noise from nearby roads.

V12: Little Liverton Business Park

Land is allocated east of Little Liverton Business Park for approximately 4 hectares of employment development to include:

1. A mix of employment uses, including B2, B8 and E(g) uses;
2. Design and layout solutions to conserve or enhance the landscape setting of the Dartmoor National Park, informed by a Landscape Visual Impact Assessment;
3. Suitable highway access into the site and safe pedestrian and walking connection to local facilities at Liverton;
4. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
5. A mix of unit size and tenures to allow for rented and freehold properties; and
6. Avoidance of development in areas falling within flood zones 2 and 3, which will be utilised for the purposes of flood gain, and a further 20m buffer will be applied to allow for potential future climate change impacts. Development will require flood risk mitigation and drainage solutions either on-site of off-site, as informed by a flood risk assessment. Development will consider groundwater flood risk.

12.43 The site provides an extension to the existing employment area of Little Liverton Business Park and borders the Devon Expressway (A38) along its southeast boundary. Immediate highway access is gained from the Summerhill to Blackpool Cross road from the northwest which connects to the main Drumbridges junction.

12.44 The area has the benefit of planning permission for 14,000m² of general industry, storage and distribution, office, research and development and light industrial uses.

12.45 Development proposals will be required to protect the wooded corridor along Liverton Brook in terms of retention of all trees and shrubs, new planting and green infrastructure enhancement of an important drainage channel for the wider Liverton (Coldeast) area.

12.46 Little Liverton is within the setting of the National Park, adjacent to the A38 transport corridor and mix of other uses and has been assessed as having low-moderate landscape sensitivity. Nevertheless, given its proximity to the Park's boundary and location with its setting, any new planning application will need to be accompanied by a Landscape and Visual Impact Assessment to inform its design and layout. The design and green infrastructure will need to minimise impacts and contribute to positive integration of new development for the wider Liverton area. The site is within the South Hams SAC Landscape Connectivity Zone.

12.47 In order to mitigate for impacts on potential foraging and commuting habitat for several bat species, it will be necessary to create dark buffers on the development side of north-west, north-east and south-east boundaries of the site.

12.48 The development will need to consider the Liverton Brook which runs along the northern edge of the site for flooding purposes. A large area of flood zone 2 and 3 to the north of the site should not be developed, but will be utilised for the purposes of flood gain. If appropriate, this could incorporate required biodiversity net gain provision. The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.

12.49 Little Liverton lies within the Mineral Safeguarding Area for ball clay resource which will be a consideration in longer term extraction plans (beyond 250 years).

V13: Blackstone Cross, Ipplepen

Land is allocated at Blackstone Cross, Ipplepen for approximately 100 homes and will comply with Policy IPP7 in the Ipplepen Neighbourhood Plan. It will include:

1. At least 1.3ha of green infrastructure to include an ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
2. A movement network including:
    a. Improved vehicular access from the A381 on to Clampitt Road; and
    b. A safe and integrated network of cycling and walking routes within the allocation which link to existing routes in the area.
3. Contributions towards infrastructure for secondary education provision and home to school transport;
4. A layout informed by details of archaeological investigation, evaluation and mitigation; and
5. Appropriate flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy.

Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).

12.50 This site, which lies to the south of Ipplepen, will deliver a high-quality mix of housing types. The site is included as an allocation in the Ipplepen Neighbourhood Plan. It is within walking distance of local services and can be easily accessed from the A381.

12.51 In the event of policy conflict between the Local Plan and the Ipplepen Neighbourhood Plan, the plan policies of the most recently adopted plan will be applied.

12.52 The site is within the South Hams SAC Landscape Connectivity Zone.

V14: Blackberry Hill, Ipplepen

Land is allocated at Blackberry Hill, Ipplepen for approximately 10 custom build homes and will comply with Policies IPP8 and IPP9 of the Ipplepen Neighbourhood Plan. It will include:

1. At least 0.13 hectares of green Infrastructure;
2. Contributions towards infrastructure for secondary education provision and home to school transport;
3. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
4. A safe vehicular access to the site from Orley Road; and
5. A layout informed by details of archaeological investigation, evaluation and mitigation.

12.53 This site, which lies to the south of Ipplepen will be solely for custom build plots, contributing towards the local demand for this type of housing in Teignbridge. The development will be fully compliant with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2–4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations.

12.54 The site is included as an allocation in the Ipplepen Neighbourhood Plan.

12.55 In the event of policy conflict between the Local Plan and the Ipplepen Neighbourhood Plan, the plan policies of the most recently adopted plan will be applied.

12.56 The site is within the South Hams SAC Landscape Connectivity Zone.

V15: Parkhill Cross, Ipplepen

Land is allocated at Parkhill Cross, Ipplepen for 0.6 hectare of employment development and will comply with policy IPP110 of the Ipplepen Neighbourhood Plan. It will include:

1. A mix of employment uses, including B8 and E (g) uses. Planning conditions should be imposed to ensure permitted development rights for conversion to residential uses are removed;
2. Design and layout solutions to conserve or enhance the landscape;
3. Suitable highway access into the site and safe pedestrian and walking connection to Ipplepen, requiring improvements to crossing points at Causeway Cross if necessary;
4. A mix of unit size and tenures to allow for rented and freehold properties;
5. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
6. A layout informed by details of archaeological investigation, evaluation and mitigation;
7. The site is included as an allocation in the Ipplepen Neighbourhood Plan.

12.57 Parkhill Cross covers a largely flat land area adjoining the A381 Newton Abbot to Totnes Road. The site is within an area of mixed uses, including storage, small industrial uses associated with established Buttlands Industrial Estate and some residential properties in proximity. The site is within the South Hams SAC Landscape Connectivity Zone.

12.58 A suitable foot/cycle path and crossing point over the A381 should be ensured to allow connectivity towards Ipplepen, the filling station and neighbouring businesses.

12.59 The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site in accordance with GC6: Employment and Infrastructure.

12.60 Business development and related infrastructure will need to comply with the other policies in this plan, for example the need for employment estates to be well designed and landscaped.

12.61 Although the site is detached from Ipplepen, south of Totnes Road, it is reasonably well hidden from the major approaches and has been assessed as having moderate landscape sensitivity. The design and green infrastructure will need to minimise impacts and use of landscaping and SuDS should be carefully considered to seek to create a buffer and minimise impacts on nearby residential dwellings.

V16: Lamacroft Farm, Kennford

Land is allocated at Lamacroft Farm, Kennford for approximately 50 homes. The development will include:

1. At least 0.58 hectares of green Infrastructure to include an area of public open space, south of the existing farm buildings, to provide a new village green with children's play facilities;
2. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including financial contributions equivalent to 8ha of SANGS per 1,000 population;
3. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
4. A movement network including:
    a. Suitable vehicle, pedestrian and cycling access provided from the west of the site (lane past Willene);
    b. A safe walking and cycling route directly onto Reading Room Mews; and
    c. Safe and integrated cycling and walking routes within the allocation.
5. A dedicated vehicle parking and turning area to serve the primary school;
6. Contributions towards primary, including early years, secondary education and home to school transport for secondary education;
7. Conservation or enhancement of the significance of the Grade II Listed Cider House, Lamacroft Farm and other listed buildings along the High Street relatively close to the site, and their settings, as informed by a Heritage Impact Assessment;
8. A layout informed by details of a soil/land survey, archaeological investigation, evaluation and mitigation, and opportunities to enhance the watercourse corridor; and
9. A suitable natural noise buffer between the A38 dual carriageway and any dwelling.

12.62 This site located between the two residential areas of Kennford will see a high-quality residential extension delivering a mix of house types. The village has a number of services and facilities which are within walking distance of the site.

12.63 The site is elevated above the level of the main road through Kennford and development should be avoided along this frontage as it has the potential to overlook the village, dominating the approach into the village and affecting the setting and outlook of designated and non-designated heritage assets, such as listed buildings including Little Woodland and Stuart Lodge and the amenity of nearby residents. It is considered more appropriate to enable a village green within this area, with new dwellings set back around the green to provide a good quality and accessible area of open space for new residents and the existing community. It will be important to retain the hedgebank along the village road, which will reduce impacts from the development on heritage assets along the east side of the road, which consist of modest cottage style properties with a mix of local materials. The farmhouse and outbuildings in the north of the site should be retained, as the group forms part of the setting of the listed Cider House and could assist the integration of the new development with the village.

12.64 A suitable vehicle access to the development should be via the existing unclassified lane to the west of the site at a suitable location with design solutions to minimise landscaping

impact. A safe and suitable pedestrian and cycling access to the development should be provided onto Reading Room Mews in the northern portion of the site. A safe and suitable parking and turning space from the Kenn C of E Primary School should be considered where practicable on the site.

12.65 The provision of on-site parkland and natural green space will ensure quality of place, help buffer the A38, and link to the Public Right of Way to the north of the site. The site lies within the South Hams SAC Landscape Connectivity Zone with greater horseshoe bat roosts recorded nearby.

12.66 The location of the site adjacent to the A38 dual carriageway will require a noise buffer between any dwellings and the highway for amenity purposes. A natural noise buffer would be preferred via planting or other suitable means.

12.67 The development should retain the farmstead (Cider House, Grade II Lamacroft Farm) with the consideration of a heritage-led repurposing of the existing buildings.

12.68 Ditches and watercourses (together with wetland habitat) within the site should be kept as open water habitat and suitable buffer strips should be maintained alongside them.

V17: Staplake Road, Starcross

Land is allocated at Staplake Road, Starcross for approximately 10 homes to include:

1. At least 0.047ha of green Infrastructure;
2. To ascertain no adverse effects on European Wildlife Site integrity mitigations measures for Exe Estuary SPA and Dawlish Warren, including a financial contribution equivalent to at least 8ha of SANGS per 1000 population;
3. An ecological mitigation plan supported by winter bird surveys to inform a project level HRA to ascertain no adverse effect on the integrity of the Exe Estuary SPA/Ramsar and Dawlish Warren SAC and Pebblebed Heaths SPA/SAC;
4. Retention of the large mature trees on the eastern boundary of the site and avoidance of its Tree Root Protection Areas;
5. Contributions towards infrastructure for secondary education provision and home to school transport;
6. Suitable and safe access into and around the site for pedestrians, cyclists including connectivity to the Exe Estuary Trail and vehicles;
7. A surface water strategy which includes mitigation for possible tide locked outfall at the eastern end of the site; and
8. A layout informed by details of a soil/land survey, evaluation and mitigation.

12.69 This site within Starcross will see a high-quality residential extension delivering a mix of house types. The village has a good range of services and facilities which are within walking distance of the well-located site.

12.70 There are mature trees on the eastern boundary of the site which must be retained. The yield proposed accounts for the loss of developable area as a result of needing to avoid Tree Root Protection Areas and access limitations.

V18: Lower Uppacott, Tedburn St Mary

Land is allocated at Lower Uppacott, Tedburn St Mary for approximately 40 homes to include:

1. At least 0.36 hectare of green infrastructure;
2. Contributions towards primary education and home to school transport for secondary education;
3. A movement network including:
    a. Suitable vehicle access from Six Mile Hill;
    b. Cycle and walking route improvements along Six Mile Hill to provide safe connections between the site and Tedburn St Mary village centre;
    c. Safe and integrated cycling and and walking routes within the allocation, which link to the existing routes in the area and to Tedburn Recreation Field.

12.71 The site will deliver a small residential development on the north-eastern edge of the village, providing a mix of homes, including affordable homes. It will create a new footway along the north side of Six Mile Hill to link with the existing footway to the west of the site, to enable the village centre to be accessed safely on foot. It will also provide cycle routes to link with the existing national cycle route along Six Mile Hill and pedestrian and cycle links to the adjacent recreation field, which includes tennis courts, play area and outdoor gym and cricket club.

12.72 The design and layout of the development will take account of the edge of settlement location of the site, and natural features will be retained, except where changes are required due to the creation of a vehicular access from Six Mile Hill or pedestrian/cycle links. Green infrastructure could either be provided on site or, because of the proximity of the Tedburn St Mary Recreation Field, could be provided in lieu of financial contributions towards improvements at the adjacent recreation field.