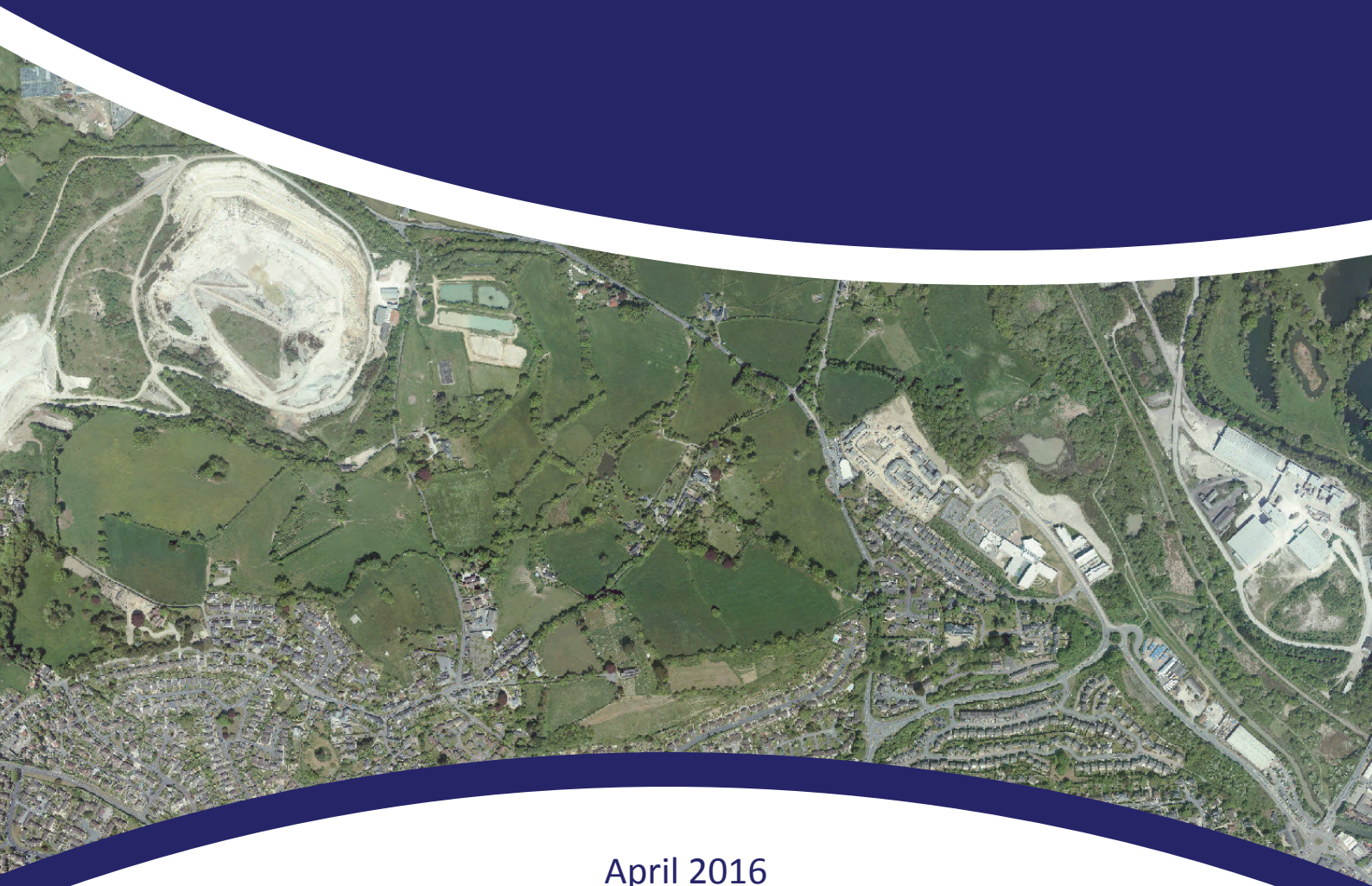


Whitehill, Newton Abbot (NA2)

Development Framework Plan

Supplementary Planning Document



April 2016

Contents

1.0	Introduction	3
2.0	Timetable for Production	4
3.0	The purpose of the Development Framework Plan and how it has been prepared	4
4.0	Background documents	5
5.0	NA2 Whitehill site context	7
6.0	Teignbridge Local Plan Policy Requirements and Vision Statement for NA2 Whitehill	8
	Criterion (a) Requirement for a masterplan	9
	Criterion (b) Employment Development	9
	Criterion (c) Housing	10
	Criterion (d) Community Facilities	12
	Criterion (e) Access and Traffic	13
	Criterion (f) Green infrastructure	20
	Criterion (g) Renewable Energy	21
	Criterion (h) local food production	21
	Criterion (i) formal recreation space	22
	Criterion (j) Greater Horseshoe Bat mitigation (<i>and other Wildlife</i>)	27
7.0	Other matters	38
	Design, Density and Townscape	38
	Building materials	38
	Landscape and Heritage	39
	Archaeology	42
	Drainage and Floodrisk	42
	Utilities	44
	Neighbouring land uses	45
8.0	Infrastructure Funding and Delivery	45
9.0	Indicative Land Use Plan	48

Appendix 1 – NA2 Whitehill allocation (extract taken from the Local Plan’s Policies Map for the Heart of Teignbridge)	50
Appendix 2 – NA2 Transport and Access Plan (Indicative)	51
Appendix 3 – NA2 Biodiversity Corridors Plan	52
Appendix 4 – NA2 Key Views	53
Appendix 5 –Indicative Land Use Plan	54

1.0 Introduction

- 1.1 The NA2 Whitehill Development Framework Plan amplifies and clarifies the requirements of Policy NA2 Whitehill of the Teignbridge Local Plan 2013-2033. It does not replace Policy NA2 Whitehill, which remains in force as part of the statutory adopted Teignbridge Local Plan 2013 – 2033.
- 1.2 The Development Framework Plan will be a Supplementary Planning Document. Once approved it will set out how proposals for housing, employment land, green spaces and the required infrastructure at Whitehill should be planned, delivered and phased comprehensively and in a sustainable form across the allocation as required by Policy NA2. It will be a material consideration in determining planning applications, ensuring that the overall allocation requirements, particularly in relation to planning and delivery, are able to be met. However, it does not preclude alternative planning proposals being considered provided these are compliant with the policy requirements of the Local Plan and which will help to deliver a comprehensive scheme for NA2 Whitehill.
- 1.3 The Development Framework Plan considers how the allocation may take shape over the plan period. It also considers what infrastructure is required; where, when and how it should be delivered.

Public engagement

- 1.4 The Development Framework Plan was made available for public comment for six weeks from Friday 27th November 2015 to Friday 15th January 2016.
- 1.5 The consultation invited comments about how, when and where different aspects of the allocation are developed. The principle of whether or not the development will take place has already been determined through the adoption of the Teignbridge Local Plan and therefore the Council made clear that it would **not** consider comments relating to this as part of the consultation.

2.0 Timetable for Production

2.1 The key steps for the Development Framework Plan have been:

- Prepare draft – Spring to Autumn 2015,
- Engage with landowners and interested parties Spring / Summer 2015.
- Planning Committee approval to publish and consult – November 2015.
- 6 weeks public consultation – Winter 2015 / 2016
- Make modifications – Winter 2015 / 2016
- Planning Committee to consider approval of final document – Early 2016
- Executive to approve final document as a Supplementary Planning Document – Early 2016
- Thereafter the Development Framework Plan will be used as a material consideration in determining planning applications

3.0 The purpose of the Development Framework Plan and how it has been prepared

Purpose

- 3.1 The Development Framework Plan once approved will enable individual planning applications to be considered against a consistent and comprehensive approach, to secure the successful delivery of the Policy NA2 Whitehill allocation as a whole, as part of wider planned growth at the Heart of Teignbridge (Newton Abbot, Kingsteignton, Kingskerswell and the adjoining urban area). This recognises that the NA2 Whitehill allocation falls within a number of separate land ownerships. Planning applications will be required to comply with Policy NA2 Whitehill and other relevant policies of the local plan, and will be expected to be in accordance with the approach set out in this Development Framework Plan.
- 3.2 Where this Development Framework Plan varies from the detail contained within the Local Plan these changes are set out. Such changes and variations are justified by further work, evidence and discussions, including more

detailed advice from external consultees, and are considered material considerations to be taken into account in determining planning applications.

How it has been prepared

- 3.3 The Council's adopted approach to the preparation of Development Framework Plans is set out in its '[Technical Note for Development Framework Plans for Masterplanning the Strategic Site Allocations](#)'. This provides clear guidance as to the process and content required in the production of a Development Framework Plan.
- 3.4 The Development Framework Plan for NA2 Whitehill (in the form of a masterplan) was initiated in the first instance by promoters of part of the allocation (Linden Homes) in early 2014. Since then, Linden Homes has carried out work to inform its masterplan, including conducting surveys and appraisals of the site, identifying potential constraints to development and mitigation measures to overcome these, and leading a community engagement exercise to find out local aspirations and concerns relating to the development of the site. However, the Council has since used this initial work by Linden Homes, together with other evidence to help inform the preparation of this Development Framework Plan, working with landowners, developer interests and the wider community. This will ensure a transparent and objective approach which will put in place a robust planning framework for the development of the whole of the site.

4.0 Background documents

- 4.1 In addition to initial masterplanning work by Linden Homes this Development Framework Plan has been informed by the following documents.

Teignbridge Local Plan 2013-2033

- 4.2 The Teignbridge Local Plan 2013-2033 was adopted on 6th May 2014 and is published on the Council's website <http://www.teignbridge.gov.uk/planteignbridge> .

- 4.3 Policy NA2 of the local plan allocates land at Whitehill, north of Newton Abbot for at least 450 homes along with 2 hectares of land for employment development, and a community facility, space for recreation and local food production, and improve the road network to allow ease of movement through the site and reduce traffic through Highweek Village.
- 4.4 Policy NA2 includes a requirement for a bespoke Greater Horseshoe Bat mitigation plan. This must be submitted and approved before planning permission is granted.

Habitat Regulations Assessment (HRA)

- 4.5 The Development Framework Plan has been subject to a Habitat Regulations Assessment. This is to identify whether the planning document's proposals are likely to have a significant effect on protected European sites (South Hams Greater Horseshoe Bat Special Area of Conservation), including in combination with other development in the area. This work has been undertaken by an independent consultancy (Greenbridge Limited).
- 4.6 The Development Framework Plan has been modified to incorporate recommended mitigation measures that have been identified through the HRA screening. This is set out in more detail in this document. Fundamentally this includes provision for a substantial bat corridor that bisects the NA2 Whitehill allocation and which has resulted in a reduced area remaining available for development. This will reduce the number of dwellings that may be achieved on the NA2 Whitehill allocation. The eventual number of new dwellings will be subject to detailed planning proposals submitted to the Council and decisions made on these.

Neighbourhood Development Plan for Newton Abbot

- 4.7 Newton Abbot Town Council is preparing a neighbourhood development plan for the parish. This has been submitted to the Teignbridge District Council in October 2015 in accordance with the Neighbourhood Planning (General) Regulations 2012 and will be subject to a future independent examination.

- 4.8 Once this Neighbourhood Development Plan has been examined and has passed its referendum, it will be adopted by Teignbridge District Council and will form part of the statutory development plan for the area. The implementation of this Development Framework Plan will have regard to policies in this Neighbourhood Development Plan (which must be in general conformity with the strategic policies of the adopted Teignbridge Local Plan, including Policy NA2 Whitehill).

5.0 NA2 Whitehill site context

- 5.1 NA2 Whitehill is a strategic site with a need to deliver key infrastructure, a mix of uses, and with many issues to be balanced. It is therefore essential the area is planned as a whole. It is acknowledged that developments may be brought forward in smaller parcels. However, it is essential that each planning proposal will contribute towards the provision of key infrastructure for roads, wildlife, community facilities and delivery of employment land in a proportionate manner.
- 5.2 The NA2 Whitehill allocation is situated outside Flood Zone 3 areas and avoids a County Wildlife Site to the south. Although a substantial part of the NA2 Whitehill allocation lies within the Mineral Consultation Area for the Bovey Basin ball clay resource, discussions with Devon County Council indicate no likelihood of future mineral working within the allocation. Ringslade Quarry to the west of NA2 (including the lagoons east of Ringslade Road) is expected to remain operational until the mid to late 2020s, after which it is proposed to be restored as a large water body, woodland and pasture. This can form part of green infrastructure.
- 5.3 The NA2 Whitehill allocation and this Development Framework Plan have been shaped by an appraisal of landmarks, settings and key views undertaken by the Council. The extent of proposed developable area has been restricted to protect the setting of the listed parish church of All Saints. This is amplified in Section 7.
- 5.4 Green infrastructure will also safeguard areas that can form part of connecting flyways for Greater Horseshoe Bats between the River Teign and land to the

north of the Teignbridge Local Plan allocation NA1 Houghton Barton. Section 6 details recommendations that have been informed by a Habitat Regulations Assessment screening.

6.0 Teignbridge Local Plan Policy Requirements and Vision Statement for NA2 Whitehill

Policy S14 Newton Abbot

- 6.1 The development at NA2 Whitehill will be guided by the overarching vision as set out in Policy S14 Newton Abbot:

‘Newton Abbot will be the business, educational, leisure and retail centre for South Devon as part of the Heart of Teignbridge. It will be an active community whose members are involved in building an exciting future based on tradition, sustainability, enterprise and openness to change.’

- 6.2 Policy NA2 Whitehill will help to deliver this overarching vision for the Heart of Teignbridge, and states “A site of approximately 30 hectares is allocated at Whitehill to deliver a sustainable, high quality mixed-use development” This is shown on the extract taken from the Local Plan’s Policies Map for the Heart of Teignbridge (**see Appendix 1**).

Vision statement for NA2 Whitehill

- 6.3 The Development Framework Plan’s vision for the NA2 Whitehill allocation is:

‘To help deliver a comprehensive and well planned development in accordance with the requirements of Policy “NA2 Whitehill” and other policies of the Teignbridge Local Plan, Newton Abbot Neighbourhood Development Plan and other development plans for the area. The NA2 Whitehill development will provide a well connected expansion of Newton Abbot which will facilitate the transition from an urban to a rural location and support the function of the Heart of Teignbridge and Newton Abbot’s town centre. It will create a high quality living environment which is sensitively designed to retain the area’s biodiversity value and respect the wider setting of All Saints Church, Whitehill House / End, Ringslade Farmhouse and Daracombe

Beacon, and which minimises vehicular traffic from the development through Highweek village'

Policy NA2 Whitehill

- 6.4 The following is a detailed breakdown of how each policy requirement within Policy NA2 Whitehill could be delivered. Each of these requirements will shape the overall development alongside other policies in the Local Plan. The Council's expectation is that all of these requirements will be met on a comprehensive and phased basis in accordance with this Development Framework Plan.
- 6.5 Any planning applications submitted to the Council will need to outline how they comply with the requirements of relevant Local Plan policies, and be in accordance with this Development Framework Plan.

Criterion (a) Requirement for a masterplan

"include a comprehensive landscape and design led masterplan for the strategic site allocation, produced with meaningful and continued input and engagement from stakeholders"

- 6.6 The Development Framework Plan for NA2 Whitehill will satisfy this requirement. The Development Framework Plan will set out how and when the requirements of Policy NA2 Whitehill and other policies in the Local Plan will be met. Planning proposals may be supported by more detailed masterplans.

Criterion (b) Employment Development

"deliver 2 hectares of land for employment development, for office, general industrial or storage and distribution uses as appropriate to the site and its wider context, ensuring that there is also a mix of size of unit; support will also be given to employment generating uses provided that they are compatible with the immediate surroundings and do not conflict with town centre uses"

- 6.7 Securing employment land and economic prosperity is an important aim of the Local Plan particularly in the Heart of Teignbridge area. Policy NA2 requires

that development at Whitehill shall deliver 2 hectares of land for employment development. An area for this is identified on the local plan's Policies Map, which forms part of the NA2 site allocation to the north east of the A382 Bovey Tracey Road.

- 6.8 Since the adoption of the local plan draft proposals for improving the A382 route have been produced by Devon County Council. The proposed alignment of the improvements to the A382, includes a major new roundabout connecting the A382 to Jetty Marsh Road that will be constructed within the area allocated for employment development. If implemented this would preclude the development of this land for employment uses.
- 6.9 Given the uncertainty over the employment land allocation it is proposed that development at NA2 Whitehill should, through S106 planning obligations fund the delivery of equivalent employment land provision (which is not infrastructure), elsewhere at NA2 or within a reasonable commuting distance from this allocation. For this reason the area allocated for employment land that is shown on the Policies Map for the adopted Teignbridge Local Plan is excluded from this Development Framework Plan. However, that area nevertheless remains allocated and will continue to form part of the statutory adopted Local Plan.
- 6.10 All phases of development shall share responsibility for delivery of the off-site employment land component paid through S106 planning obligations proportionate to the number of homes proposed in each development proposal (on a per dwelling basis), to deliver serviced employment land that is ready for market. Suitable land in kind may be considered, in lieu of Section 106 payment, subject to the agreement of the local planning authority.

Criterion (c) Housing

“deliver at least 450 homes with a target of 20% affordable homes”

- 6.11 Local Plan Policy NA2 Whitehill requires the delivery of at least 450 dwellings, which can include a range of house types, sizes and a mix of tenures. However, this figure may no longer be achievable following recommendations

of Habitat Regulations Assessment screening for this Development Framework Plan. This is explained later in this Development Framework Plan.

Affordable housing

- 6.12 The provision of affordable housing shall be in conformity with Policy WE2 of the Local Plan with a target of 20% and the Council's Affordable Housing Supplementary Planning Document (SPD). Affordable housing provision below 20% would be required to be robustly justified by full open book viability assessment.
- 6.13 The Council's initial assumption will be a tenure split of 70% affordable rented and 30% intermediate affordable housing, or alternative mix agreed by the Council. The location of affordable homes will be distributed throughout all phases of the development, delivery in small clusters or in small parcels will be likely to be acceptable.
- 6.14 The affordable housing mix will be negotiated on the basis of housing need, while also seeking to ensure that the affordable housing is representative of the overall development housing mix. Early discussions with the Teignbridge Housing Enabling team about the affordable housing mix are recommended.
- 6.15 The National Planning Framework (NPPF) requires local authorities to make an assessment of housing needs in their areas, including for people with physical disabilities. Planning proposals for NA2 Whitehill will be expected to take into consideration the housing needs locally for more accessible / wheelchair users and other specialist housing. This will form part of negotiations between applicants for planning permission and the Council.

Self build

- 6.16 In accordance with Policy WE7 of the Local Plan at least 5% of dwelling plots for sale will be made available for custom builders. These serviced plots should be concentrated in one or two parcels and brought forward early, unless an alternative approach can be demonstrated which secures the overall requirement. They should be located on the site perimeter ideally with a separate perimeter road access entrance, which in addition to easing

construction management will enable earlier plot delivery. The Council is preparing a Self Build Supplementary Planning Document (SPD) which has been subject to public consultation and which will provide greater detail on this matter.

Criterion (d) Community Facilities

“provide a community facility that provides a focal point for the new neighbourhood”

- 6.17 Policy NA2 Whitehill is not prescriptive on what form of community facility shall be provided. However, this could include, amongst other potential uses, a small shop (subject to Local Plan Policy EC10) and / or public meeting hall with associated parking that would provide a local facility to meet the needs of local residents.
- 6.18 The exact nature of the community facility could be developed via further community consultation to establish local requirements. Should the community facility take the form of a public meeting hall this should include the following:
- A 0.2 hectare area with a minimum 250 sq m building with main hall;
 - Incorporate meeting rooms or flexibility for main hall to be split into meeting rooms;
 - Storage space, kitchen, utility, toilets;
 - Appropriate provision of parking spaces (including disabled parking);
 - Associated outdoor civic / green space.
- 6.19 The preferred location for a community facility should enjoy frontage along a primary street in order to be accessible and attract sufficient footfall to maintain its viability. Suggested alternative locations that may be suitable for a community facility are indicated on the Indicative Land Use Plan in this Development Framework Plan (see Section 9). A preferred location may be dependent on the nature of the community facility i.e. community hall adjacent to public open space, or local shop / pub next to connecting streets.

- 6.20 All phases of development shall share responsibility for delivery of the community facility, which will be paid through S106 planning obligations proportionate to the number of homes proposed in each development proposal (on a per dwelling basis). Suitable land in kind may be considered, in lieu of Section 106 payment, subject to the agreement of the local planning authority.
- 6.21 Where on-site provision is not feasible then proposals for new or improved existing off-site community facilities (including at Highweek village) will be considered where this will provide an accessible alternative that can meet the needs of newly arising residents at the NA2 Whitehill development and where it can support the viability and retention of existing facilities.
- 6.22 Phasing of the community facility, and its ongoing management and maintenance will need to be agreed with the Council and relevant stakeholders during the planning application process.

Criterion (e) Access and Traffic

“improve the road network to allow ease of movement through the site and reduce traffic through Highweek Village”

- 6.23 The NA2 Whitehill allocation offers the opportunity to create a sustainable extension to Newton Abbot within close proximity to the town centre and both of the town’s secondary schools.
- 6.24 Improved accessibility and supporting sustainable forms of transport are key requirements of the Local Plan, set out through policies (S1 (a) Sustainable Development Criteria, S2 (d) Quality Development, S9 Sustainable Transport, S14 (f) Newton Abbot and HT1 Heart of Teignbridge – Movement. It is therefore critical that all phases of development contribute to achieving this goal.
- 6.25 Ringslade Road and Whitehill Road can currently be used as a cut-through by vehicles moving between the A382 (Bovey Tracey Road) and the A383 (Ashburton Road). This can cause conflicts of movements in the centre of

Highweek village. The existing local road network features narrow carriageway widths, passing places, and on-street parking. There are also junctions in close proximity to each other at the crossroads of Pitt Hill Road, Whitehill Road and Ringslade Road.

- 6.26 Transport assessments will be needed to support development proposals at NA2 Whitehill. They will need to take into consideration the number of land ownerships, timescales for delivering different parts of the allocation and limited detail on the exact layouts for all development on the site. They will also need to take into account the cumulative impact of development across the site as a whole, including traffic movements in the centre of Highweek Village.
- 6.27 The Development Framework Plan breaks down the policy requirements into two distinct elements – ease of movement through the site; and reduce traffic through Highweek village. Potential indicative transport proposals are shown on a Transport and Access Plan which is included in **Appendix 2**.

Ease of movement

- 6.28 Existing access points into the NA2 Whitehill allocation from the A382 are poor. At Whitehill Road it is one way and only accessible from vehicles travelling away from Newton Abbot. Ringslade Road is generally wider and is accessible from both directions, but traffic approaching Newton Abbot can cause queuing on a bend.
- 6.29 Devon County Council is working towards significant improvements to the A382 to improve links between Newton Abbot and Drumbridges.
- 6.30 The junctions into the NA2 Whitehill allocation will be part of those works. Public consultation on the A382 scheme was held in March and April 2015 whilst construction of the scheme is timetabled for between 2018 and 2020. Development proposals submitted for land adjacent to the A382, and particularly land close to the junctions, will need to ensure that they do not compromise the ability to deliver the proposed road scheme. This will require early discussion with Devon County Council.

- 6.31 The majority of the new roads within the NA2 Whitehill allocation should be designed to comply with Manual for Streets /Manual for Streets 2. They should be suitable for safe walking and cycling with a 20 mph speed limit where necessary. The layout needs to be designed in a way that discourages the use of the NA2 Whitehill allocation as a through route, except for pedestrians or cyclists.
- 6.32 The roads also need to be designed to ensure that they encourage and proactively provide for sustainable forms of travel. This will include safe and attractive walking and cycling links that adhere to latest Sustrans guidance, following desire lines and connecting with the wider network. It is not anticipated that bus services will run through the NA2 Whitehill allocation. Therefore, development proposals at NA2 will need to demonstrate appropriate access to bus stops in suitable locations along the A382 / Exeter Road, ensuring that both developable parcels north and south of Whitehill Road are served.

Reduce traffic through Highweek village

- 6.33 To reduce development traffic the goal is to encourage greater use of alternative forms of transport by improving the attractiveness of walking, cycling and public transport. Since the NA2 Whitehill allocation has relatively good links to the town centre it offers good opportunities for encouraging sustainable travel.
- 6.34 Development proposals for the NA2 Whitehill allocation will be expected to be supported by a Transport Assessment or statement which assesses the potential impact of the proposals compared with existing baseline conditions. They will also be required to demonstrate they:

i. In-development opportunities

- Make sure that the needs of pedestrians and cyclists, including mobility impaired persons, are actively planned for, including provision of footpath / cycle links direct to the A382 and Jetty Marsh schemes (leading to the town centre, train station and Whitehill Close / Orleigh Avenue and green infrastructure at the Stover Canal), a pedestrian / cycle link parallel to the

A382 through the southern developable parcel of land connecting the A382 Jetty Marsh 2 Proposed Cycle Path to a future improved pedestrian / cycle link from the eastern end of Church Path leading to the Churchills roundabout, and the potential future green infrastructure link to a restored Ringslade Quarry which may offer community open space, Highweek and the Churchills Local Nature Reserve;

- Ensure that the appropriate part of the development provides permeability and pedestrian access to the Church Path (existing Newton Abbot Public Footpath Number 15). This route will need to be improved, which will need to be sensitive to the local context, in particular the Grade 1 Listed All Saints church and the Local Nature Reserve through which the path passes;
- Ensure that new development at NA2 does not prevent the effective operation of the planned road improvements to the A382;
- Incorporate appropriate features into the road layout to minimise traffic speeds;
- Close vehicular access between the A382 and the eastern end of Whitehill Road. The eastern-most section of Whitehill Road will remain closed to all vehicular traffic, possibly by a set of bollards further west from the closed existing junction with the A382. This will avoid conflict between pedestrian / cyclists and vehicles and help facilitate an uninterrupted link adjacent to the A382 between the northern and southern developable parcels of land. Vehicular access to the developable area south of Whitehill Road will be by means of a new two-way junction direct to the A382 that shall be agreed with Devon County Council and which will not compromise safety for all highway users. Access from this developable area to Whitehill Road should be provided for pedestrians and cyclists. Indicative points for pedestrian / cycle access to Whitehill Road are shown on the Transport and Access Plan and Indicative Land Use Plan. Detailed proposals for where pedestrian / cycle access intersects the hedgerows along Whitehill Road will need to be prepared and agreed with the Council. Gaps in adjacent hedgerows either side of Whitehill Road should be staggered.

- Vehicular access to the developable area north of Whitehill Road will be provided from Ringslade Road. An improved two way junction between Ringslade Road and the A382 will be needed if this area is developed before the A382 improvements at Ringslade Road are in place.
- Development proposals for parts of the developable areas north and south of Whitehill Road will be required to help secure, and not prejudice the delivery of vehicular routes through these areas, through safeguarding land, appropriate design and provision of connections to the boundaries of land parcels avoiding ransom strips.
- Highway improvements at NA2 Whitehill should be consistent with and support the wider A382 road improvement scheme.

And, dependent on which parcel of land is affected by each development proposal;

- Provide and/ or contribute towards the provision of a pedestrian / cycle route connecting development within the NA2 Whitehill allocation. This could include opportunities through the green infrastructure, and/or via the proposed A382 Jetty Marsh 2 Cycle Path. This route will include connections to Ringslade Road and Whitehill Road. This will connect the two physically separate areas of development north and south of Whitehill Road providing for permeability and connectivity through the NA2 Whitehill allocation and positively contribute to place shaping and sustainability. Satisfactory design and lighting will be needed to ensure the footpath / cycleway will not have an adverse impact on the bat flyway through the NA2 Whitehill allocation (see paragraph 6.88 viii below). An indicative route for the footpath / cycleway is shown on the NA2 Transport and Access Plan in **Appendix 2**. Development proposals for parts of NA2 Whitehill affecting the route of the footpath / cycleway will be required to help secure, and not prejudice its delivery through safeguarding land, appropriate design and provision of connections to the boundaries of land parcels avoiding ransom strips. A new pedestrian / cycle route will be required from the northern developable parcel of land, parallel to Ringslade Road, that will provide a connection leading towards Highweek

Village. Extension of this pedestrian / cycle route to Highweek Village can be subject to future investigation as part of potential alterations to vehicular movement on Ringslade Road that can be considered following the completion of improvements to the A382 Bovey Tracey road and A382 /A383 link through the NA1 Houghton Barton allocation.

Note: Any lighting for roads, cycleways and footpaths should be in accordance with the bespoke bat mitigation strategy. Revisions to the highway may require a Traffic Regulation Order which would need to be funded from the development.

ii. Off-site improvements

Take into consideration the following off-site highway improvements, and likely in-combination effects on traffic flows through Highweek village:

- A382 Bovey Tracey road and new / improved junctions to Ringslade Road;
- Proposed new vehicular route through Local Plan allocation NA1 Houghton Barton connecting the A382 Bovey Tracey road and A383 Ashburton Road (estimated to be in place by 2019-20), and the medium / long term impact that development at local plan allocation NA1 Houghton Barton may have on traffic through Highweek village;
- The A380 South Devon Link Road and likely alterations to traffic movement around Newton Abbot.

Note: Revisions to the highway may require a Traffic Regulation Order which would need to be funded from the development.

- 6.35 Each development proposal that comes forward at NA2 Whitehill needs to test its impact on the highway network. The opportunities and interventions set out above should form part of that appraisal, with solutions to be agreed with Devon County Council.
- 6.36 Other alternatives which can be demonstrated to achieve the same objectives of minimising through-traffic through Highweek Village, encouraging walking

and cycling through the provision of safe and level routes etc. may be considered as part of the application process.

- 6.37 In addition, to meeting the requirements set out above and Local Plan Policy S9 Sustainable Transport, applications must identify appropriate cycle parking, electric vehicle charging points and car club bays.

Maintaining existing means of vehicular and pedestrian / cycle access to private properties

- 6.38 Development proposals for parcels of land must not prejudice and may enhance means of vehicular and pedestrian / cycle access to existing properties within or adjacent to the NA2 Whitehill allocation, including properties along Whitehill Road and Ringslade Road. This also includes where development may straddle the existing drive leading to Whitehill House. Particular consideration will need to be given to development proposals that come forward in advance of, and independent from adjoining parcels of land. Vehicular access will also need to be provided to land north of Ringslade House situated beyond the settlement limit and which may be potentially become land locked by new development, and to allotments where these may be provided within the NA2 Whitehill allocation. Indicative points of access are shown on the Transport and Access Plan and Indicative Land Use Plan.

Preventing vehicular access from new development onto the A382 by Whitehill Lodge

- 6.39 Development proposals must demonstrate how the existing access onto the A382 by Whitehill Lodge will not be made available for use by vehicles from the occupiers of new homes at the NA2 Whitehill allocation.
- 6.40 Public transport access will need to be supported by the development at NA2 Whitehill. This could take the form of new, extended or diverted services from within and outside Newton Abbot. In future, bus provision for the NA2 Whitehill allocation should link to wider services linking across town to other allocations and the town centre.

Criterion (f) Green infrastructure

“f) create a network of green infrastructure that contributes to the overall strategic network”

- 6.41 Local Plan Policy WE11 requires that green infrastructure be will be provided in the form of:
- at least 10 square metres per dwelling of children’s and young person’s play space (see Criterion (i) in this Development Framework Plan); and
 - about 100 square metres per dwelling of other forms of green infrastructure, including formal and informal green space, allotments, natural green space and active recreation space.
- 6.42 Further details on the breakdown and characteristics of these spaces are provided in sections on Criteria (h) and (i) below.
- 6.43 All green spaces shall have regard to the principles and projects in the Teign Green Network Green Infrastructure Strategy and the emerging Teignbridge Design Guide. In particular they shall be multi-functional and provide an interconnected network of green corridors and spaces.
- 6.44 Green spaces shall be distributed to provide greater horseshoe bat flyways (see Criterion (j) Greater Horseshoe Bat mitigation considered later in this section) and contribute to achieving the Heart of Teignbridge Green Infrastructure corridors - <http://www.teignbridge.gov.uk/gi>.
- 6.45 Existing trees and hedgerows should be retained within the new development where possible to facilitate quality development with mature landscaping. Development should replace lost trees within green space planting. Street trees should be planted on all primary and secondary streets in the network with adequate intervals, verge and set back to buildings.
- 6.46 Where green space requirements cannot be accommodated on-site as part of quality place-making, provision shall be made off-site, ideally located where it can serve the NA2 Whitehill development.

- 6.47 Green space proposals shall be prepared by suitably qualified professionals and make provision for ongoing management, via a Landscape and Ecological Management Plan and suitably qualified and resourced management company.
- 6.48 Policy NA2 Whitehill identifies significant areas zoned for green infrastructure. The extent of this green infrastructure has been reviewed in light of information that has become available since the preparation of the local plan, including a planning proposal on part of the allocation. This is shown on the Indicative Land Use Plan in section 9 of this Development Framework Plan.

Criterion (g) Renewable Energy

“maximise opportunities for either the generation of on-site renewable energy at a domestic scale or community scale renewable energy generation”

- 6.50 Criterion (g) renewable energy and Local Plan policies S7 and EN3 require that development proposals will maximise opportunities for renewable energy generation. In accordance with the NPPF (paragraph 96) planning applications will be expected to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that is not feasible or viable. New development shall also take demonstrable account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. In accordance with Local Plan Policy EN3 major development proposals will be required to produce a carbon reduction plan.

Criterion (h) local food production;

“create areas for local food production”

- 6.51 Local food production at the NA2 Whitehill allocation shall take the form of allotments.
- 6.52 Allotments shall be provided at 6m² per dwelling. For 450 new homes this is equivalent to 7 full-sized plots at 250m² each plus associated facilities, at a

total land take of 0.27 hectare. Allotments shall be laid out with a suitable path network, cultivatable soil (supported by soil testing), secure boundary treatment, disabled access, storage and vehicle/cycle access and parking. Allotments shall be full (10m x 25m) and half (10m x 12.5m) plot sizes with suitable access to communal composting, water stand pipes (1 tap per 5 plots) and seating and toilets. Toilets could be provided as part of a neighbouring community facility. Allotment sites will not be in the floodplain or attenuation ponds or over-shadowed by land, buildings or vegetation that may inhibit productivity. Allotments shall be suitably buffered from adjacent conflicting land-uses, specifically green / play space that is likely to involve the use of balls. Design and operation of the allotment site shall be agreed with Newton Abbot Town Council.

- 6.53 Additionally, the design of formal and informal green spaces shall include locally sourced, heritage fruit and nut trees, fruiting bushes and canes. Planting should be in the form of community orchard space and integrated with wider public green spaces, and include ancillary items such as seating and paths.
- 6.54 Development proposals will need to demonstrate how local food production has been incorporated into proposals. The Indicative Land Use Plan included in section 9 of this Development Framework Plan shows a potential location for 7 allotment plots. However, suitable alternative locations within NA2 may also be considered. S106 planning obligations can be sought from planning proposals towards this.

Criterion (i) formal recreation space

“provide formal recreation space on site”

Children’s and young person’s play space

Definition: equipped and unequipped spaces where children and young people have the opportunity to play or meet safely.

- 6.55 Local Plan Policy WE11 requires that residential development will provide at least 10 square metres per dwelling of children’s and young person’s play

space. A development of 450 new homes therefore requires provision of 4,500 square metres of play space on-site.

6.56 Based on 450 dwellings, the total requirement for Children and Young People's Space (referred to here as 'Play') on the NA2 Whitehill allocation is approximately 0.45ha at a rate of 10m² per dwelling. Levels of onsite delivery should meet the demand through a mixture of colocated facilities and 'play on the move'. A co-located facility will provide a LAP, LEAP and NEAP in a single location with formal and informal play and exercise equipment, wheeled and ball sports, and interspersed with suitable planting. Play on the move requires dispersed play facilities associated with other green spaces and movement corridors to achieve appropriate coverage of accessibility radii.

6.57 Play facilities must be distributed within the allocation to ensure suitable access to all dwellings. Accessibility is determined by minimum straight line distances to Play facilities which for Teignbridge are set as:

- 480m for Young People; and
- 240m for Children.

6.58 Play space must also have satisfactory buffers. Preferentially this shall be made up of public green spaces but may also comprise schools or other community facilities. Teignbridge District Council's buffer requirements include:

- *Toddlers / young children:*

A buffer zone of 10 metres minimum depth is required to separate the edge of the activity zone and the boundary of the nearest property. A minimum of 20 metres is required to be provided between the activity zone and the habitable room facade of the nearest dwelling.

- *Older Children / Teenagers:*

A buffer zone 30 metres minimum depth is required to separate the activity zone and the boundary of the nearest property.

- *Buffers between Toddlers/Younger Children and Older Children/Teenagers:*

A buffer zone of 25 metres (minimum) depth is required to separate the edge of the Older Children/Teenagers activity zone (when ball facilities are provided) and edge of the Toddlers / Young Children activity zone.

- 6.59 Other design requirements will include the need for play space to be well connected via foot paths and cycle ways and overlooked with homes front facing onto provisions. Play space will be safe, using suitable surfacing and equipment, and have sufficient separation from vehicles and drainage features or flood plains with appropriate boundary treatment. Play space shall contain seating for users / parents / carers in the vicinity of play equipment and litter bins at each access point and in the proximity to each group of seats. Play equipment will be to a high quality, meeting or exceeding BSEN1176. The location of play space shall make best use of natural features that may be present, or which can be enhanced, in order to improve the quality of play offer.
- 6.60 At NA2 Whitehill there is potential for Children's and Young People's Play Spaces to be co-located in the form of a 3,000m² facility (subject to the number of dwellings achieved) to make most efficient use of land by allowing buffers to overlap and ease of supervision and progression in play. Planning obligations can be used to secure developer contributions that are pro-rata in relation to the number of homes in each development proposal. An indicative location for this is land adjacent to the potential location for a community facility to the east of Ringslade House, which is shown on the Indicative Land Use Plan in section 9 of this Development Framework Plan. However, suitable alternative locations may be considered elsewhere at NA2 Whitehill, including land accessible from Whitehill Road, either for a single co-located children and young people's play space, or for other forms of provision that are necessary to meet the needs of each development proposal in accordance with Local Plan Policy WE11.

- 6.61 There is potential for children's and young person's play space to be located within and adjacent to developable parcels of land to the south of Whitehill Road. This could help provide protective buffers to mature trees along the drive to Whitehill House that are protected by Tree Preservation Orders.

Other green infrastructure

- 6.62 Local Plan Policy WE11 also requires that residential development will provide about 100 square metres per dwelling of other forms of green infrastructure. This equates to 4.5ha for a 450 dwelling development and consists of formal and informal green space, allotments (as discussed above), natural green space and active recreation space

Formal and Informal Green Space

Definition: landscaped amenity green space most commonly, but not exclusively in housing areas. Includes formally laid out sites that may include flower beds, sensory areas and cycle parking. But also spaces that are informal in layout and character that have few formal facilities.

- 6.63 Based on 450 dwellings, the total requirement for Formal and Informal Green Space on the NA2 Whitehill allocation is approximately 0.77 ha at a rate of 20m² per dwelling. This green space must be an integral element of the site's overall design and located so as to provide accessible focal points for the development. Accessibility is determined as within 600m straight line distance. Focal points and efficient land use can be achieved through providing buffer areas to required Play spaces, as above.
- 6.64 Additionally, Formal and Informal Greenspace must:
- Be well overlooked, with homes fronting onto provisions;
 - Not include surface water drainage features;
 - Include appropriate (formal/informal) planting schemes, incorporating native, edible and sensory planting;
 - Include networks of footpaths and foot/cycle paths that connect with the wider network.

- Include a suitable mix of furniture including shelter, seats, bins and cycle parking
- Include facilities to support healthy living such as trim trails and green gyms
- Include facilities to support outdoor learning including interpretation panels about local heritage.
- Include public art that draws on local context and a common 'language' across the whole allocation in consultation with the Council.

Natural Green Space:

Definition: sites where the predominant function is to compensate for developments' impact on wildlife and provide people with access to, and experience of nature.

6.65 Based on 450 dwellings, the total requirement for natural green space on NA2 is at least 2.25 ha at a rate of at least 50m² per dwelling. The scale, type and distribution of natural green space will depend on site-specific factors such as the location, type and scale of the impact on wildlife.

6.66 Design and layout of natural green space must be consistent with the following sections on GHB and other wildlife. In addition natural green space shall:

- Be designed to compensate for unavoidable, site-specific impacts resulting from development.
- Be predominantly made up of semi-natural habitats;
- Provide for other functions and associated facilities where consistent with delivering net gain. This may include Sustainable Drainage Systems, public access, interpretation and natural play features.

Active recreation space

Definition: those areas which are formally used for a variety of organised and competitive sports. They can either be fixed sports space (tennis courts/bowling greens etc.) or seasonal sports space (football/cricket).

- 6.67 Based on 450 dwellings, the total requirement for active recreation space on the NA2 Whitehill allocation is approximately 1.22 ha at a rate of 27 m² per dwelling. The physical nature (e.g. slopes and hedges) of the NA2 Whitehill allocation is such that it may not be practicable to provide playing fields and pitches, and local sports and leisure facilities on-site. Therefore such provision is likely to be off-site elsewhere in Newton Abbot as part of the Council's strategic approach for provision of active recreation space, and will be paid for through the Community Infrastructure Levy.

Criterion (j) Greater Horseshoe Bat mitigation [*and other wildlife*]

- 6.68 Development of the NA2 Whitehill allocation site has the potential to adversely affect a range of biodiversity, including a legally protected European wildlife site, legally protected species and other species and habitats.
- 6.69 At the master-planning stage, where no detailed assessment has yet been undertaken to inform the determination of a planning application, the Local Planning Authority must be satisfied that the recommendations for future land use are likely to meet the requirements for biodiversity conservation and enhancement. Studies previously commissioned by Teignbridge District Council have started this process at the highest level. This Section of the NA2 Whitehill Development Framework Plan gives site-specific guidelines on how developers should further assess, avoid, mitigate and compensate impacts.
- 6.70 Fully detailed measures for avoidance, mitigation and compensation can only be drawn up in light of site specific survey. Planning applications within the NA2 Whitehill allocation must therefore be accompanied by adequate and up-to-date species and habitat surveys, assessment of likely impacts of the development on the biodiversity and full details of how those impacts will be avoided, mitigated or compensated, informed by this document. To comply with paragraph 118 of the NPPF, detailed proposals for wildlife enhancements should also be provided.

6.71 When addressing biodiversity issues at the NA2 Whitehill allocation applicants should follow the relevant legislation and guidance, including relevant principles within:

- The Conservation of Habitats and Species Regulations 2010, including Regulations 41 and 61.
- The Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000) including Sections 1, 9, 13 and 28.
- The National Planning Policy Framework (NPPF) which requires the Local Planning Authority to aim to ‘conserve and enhance biodiversity’ by means of the protection of important wildlife sites and through the provision of appropriate mitigation, compensation and biodiversity enhancement. These measures are enforced through the planning system.
- ODPM Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System.
- Natural England’s ‘South Hams SAC Planning Guidance’ of November 2011.
- The Teignbridge Local Plan 2013 to 2033, including policies EN8, EN9, EN10, EN11, EN12 and NA2, which requires a bespoke Greater Horseshoe Bat mitigation plan and a network of green infrastructure.
- Teignbridge District Council’s “Teignbridge Local Plan Supplementary Report on Greater Horseshoe Bats and the South Hams SAC, Part 1”, (June 2013).
- Teignbridge Planning Advice Notes on Biodiversity.

Wildlife Present

6.72 The South Hams Special Area of Conservation is a European wildlife site designated for its greater horseshoe bat (GHB) population. Natural England has mapped Sustenance Zones and Strategic Flyways which are important in maintaining the GHB population. The NA2 Whitehill allocation lies near to the Chudleigh Sustenance Zone and a Strategic Flyway along the River Teign.

6.73 Teignbridge District Council’s “Teignbridge Local Plan Supplementary Report on Greater Horseshoe Bats and the South Hams SAC, Part 1”, (June 2013)

identifies land between NA1 and NA2 as likely to be important to GHBs and that the NA2 land may provide a connection route between NA1 and the River Teign Strategic Flyway. A developer-commissioned survey of 2014 confirms GHBs do use parts of the NA2 Whitehill allocation.

6.74 The following important habitat features are present within the NA2 Whitehill allocation:

- Mature hedgerows and tree lines around and crossing the site;
- As well as their intrinsic value, hedges and tree lines form green corridors which wildlife (including GHBs) may use to navigate the site;
- Copses;
- Individual mature trees;
- Streams;
- Ponds;
- One or more areas of marshy grassland / wetland;
- Pasture land, some of which may be semi-improved and may support a diversity of plant and invertebrate species;
- As well as its intrinsic value, the pasture will generate invertebrates on which bats (including greater horseshoe bats) and birds will feed.

6.75 A general assessment of the NA2 Whitehill allocation area, based on landscape characteristics, DBRC species records and published information on species distributions, indicates that a number of specially protected species might reasonably be expected to be found locally. These include:

- Greater horseshoe bats (associated with the South Hams SAC)
- Other bat species
- Dormouse
- Otter
- Great crested newt
- Other reptiles and amphibians
- Cirl bunting
- Other bird species
- Badger

- Brown hairstreak butterfly
- Other protected/priority species may also be present

Greater Horseshoe Bats and the South Hams SAC

6.76 Under S61 of the Habitat Regulations, planning permission cannot be granted if it will result in a negative impact on the integrity of the South Hams SAC – an Appropriate Assessment may be needed to determine this. Under paragraph 119 of the NPPF, where an Appropriate Assessment is required, the presumption in favour of sustainable development does not apply.

6.77 Teignbridge Local Plan Policy NA2 Whitehill (j) states:

“a bespoke Greater Horseshoe Bat mitigation plan for Whitehill 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. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”

6.78 Section 3.3.2 of Teignbridge District Council's “Teignbridge Local Plan Supplementary Report on Greater Horseshoe Bats and the South Hams SAC, Part 1”, (June 2013) states the following:

“NA2 Whitehill this area supports small fields under permanent pasture with mature hedgerows and is therefore likely to provide important foraging areas for greater horseshoes. It is possible that NA2 forms part of an important connecting flyway for GHBs between the River Teign and land north and northwest of NA1 and the ‘strategic flyways’ along the A38 and A383. NA2 is allocated for housing.”

“Further surveys will need to be carried out [to] establish whether or not the site is used by greater horseshoe bats with particular reference to loss of cattle grazed pasture which would reduce the extent of potential foraging habitat available to bats, loss of mature hedgerow vegetation and the

consequent full or partial loss/severance of existing flyway features running through the area.”

“The Green Infrastructure land allocated to the south and west of NA2 provides a large enough area to mitigate any potential impacts on this site”.

- 6.79 Bat activity survey work on the southern part of the NA2 Whitehill allocation was completed in summer 2014. This found that none of the pasture fields within the site are used for grazing by cattle, but one or two fields were used for sheep grazing. Static monitoring of bat movements along the main hedgerows that run east – west across the NA2 Whitehill allocation site showed occasional GHB use of all mature hedgerows for flight movements across the site (including the double-hedge/road route between south and north NA2). This activity was of a relatively low level, with one bat being recorded on average every 2/3 nights. However, this does indicate that NA2 does provide a link for GHBs between confirmed Strategic Flyways further to the east and west.
- 6.80 Assessment of other surveys undertaken in the surrounding area shows how GHBs use NA2 as part of a wider landscape that is described in the HRA screening assessment. The NA2 Whitehill allocation includes a mix of pastures, mature hedgerows, scrub, large pond and wetland habitat that can support commuting and foraging greater horseshoe bats.
- 6.81 Greater horseshoe bats require the following and may be impacted by any changes to them:
- A network of linear features such as hedges and woodland edges along which they navigate their way through the landscape.
 - Sufficient insect prey from a variety of habitat types, including woodland, grazed pasture, wetlands and hedgerows.
 - Safe structures for daytime roosting and places to stop and feed at night.
 - Darkness – they normally avoid well lit areas and prefer conditions below 0.5 lux (the level of full moonlight)

- Changes to habitat structure and composition may affect the bats' ability to use the remaining features.

Habitat Regulations Assessment screening

- 6.82 The Development Framework Plan has been screened for the purpose of Habitat Regulations Assessment. This is to identify whether the planning document's proposals are likely to have a significant effect on protected European sites (in this case the South Hams Greater Horseshoe Bat Special Area of Conservation), including in combination with other development in the area. This has included consideration of current proposals to improve the A382 Bovey Tracey Road, and development planned through Local Plan Policy NA1 Houghton Barton. The HRA screening has been undertaken by independent expert ecologists (Greenbridge Limited), and accompanies this Development Framework Plan.
- 6.83 The Habitat Regulations Assessment screening makes a series of recommendations that must be adopted to make the Development Framework Plan, and the development it enables, acceptable under the Habitat Regulations. These recommendations have therefore been incorporated into this Development Framework Plan.
- 6.84 Consistent with the mitigation principles set out in section 1.3.3 of the NA2 HRA Screening Assessment, and with the detailed mitigation recommendations in section 5.5.3, the development of the NA2 allocation must incorporate the following:
- An unlit substantial (e.g. average width >80m) bat corridor running approximately east-west, bisecting the NA2 Whitehill allocation.
 - The retention of undeveloped land within the NA2 Whitehill allocation that is capable of providing open pasture in order to retain and provide local foraging opportunities e.g. within the above bat corridor.
 - Provision of permeability through the development by the creation of dark landscaped corridors for bats (such as by incorporating the trees adjacent to and situated along Whitehill Drive, which leads to the A382

Bovey Tracey Road, and through the retention of the mature hedgelines along Whitehill Road and across the northern part of NA2).

- Create a new boundary green hedge corridor at the north-eastern edge of the NA2 Whitehill allocation.
- Provision of two new bespoke greater horseshoe bat roosts to provide enhanced roosting opportunities within the landscape.

These features (with the exception of the two new bespoke bat roosts) are shown on the NA2 Biodiversity Corridors Plan (see **Appendix 3**).

- 6.85 A consequence of the substantial bat corridor is the requirement for an enlarged area of green infrastructure within the NA2 Whitehill site and a reduced area available for development. This has resulted in the NA2 Whitehill allocation being split into two physically separate developable areas, north and south of Whitehill Road. To ensure permeability these will be connected by a footpath / cycleway via the proposed A382 Jetty Marsh 2 Cycle Path.

Bespoke Greater Horseshoe Bat Mitigation Plans

- 6.86 Planning applications at NA2 Whitehill will each need to be accompanied by a bespoke greater horseshoe bat mitigation plan which has been approved by the Council. These shall be informed by this Development Framework Plan and the HRA screening assessment and its recommendations.
- 6.87 Each Bespoke Greater Horseshoe Bat Mitigation Plan must comply with the following design constraints (6.88 i. to ix.), which are required to avoid or minimise adverse effects, and the habitat mitigation / enhancement opportunities (6.88 x. to xvi.) to provide overall net gains for GHBs specifically and for wider biodiversity in general. These are derived from the HRA screening assessment.
- 6.88 *“Design Constraints*

- i. Maintain existing connectivity of bat commuting and foraging habitat through and around NA2 in accordance with the

illustrative flyways shown on Aerial Photo 1 of the HRA screening assessment and which are reflected in the bat corridors shown on the NA2 Biodiversity Corridors Plan (see Appendix 3);

- ii. Establish a substantial bat corridor – running approximately east-west as shown in Aerial Photo 1 of the HRA screening assessment and which are reflected in the bat corridors shown on the NA2 Biodiversity Corridors Plan (see Appendix 3);
- iii. Achieve no net loss of key areas of grassland foraging habitat within the above bat corridor, and seek offsets, where appropriate, for the loss of other grazed pasture within NA2;
- iv. Achieve no overall net loss of existing hedgerows and trees within NA2 as shown on Aerial Photo 1 of the HRA screening assessment and which are reflected in the bat corridors shown on the NA2 Biodiversity Corridors Plan (see Appendix 3);
- v. Avoid light spill in bat flyways and foraging areas i.e. achieve light levels less than 0.5 lux in sensitive locations;
- vi. Achieve road layouts associated with new development that do not sever or interrupt key bat flyways;
- vii. Avoid severance of the above corridor by new roads etc that would otherwise introduce vehicle movements (and consequent risk of collision with bats) and artificial light into an area currently unlit;
- viii. Ensure that any public footpath / cycleway through the above corridor is either unlit or is lit through a very carefully designed scheme that minimises light spill in sensitive locations, while at

the same time providing an adequately lit route for pedestrians and cyclists;

- ix. Ensure that the Devon County Council highway improvements and new road junction planned for the A382, east of NA2 around Jetty Marsh, does not sever habitat connectivity and thus hinder the potential for commuting / migrating bats (see Map 3) to move in an east-west direction – as they are able to do at present;

Habitat Mitigation / Enhancement Opportunities should where appropriate:

- x. Mitigate for the loss of hedgerow (flyways) and foraging habitat (pasture);
- xi. Undertake habitat creation/enhancement to provide new tree lines and hedgerows in the surrounding landscape to strengthen bat commuting habitat in the wider landscape;
- xii. Provide landscape buffers between bat flyways/foraging habitat and the new built development – these should ideally be 5-10m wide;
- xiii. Create two new bespoke bat roosts to support and improve the number and distribution of satellite roosts (see Sections 1.3.3 and 4.6 of the HRA screening assessment); these are to be in appropriate locations either within the green infrastructure in NA2 or within the surrounding landscape
- xiv. Provide long-term habitat management for GHB's, for each development, through a Landscape and Ecology Management Plan (LEMP), secured through a planning condition and/or obligations;

- xv. Implement development through the means of a prior-approved Construction Environmental Management Plan (CEMP), secured through a planning condition;
- xvi. Undertake appropriate and proportionate ecological monitoring of the LEMP to establish the effectiveness of proposed mitigation measures and to provide early warning of any necessary contingency or remedial measures required to meet original objectives.”

- 6.89 Each bespoke greater horseshoe bat mitigation plan must be based on up to date bat surveys undertaken by suitably licensed and experienced bat workers. Each new application must take account of previous survey evidence and must tie in with the overall approach of this Development Framework Plan and with the greater horseshoe bat mitigation measures provided under planning permissions granted elsewhere in the allocation site.
- 6.90 It is essential that the bespoke GHB mitigation plans are drawn up by suitably qualified/experience bat workers in partnership with the developer’s team, and that the recommendations form an integral part of the site layout and design. The GHB mitigation must not be treated as an add-on extra after other details have been decided, as this is likely to result in the need for Appropriate Assessment and possible refusal.
- 6.91 The bespoke GHB mitigation plan must be submitted with the application. We advise discussion with the Council’s Biodiversity Officers before finalisation of the plan, i.e. pre-submission.

Other Wildlife

- 6.92 Planning applications must be supported by up to date and relevant biodiversity information presented in an ecological report. Habitat surveys and protected species surveys should be undertaken to the accepted national standards (greater horseshoe bat survey should be to the standard set out in Natural England’s South Hams SAC Guidance). The likely impacts of the development on these habitats and species should be assessed and suitable

avoidance, mitigation, compensation, and enhancement measures provided to achieve net gains in accordance with the Local Plan policies and the National Planning Policy Framework (NPPF). This mitigation should be shown in relevant site proposal plans as well as in the submitted Ecological Report.

- 6.93 Surveys will be needed for all the species/groups listed in paragraph 6.74 and 6.75. All these species are either known to be present nearby (e.g. the allocation is within the 2km consultation zones of two separate great crested newt records, and cirl bunting is recorded as breeding within 2km) or are widespread within Teignbridge District (e.g. bats, dormouse, otter).
- 6.94 Every effort should be made to retain habitats and wildlife features in situ, for instance hedges, mature trees, ponds and wetlands can be incorporated in public open space, wildlife corridors along walking/cycling routes or in other Green Infrastructure areas.
- 6.95 Residual impact on biodiversity shall be calculated using the Defra biodiversity offsetting metric and according to the latest local offsetting strategies - <https://www.gov.uk/biodiversity-offsetting>. Where development proposals will result in unavoidable habitat loss, compensation and enhancement will be required. This can be achieved as part of onsite green space provision, through the restoration and creation of (priority) habitats. Where onsite measures are insufficient to achieve a net gain, offsite measures may be required to make development acceptable. Offsite measures that directly relate to the impact of the development will be secured through the use of Grampian Conditions or S106 planning obligations.
- 6.96 Enhancement measures shall include bird and bat boxes designed into new buildings at an average rate of one per dwelling and located to achieve greatest wildlife benefit.
- 6.97 Proposals should be discussed with the Council's Biodiversity and Green Infrastructure Officers before finalisation of the plan, i.e. pre-submission. Detail must be provided on the long-term ownership and management of the

retained and created habitats, including funding source and a prior-approved Landscape and Ecological Management Plan (LEMP).

7.0 Other matters

- 7.1 This section covers other requirements not specifically referred to in Policy NA2 Whitehill but relating to other policies in the Local Plan or findings of technical evidence and from statutory undertakers/ service providers.

Design, Density and Townscape

- 7.2 High quality urban design will make a significant contribution to the success of the new neighbourhoods and also ensure that these new neighbourhoods will integrate successfully with existing communities.
- 7.3 This Development Framework Plan is not intended to be a detailed masterplan setting out design codes or principles. However, achieving high quality and excellent design within the NA2 Whitehill allocation is required by Policy S2 of the Local Plan.
- 7.4 The Council is preparing and will publish a Design Guide Supplementary Planning Document (SPD) for consultation. It is expected that design and access statements and plans submitted for approval as part of any planning application or application for approval of reserved matters will demonstrate how they comply with the Design Guide SPD.
- 7.5 The NA2 Whitehill allocation will sit at an important junction for the A382 and Jetty Marsh northern link road, and will have prominent frontage to this. Development proposals should reflect this through attention to the design, height and massing of buildings fronting onto this point of the A382. This includes one of the two potential alternative locations for a community facility.

Building materials

- 7.6 Given the sensitivity of the NA2 allocation and its siting at a gateway to the historic market town of Newton Abbot, all development should demonstrate high quality design in a layout that carefully assesses and responds to the

area's topography, character and existing landscape features. It should use materials characteristic of the area and forms which reflect the character and vernacular of the locality. Boundaries should be demarcated using limestone rubble walls following the local walling tradition, or Devon hedgebanks. Domestic gate piers in limestone walls should generally be formed either of limestone blocks coped with small vertically-set pieces of limestone, or of buff brick. Roofs should be of natural slate of a colour which matches that of local South Devon slate. Ground surfacing materials should be carefully considered: concrete block paving will not be appropriate. This area is characterised in part by its proximity to the Templer Way, a celebration of the granite quarrying industry, and this should be reflected in the choice of materials for kerbs, paving setts, rumble strips and so on. The vast majority of buildings should be faced either in pale stucco render, articulated by plat bands, or in the pale buff brick which is characteristic of Newton Abbot and Highweek. Chimney stacks will enhance the street scene and should be either render or buff brick as appropriate to match the elevation treatment of the host building. If stone is to be used, it should be limestone to match the stone characteristic of Newton Abbot.

Landscape and Heritage

- 7.7 The NA2 Whitehill allocation includes rising land to the north west of Newton Abbot with a prominent hillside that forms part of the landscape setting and frame for long distance views from outside the allocation.
- 7.8 The Council's appraisal of landmarks, settings and key views identifies the following attributes that are important to the future planning of the NA2 Whitehill allocation. These are shown on the NA2 Key Views Plan included in **Appendix 4:**

Landmarks, Listed Buildings and their settings:

- Highweek Hill (White Hill)
- Daracombe Beacon – this is situated further to the west
- All Saints Church, Whitehill (Grade I Listed),

- Ringslade Farmhouse (Grade II Listed) and
- Whitehill House and Whitehill End (Grade II Listed)

Key views:

- A382 – Highweek Hill / All Saints Church
- St Mary's Church (Wolborough) - All Saints Church (Highweek)
- Church of St Michael, Kingsteignton – All Saints Church (Highweek)

7.9 The rising ground forms the foreground of the approach to Newton Abbot from the A382, with Highweek Hill rising up beyond. This is shown as a key view on the NA2 Whitehill key views plan. The high ground at the south western part of the NA2 Whitehill allocation provides an important rural landscape setting for the Grade I Listed All Saints Church.

7.10 Local Plan Policy EN5 makes clear that development proposals “*should respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views...*” This is also reflected in Local Plan Policy S2, criterion a).

7.11 In accordance with Local Plan Policy EN5 development at NA2 Whitehill shall take full account of the significant character, setting and local distinctiveness of the heritage assets identified above. The settings of heritage assets should be protected and enhanced (e.g. mature trees) and development proposals at NA2 Whitehill should draw on local character and distinctiveness (e.g. including locally characteristic trees, hedges and walls). Some changes to landscape setting, such as increased tree cover may be appropriate.

7.12 The hillside should be integrated within green infrastructure, public open space or habitat enhancements. Key views to and from Highweek Hill / All Saints Church should be protected and enhanced and opportunities taken within development to enhance these key views e.g. by framing, to ‘capture’ views through the location of key buildings and streets and by including

viewpoints centred on key views within public open space. The design process for development proposals will be expected to include consideration of views to All Saints Church.

- 7.13 Development proposals should not harm the hill-top green and rural setting of the All Saints Church at Highweek, or interrupt the site lines between the hilltop churches of All Saints (Highweek), St. Mary the Virgin (Wolborough) and also the Church of St Michael (Kingsteignton). In considering whether to grant planning permission for development which affects the setting of All Saints Church, or other listed buildings at or adjacent to the NA2 Whitehill allocation the Council shall have special regard to the desirability of preserving the setting of these listed buildings in accordance with section 66(l) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Development proposals should not encroach on nor erode the special green setting of this prominent landmark and its historic association with the open countryside. This is reflected by the extent of the settlement limit shown on the Local Plan Policies Map, which restricts new housing to the lower part of the slope to the north-east and east of All Saint's parish church. Development proposals at NA2 Whitehill will be required to be supported by a Heritage Impact Assessment and a Landscape and Visual Impact Assessment, to demonstrate whether or not the development will have an adverse impact on the setting of listed buildings, including All Saints Church, Ringslade Farmhouse, Whitehill House and Whitehill End.
- 7.14 Development proposals should, where practicable, position new buildings away from the settlement limit along the south western edge of the NA2 Whitehill allocation, through provision of landscaping, open space or private gardens. New buildings in this location shall be restricted to two storeys in height to avoid roof lines becoming prominent in the rural setting, including from long distance views towards Whitehill. Development must be set back from Church Path, so as to help preserve the integrity and context of this important historic right of way leading to the Grade 1 listed All Saints Church. This set back will enhance Church Path as a bat flyway and also avoid potential overlooking and loss of amenity for the occupiers of residential

properties at Blenheim Close. Part of the eastern-most section of Church Path may require improvements linking to Exeter Road, in order to make this more usable for pedestrians and cyclists.

Archaeology

- 7.15 The Whitehill area includes land which has a high archaeological potential for the presence of prehistoric and Romano-British archaeological deposits. In particular there is the potential of roadside development adjacent to the known Roman road that runs towards this site, and prehistoric activity is recorded - in the Historic Environment Record - in the wider landscape.
- 7.16 Development proposals for the NA2 Whitehill allocation will be required to be supported by a series of requirements approved by the Council and the County Council:
- An archaeological desk-based assessment;
 - A programme of targeted geophysical survey – investigating known archaeological sites or areas with the highest archaeological potential, followed – if required – by;
 - A programme of intrusive archaeological investigation of any anomalies or archaeological sites identified by the desk-based work that will be affected by the development of the area.

Drainage and Flood Risk

- 7.17 Development will be accompanied by a suitable sustainable drainage strategy which deals with the existing and subsequent increased surface water flows from the development including an allowance for climate change (+30%). A flood risk assessment will be prepared and include details of how surface water will be addressed for the whole catchment as well as the proposed development using the hierarchy of discharge options.
- 7.18 The NA2 Whitehill allocation is located within Flood Zone 1. While there is low probability of flooding there is a requirement for development proposals to be subject to Flood Risk Assessment. These should be focused on the

management of surface water run-off, and demonstrate how development proposals will not result in an increased flood risk on site and elsewhere within the catchment. The Flood Risk Assessment shall be agreed in consultation with the Environment Agency or Lead Local Flood Authority and the District Council drainage engineers and conditioned on approval.

7.19 Sustainable Drainage Systems (SuDS) are the preferred method for managing surface water run-off. They should be designed to both manage the potential increased surface water flood risk as well as deliver amenity and environmental benefits. Measures should be applied progressively from prevention, source control, site control through to catchment control.

7.20 A SuDS Strategy shall be submitted with planning applications. This will need to be consistent with the Flood Risk Assessment and will follow the 'Devon County Council Sustainable Drainage Design Guidance'. The strategy shall include the following information:

- Drainage, layout: type of SuDs, layout and land take
- Landscape integration strategy
- Details of surface water management during construction
- Run-off before and after construction, overland flow paths and proposed flow control (including different storm scenarios), aiming to achieve Greenfield runoff
- Foul drainage
- Details on SuDs: type and discharge quantity
- Adoption of SuDs (ownership), long-term maintenance regime (including maintenance schedule, costs) and communication to residents
- Records of relevant consultations with other interested parties (South West Water, Devon County Council LLFA, the Environment Agency when relevant)

- A phasing plan if the scheme is delivered in different phases, to show how full SuDS compliance shall be achieved at all stages of development and efficient foul and surface water infrastructure provided for integrated phases.
- 7.21 Surface water should drain to a soakaway or infiltration system designed in accordance with the SuDS Manual CIRIA C697, using a minimum of a 30-year return period storm. Where the Flood Risk assessment demonstrates that infiltration is not possible, SuDS shall provide flow attenuation to mimic greenfield rates. These shall be no more than the theoretical greenfield run-off rates from each of the corresponding 1, 10, 30 and 100 year storms, taking account of climate change. Additional long-term storage may be required.
- 7.22 The onsite SuDs storage and attenuation facilities, and any required offsite drainage works, must be provided in accordance with the planning permission prior to commencement of construction of the proposed roads, buildings or other paved areas.

Utilities

- 7.23 No constraints have been identified through the preparation of the Teignbridge Local Plan in relation to the provision of electricity, gas and water (potable supply) to the NA2 Whitehill allocation.
- Sewerage / Water
- 7.24 Foul sewer networks are situated to the east of the NA2 Whitehill allocation. South West Water advises capacity exists for up to 250 homes. However, there is no funding in place in the 2015-2020 South West Water business plan for investment in the Newton Abbot Sewerage system. South West Water requires that for additional development, localised sewerage investigations will need to be undertaken, at the developer's expense, to establish what improvements may be required to the sewerage network to prevent any risk of the sewers and / or properties flooding. Any improvements that are required will be funded in accordance with the terms of the Water Industry Act whereby South West Water, in recognition of the future income they will generate, will

share the costs with the developer. The waste water drainage system should be designed and constructed to the Water Company adoptable standards, and connected to the public sewerage system, prior to the occupation of any dwellings or other buildings draining to that system.

- 7.25 Landowners / developer interests will need to contact South West Water at the earliest opportunity to discuss likely timing and phasing of development and likely requirements for waste and potable water service provision. This may also lead to a requirement for landowners and developers to carry out an evaluation of likely potable water service requirements for their development.

- Telecommunications

- 7.26 It is essential that telecommunications infrastructure is in place to serve new homes and other forms of development at the point of their delivery and occupation, and where possible this should support a choice of telecommunications service providers in the market. Landowner and developer interests should, at the earliest opportunity, contact companies that are capable of providing fibre broadband connections to dwellings with open-access telecommunications infrastructure, so that such infrastructure can be provided up front to serve that development.

Neighbouring land uses

- 7.27 Land adjacent to the NA2 Whitehill allocation, north of Ringslade House, includes settlement ponds related to mineral extraction at Ringslade Quarry. These continue to be operational and can result in the generation of noise and dust. Development proposals for housing in this location will need to take this into consideration.

8.0 Infrastructure Funding and Delivery

Funding

- 8.1 Infrastructure, employment land and other facilities included at NA2 Whitehill will either be provided by the developer(s) and/ or paid for through both the

Community Infrastructure Levy (CIL) and through Section 106 planning obligations.

- 8.2 The Community Infrastructure Levy is a non-negotiable charge on new residential and retail development. The CIL rates are set out in the Council's Charging Schedule (July 2014) which includes Charging Zones maps. This can be viewed at www.teignbridge.gov.uk/cil . Policy NA2 Whitehill falls within Charging Zone 1 with a CIL Charge of £70 per m2 for residential development. The Council has published its updated Regulation 123 List (January 2016) <https://www.teignbridge.gov.uk/cil> which lists infrastructure that may be delivered partly or wholly by CIL.
- 8.3 Financial contributions through Section 106 planning obligations can be used to help pay for on-site infrastructure including roads, footpaths and cycle ways, drainage and sustainable urban drainage systems, green infrastructure (e.g. children and young person's play facilities), renewable energy and habitat protection. Financial contributions from development at NA2 Whitehill will also be sought to deliver 2 hectares of land for employment development, and provide a community facility that provides a focal point for the new neighbourhood. This is referenced in Section 6 of this Development Framework Plan. Where an applicant for planning permission considers their development proposal may not be viable due to the requirements of S106 planning obligations these will be subject to scrutiny through open book appraisal by the Council. The priority given to different Section 106 requirements will be considered by the Council in its determination of planning applications.

S106 Planning Obligations			
Requirement	Description	Notes & Timing	Probable Mechanism
Deliver employment land	Deliver 2 hectares of land for employment development, for office, general industrial or storage and distribution uses as appropriate	£1,700 per dwelling Required to be serviced / ready to develop land to market on or off-site elsewhere in the area	S106

Community facilities	Provide a community facility on-site, or new or improved existing community facility off-site (including at Highweek village)	£1,000 per dwelling	S106
Vehicular access to / from Ringslade Road	Provide a two-way junction access from Ringslade Road to the northern developable area	To be provided prior to the commencement of development of the northern developable area	S106
Improved junction of Ringslade Road and the A382	Provide a safe vehicular access from Ringslade Road to the A382, which may be temporary in advance of the A382 Road Improvements	To be provided as part of the A382 road improvements, or in advance of the A382 road improvements if the developable northern part of NA2 comes forward first	CIL if part of A382 scheme, or S106
Vehicular access to / from the A382	Provide a two-way junction access from the A382 to the southern developable area	To be provided prior to the commencement of development of the southern developable area	S106
Pedestrian and cycle provision – on-site: including between development parcels north and south of Whitehill Road, parallel to Ringslade Road, parallel to the A382, and connection to Church Path (Footpath 15).	Make development permeable and accessible for pedestrians and cyclists	In phase with development	S106 / on-site delivery
Pedestrian and cycle provision – off-site site	Make the development connected to existing and planned footpaths and cycleways in the area	As part of A382 Jetty Marsh 2 Proposed Cycle Path	CIL, LEP, existing S106

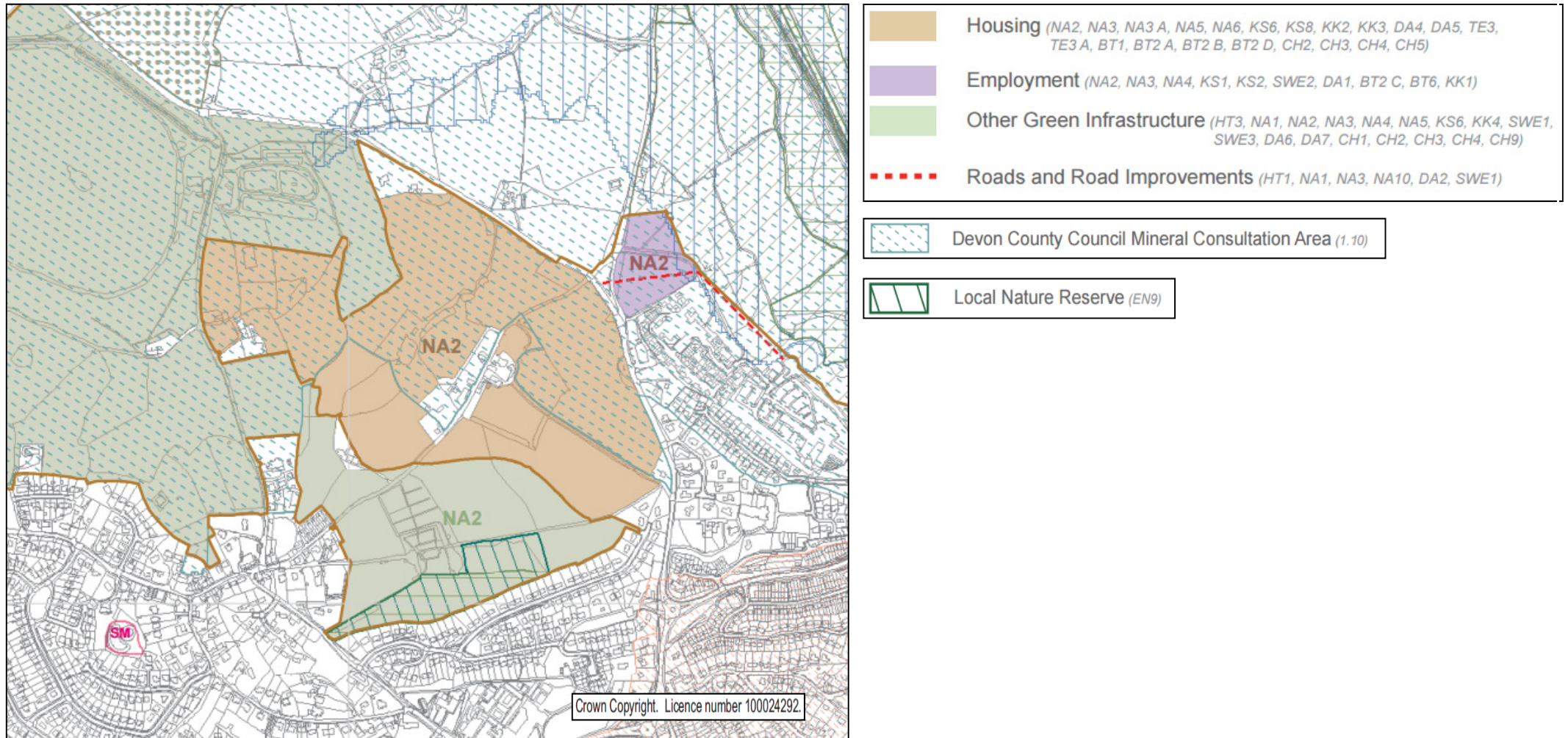
Traffic Regulation Order	Can be used for a variety of measures including restrictive vehicular movements, changing speed limits and amending parking provision	£5,000 per order	S106
Allotments	Create areas for local food production on-site or elsewhere in the area pro-rata per number of homes provided	In phase with development	S106
Two new bat roosts	Create two new bat roosts to support and improve the number and distribution of satellite roosts	These are to be in appropriate locations either within the green infrastructure in NA2 or within the surrounding landscape	S106

9.0 Indicative land use plan

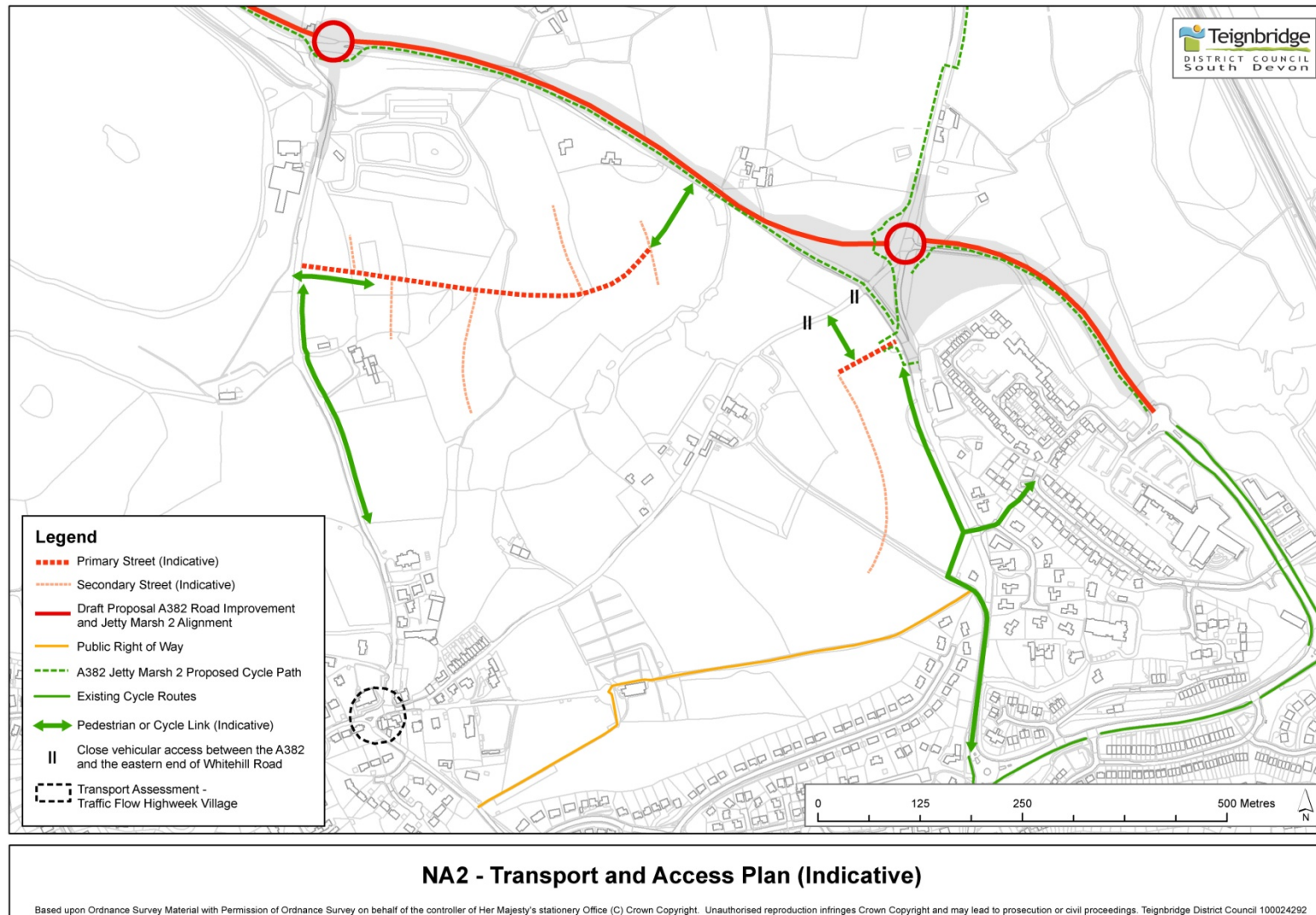
- 9.1 An Indicative Land Use Plan has been prepared that draws from the findings of the more detailed appraisal of the NA2 Whitehill allocation in this Development Framework Plan. This is shown in **Appendix 5**.
- 9.2 In addition to other identified constraints, it is evident there is a need to provide for a substantial bat flyway across the site, and to protect the setting of the Grade I Listed All Saint's Church and its rural setting in the context of the importance of this heritage asset and key views to the church and Highweek hill. This is reflected in the Indicative Land Use Plan in terms of areas identified for housing, new roads, community facilities and green infrastructure.

- 9.3 The Indicative Land Use Plan indicates potential for about 14 hectares of land within NA2 Whitehill to be developed, principally for housing. This suggests a potential reduced capacity for new homes at this allocation.
- 9.4 However, the Development Framework Plan is not intended to be overly prescriptive and as such the Indicative Land Use Plan must be read as a guide to help inform planning applications submitted to the Council and decisions made on these. Where development proposals are submitted to the Council that differ from the Indicative Land Use Plan, these will need to be supported by satisfactory evidence including how the impacts of that development will be mitigated. This could include more detailed masterplans, technical studies and other information that supports those development proposals.

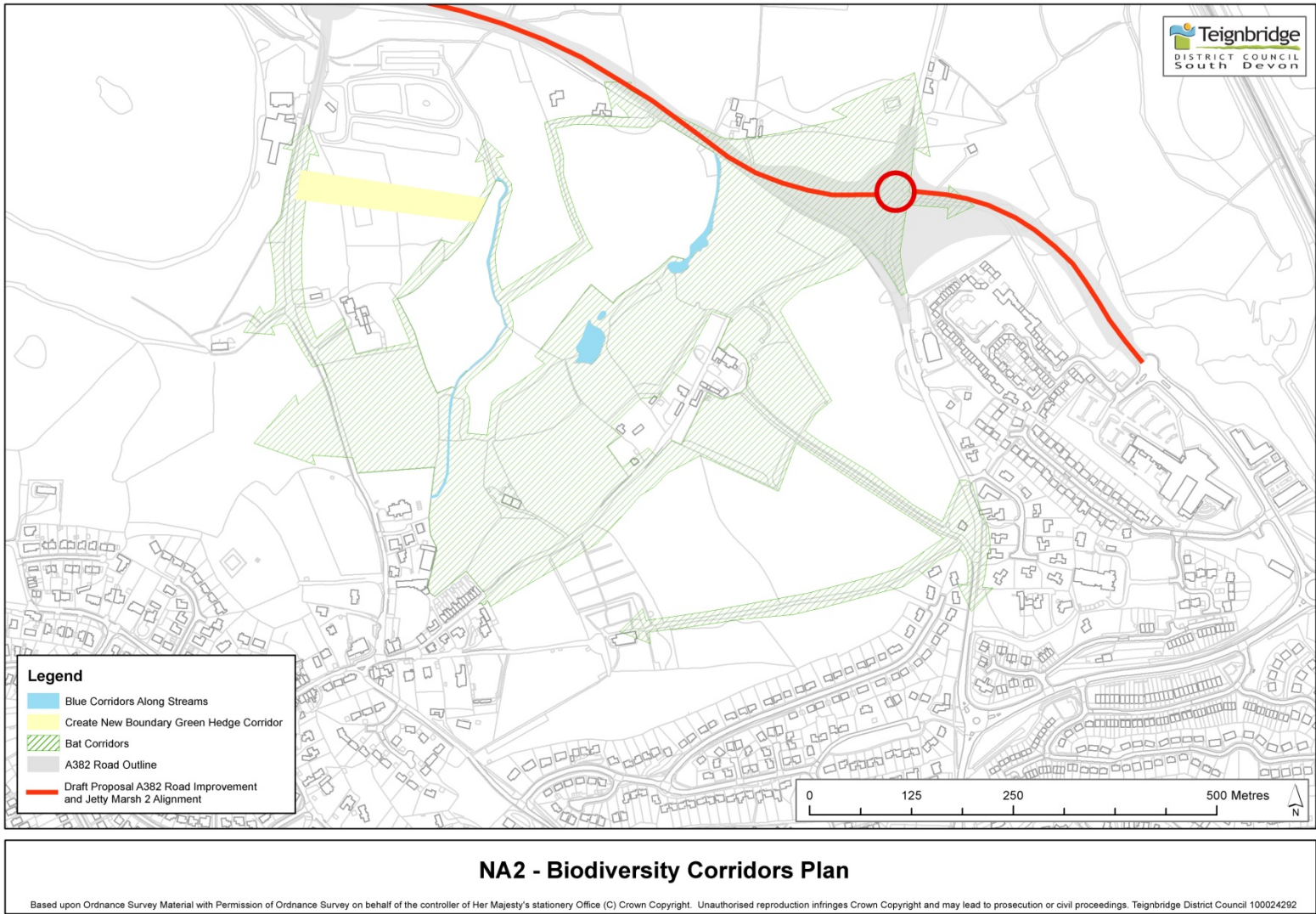
Appendix 1 – NA2 Whitehill allocation (extract taken from the Local Plan’s Policies Map for the Heart of Teignbridge)



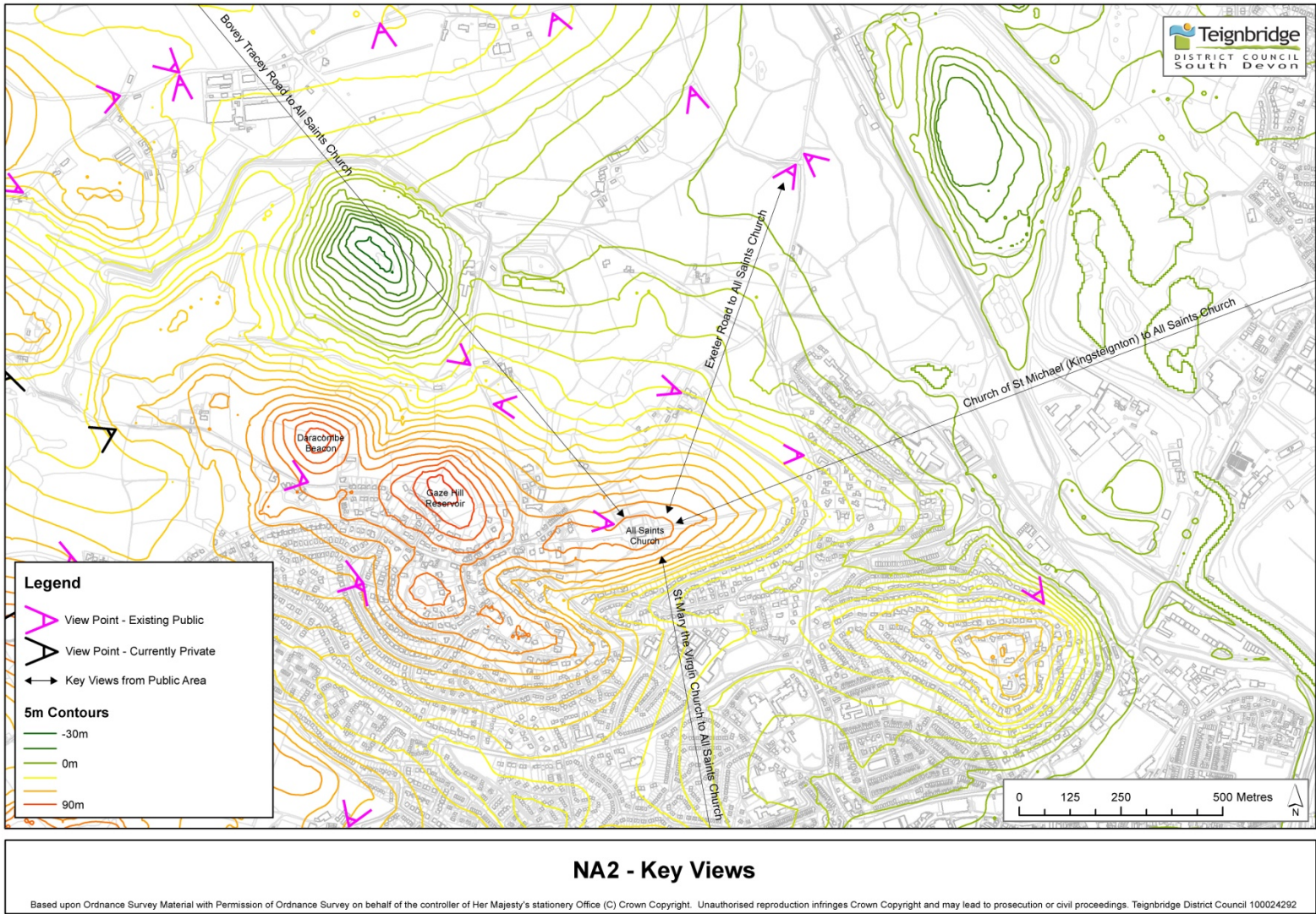
Appendix 2 – NA2 Transport and Access Plan (Indicative)



Appendix 3 – NA2 Biodiversity Corridors Plan



Appendix 4 – NA2 Key Views



Appendix 5 –Indicative Land Use Plan

