

NA1 Houghton Barton, Newton Abbot

Development Framework Plan - Supplementary Planning Document

Statement of Public Participation

November 2017

1.0 Purpose of the statement

- 1.1 This statement has been prepared in accordance with sections 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the requirements for public involvement in the Supplementary Planning Document process. It also fulfils the Council's consultation and engagement plan for the draft Development Framework Plan and its adopted Statement of Community Involvement (SCI).
- 1.2 The statement sets out:
- The persons / organisations the Local Planning Authority consulted when preparing the supplementary planning document;
 - A summary of the main issues raised by those persons / organisations, and;
 - How those issues have been addressed in the supplementary planning document.
- 1.3 Public participation has included an opportunity for anyone to make comments on the consultation draft of the NA1 Supplementary Planning Document and its supporting Habitat Regulations Assessment and Strategic Environmental Assessment Screening Statement.

2.0 Background

2.1 *Local Plan*

The Teignbridge Local Plan 2013-2033 (Policy NA1) allocates land at NA1 Newton Abbot, for at least 1,800 dwellings, 18 hectares of employment land, community facilities, green infrastructure, and a new main road linking the A382 to the A383. Policy NA1 also includes a specific requirement for a comprehensive landscape and design led masterplan for the strategic site allocation, produced with meaningful and continued input and engagement from stakeholders.

2.2 *Development Framework Plan*

The Council has prepared a Development Framework Plan that provides greater detail and clarifies the requirements of Policy NA1, as well as others in the Local Plan. It will help guide those submitting planning applications for the urban extension, and help the Council with decisions on these.

- 2.3 The Development Framework Plan will be adopted as a Supplementary Planning Document and will be a material consideration in determining planning applications. The SPD amplifies and clarifies the requirements of policies within the statutory adopted Teignbridge Local Plan 2013–2033.

2.4 *Habitat Regulations Assessment (HRA)*

The Development Framework Plan has been subject to a Habitat Regulations Assessment (HRA) at draft and final draft stage to identify whether the planning document's proposals are likely to have a significant effect on the integrity of the South Hams Special Area of Conservation in relation to Greater Horseshoe Bats. This work has been undertaken by an independent consultancy (Greenbridge Limited) and has concluded that, subject to appropriate mitigation, the development as allocated in the Local Plan will not have a likely significant effect on the South Hams SAC. Mitigation measures have now been included in the Development Framework Plan. The HRA concluded that on the basis that the proposed mitigation set out is adopted as part of the Development Framework Plan, and subsequently secured through appropriate planning mechanisms at such time as individual planning applications are determined then the development of NA1 will not have a 'likely significant effect' on the Special Area of Conservation or Special Protection Area.

2.5 *Strategic Environment Assessment*

This Development Framework Plan has been screened against the need for Strategic Environmental Assessment (SEA). The SEA screening indicates there are no new significant effects likely to arise through the implementation of this Development Framework Plan that have not previously been identified through the full Sustainability Appraisal/SEA of the Teignbridge Local Plan. A full Strategic Environmental Assessment of this Framework Plan is not required.

3.0 **Preparation, Consultation and Engagement**

- 3.1 The Council commenced the preparation of the development framework plan in 2015, with initial engagement with landowners and interested parties directly affected by the NA1 allocation.
- 3.2 The consultation draft development framework plan was published on the Council's website.

- 3.3 Public consultation on the draft Development Framework Plan took place from 27 February until 10 April 2017.
- 3.4 Copies of the consultation draft Development Framework Plan, the Habitat Regulation Assessment and the Strategic Environmental Assessment Screening Statement were sent to consultees and other organisations that expressed an interest to be kept informed of consultations by the Council on planning documents. These documents were also made available as part of a static display in the Council's main Forde House public reception area. They were also provided to public libraries and to Newton Abbot Town Council.
- 3.5 Public notification of the consultation draft Development Framework Plan, the Habitat Regulation Assessment and the Strategic Environmental Assessment Screening Statement also included:
- Press release to the local newspaper
 - News article on the Council's website home page
- 3.6 The Council also maintains a database of individual persons and organisations who wish to be notified of planning documents that are being prepared for the Teignbridge planning area. All individual persons and organisations on this database were been notified of the consultation on the Supplementary Planning Document. This includes statutory consultees, interested stakeholders, members of the public, organisations from the community and voluntary sector, local Councillors and adjacent parish councils.
- 3.7 A consultation drop-in event was held on 16 March 2017 at Highweek Village Hall. This was well attended and provided an opportunity for members of the public to meet planning officers and discuss the draft development framework plan.

4.0 Consultation responses

- 4.1 Consultation responses were invited:
- Through the use of an online SNAP consultation survey for people to make online responses
 - By email directed to forwardplanning@teignbridge.gov.uk, or
 - By letter
- 4.2 A total of 49 organisations and individuals sent comments to the Council in the consultation period. A summary of the issues raised are included in the schedule that forms part of this statement of public participation, together with how the issues raised have been addressed in the Development Framework Plan, where relevant.

Draft NA1 Development Framework Plan (SPD)

Summary of Consultation Responses

This is a summary of the comments received to the Houghton Barton, Newton Abbot (NA1) Draft Development Framework Plan (DFP) Supplementary Planning Document.

Consultation took place between 27 February and 10 April 2017 and included a public consultation event at Highweek Village Hall. A full response to each of the comments made is provided on the Council's website

(<https://www.teignbridge.gov.uk/planning/local-plans-and-policy/development-framework-plans/na1-houghton-barton-newton-abbot/>).

There are a number of key issues which were raised during the consultation and which have resulted in amendments to the DFP. These are summarised below:

- **Illustrative masterplan:** during the public consultation exercise it was evident that there was some confusion as to the status of the Illustrative Masterplan included within the draft DFP as Appendix C. For clarification, the purpose of the Illustrative Masterplan is to simply provide an interpretation of how the policy requirements and principles set out in the DFP can be delivered on site. However, it should not be considered to be entirely consistent with the final layout agreed at the planning application stage. This is because more detailed surveys and studies will be required at the planning application stage which may result in more effective layouts being negotiated which respond to site specific detail, such as drainage channels, ecology, protection of heritage assets and landscape etc. The status of the Illustrative Masterplan has therefore been clarified in paragraph 1.12 of the DFP which emphasises that some variations in layout can be achieved whilst still meeting the requirements of the DFP.
- **Houghton:** There were various responses which raised concern about how the development would impact on the setting of the hamlet of Houghton and the listed buildings within it. References were made to earlier draft versions of the Local Plan which indicated a stronger green buffer separating the hamlet from the new development. Following conversations with the residents and local County Councillor, it has been agreed that for the purposes of respecting the setting of these existing properties and the heritage assets contained within Houghton, green spaces encircling the hamlet will be supported. This is therefore expressed in paragraph 5.2 of the final DFP and reflected in the Illustrative Masterplan.
- **Employment land provision:** there were concerns raised about how draft DFP did not plan for the full amount of employment land within the development area and therefore the proposal to meet the shortfall off site. This was proposed in the draft DFP based on an understanding of site capacity and the need to incorporate other policy requirements on the site. Following the consultation we have further explored on site employment opportunities to reduce the amount of off-site employment land provided. By proposing an area of c.1ha within the southern part of the Seale-Hayne campus by the sports hall for smaller format

workshop and SME premises and by acknowledging that the school will provide a source of employment, the amount of employment land proposed on site has increased from 10.6ha to 13.5ha. This leaves a remainder of 4.5ha to be provided on suitable land off site. Table 2 of the DFP has been updated accordingly.

- **Heritage assets:** through the consultation, Historic England requested that greater emphasis was given to the historic assets of Stover Park (Grade II Registered Park and Garden) and the Parish Church of All Saints, Highweek (Grade 1). It was recommended that further consideration was given to these in consultation with the Council's Conservation Officer. The Heritage section of the DFP at paragraph 5.7 has been redrafted accordingly.
- **Play provision:** achieving good quality and access to play and open spaces was seen to be of greater importance than the overall quantity provided on site. As such, paragraph 4.31 of the DFP has been reworded to remove reference to a specific number of Locally Equipped Areas of Play. Instead, the DFP emphasises the need to provide three larger Neighbourhood Equipped Areas of Play with other smaller areas of play to be provided throughout the site linked to the network of foot and cycle paths and within 240m walking distances to provide suitable coverage for access to facilities.
- **Greater Horseshoe Bats (GHBs):** various comments were received relating to the Habitats Regulation Assessment (HRA) Screening Report which accompanied the draft DFP. The comments mainly related to uncertainty about the effectiveness of proposed mitigation measures and the evidence on which the HRA was based. Following consideration of these comments, the HRA has been revised in consultation with Natural England and the Council's ecologists and a final version is appended to this report at Appendix C. The final version of the HRA has explained that the mitigation measures are based on the creation and maintenance of habitats that are known to be associated with GHBs and that the level of detail available for the purposes of carrying out the screening of the DFP is commensurate with this stage of the plan making process. Both the HRA and DFP are clear that further surveys will be required at the planning application stage alongside a Bespoke Bat Mitigation Plan to ensure that appropriate mitigation is provided as part of the development.

Other comments received related to:

- **School provision**
- **Air Quality**
- **Highways and congestion**
- **Provision of Gypsy and Traveller pitches**
- **Building design**
- **Flood risk**
- **The consultation and engagement process**