

Local Plan Review 2020-40 – Part 1

Appendix C

Stage A Strategic Environmental Assessment / Sustainability Appraisal Report

**Overview and Scrutiny Committee (3rd March 2020)
Executive Committee (10th March 2020)**



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Sustainability Appraisal and Strategic Environmental Assessment

Teignbridge Local Plan Part 1 Stage A Scoping Report

**Consultation Draft
February 2020**

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Table of Contents

1. Introduction	6
Production of a Teignbridge Local Plan and the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	6
The Role of the SA/SEA	8
Stages in SA/SEA	8
2. Policy Context.....	12
<i>Task A1: Identifying other relevant plans, policies, programmes, and sustainability objectives</i>	<i>12</i>
3. Sustainability Context.....	16
<i>Task A2: Collecting baseline information.....</i>	<i>16</i>
<i>Environmental Baseline Data.....</i>	<i>17</i>
Air quality	17
Soil Quality	18
Water Quality.....	18
Biodiversity.....	19
Landscape	21
Coast	21
Historic Environment	22
Design Quality	23
Land Contamination.....	23
Flood Risk	24
Brownfield Land	24
Minerals	25
Climate Change	25
Waste	26
<i>Social Baseline Data.....</i>	<i>27</i>
Housing	27
Demographics	28
Health and Wellbeing.....	29
Deprivation.....	30
.....	31
Crime and Community Safety	31
Education and Skills.....	32
Access to Open Space	32
<i>Economic Baseline Data.....</i>	<i>33</i>
<i>Workplace Earnings</i>	<i>33</i>
Productivity.....	33
Employment.....	34
Job Industry and Distribution.....	35
Employment Land Availability and Delivery	36
Travel to Work Area (TTWA)	36
Tourism	37
Retail	38
Broadband Connectivity.....	39
Task A3: Identifying sustainability issues	40
Sustainability Issues	40
Transport.....	41

Likely future trends under the 'Business as Usual' scenario	42
Areas of particular environmental importance.....	43
4. Sustainability Objectives.....	47
<i>Task A4: Developing the Sustainability Appraisal Framework</i>	47
Testing the inter-compatibility of SA objectives	49
Using the framework for assessment of plans, policies and programmes	50
Links to Plan Monitoring	51
5. Consulting on the Sustainability Appraisal.....	52
<i>Task A5: Consulting on the scope of the Sustainability Appraisal</i>	52
An integrated approach to Sustainability Appraisal.....	53
Appendix 1: Satisfying the requirements of the SEA Directive	54
Appendix 2: Biodiversity Sites in Teignbridge	56
Appendix 3: Agricultural Land Classification in Teignbridge	57
Appendix 4: Landscape Character Areas in Teignbridge	58
Appendix 5: Designated Heritage Assets in Teignbridge	59
Appendix 6: Flood Zones in Teignbridge	60
Appendix 7: Minerals Safeguarding Areas in Teignbridge	61
Appendix 8: Recreation and Access Routes in Teignbridge	62
Appendix 9: European Nature Conservation Sites in Teignbridge	63
Appendix 10: Relevant Plans, Policies & Programmes	64
Appendix 11: Baseline information.....	80
Supplementary Environment Baseline Data	80
Supplementary Social Baseline Data	87
Supplementary Economic Baseline Data	90

1. Introduction

Production of a Teignbridge Local Plan and the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 1.1 This draft Scoping Report represents the first stage of work in undertaking a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the review of the Teignbridge Local Plan (hereafter referred to as TLP). The TLP covers that part of Teignbridge District which is outside the Dartmoor National Park (Figure 1).
- 1.2 The TLP will set out the strategic policies, proposals and actions for the Teignbridge local planning authority area to meet the environmental, social and economic challenges facing the area for the period 2020 to 2040.
- 1.3 Teignbridge District Council is also a partner in the ongoing work to create The Greater Exeter Strategic Plan (GESP), a Development Plan Document that will set out strategic policies and proposals for building and land use in the Greater Exeter area up to 2040. The GESP plan covers the geographical area of the four local planning authorities of East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council (excluding the area of Dartmoor National Park) as shown on Figure 4.
- 1.4 The plan is limited in scope to cover strategic issues and strategic allocations within those areas with local issues to be considered through linked local plans prepared by each partner authority for their area. Councils are required to work together on strategic planning issues under the duty to co-operate that forms part of the National Planning Policy Framework (NPPF), which must include consideration by those councils of preparing joint plans. In the case of the “Greater Exeter” area a joint plan covering strategy matters is considered to be a particularly appropriate way of ensuring a collaborative and co-ordinated approach to the delivery of the development needs of the Greater Exeter area.
- 1.5 It should be noted that around 30% of Dartmoor National Park falls in Teignbridge district. The National Park Authority is a planning authority in its own right; they have in the past, and will in the future, be producing their own Park wide plan. The TLP, and this scoping report, does not cover/address National Park areas, albeit with the caveat that some data sources quoted in this report may extend/cover areas that lie beyond the TLP area and there are also cross-boundary matters that are addressed in this report.

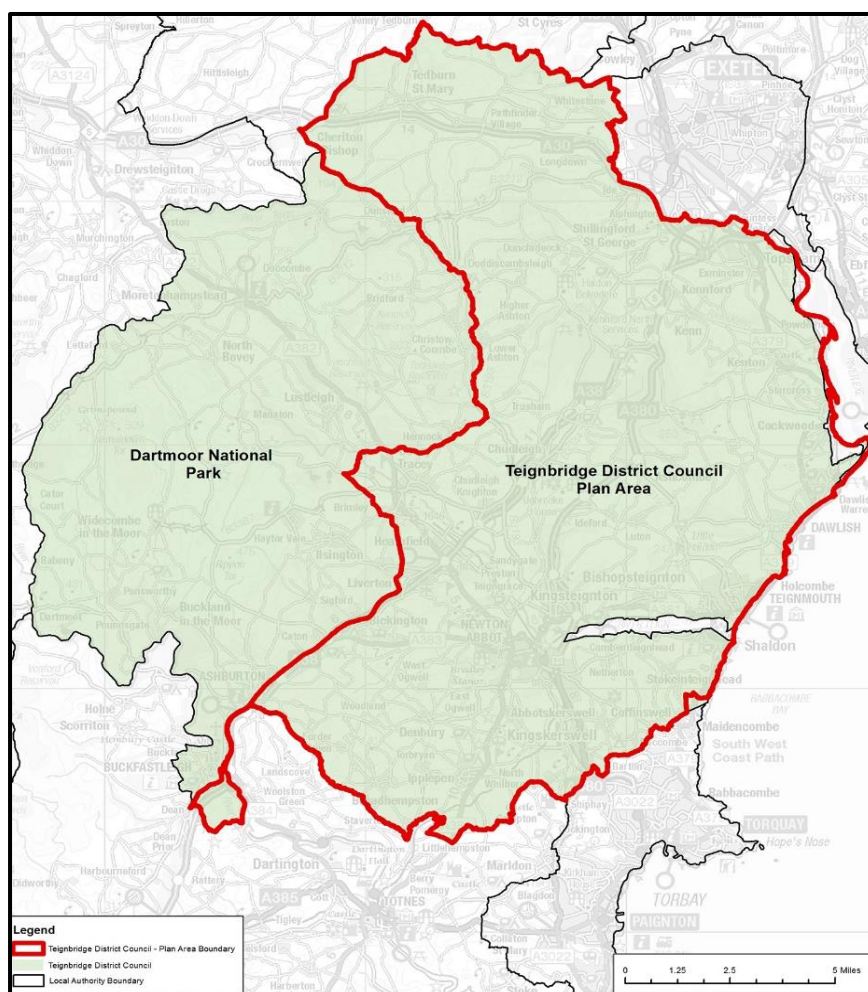


Figure 1: Teignbridge District Council Planning Area

- 1.6 The principles of sustainable development are at the heart of the planning system. The SA process is intended to ensure that through plan-making LPAs have considered social, environmental and economic concerns when producing Development Plan Documents (DPD). The TLP will have the status of a DPD.
- 1.7 Under Section 39(2) of the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008) the carrying out of SA is mandatory for any new or revised DPD. In addition to the SA requirement, LPAs are also required by law to conduct an environmental assessment, called a Strategic Environmental Assessment (SEA), in accordance with the requirements of European Directive 2001/42/EC. This Directive “on the assessment of the effects of certain plans and programmes on the environment or ‘SEA Directive’” is outlined in detail in the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA regulations).
- 1.8 In practice these two processes of SA and SEA are generally combined and they will be so for the TLP. The report highlights throughout where and how it fulfils the SEA Directive’s requirements. In this report the abbreviation SA should be read to also include/cover SEA requirements unless text explicitly advises otherwise.

The Role of the SA/SEA

- 1.6 The SA process allows for the possible impacts and implications of a plan to be tested against a range of Sustainability Objectives. Options and choices for policies and development proposals are appraised and refined through this process. The Sustainability Objectives, which are integral to the SA process, are justified and defined through this initial scoping report and may be refined through consultation; they form 'measures' of sustainable development. SA is an ongoing iterative process that sits alongside the plan making process and forms part of evidence and information used to refine and develop the plan. In this respect it is important to note that the SA does not establish what a plan should say, it does not define answers, but it is one part of the overall evidence that should inform the overall shape, form and content of the plan as it evolves through its various iterations.
- 1.7 This draft Scoping Report establishes the framework, specifically in the form of Sustainability Objectives, by which more detailed appraisal of emerging and final strategy, policies and allocations can be assessed.

Stages in SA/SEA

- 1.8 This draft scoping report sets out an evidence baseline and sustainability objectives for the TLP. This report and subsequent SAs will be prepared in accordance with the legal and planning framework, making use where available, of Government's guidance. This document takes into account and uses best practice and guidance as well as the specific Articles of the SEA Directive (2001/42/EC).
- 1.9 Stages A-E of the Sustainability Appraisal process are sub-divided into a number of tasks which should be completed in order to satisfy the SA and SEA requirements. These stages and the tasks associated with them are defined in more detail below, noting that **this Scoping Report is concerned with meeting the requirements of Stage A.**

Table 1: Sustainability Appraisal (SA) Stages

Stage	Task	Purpose
	A1: Identifying other relevant plans, policies, programmes, and sustainability objectives.	To document and identify how the plan is affected by outside factors and suggest ideas for how any constraints can be addressed.
	A2: Collecting baseline information.	To provide an evidence base for sustainability issues, effects and monitoring.
	A3: Identifying sustainability issues.	To focus the SA and streamline subsequent stages
	A4: Developing the SA framework.	To develop a means by which sustainability of a plan can be appraised.

Stage	Task	Purpose
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope This is the current stage of work as addressed in this report.	A5: Consulting on the scope of the SA.	To consult with statutory bodies to ensure SA covers key sustainability issues.
Stage B: Developing and refining options and assessing effects	B1: Testing the Plan objectives against the SA framework.	To ensure that Plan objectives accord with sustainability principles and identify any conflicts between Plan objectives.
	B2: Developing the Plan options.	To identify a range of development options which can be assessed against the SA framework.
	B3: Predicting the effects of the DPD.	To predict the social, environmental and economic effects of the options being considered in the Plan Making process. Potential effects should be quantified where possible.
	B4: Evaluating the effects of the DPD.	To evaluate the significance of the likely effects of the Plan.
	B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	To identify measures to prevent, reduce or offset significant adverse effects of implementing the DPD.
	B6: Proposing measures to monitor the significant effects of implementing the Plan.	To identify a means by which to monitor actual significant effects of implementation of Plan against those predicted by the SA.
Stage C: Preparing the Sustainability Appraisal Report	C1: Preparing the Sustainability Appraisal Report.	This Report on the proposed Plan is a key output in the SA process. It should clearly show how SEA directive requirements have been met.
Stage D: Consulting on proposed Plan and the Sustainability Appraisal Report	D1: Public participation on the preferred options of the Plan and the Sustainability Appraisal Report.	To provide the public with the opportunity to comment on not only the draft plan but also the SA and its findings.
	D2(i): Appraising significant changes.	To ensure any changes that are made between the draft Plan and it being submitted must be appraised in terms of their sustainability impact.

Stage	Task	Purpose
	D2(ii) Appraising significant changes resulting from representations.	To ensure that any changes made to the Plan following binding recommendations of an Inspector are appraised in terms of their sustainability impact.
	D3: Making decisions and providing information.	To ensure that an adopted Plan has taken into account the findings of the SA process in full.
Stage E: Monitoring the significant effects of implementing the Plan.	E1: Finalising aims and methods for monitoring.	To ensure that the monitoring information gathered is appropriate, up-to-date and reliable.
	E2: Responding to adverse effects.	To ensure that when a plan results in adverse effects the Local Planning Authority can take action.

- 1.10 The subsequent chapters of this Scoping Report satisfy Tasks A1-A5 of the SA process requirements.
- 1.11 Stages B to F are later stages in appraisal that follow on after the scoping report is completed.
- 1.12 To set the SA work into context with the overall TLP preparation, Figure 2 shows how the two work streams will run in parallel. Any feedback on consultation on this draft Scoping Report and the proposed draft sustainability objectives in this report will inform any future refinement to ensure a final Scoping Report can be produced. Such feedback will ensure that the Stage A Scoping Report is completed.
- 1.13 This report will be made available to all relevant consultation bodies which include:
- the Environment Agency;
 - Natural England;
 - Historic England; and
 - any other parties who, in the local authorities' opinion, are affected or likely to be affected by, or have an interest in, the decisions involved in the assessment and adoption or making of the TLP.

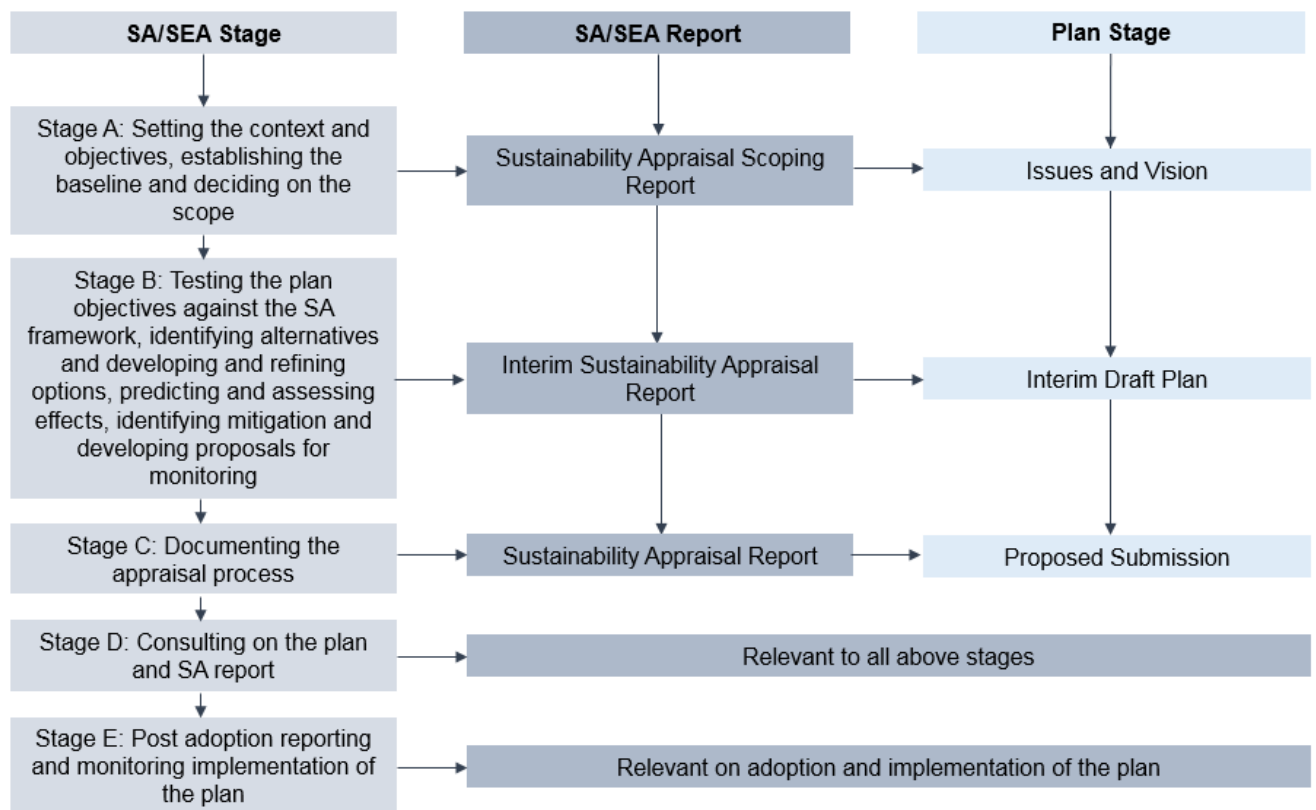


Figure 2: Relationship between SA/SEA report and the Teignbridge Local Plan

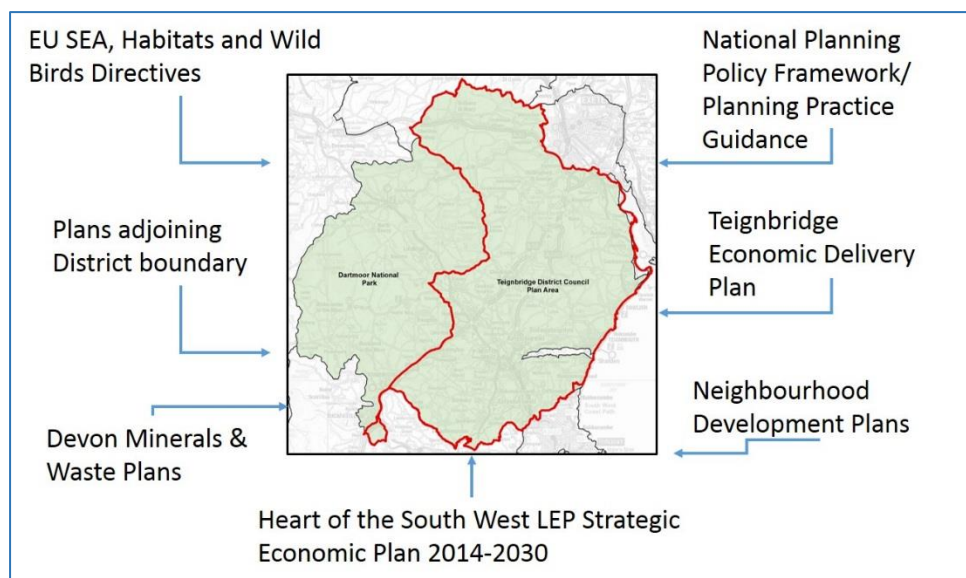


Figure 3: Strategic Plans and Policies that influence the Teignbridge

2. Policy Context

Task A1: Identifying other relevant plans, policies, programmes, and sustainability objectives

The Environmental Report* must include:

- (a) *“an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes”*
- (e) *“the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”*

SEA Directive Requirement (Annex 1)

** The Environmental Report refers to the Environmental Assessment of Plans and Programmes Regulations 2004 (i.e. the SEA regulations) which must be met in order to satisfy the requirements of the European Directive 2001/42/EC.*

- 2.1 Amongst other things, Stage A requires a review of the context in which the plan is being prepared to include an assessment of the policies, plans, programmes, strategies and initiatives (PPPSIs) which influence the content of the TLP and which may in turn be affected by the TLP. Many policies and plans set out objectives which relate to the environment and wider sustainability objectives more generally and those which are relevant to the TLP have been identified through this policy context review to satisfy the SEA Directive requirements as set out above as well as to meet the requirements for Sustainability Appraisal.
- 2.2 The TLP covers the geographical area of Teignbridge District which is outside the Dartmoor National Park (see paragraph 1.3) as shown on Figure 4. The TLP sets out the policies, proposals and actions to meet the environmental, social and economic challenges facing the area over the next 20 years. It provides a strategy for the distribution and level of development and supporting infrastructure, a set of proposals that meet that strategy, policies to deal with planning applications and proposals for monitoring the success of the plan.

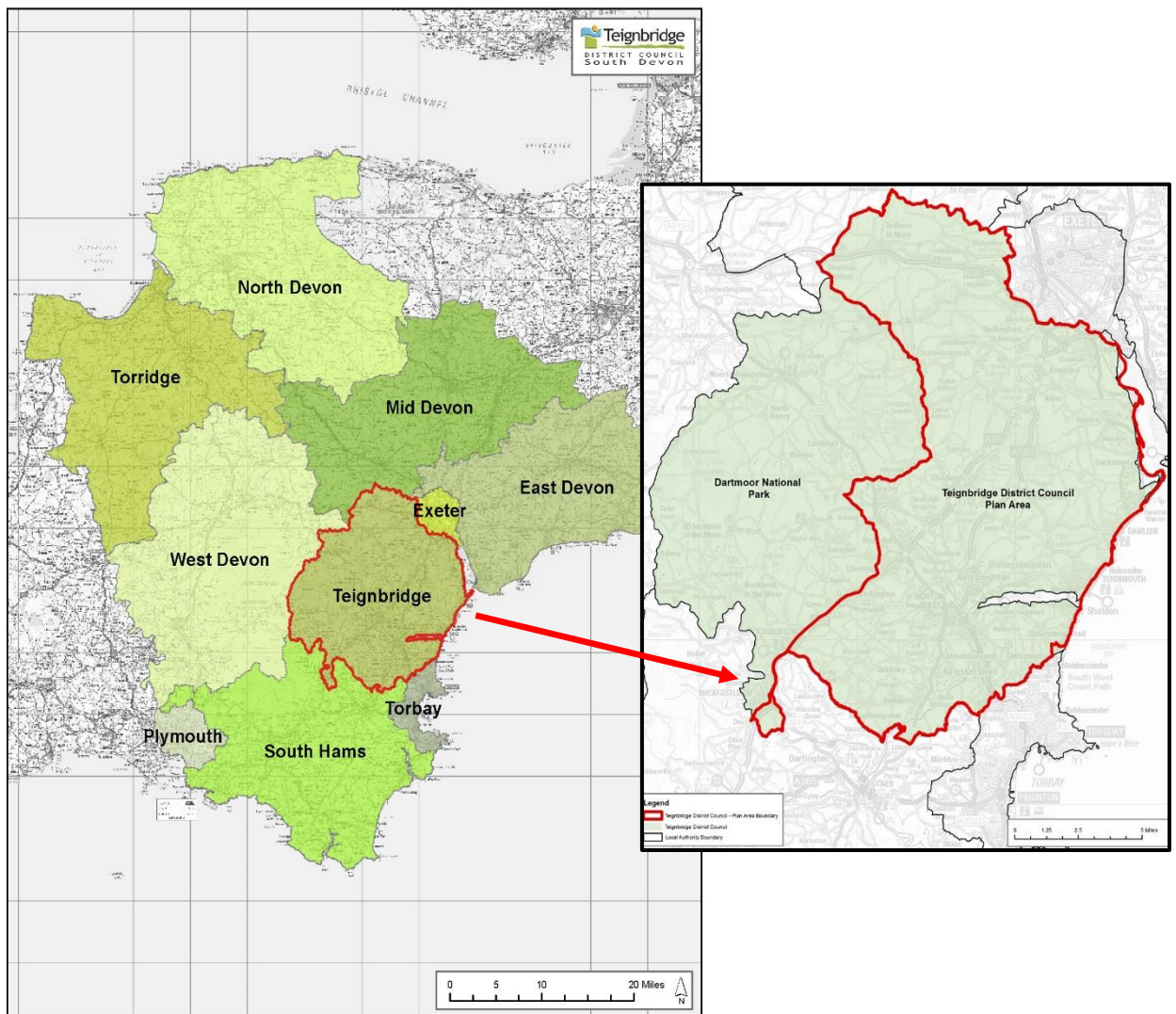


Figure 4: Location of Teignbridge District and Teignbridge Plan Area

- 2.3 The GESP is limited in scope to cover strategic issues and strategic allocations within those areas with local issues to be considered through linked local plans prepared by each partner authority for their area. Councils are required to work together on strategic planning issues under the duty to co-operate that forms part of the NPPF, which must include consideration by those councils of preparing joint plans. In the case of the “Greater Exeter” area a joint plan covering strategy matters is considered to be a particularly appropriate way of ensuring a collaborative and co-ordinated approach to the delivery of the development needs of the Greater Exeter area (Figure 5).



Figure 5: Greater Exeter Strategic Plan Area

- 2.4 The SA has focused on identifying those plans, policies and projects which are most relevant to issues most likely to be affected by the plan using the sustainability objectives as set out in table 2. Information relating to waste and minerals planning is not included within the scope of the plan (other than in the context of how such issues impact on specific elements of the TLP) as these are planned for separately through the Waste Plan and Minerals Plan prepared by Devon County Council.

Table 2: Sustainability Appraisal (SA) Stages

Sustainability Objective	
A. NATURAL ENVIRONMENT	To conserve and enhance the habitat, wildlife and landscapes of our natural environment.
B. LANDSCAPE	To conserve and enhance the landscape character and features, including coastal areas.
C. HISTORIC AND BUILT ENVIRONMENT	To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development.
D. CLIMATE CHANGE MITIGATION	To reduce greenhouse gas emissions, mitigate and adapt to the possible effects of climate change, utilise our resources efficiently and minimise their loss or degradation.
E. CLIMATE CHANGE ADAPTATION	To reduce greenhouse gas emissions and mitigate the possible effects of climate change.
F. LAND RESOURCES	To reduce greenhouse gas emissions and adapt to the possible effects of climate change, utilise our resources efficiently and minimise their loss or degradation.
G. WATER RESOURCES	To utilise our water resources efficiently and minimise their loss or degradation.
H. HOMES	To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge.
I. HEALTH	To support healthy and active communities where people can enjoy positive, safe and healthy lives with access to attractive environments and opportunities to enjoy and experience them.
J. WELLBEING	<i>To support positive, safe and healthy communities</i>
K. ACCESS TO SERVICES	To provide accessible and attractive services and community facilities for all ages and interests.
L. JOBS AND LOCAL ECONOMY	To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge.
M. TOWN CENTRES	To safeguard and strengthen the vitality and viability of our town centres.

Sustainability Objective	
N. CONNECTIVITY AND TRANSPORT	To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond.

- 2.5 The relationship between the TLP and other key Policies, Plans, Programmes Initiatives and Strategies (PPPSIs) is set out in Appendix 11. This list shows those which most closely relate to the preparation of the plan.

3. Sustainability Context

Task A2: Collecting baseline information

The Environmental Report must include:

- (i) “The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan”
- (j) “The environmental characteristics of the areas likely to be significantly affected”

SEA Directive Requirement (Annex 1)

- 3.1 The collection and interpretation of baseline information is a valuable way in which we can gain an understanding and strategic overview of what kind of place Teignbridge is. It reflects on the current state of the environment and

those characteristics which are most likely to be affected. This understanding allows us to not only consider the likely effects and impacts of the TLP but also how it can make a positive contribution towards the overall quality of human life and environmental wellbeing.

- 3.2 This Scoping Report presents a range of qualitative and quantitative information and data for across the plan area. Chapter 3 sets out the key baseline data relevant to the plan, with supplementary details provided in Appendix 2. In some cases, data has not been available and in such instances this has been documented. Further information will be provided as evidence for the TLP is assembled. It should be noted that the baseline data represents ‘work in progress’ and will be added to/amended if and when new data and sources of information become available. This will be updated, if necessary, in subsequent reports of the SA.
- 3.3 The baseline issues have been summarised against environmental, economic and social headings in the sub-sections in this chapter. Please note that some

of the information recorded could comfortably sit under any or all of the three main strands of sustainability. The Scoping Report has sought to include the information under what is considered to be the most appropriate heading to avoid repetition but sustainable development, by its nature, is a holistic concept and therefore the various themes, by implication, interact and cross boundaries.

- 3.4 The review of the current state of the environment has been undertaken in the context of understanding strategic issues and information to reflect the nature and scope of the TLP.
- 3.5 In addition to the current state of the environment, the SA must include information about the likely future state of the plan area covered by the TLP without its implementation (see paragraphs 3.7-3.9).
- 3.6 The overall SA work will ultimately comment on:
- a) What things are like now;
 - b) How they could be in the future in the absence of the plan;
 - c) How they should change by the interventions and policies proposed or set in the plan and the scale, timescales, cumulative and synergistic impacts of the plan; and
 - d) An assessment of reasonable alternatives to policies and plans.

Information relating to c) and d) will be dealt with in Stages B and C of the SA in subsequent reports prepared.

Environmental Baseline Data

Teignbridge District, for the most part, benefits from a very high quality environment with an exceptional landscape, great biodiversity resources and outstanding heritage assets. Commentary in this section provides an overview of the state of the District's natural, built and historic environment, highlighting the environmental qualities of the area as well as the concerns and challenges that exist. Supplementary information that has been used to inform this analysis of the environment is provided in Appendix 11.

Air quality

The quality of the air we breathe, and the pollutants it may contain, can have fundamental impacts on human health, wellbeing and also wider environmental impacts and implications. Local concentrations are typically highest within four Air Quality Management Areas (AQMA's) (as at January 2020):

- Newton Abbot Town Centre.
- A380 through Kingskerswell.
- Bitton Park Road, Teignmouth.
- Iddesleigh Terrace, Dawlish.

These are defined on account of poor air quality and they have associated action plans for improvements. Although generally improving, air quality concerns still remains an issue, mainly as a result of road congestion in urban areas.

Source: Teignbridge Air Quality Action Plan.

Soil Quality

Soil is a fundamentally important natural resource that has developed over the millennia. In Teignbridge, freely draining slightly acid sandy soils are present on the coast adjacent to the River Exe and some inland areas of Teignbridge.

The best and most versatile agricultural land is defined as Grades 1, 2 and 3a with Grades 3b, 4 and 5 representing poorer quality agricultural land. This grading system considers climate, gradient, flood risk and soil quality. An overview of agricultural land classification is illustrated in Appendix 3.

In broad terms, there is very little Grade 1 land in the District, with areas of Grade 2 land exists to the North of Dawlish and of Kingskerswell and to the east of Newton Abbot. Grade 3 and 4 land occurs around the fringes of Dartmoor and around the edge of the district's main settlements. The main threats to soil quality include erosion by flooding and surface water runoff, intensive cultivation, poor forestry practice and trampling by grazing animals. These are threats that wholly or largely fall outside of the control of the planning system. However, urbanisation which is clearly a planning matter, as are developments in general can result in loss of or damage to soil.

Source: Soil Descriptions by Area of Devon, Soilscape National Soil Resources Institute (2013)

Water Quality

The Devon State of the Environment Report (2015) prepared by the Devon Local Nature Partnership provides up to date and relevant information relating to water quality in the Teignbridge area which is summarised in the following section.

Surface water includes rivers, lakes, estuaries and coastal waters. The rivers, floodplains and wooded banks are important for a number of key species such as otters, bats, Atlantic salmon, brown trout, dipper, white clawed crayfish, pearl mussels, mosses, ferns and rare invertebrates. A surface water's overall quality is assessed as a combination of its ecological and chemical quality.

The main rivers in the plan area are the Exe and the Teign. The largest is the River Exe, flowing 80km from Exmoor, through Tiverton and Exeter and reaching the sea at Exmouth. Adequate quantity, quality and timing of water flows is required to sustain ecosystems and the valuable clean water they provide.

The ecological status or potential for surface freshwaters, estuaries and coastal water bodies varies across the area. In the most part, surface water quality is moderate to good across the plan area, with a small incidence of poor quality affecting parts of the Exe Estuary. Common reasons for less than good status

include impacted fish and diatom communities; physical modification; high levels of copper and zinc, which can be linked to natural geology and historic mining activity, and phosphate, which can be linked to fertilisers used in farming.

A recent project initiative of South West Water (SWW) called 'Upstream Thinking' is an environmental improvement programme aimed at improving water quality in river catchments to reduce water treatment costs. The project targets land management practices to address the issue at source.

Groundwater quality also varies. The majority of the county has poor chemical status with pockets of good status. Generally in the plan area groundwater sources such as springs, wells and boreholes are limited. Surface water sources therefore provide the majority of the supply from reservoirs and river intakes. Drinking Water Safeguard Zones have been designated where the land use is causing pollution of the raw water. Groundwater bodies that fall into this category are near Kenton. (Environment Agency. Available at:

http://maps.environmentagency.gov.uk/wiyby/wiybyController?topic=drinkingwater&layerGroups=default&lang=_e&ep=map&scale=5&x=292304.458333333314&y=102695.041666666593#x=257002&y=98693&lg=3,&scale=3). Human health is not at risk from these sources because SWW provide extra treatment.

Sources: Devon State of the Environment Report (DNLP, 2016); Drinking Water Safeguard Zones (Env Agency, 2012); Water Resources Management Plan (SW Water, 2014)

Biodiversity

Biodiversity is the term used to describe both wildlife species and their habitats. Teignbridge is home to an abundance of rare and protected species (including dormice, otters, reptiles, bats and birds). It is also home to important habitat types and habitat mosaics (including woodland, meadows, hedges, heaths, and ponds as well as varied coastline comprising rock pools, beaches, sand dunes and estuaries).

Many sites and land areas are protected by national and EU legislation as illustrated in Appendix 2. The exceptional wildlife and biodiversity of the Teignbridge area is important in its own right but also it provides a highly appealing asset and attraction that enhances the quality of people's lives, and supports many jobs, for example in tourism and conservation land management. The area sits within four terrestrial Natural Areas as defined by Natural England, which are South Devon and Devon Redlands.

Statutory designations - Habitats

There are two Special Areas of Conservation (SACs) in Teignbridge: Dawlish Warren SAC (dune system host to rare species such as petalwort), and South Hams SAC (significant greater horseshoe bat colony). Teignbridge is also host to a broad part of the Exe Estuary Special Protection Area (also a Ramsar site and European Marine Site designated for waterbirds). There are a further seven European Sites within 20kms of the area.

There are 18 Sites of Special Scientific Interest (SSSIs) in Teignbridge, which are sites designated for wildlife and/or geological interest. The area within the SSSIs is

mostly in favourable condition or unfavourable recovering condition. The Government has set (in Biodiversity 2020 – Indicator 1b) national targets for 50% of SSSI to be in favourable condition and 95% to be in favourable or unfavourable recovering condition by 2020.

Source: *Biodiversity 2020 (2019 Revision)*; DEFRA,
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/850376/England_biodiversity_indicators_2019_rev2.pdf

Other habitats

Teignbridge hosts 160 County Wildlife Sites (CWS), 166 Other Sites of Wildlife Interest (OSWI), 20 Countryside Parks & Nature Reserves, including Dawlish Warren National Nature Reserve, as well as 96 square miles covered under the Area of Great Landscape Value (AGLV) designation, and a suite of 665ha of green space benefitting both nature and local communities. The area also supports over 1200 hectares of Ancient Woodlands, and a wealth of UK Priority habitats (such as traditional orchards, lowland mixed deciduous woodland, lowland heathland, hedgerows, lowland fen and coastal habitats). It is important to note that many of these habitats are of CWS and SSSI standard but have no formal designation.

Species

European protected species found in this area include otter (widespread on rivers), dormice (widespread in woodlands, hedges and scrub), bats (Greater Horseshoes, Lesser Horseshoes, Barbastelle and Bechstein which are all Annex 1 species) and Great Crested Newts (scattered and localised distribution). Sand lizards were recently reintroduced at a suitable location.

Nationally protected species include water vole (recently reintroduced at a suitable location) reptiles including slow worm (widespread), Schedule 1 birds (including ciril buntings) and a range of other species.

The area supports a large number of UK priority/rare or scarce species including the only English location (Chudleigh Knighton Heath) of a rare ant (*Formica exsecta*). It is also host to roughly a third of the national ciril bunting population and to three of the nine known national roosts of grey long-eared bats. Sand crocus is found at Dawlish Warren, one of only two known British populations.

Vulnerability issues

Vulnerability issues include:

- Direct loss of habitats
- Habitat fragmentation/isolation
- Urbanisation impacts (lighting, traffic collisions, fire, noise, cat predation, invasive species, pollution etc)
- Air and water quality/quantity impacts
- Recreational impacts

Opportunities

[Rebuilding Devon's Nature Map](#) identifies the priority areas (river corridors and Strategic Nature Areas) in Devon that offer linkages and potential for expansion/enhancement of our network of wildlife habitats. However, there are also opportunities in and around development sites in all locations for wildlife enhancement.

Sources: *Devon State of the Environment Report (DLNP 2015)*; *Natural England* (<https://designatedsites.naturalengland.org.uk/>)

Landscape

There are distinct variations in the character of the landscape across the districts, as described in the Teignbridge District Landscape Character Assessment (2009). Broad types of landscape include valleys, scarp slopes, estuaries, cliffs, rolling hills, plateaux and ridges. However, although varied, there are few areas of low-lying flat land and the vast majority of the landscape is characterised in some form by undulating topography with considerable variation in ground levels. Landscape Character Types offering farmland with the flattest topography and a low-lying position include Lowland Plains (3E), Sparsely Settled Farmed Valley Floors (3C), and some parts of Lower Rolling Farmed and Settled Valley Slopes (3B). A plan of landscape character areas in Teignbridge are illustrated in Appendix 4.

Teignbridge is predominantly rural, characterised by a land cover of fields, hedges, copses and woodland with a settlement pattern of distinct smaller towns, villages, hamlets and isolated dwellings and farmsteads. Many settlements have distinct relationships with their landscape, located on intersections of historic routes, at water sources and crossings, away from wetlands or exposed areas and perhaps offering some prospect across the rural hinterland. Teignbridge, in common with its neighbouring districts as a distinct identity and traditional vernacular character reflecting a long history of human settlement and agricultural land use. The rural setting and identity of some settlements is valued and protected as evident from designations that seek to maintain their open, undeveloped character, such as a 'Strategic Open Break' and 'Undeveloped Coast'. The character of historic cores are also valued, evident from conservation area designation.

Major road and rail corridors and pylons dissect the landscape and there are distinct areas of modern and recent development including the western urban extension of Newton Abbot. Away from these areas, the coast and countryside offers rural tranquillity that attracts tourists and supports the health and wellbeing of people living and working in the area.

Coast

Teignbridge has an impressive coastline. This dominant landscape feature is of fundamental importance to the history, economy and culture of the District. The coastline provides residents and visitors with opportunities for work in tourism and maritime industries as well as recreational opportunities and an exceptionally attractive place to play and relax.

The coast has varied and interesting geology and a diverse coastal topography has resulted from the erosive ability of wave energy and climatic conditions more generally.

In addition to the underlying characteristics of the land an outstanding patchwork of flora and fauna exist along the Teignbridge coastline. Habitats include saltmarsh, dunes, cliffs and scree and intertidal estuaries. There is also a rich marine biodiversity beyond the coastline.

The coast is well used by local residents and visitors alike. The relatively high density of recreational and commercial activity means that this land is highly vulnerable to damage and degradation.

The coast is an asset that is widely used and enjoyed and requires a co-ordinated approach to its management and protection to ensure it retains its environmental value and visitor appeal and for it to remain vibrant and prosperous. The many players in coastal management within this area include national government, government agencies, the Crown, Duchy of Cornwall, commercial interests including ports, fishing (commercial and recreational) and tourism, large and small landowners, local authorities, influential charities such as the National Trust, RSPB and Devon Wildlife Trust, chambers of commerce, community based groups, research and academic institutions including schools and many more.

Rising sea levels and other impacts arising from climate change will have a physical impact on the coast and its communities. Areas likely to be affected by physical changes to the coast are identified as Coastal Change Management Areas (CCMAs). At present there are no designated CCMAs in Teignbridge. However, a national review over the next twelve months of Shoreline Management Plans (SMP), which are non-statutory policy documents that set out the desired approach to managing the shoreline over the next 100 years, and identifies CCMAs, is currently underway. It is anticipated that the updated SML will designate a number of CCMAs within the district.

Historic Environment

Many millennia of human occupation has left a rich legacy of historic buildings, structures and spaces, historic landscapes and archaeological sites and monuments. Collectively these are referred to as heritage assets. This heritage forms a fundamental feature of the physical fabric and cultural identity of the district. A significant proportion of historic buildings and areas of the district, town and local centres are valued and protected as Listed Buildings, Conservation Areas, Registered Historic Parks and Gardens or Scheduled Monuments. However, the majority of the district's heritage assets are un-designated. Teignbridge's heritage assets are listed in the following table and shown in Appendix 5.

Table 3: Heritage Assets in Teignbridge

(Source: Devon Historic Environment Record and National Heritage List for England)

Heritage Asset Type	Teignbridge
Listed Building	1800
Scheduled Monument	28
Registered Park/Garden	9
Conservation Area	35
Locally Listed Asset	0
Devon Gardens Register	22
Non-Designated Asset	6813
Designated Wreck	1

Design Quality

There are various measures which could be used to measure design quality such as Building for Life 12 (BfL12) accreditation or number of schemes that go through a Design Review Panel process. BfL12 reflects the vision of what housing developments should be: attractive, functional and sustainable places. The assessment is used for major applications at Reserved Matters stage. BfL12 scores for Teignbridge are listed in table 4:

Table 4: Building for Life Scores of New Housing Developments (TDC, 2019)

Year	BfL12 score
2013/14	81.9%
2014/15	87.5%
2015/16	86.5%
2016/17	88.9%
2017/18	91.7%
2018/19	85.4%

Land Contamination

Many areas of land become contaminated by residues left behind by activities such as mining, waste disposal and general industrial processes. Until the contamination is treated the land may be severely restricted in how it may be used in the future.

In Teignbridge, parts of the district are underlain by geology which may contain significant concentrations of naturally occurring contamination, such as arsenic and lead. There are no entries in the formal register of contaminated land but there are a number of sites that are probably polluted.

Statutory guidance is clear that normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise.

Flood Risk

Some areas within Teignbridge are at risk from both fluvial (river), pluvial (surface water) and coastal (tidal) flooding. Development within these areas also has the potential to exacerbate flooding elsewhere.

The extent of the flood risk zones are shown in Appendix 6. This shows all areas within flood zone 2 or flood zone 3.

The greatest risk of fluvial flooding comes from the River Exe and its tributaries. However, other main rivers and ordinary watercourses across Teignbridge also present a risk of flooding.

Within the plan area, Teignmouth has the highest numbers of properties at risk from surface water flooding. Many other localised areas across the District are also at high risk, often associated with minor watercourses through urbanised areas.

The Exe Estuary Strategy (Managing Flood and Coastal Erosion Risk for the Exe Estuary, Environment Agency 2014) concluded that it would be necessary to defend most of the developed coastline, although some of the defences might need to be moved or altered over time.

Areas likely to be affected by physical changes to the coast are identified as Coastal Change Management Areas (CCMAs). At present there are no designated CCMAs in Teignbridge. However, a national review over the next twelve months of Shoreline Management Plans (non-statutory policy documents that set out the desired approach to managing the shoreline over the next 100 years and identify CCMAs) is currently underway. It is anticipated that the updated Shoreline Management Plans will designate a number of CCMAs within the district.

Flood risk is likely to become an increasingly important issue as the impacts of climate change are realised. It has been shown in recent climate change projections for Devon that peak river flows may increase by up to 30% by 2055 and an increase in winter rainfall totals of 15 to 20%.

Brownfield Land

Brownfield land (also referred to as Previously Developed Land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the

permanent structure or fixed surface structure have blended into the landscape in the process of time.

The supply of brownfield land assessed as being suitable for redevelopment is shown in the following table. The 11.85ha identified as being potentially suitable for redevelopment still makes up a small proportion of overall potential land supply.

Table 5: Brownfield Land in Teignbridge without planning permission.

(Source: Teignbridge Brownfield Register 2019)

Number of Sites on Register (without planning permission)	4
Total Area of Sites (without planning permission) in Hectares	11.85

Minerals

There are a range of minerals that are or have been worked across the Teignbridge area which include Limestone, Ball Clay, Chalk, Igneous Rock and Sand and Gravel. The Mineral Safeguarding Areas relating to these deposits are shown in Appendix 7. These safeguarding areas are concentrated around the Newton Abbot and the south of Teignbridge District (The Bovey Basin).

Climate Change

Climate change is the effect of direct and indirect human activity “that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods” *United Nations Framework Convention on Climate Change (UNFCCC) (Article 1:2, p.7)*.

Reducing CO₂ emissions in the atmosphere is a national target to reduce climatic impact. This is driven by the Climate Change Act (2008), which sets a legally binding target of at least a 34% reduction in UK emissions by 2020 and at least an 80% reduction by 2050, against a 1990 baseline. The table below shows per capita CO₂ emissions for the plan area by district covering the period from 2005 to 2014. Emissions for the Teignbridge area have clearly reduced over the period from 2005 to 2014.

In 2014 (the latest reporting period), per capita emissions for area (city/district average) stood at 6.6 tonnes CO₂ per person compared to 6.0 tonnes nationally, 5.8 tonnes regionally and 6.3 tonnes at the county level.

Table 6: CO² Emissions Per Capita 2005-2014 (tonnes CO² per person)

(Sources: UK local authority and regional carbon dioxide emissions national statistics 2005-2014, DECC, June 2016)

Area	2005 per capita emissions (tCO ²)	2010 per capita emissions (tCO ²)	2014 per capita emissions (tCO ²)
Teignbridge	8.2	7.5	6.6
Greater Exeter	8.5	7.2	6.2
Devon	8.5	7.4	6.3
South West	8.2	7.0	5.8
England	8.5	7.3	6.0
UK	8.8	7.5	6.3

Waste

Devon's households (156,424 tonnes in 2018/19) and businesses generate broadly similar types of waste, but their combined waste is exceeded by that from construction, demolition and excavation activity. There has been a strong shift away from land filling of this waste towards recycling and energy recovery, with households now recycling around 56% of their waste (2018/19).

Recycling rates of household waste in Devon have seen great improvement since 2004/5, as shown in the table below. Slight reductions between 2011/12 and 2014/15 are attributed to reduced budgets for householder education and a significant reduction in paper waste as a consequence of digital media.

Table 7: Historical Household Recycling Rates (%) in Plan Area/Devon

(Sources: Devon Waste Plan 2014 (DCC); Devon Waste & Resource Management Strategy Review & DEFRA (2015) Local Authority Collected Waste Statistics – Local Authority Data)

Area	2004/05	2011/12	2014/15	2015/16	2016/17	2017/18	2018/19
Teignbridge	26.9	57.3	53.7	54.3	55.7	55.4	56.3
Devon	32.7	55.3	55.4	55.1	55.7	54.0	56.0

Social Baseline Data

The only city in close proximity to Teignbridge is Exeter. The city acts as the region's main employment and economic centre and sees residents from all across the area commute in for work and leisure such as shopping. The main towns in Teignbridge (Newton Abbot, Teignmouth and Dawlish) are connected to Exeter through road and rail, though due to the rural geography of a large portion of the District, the connectivity of many smaller villages and parishes is poor.

This section covers issues relating to social aspects of the plan, including housing, demographics, education and skills and recreational access. Supplementary information that has been used to inform this analysis of the environment is provided in Appendix 11.

Housing

Growth

The adopted Teignbridge Local Plan 2013-2033 makes provision for 12,429 homes to be built in the District. To support this growth around 75.7ha of employment land is allocated/proposed. (The areas that will experience the most growth are locations that are already largely urban. This includes Newton Abbot and South West Exeter).

Work is still being undertaken to assess housing need across the Greater Exeter area. It is accepted that the district will continue to grow, though more evidence is necessary to determine an exact figure in terms of planned future growth.

Delivery

Housing completions are monitored and reported in the Annual Monitoring Report (AMR). This information has been drawn together to identify the level of housing delivery across Teignbridge over recent years. Completions across the districts have fluctuated over recent years (see Appendix 11 Table 22). Over 2,700 homes have been delivered in the area over the last four years (2013/14 – 2016/17).

The table below identifies whether Teignbridge has been achieving the annual delivery target set out within the Local Plan. All figures presented exceed the annual delivery target.

Table 8: Local Plan housing delivery targets compared to housing completions

(Source: Teignbridge AMR 2017)

Local Plan annual delivery target	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
620	819	654	626	664	711	697

Affordability

Average house prices in Teignbridge are lower than the average figures for Devon and the UK. This being said, Devon is an expensive places to live. The average house price in Devon is notably higher at £254,375, and both are considerably higher than the national average of £216,750. Whilst relatively high it should, however, be noted that these figures have remained fairly stable over the last five years indicating that local market factors have neither tightened nor loosened in that time. Table 9 shows the average house price for Teignbridge, Greater Exeter, Devon and the UK.

Table 9: House Price by District
(Office for National Statistics, 2018)

	Teignbridge	Devon	UK
Price 2018 (£)	238,585	254,375	240,949

With income levels across the Teignbridge area being relatively low, and property prices being high, it makes it difficult for residents to afford their own home. The average house price in Teignbridge is 9.34 times the average income for the area compared to the national average of around 7.

Demographics

- The total population of Teignbridge in 2017 was 131,437.
- 16.3% are under 16 which is the same as the Devon figure, but lower than the south west average of 17.6%.
- 57.7% are aged between 16 and 64.
- 22.2% are over 65 which is similar to the rest of Devon (21.4%) but significantly higher than the national average of 15.6%.

Table 10: Teignbridge count of population by broad age groups, 2017

Source: ONS Population Estimates (2018)

Area	0 to 15	16 to 64	65 to 84	85 and over	Total
Teignbridge	21,363	75,898	29,174	5,002	131,437
Devon	128,617	461,702	168,608	28,244	787,171
South West	977,522	3,370,820	1,040,367	170,607	5,559,316
England	10,637,971	34,950,948	8,678,455	1,352,056	55,619,430

Table 11: Percentage of population by broad age groups, 2017

Source: ONS Population Estimates (2018)

Area	0 to 15	16 to 64	65 to 84	85 and over	Total
Teignbridge	16.3%	57.7%	22.2%	3.8%	100.0%
Devon	16.3%	58.7%	21.4%	3.6%	100.0%
South West	17.6%	60.6%	18.7%	3.1%	100.0%
England	19.1%	62.8%	15.6%	2.4%	100.0%

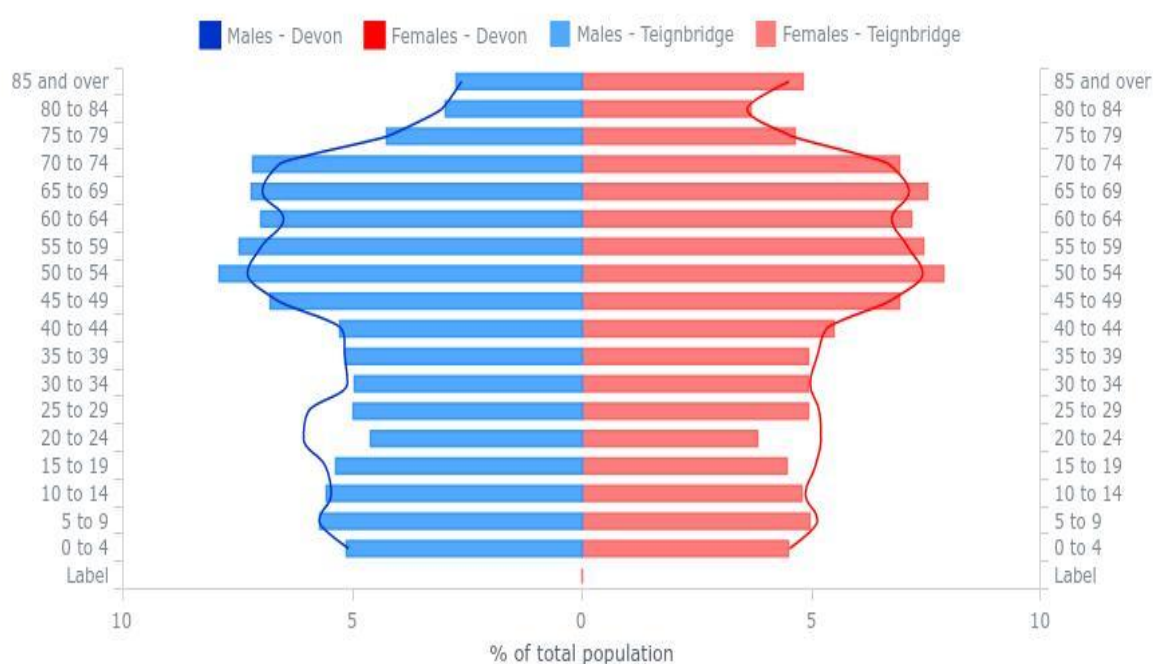


Figure 6: Teignbridge Age Profile 2017

Source: ONS Population Estimates (2018)

Health and Wellbeing

The Teignbridge area, much like the rest of Devon, has relatively good health. It has a significantly higher proportion of the population in very good health when compared to the rest of England. The average for England for those in good health is above the Teignbridge average; however Teignbridge has fewer people in fair and bad health than nationally.

Generally good health across the Teignbridge area is correlated with an above average life expectancy of 82.4 years when compared with the national figure of 81.3. However, some areas within Teignbridge have life spans notably below the District average (a gap of up to 5.5 years for men and up to 6.4 for women).

Sources: *Joint Strategic Needs Assessment Devon Overview (DCC and Public Health Devon 2018)*

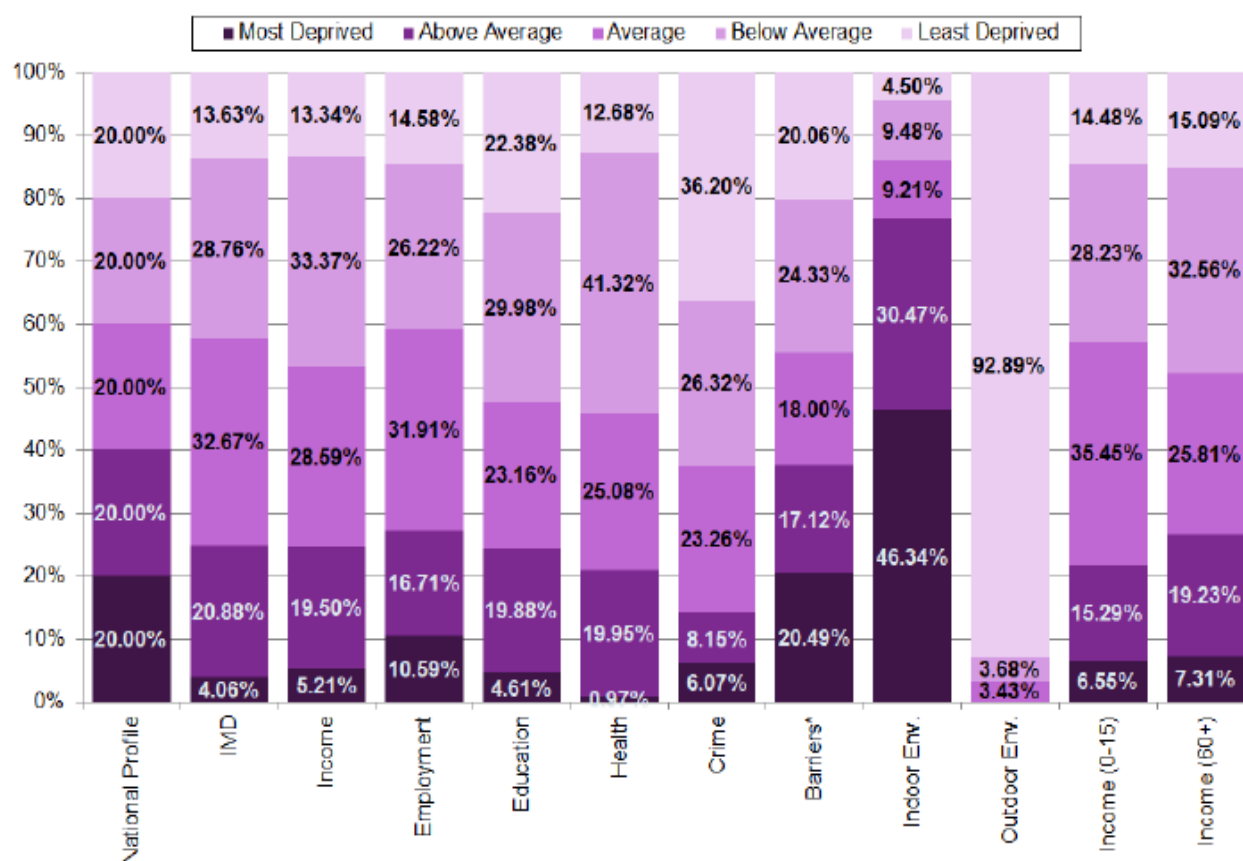
Deprivation

Overall, Teignbridge is not considered to be deprived. Deprivation however, does exist. This deprivation is largely concentrated to small pockets within urban locations and more isolated rural communities.

Areas that experience some deprivation within Teignbridge include Newton Abbot, Teignmouth and Dawlish. Different types of deprivation affect rural and urban communities more severely; factors such as living environment (i.e. the quality of the local environment which is measured by factors such as air quality and road traffic accidents), have greater effect on urban communities whilst access, education, skills and training deprivation is more of a factor on urban communities.

Figure 6 and 7 display the levels of deprivation across Teignbridge. The most deprived is in red, followed by orange, and yellow highlighting the least deprived.

Source: District Public Health Summary 2015-16 (DCC)



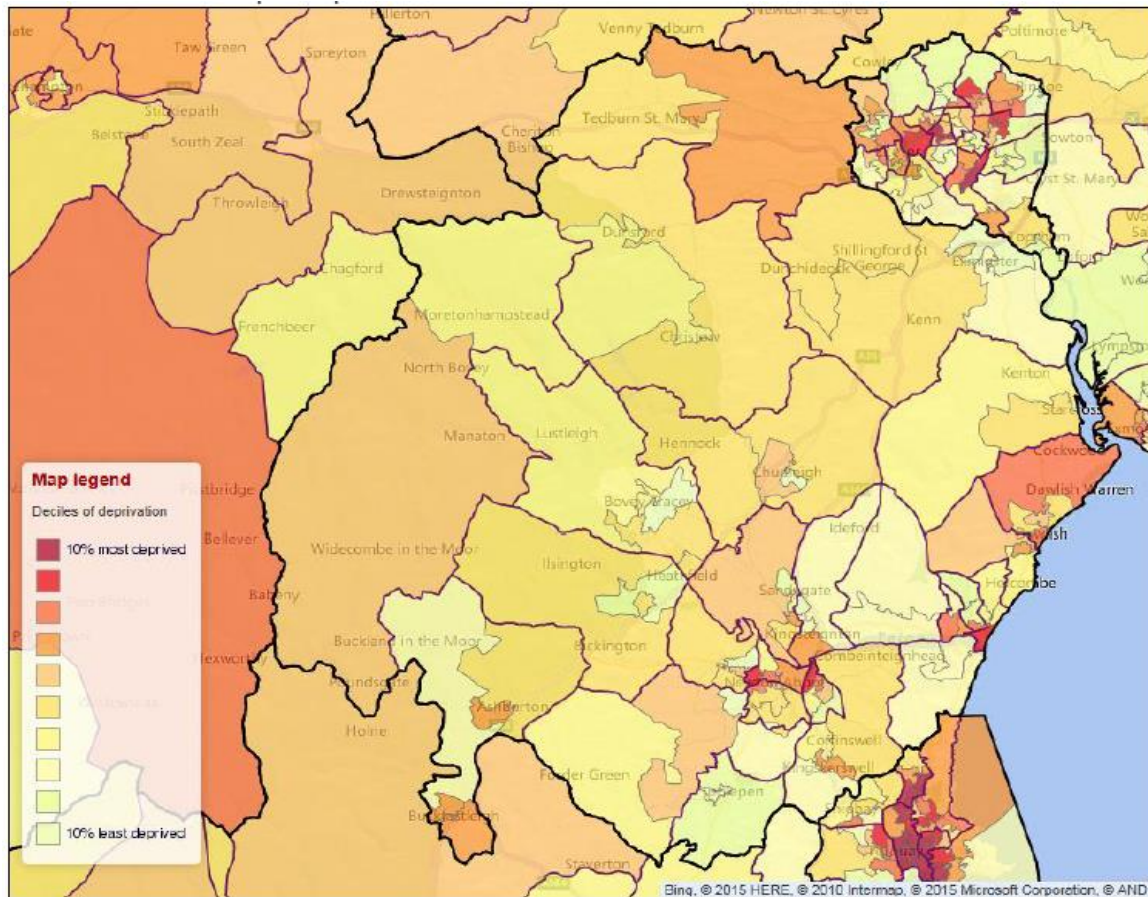


Figure 8: Overall Index of Multiple Deprivation 2015

Source: District Public Health Summary 2015-16 (DCC)

Crime and Community Safety

Crime in Teignbridge is relatively low. Overall, Devon has seen a decrease in crime of 8.1% in 2015 since the previous year. There are however hotspots within Teignbridge with a relatively higher crime rate including Dawlish and Newton Abbot. Overall, Teignbridge is not deprived in terms of crime. However, there is a noticeable correlation between urban areas that are more generally deprived and their crime rates.

Although crime rate is relatively low, fear of crime is commonly quite pronounced across the Teignbridge. The type of fear varies, but noise, domestic violence, anti-social behaviour and drug and alcohol abuse are all prevalent topics for concern. This fear is not necessarily supported by actual figures and may correlate to differing views on acceptable behaviour.

Source: Joint Strategic Needs Assessment Devon Overview (DCC and Public Health Devon)

Education and Skills

The population of Teignbridge has an above average level of education when compared to both the South West and England. There is also a considerably lower percentage of those without qualifications in Teignbridge than the rest of England. These figures are displayed in Table 12.

The availability of an appropriately skilled labour force can be an important factor for attracting business investment and acts as useful evidence when persuading employers to locate their operation within the area. Therefore, the skill set of the local population can have an impact upon the make-up of the Teignbridge economy.

Table 12: Level of Qualification

(Source: Nomis, 2018)

Qualifications	Teignbridge	South West	UK
NVQ L1+ / GCSE D-G	90.6%	89.4%	85.4%
NVQ L2+ / GCSE A*-C	84.1%	78.6%	74.9%
NVQ L3+ / AS-A Level	69.7%	60.6%	57.8%
NVQ L4+ / Higher Education	46.4%	38.7%	39.3%
No Qualifications	No data	5.3%	7.8%

Access to Open Space

Teignbridge has an abundance of diverse and valued green networks, wildlife and quality landscapes. However, access to open space and green infrastructure can vary for different people and for different parts of the area.

As part of the rural County of Devon, the population of Teignbridge is better connected to the natural environment (defined as the green open spaces in and around towns, as well as the wider countryside and coastline) than the population of England as a whole (Devon State of the Environment Report, 2015). However, whilst many areas benefit from good public access, there are some localised areas that are deficient when compared to Natural England standards.

Quality, quantity and accessibility of different open space typologies are considered within Natural England Standards, and deficits within Teignbridge are relatively localised issues. Key strategic issues regarding open space tend to be focused around accessibility, the quantity and quality of sports pitches, and the protection of open spaces (in particular sports pitches) from loss to other uses.

The Public Right of Way (PRoW) network and areas of accessible land as shown in Appendix 8 provides opportunities for walking and access to open space across much of Teignbridge. Strategic cycle routes are present along the Exe Estuary and around Newton Abbot, with links to surrounding towns including Kingsteignton, Kingskerswell, Bovey Tracey and further afield. Areas less accessible by Strategic Cycle Routes include Teignmouth and some smaller rurally located villages.

Economic Baseline Data

The Teignbridge economy is diverse, with significant agriculture and hospitality sectors. Manufacturing and construction is particularly strong compared to neighbouring areas and the national average. There are several large high quality businesses and manufacturers around Newton Abbot providing a number of exceptionally skilled jobs. Compared to other areas, Teignbridge appears to follow the local and regional distribution of enterprises, with a marginally higher distribution of enterprises in production, construction, motor trades and wholesale. The local economy is significantly influenced by what is going on in Exeter and Torbay.

There is much more potential to be realised which could help to develop a stronger and more resilient economy. In particular, there is potential to increase the retention of people aged between 25 and 39; the age group which is often considered to be the biggest driver of innovative growth.

Workplace Earnings

Wages have remained below local, regional and national averages. Although wages have been steadily increasing, they have not been keeping pace with inflation. Other than Torbay, Teignbridge wages remain below those of other neighbouring districts, including East Devon, Exeter and Mid Devon.

Gross weekly pay for Teignbridge stood at £520.60 in 2019 (Teignbridge Median Wages for employees living in the area). This is lower than the median pay for the south west (£560.60) and Great Britain (£587.00).

Teignbridge gross median weekly pay (by residence) is £464.00, significantly lower than the south west (£551.40) and the Great Britain (£586.50) levels.

Sources: ONS Annual Survey of Hours and Earnings - Resident Analysis 2019

Productivity

Economic growth can be achieved either by:

- increasing the number of people who are in work or the number of hours each person works; **or**
- increasing the value of the goods or services that each person in work produces per day or per hour.

Teignbridge has a higher rate of gross value added (GVA) per head (£18,583 at 2016) compared to neighbouring areas (apart from Exeter) but remains well below the regional (£23,091) and national average (£27,108). In sectoral terms, the highest GVA is recorded for manufacturing and construction. Total GVA has been steadily increasing over the decade from 2008-16, only 2009 and 2012 saw moderate decreases. Increasing productivity is therefore a challenge and a priority for the Teignbridge area.

Source: ONS 2016, Regional gross value added (balanced) by local authority in the UK.

Employment

Employment Rate is the number of people economically active expressed as a percentage of all people aged 16-64. Teignbridge's employment rate has been consistently higher than the national average for the 6-year period July 2010 to June 2019 and with a couple of exceptions, kept above the level for Devon as a whole.

Table 13: Employment Rate

Source: ONS National Population Surveys 2010-2019

	Teignbridge	Devon	South West	UK
Jul10 – Jun11	77.1%	76.2%	78.4%	76.1%
Jul11 – Jun12	79.8%	79.6%	78.7%	76.4%
Jul12 – Jun13	81.8%	79.5%	79.0%	77.1%
Jul13 – Jun14	79.1	79.7%	79.3%	77.3%
Jul14 – Jun15	83.9%	79.9%	80.8%	77.5%
Jul15 – Jun16	83.4%	80.9%	80.6%	77.9%
Jul16 – Jun17	79.3%	79.8%	81.0%	78.0%
Jul17 – Jun18	81.9%	81.5%	80.9%	78.4%
Jun18 - Jul19	84.8%	84.2%	81.9%	78.9%

Levels of unemployment across Teignbridge are significantly below the UK average over the period 2010 to 2019.

Table 14: Unemployment Rate

Source: ONS National Population Surveys 2010-2019

	Teignbridge	Devon	South West	UK
Jul10 – Jun11	5.7%	5.6%	5.9%	7.8%
Jul11 – Jun12	5.3%	5.2%	6.2%	8.1%

	Teignbridge	Devon	South West	UK
Jul12 – Jun13	4.3%	3.3%	5.7%	7.8%
Jul13 – Jun14	5.3%	5.4%	5.5%	6.9%
Jul14 – Jun15	3.0%	2.9%	4.3%	5.7%
Jul15 – Jun16	3.3%	3.9%	4.0%	5.1%
Jul16 – Jun17	3.2%	3.5%	3.7%	4.6%
Jul17 – Jun18	2.6%	2.6%	3.2%	4.6%
Jun18 - Jul19	2.4%	3.0%	3.1%	4.1%

Job Industry and Distribution

Gross Value Added (GVA) by Industry Sector demonstrates at the local level that Teignbridge holds the highest GVA in manufacturing (£215m) and construction (£256m) when compared to neighbouring authority areas, as shown in table 15. The largest sectors are in distribution, transport, accommodation and food, real estate activities and public services.

Table 15: GVA (£ million) by industrial sector 2016

GVA (£ million) (2016)	Teignbridge	Exeter	Mid Devon	East Devon	Torbay
Agriculture, mining, electricity, gas, water & waste	120	361	87	100	55
Manufacturing	215	140	213	143	95
Construction	256	218	118	232	142
Distribution, transport, accommodation & food	494	668	267	525	457
Information & communication	58	231	19	75	27
Financial & insurance activities	31	108	12	32	54
Real estate activities	465	430	235	544	361
Professional & administrative services	217	570	94	183	140
Public administration, education, health	458	1215	237	469	558
Recreation, other services & household activities	98	141	46	109	105

Employment Land Availability and Delivery

Teignbridge Local Plan Policy S3 establishes the current district requirement for B1, B2 and B8 employment provision up to 2033. It sets out a requirement to allocate sufficient land for about 3 hectares of business, industrial and warehousing sites per year with a total requirement to allocate for 75.7 hectares.

It seeks to create about 300 jobs per year in these sectors and ensure a deliverable supply of employment land of 15 hectares per year as part of a five year rolling supply.

The Local Plan allocated fourteen employment sites with their progress noted below:

Sites	Progress
4 Allocated sites- 70ha	Outline permission
2 Allocated sites- 11ha	Full planning permission
2 Allocated sites- 3.47ha	Pending Outline determination
5 Allocated sites- 17.5ha	No interest so far
A further employment site which adjoins the Peamore allocation (SWE2) at West Exe Park for about 15ha now has outline permission for B1, B2 & B8 uses to provide 47,000 sq m gross floor space, and reserved matters approved for part of the site.	

Therefore, no land has been developed for employment purposes on the site allocations. It should be noted that the Local Plan is currently only 5 years old and employment space can take longer from allocation to delivery than other forms of development. A number of reasons for the under delivery are noted in the Economic Development Needs Assessment including:

- High cost of highways and access improvements compared to returns
- Remediation costs associated with previously developed sites
- Lack of investment in utility connections
- Lower land values than residential

Travel to Work Area (TTWA)

The Exeter TTWA reflects the growing role of the city as an economic centre, with an increasing concentration of professional services and highest skilled jobs (predominantly but not exhaustively associated with the university, financial and legal services). These types of job opportunities tend to be located within Southernhay, around the Meteorological Office and the university campus, as well as some of the outer lying industrial estates. Earnings by workplace (as opposed to residents) are highest in Exeter. People are therefore increasingly attracted to working in the city (particularly between the ages of 25-49) for career opportunities and higher paid

jobs. At the same time they are living in more rural and coastal locations and travel longer distances to get to work.

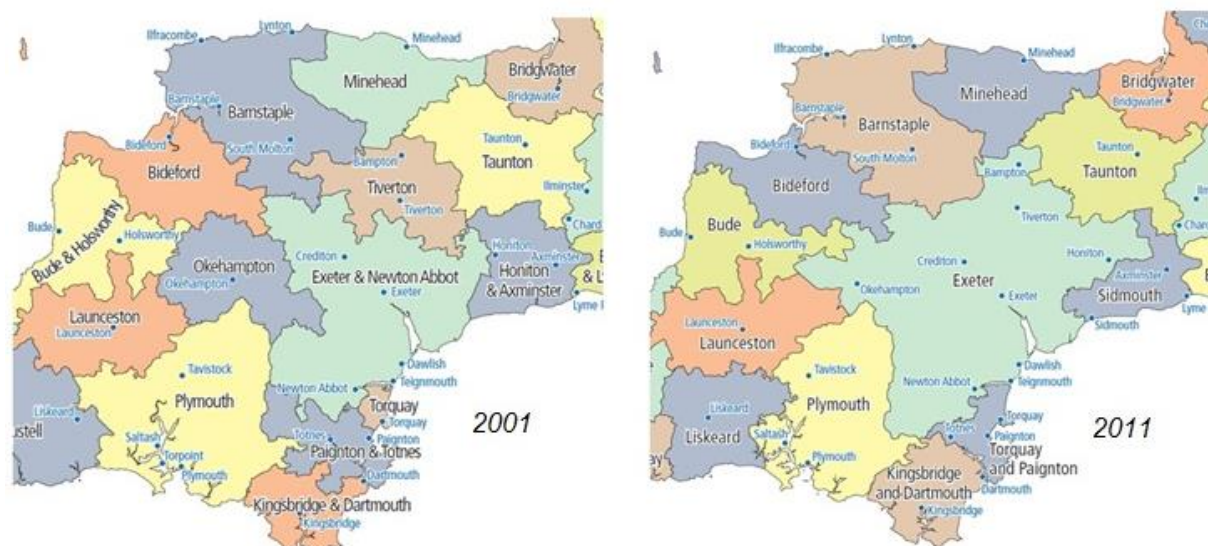


Figure 7: Exeter Travel to Work Area 2001 and 2010 (ONS)

Analysing the data more carefully shows some trends occurring in and around the Exeter TTWA:

- There is a strong outward flow of labour going from Teignbridge into Exeter.
- Teignbridge (and Mid Devon) have the highest levels of out-commuting, reflecting the more significant job opportunities within Exeter as well as around the boundary with East Devon where there are a number of large employers, notably the airport, which supports both airport and non-airport related sectors.
- Most of the labour flows occur within the Greater Exeter sub-region.
- The Exeter TTWA is largest for those aged between 25 and 49, with those aged 35-49 travelling the greatest distances to work. 16-24 year olds tend to travel lesser distances to work.
- The draw to Exeter for some towns, including Dawlish, is particularly strong, with over a quarter of the working residents in the town working in the city.
- Newton Abbot has a high level of self-containment, with 39% of residents working within the town.

Tourism

The tourism sector plays a significant role for Teignbridge in terms of overall tourism spend (£92m from 2016-2018) which reflects the popularity of coastal areas and visitor attractions. In economic terms, tourism helps to promote inward investment and workforce relocation generally.

For total visitor trips, Teignbridge attracted 425,000 trips from 2016-2018 and shows a significant increase from the previous periods which contrasts with the plateau or decline in the number of trips to other Greater Exeter Authorities.. The percentage of those employed in tourism averaged 5.8% for the five year period from 2014-2019 which was slightly below the Devon average of 6.6%.

Table 16: Total trips (thousands to Greater Exeter Authorities (2012-2018)

Year	Total Trips (Greater Exeter Authorities)			
	Teignbridge	East Devon	Exeter	Mid Devon
2012-14	309	656	530	129
2014-16	327	805	507	136
2016-18	425	640	497	138

Sources: Visit Britain / Destination-specific research / Local Authorities and Other Areas 2016-2018 / <https://www.visitbritain.org/destination-specific-research>

Retail

Teignbridge contains a number of key town centres which offer a range of shopping and leisure facilities. These comprise Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh. A review of the existing diversity of uses is monitored through the annual Town Centre Health Checks and reported through the Annual Monitoring Report.

The health check in 2017 identified that non-retail uses in some streets of our town centres are exceeding Local Plan policy limits as presented in table 17 below.

Table 17: Streets within designated town centres that exceed Local Plan Policy limits.

Source: Town Centre Frontage Survey (TDC, 2017)

Primary Frontages that DO NOT meet Local Plan Policy EC7 (At least 70% of ground floor units are in active A1 usage)		% of A1 retail less than 70%
Newton Abbot	Bank Street	40.00% (6)
	Courtenay Street	67.30% (33)
	Queen Street	61.50% (32)
	Wolborough Street	53.30% (8)
Teignmouth	Wellington Street	68.18% (15)

Secondary Frontages that DO NOT meet Local Plan Policy EC8 (At least 30% in A1 use; at least 70% in active use; and no more than 6 adjoining properties are in non-active use)		% of A1 retail less than 30%
Bovey Tracey	Town Hall Place	0% (0)
Dawlish	King Street	20.00% (1)
	Piermont Place	25.00% (3)
Teignmouth	Den Crescent	0% (0)

The recently completed Greater Exeter Retail Study (2017) and Teignbridge Town Centres Study (2019) will define the role of town centres and identify additional comparison and convenience retail needs across the plan area up to 2040, taking into account existing and proposed retail provision. The requirements which apply to Teignbridge will be presented in the Draft Local Plan Review.

It will gather data and undertake a detailed assessment of such issues as town centre health, shopping patterns for convenience and comparison goods and assessments of the need for new retail floorspace in the main settlements in each of the four administrative areas. Further information will be included in subsequent updates of this scoping report.

Broadband Connectivity

The District Council has been working with the Connecting Devon & Somerset partnership to improve access to Broadband and speed of available service. There has been a steady increase in broadband coverage in the Devon & Somerset area, however the percentage remains lower than the national average as illustrated in the figure below.

As the majority of Teignbridge households are in the larger market towns, the district has broadly equivalent access to broadband as other Devon districts. However, access to high speed broadband remains a challenge for many business premises – particularly remote and rural areas.

As of April 2018, the following coverage in Teignbridge had been achieved:

Table 18: Broadband delivery progress in Teignbridge as of April 2018

Total premises (the number of homes or businesses in the area)	67,800
CDS superfast achieved	19,100 premises
CDS superfast planned:	4,800 premises
Commercial superfast achieved	39,000 premises
Commercial planned:	700 premises
Total delivered or planned:	62,600 premises
Remaining:	5,200 premises

Task A3: Identifying sustainability issues

Sustainability Issues

3.7 Undertaking tasks A1 and A2 has helped develop an initial understanding of what the key issues for Teignbridge are. These are summarised in Table 19.

Table 19: Sustainability Issues

Sustainability Issues	Supporting Evidence
Environmental	
Pressure on protected species' habitats	The SACs, SPAs and Ramsar sites across Teignbridge are sensitive to development pressures, particularly as a result of loss of habitat, increased traffic, lighting and recreation.
Biodiversity	Fragmentation and deterioration of habitats that can result from development and rising population.
Flood risk	There are places within Teignbridge which are particularly susceptible to groundwater, fluvial and tidal flooding. Most of the developed coastline associated with the Exe Estuary will require defending over the longer term and are vulnerable to climate change and sea level rise.
Sterilisation of mineral resources	There are nationally and locally important mineral resources within Teignbridge that provide a constraint to development.
Degradation of water environment	The majority of the groundwater within Teignbridge has 'good' quality status (although some areas of South Devon are classified as 'poor'). Nitrate levels in groundwater have been steadily rising over the past few decades as a result of increased application of fertilisers to agricultural land. Many mine spoil tips, in parts of Teignbridge remain contaminated, although the level of contamination varies considerably.
Threat to soil quality	The best and most versatile agricultural land within Teignbridge is at risk from erosion resulting from flooding and surface water run-off, which will increase as the climate changes.
Worsening of air quality	Air pollution in the Teignbridge area has been predicted to result in premature deaths per year.
Risk to coastline	The coastline areas of Teignbridge are vulnerable to damage and degradation from development, tourism, leisure, sea level rises, and the increasing severity of storm surges.
Climate Change	Teignbridge is generating low levels of renewable energy and there is a disparity across the area in the distribution of commercial renewable energy production schemes.

Sustainability Issues	Supporting Evidence
Social	
High house prices	Average house prices within Teignbridge are high, particularly in relation to low wage levels, although prices have remained fairly consistent over recent years.
Affordable houses	There is a shortage of affordable housing across Teignbridge to meet the overall needs identified.
Deprivation	Social deprivation is an issue for parts of Teignbridge, where poor housing conditions and crime hotspots occur.
Population	Due to a disproportionately high amount of people aged 65 and over, Teignbridge has an increasingly dependent population with resulting health and social care issues.
Economic	
Low average wages	The average wage of Teignbridge residents is lower than the average wage for those working outside the district. It is also lower than the Devon and South West average.
Low average productivity/GVA	There is low productivity/GVA across Teignbridge, which falls significantly short of National GVA average.
Lack of high skilled Employment opportunities	Higher paid employment sectors are underrepresented within Teignbridge
Limited delivery of employment land	Very little employment land within Teignbridge has been delivered other than sites which have been delivered with the assistance of significant grant funding.
Job types	The Teignbridge economy is relatively diverse with the 'agriculture forestry and fish' and 'professional, scientific & technical' sectors taking particular prominence. Existing industry is generally dominated by low value, low productivity jobs.
Transport, accessibility and connectivity	High car dependency is an expensive burden on many households and it is causing congestion problems on parts of the road network.

Transport

Although traditionally vehicle traffic has followed a fairly predictable growth path in recent years, both nationally and locally the growth in vehicle traffic has slowed, and in some places is declining. The apparent historic coupling between economic activity and road traffic activity has also weakened, particularly coinciding with the rapid rise in internet access and usage.

Table 20: Percentage car ownership
(Source: Census 2011)

	1991	2001	2011
Teignbridge	77.2	81.9	83.9
Greater Exeter	75.3	79.9	81.7

Based on data from the National Traffic Survey 2015, the majority of travelling to work is done by the private car/van. Car ownership in Teignbridge, as with the other surrounding districts is high with a comparatively small proportion of the population not having access to a car.

Of all purposes, it is shopping trips where travel trends have changed most rapidly. Not only has there been a consistent year on year decrease between 1995 and 2014, but it has been doing so at a faster rate (25%) than the general fall in trip rates. The overall fall per person of 63 trips per year corresponds to more than 1 trip a week, per person, that no longer takes place. This is most likely associated with the rise in shopping over the internet.

Table 21: Number of shopping trips
(Source: TRICS Research Report 14/1)

Year	1995	1998	2002	2004	2006	2008	2010	2012	2014	% fall
Shopping Trips	237	229	214	208	219	198	194	189	174	25%
All Trips	1086	1071	1047	1026	1037	992	963	954	921	15%

The local road network covering the district is constrained and congested in places making it difficult to prioritise buses. Cycling although growing as a modal choice remains highly seasonal with June levels more than twice that of winter months.

The majority of larger settlements in Teignbridge benefit from good regular access to bus services and there are mainline railway stations in Newton Abbot, Dawlish, Teignmouth, Starcross and Dawlish Warren which provide frequent, direct links to Exeter and Torbay (as well as to Plymouth and beyond into Cornwall and to the east to Taunton, Bristol and beyond). Western parts of the district have limited rail connectivity however.

Sources: Census 2011; National Traffic Survey 2015; TRICS Research Report 14/1; Office of Rail Regulation 2015

Likely future trends under the 'Business as Usual' scenario

- 3.7 The baseline information (Appendix 11) identifies, using the data available, the current state of the Teignbridge area in terms of economic, environmental

and social considerations. The baseline data includes, where possible, timeline data to enable trends and patterns or discrepancies to be extrapolated from the information. It also includes, where possible, comparisons with other regional or national information. This baseline information can provide clues as to the likely evolution of the Teignbridge area in the absence of the GESP and the policies and proposals that it will include.

- 3.8 Predicting the nature of future trends is difficult at the best of times, being dependent on national and global economic climates. The decision taken at the referendum, held in June 2016, to leave the European Union, is likely to have some form of impact on the national economy.
- 3.9 The adopted Teignbridge Local Plan 2013-2033 ensures that the area would not be left in a policy void without implementation of a reviewed Local Plan. In this respect, the 'business as usual' scenario is that the current Local Plan, and any made Neighbourhood Plans sitting beneath it, will provide the policy framework for future development. The GESP will provide an opportunity for an additional layer of policy to be provided which will address planning issues on a strategic and cross boundary level, which would otherwise be dealt with through Duty to Cooperate discussions involved in the preparation of the Teignbridge Local Plan review.

Areas of particular environmental importance

The Environmental Report must include:

(k) "Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 74/409/EEC and 92/43/EEC"

SEA Directive Requirement (Annex 1)

- 3.10 There are seven European Sites, designated for their core breeding, feeding and resting habitats for rare and threatened species whose boundaries fall wholly or partly within a 10km radius of the Teignbridge Local Plan boundary. These are detailed in Table 22. European sites are the 'top tier' of protected nature conservation sites, and subject to strict legal protection. These sites comprise Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites. They are afforded the highest level of protection and any development proposals within or affecting these must satisfy the requirements of the EU Directive on the Conservation of Wild Birds (74/409/EEC) and the EU Directive on the Conservation of Natural Habitats (92/43/EEC).

Table 22: SPAs, SPAs and Ramsar Sites within 10km of Teignbridge boundaries

Site Name/NGR	Features for which the site is designated (* - Priority habitat or species)
Dartmoor SAC SX590864 South of Okehampton, Devon	<u>Annex I Habitats</u> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths Blanket bogs Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles <u>Annex II Species</u> Southern damselfly <i>Coenagrion mercuriale</i> Atlantic salmon <i>Salmo salar</i> Otter <i>Lutra lutra</i>
Dawlish Warren SAC SX984792 At the mouth of the Exe estuary on the south coast of Devon	<u>Annex I Habitats</u> Humid dune slacks Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') Fixed dunes with herbaceous vegetation ('grey dunes') <u>Annex II Species</u> Petalwort <i>Petalophyllum ralfsii</i>
East Devon Pebblebed Heaths SAC / SPA SY040868 East of Woodbury, Devon	<u>Annex I Habitats</u> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths <u>Annex II Species</u> Southern damselfly <i>Coenagrion mercurial</i> <u>Article 4.1</u> European nightjar <i>Caprimulgus europaeus</i> Dartford warbler <i>Sylvia undata</i>

Site Name/NGR	Features for which the site is designated (* - Priority habitat or species)
Exe Estuary SPA SX981840	<u>Article 4.1</u> <i>Slavonian grebe Podiceps auritus</i> Pied Avocet <i>Recurvirostra avosetta</i> <u>Article 4.2</u> <i>Dark-bellied brent goose Branta bernicla bernicla</i> <i>Dunlin Calidris alpina alpina</i> <i>Eurasian oystercatcher Haematopus ostralegus</i> <i>Black-tailed godwit Limosa limosa islandica</i> <i>Grey plover Pluvialis squatarola</i> Over winter the area regularly supports:23811 waterfowl (5 year peak mean 01/04/1998 (at designation))
Lyme Bay and Torbay SCI SY31583 Reefs offshore from Lyme Bay and the coastline + subtidal areas between Mackerel Cove and Dartmouth.	<u>Annex I Habitats</u> Reefs Submerged or partially submerged sea caves
South Dartmoor Woods SAC SX710701 South of New Bridge, nr Ashburton, Devon	<u>Annex I Habitats</u> Old sessile oak woods with Ilex and <i>Blechnum</i> in the British Isles European dry heaths <u>Annex II Species</u> -
South Hams SAC SX942565	<u>Annex I Habitats</u> European dry heaths Semi-natural dry grasslands and scrubland faces: on calcareous substrates (<i>Festuco-Brometalia</i>) Vegetated sea cliffs of the Atlantic and Baltic coasts Caves not open to the public *Tilio-Acerion forests of slopes, screes and ravines <u>Annex II Species</u> Greater horseshoe bat <i>Rhinolophus ferrumequinum</i>

- 3.11 There are seven key impact pathways by which future development could pose risks to the relevant European Sites:
- Fragmentation/isolation
 - Loss of supporting habitat/functionally-linked land (ie buffering habitats)
 - Recreation impacts (disturbance, trampling damage, fire etc.)
 - Air quality (e.g. impacts of reductions in air quality linked to increased local traffic)
 - Water quality issues
 - Water availability issues (i.e. reductions in flow or wetland sites becoming drier)
 - General urban effects (a range of issues linked to development in close proximity to sites, such as increased cat predation, light pollution etc.).
- 3.12 Despite considerable uncertainty, early recognition of possible issues and solutions for European Sites provides significant opportunity and is a positive approach. Such early consideration ensures that development options and policies are proposed based on a good understanding of the ability of each option to be legally compliant, with exploration of potential mechanisms for avoiding or mitigating potential effects to European sites. Likely significant effect of the Local Plan in combination with other plans and projects on all affected European sites will be assessed through a Habitats Regulation Assessment Screening and further Appropriate Assessment if required.

4. Sustainability Objectives

Task A4: Developing the Sustainability Appraisal Framework

- 4.1 By completing tasks A1 – A3 we have developed a key understanding of what the key environmental and sustainability issues for the Teignbridge area are likely to be. The key policies, plans, programmes and sustainability issues identified through the collation of relevant baseline data have led to the identification of the following sustainability objectives:

Table 23: Sustainability Objectives in Teignbridge District

Sustainability Objective	Factors
A) NATURAL ENVIRONMENT <i>To conserve and enhance the habitat, wildlife and landscapes of our natural environment</i>	<ul style="list-style-type: none"> Natural habitats and biodiversity; flora and fauna Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure Coast Air Quality Water Quality Soil Quality
B) LANDSCAPE <i>To conserve and enhance the landscapes/seascapes of our natural environment</i>	<ul style="list-style-type: none"> Landscapes (including AONBs and National Parks) and landscape character Coast
C) HISTORIC AND BUILT ENVIRONMENT <i>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development</i>	<ul style="list-style-type: none"> Conservation of heritage assets within their setting, including Listed Buildings, Conservations Areas, Archaeological Sites and Scheduled Monuments Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high-quality built environment, including streets, spaces, public realm and detailing of new buildings
D) CLIMATE CHANGE MITIGATION <i>To minimise greenhouse gas emissions</i>	<ul style="list-style-type: none"> Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of the private car Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation Multi-use green infrastructure which supports or creates transport networks
E) CLIMATE CHANGE ADAPTATION <i>To adapt to the possible effects of climate change</i>	<ul style="list-style-type: none"> Flood risk and the threat to people and property, and coastal change and adaptation
F) LAND RESOURCES <i>To utilise our land resources efficiently and minimise their loss or degradation</i>	<ul style="list-style-type: none"> Soil quality Safeguard mineral resources Reuse of previously developed land Minimise waste (reuse, recycle, recover)

Sustainability Objective	Factors
G) WATER RESOURCES <i>To utilise our water resources efficiently and minimise their loss or degradation</i>	<ul style="list-style-type: none"> Water quality and quantity
H) HOMES <i>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge</i>	<ul style="list-style-type: none"> Supply of housing Housing mix and affordability Housing delivery and diversity of supply
I) HEALTH <i>To support healthy and active communities with access to attractive environments and opportunities to enjoy and experience them.</i>	<ul style="list-style-type: none"> Cycle and walking networks Open space and green space infrastructure in new developments and existing settlements Public recreational, play and leisure opportunities
J) WELLBEING <i>To support positive, safe and healthy communities</i>	<ul style="list-style-type: none"> Social deprivation Air quality, noise and light pollution Safe and secure environment with reduced fear of crime
K) ACCESS TO SERVICES <i>To provide accessible and attractive services and community facilities for all ages and interests</i>	<ul style="list-style-type: none"> Access to area wide services (education, healthcare etc) Community facilities Cultural buildings and facilities Access to high speed broadband
L) JOBS AND LOCAL ECONOMY <i>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge</i>	<ul style="list-style-type: none"> Employment land supply Economic generating uses (including housing and population growth) Improved and mixed employment offer Tourism/commercial cultural and leisure provision Access to education and skills training
M) TOWN CENTRES <i>To safeguard and strengthen the vitality and viability of our town centres</i>	<ul style="list-style-type: none"> Diverse town centre economy Strengthen and safeguard the vitality and viability of centres Relationship between new development and existing centres Access to existing centres
N) CONNECTIVITY AND TRANSPORT <i>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond</i>	<ul style="list-style-type: none"> Access to major networks within and beyond Teignbridge Access to public transport, footpaths and cycleways Links between homes, services and businesses Reduction in congestion

Testing the inter-compatibility of SA objectives

- 4.2 The SA objectives have been chosen to reflect the remit of the Teignbridge Local Plan. The objectives seek to provide a broad and balanced overview of relevant considerations. To ensure that each of the objectives are genuinely needed and that none duplicate or overlap each other a simple framework has been set up to 'test' compatibility with one another.
- 4.3 It is important to test the internal compatibility of objectives against one another as this will reveal any incompatibilities or tensions between the individual objectives. There can sometime be, for example, a tension between the environmental and more economically driven objectives. For the purposes of SEA this highlights some of the impacts of development on the environment. For plan making purposes it is equally important to consider social and economic factors as well as environmental ones.
- 4.4 It is considered that the achievement of economic objectives is just as critical to achieving sustainable development as the conservation and protection of environmental assets and as such the economic and environmental objectives will remain in the Sustainability Appraisal Framework. There will however be important decisions which need to be taken in plan making, informed by the findings of Sustainability Appraisal when in identifying economic priorities, particularly in respect of the more rural and sensitive parts of the plan area.

A. Natural Environment	✓																
B. Landscape	✓	✓															
C. Historic and Built Environment	✓	✓	✓														
D. Climate Change Mitigation	?	✓	?	✓													
E. Climate Change Adaptation	?	✓	?	✓	✓												
F. Land Resources	✓	✓	✓	✓	✓	✓											
G. Water Resources	✓	✓	✓	✓	✓	✓	✓										
H. Homes	X	X	?	X	X	X	?	✓									
I. Health	✓	✓	✓	✓	✓	✓	✓	?	✓								
J. Wellbeing	✓	✓	✓	✓	✓	✓	✓	?	✓	✓							
K. Access to Services	?	?	✓	?	?	?	?	✓	✓	✓	✓						
L. Jobs and Local Economy	X	X	?	?	?	X	?	✓	✓	✓	✓	✓					
M. Town Centres	✓	?	?	✓	✓	?	?	✓	?	?	✓	✓	✓				
N. Connectivity and Transport	?	?	?	?	?	?	?	✓	✓	✓	✓	✓	✓	✓			
	A	B	C	D	E	F	G	H	I	J	K	L	M	N			

Note: SA objectives shown on x and y axis

Key	✓	Compatible
	?	Neutral, variable or unknown with potential for both positive and negative relationships
	✗	Potential for conflict

Using the framework for assessment of plans, policies and programmes

- 4.5 In order to assess the sustainability of a plan, proposal or policy an appropriate mechanism must be established against which performance can be measured. By applying this methodology to the assessment it will be possible to provide a snapshot of the relative sustainability of a plan, proposal or policy and indeed compare them against one another.
- 4.6 Due to the interplay among factors in any given objective, and the unpredictability of detail in some outcomes, the assessment will provide summary comment on the factors affecting each objective.
- 4.7 It is proposed that for each objective, based on the likely net¹ performance of contributing factors, we will use the following to measure likely impacts:

The proposal is likely to...	
+2	have a significant net positive impact overall in contributing towards the achievement of the objective.
+1	have a minor net positive impact in contributing towards the achievement of the objective.
0	have no impact positive or negative in contributing towards the achievement of the objective or have some positive and some negative impacts thus the balance overall is neutral
-1	have a minor net negative impact in contributing towards the achievement of the objective.
-2	have a significant net negative impact overall in contributing towards the achievement of the objective.
?	It is not possible to predict the impact of the proposal on achievement of the objective.

- 4.8 It should be noted that the approach tabled above, and reference made here, is helping to set the scene for subsequent stages of appraisal, particularly Stage B. It is not proposed that individual policies and proposals appraised will be 'scored' by adding up the above measurements against each of the objectives. Rather, the approach set out aims to identify the specific impacts of each policy and proposal and represent these in a visual and easily identifiable format that will enable the

¹ Net performance recognises that in some factors there will be both positive and negative effects

identification of areas of likely significant affect and where options for mitigation or avoidance need to be explored.

Links to Plan Monitoring

The Environmental Report must include:

- (i) “a description of measures envisaged concerning monitoring in accordance with Article 10”

SEA Directive Requirement (Annex 1)

- 4.9 The SEA regulations require that significant environmental effects of the plan or programme are measured. The following indicators are proposed as the basis for monitoring but may be updated as the Teignbridge Local Plan refresh progresses to ensure effective links between SA monitoring and plan monitoring are made:

Table 24: SA Monitoring Indicators

SA Objective Heading	Monitoring Indicators	Source
A. Natural environment	<ul style="list-style-type: none"> • Condition of European Sites • Condition of SSSIs • Air quality monitoring • Water quality chemical status • Biodiversity Net Gain • Delivery of natural infrastructure 	<ul style="list-style-type: none"> • Natural England • Natural England • LPAs • Environment Agency • LPA • LPA
B. Landscape	<ul style="list-style-type: none"> • Number of trees planted • Delivery of natural infrastructure 	<ul style="list-style-type: none"> • LPA • LPA
C. Built environment	<ul style="list-style-type: none"> • Number of Building for Life accredited schemes • Number of schemes put through Design Review Panel process • Number of Listed Buildings at Risk 	<ul style="list-style-type: none"> • LPA • LPA • Historic England
D. Climate change mitigation	<ul style="list-style-type: none"> • Per capita carbon emissions • Planning permissions for non-domestic renewable energy installations • % dwellings built on previously developed land • Number of trees planted 	<ul style="list-style-type: none"> • DECC • LPA • LPA • LPA
E. Climate change adaptation	<ul style="list-style-type: none"> • Number of applications approve contrary to Environment Agency advice 	<ul style="list-style-type: none"> • LPA
F. Land Resources	<ul style="list-style-type: none"> • % development of previously developed land 	<ul style="list-style-type: none"> • LPA
G. Water Resources	<ul style="list-style-type: none"> • Water quality 	<ul style="list-style-type: none"> • EA

H. Homes	<ul style="list-style-type: none"> • Number of new homes built • Number of affordable homes built • Average house price 	<ul style="list-style-type: none"> • LPA • LPA • Land Registry/ONS
I. Health	<ul style="list-style-type: none"> • Levels of deprivation • Average male and female life expectancies • Crime levels 	<ul style="list-style-type: none"> • DCLG • ONS • JSNA DCC
J. Wellbeing	<ul style="list-style-type: none"> • Delivery of natural infrastructure • Levels of deprivation 	<ul style="list-style-type: none"> • LPA • DCLG
K. Access to services	<ul style="list-style-type: none"> • Access to open space • Qualifications at age 19 • Number of school places 	<ul style="list-style-type: none"> • DCC • ONS • DCC
L. Jobs and local economy	<ul style="list-style-type: none"> • Areas of land developed for employment use • Weekly wages • Numbers employed in skilled/professional jobs • Area GVA 	<ul style="list-style-type: none"> • LPA • ASHE • ONS • ONS
M. Town centres	<ul style="list-style-type: none"> • Net square metre increase in retail floorspace in town centres • Vacancy rates 	<ul style="list-style-type: none"> • LPA • LPA
N. Connectivity and Transport	<ul style="list-style-type: none"> • Modal split of trips for work, shopping and leisure • % of premises with superfast broadband connections • Increase in rail patronage 	<ul style="list-style-type: none"> • National Traffic Survey • DCC • Office of Rail and Regulation

5. Consulting on the Sustainability Appraisal

Task A5: Consulting on the scope of the Sustainability Appraisal

- 5.1 In order to satisfy the requirements of the SEA Directive, we must seek the views of the statutory environmental consultation bodies designated in the SEA Regulations. These are the Environment Agency, Natural England and Historic England. We will, however, also consult more widely and encourage any interested organisation or individual to comment.
- 5.2 This Scoping Report will be made available for comment from 23rd March 2020 to 18th May 2020. Consultees are requested to focus on the following questions:
- Are the policies, plans, programmes, strategies and initiatives (PPPSI) reviewed appropriately?
 - Are there any other baseline indicators which should be used to provide useful information?

- Are the sustainability issues identified considered appropriate?
- Do the SA objectives cover all necessary issues?

5.3 All comments received will be recorded, considered and made publicly available. They will inform any subsequent redrafting of the Scoping Report if this is deemed necessary.

An integrated approach to Sustainability Appraisal

5.4 Sustainability Appraisal incorporating SEA is not the only form of assessment that the Teignbridge Local Plan be subjected to. We will also consider the relationship of our Sustainability Appraisal process to the following assessments:

Habitats Regulations Assessment

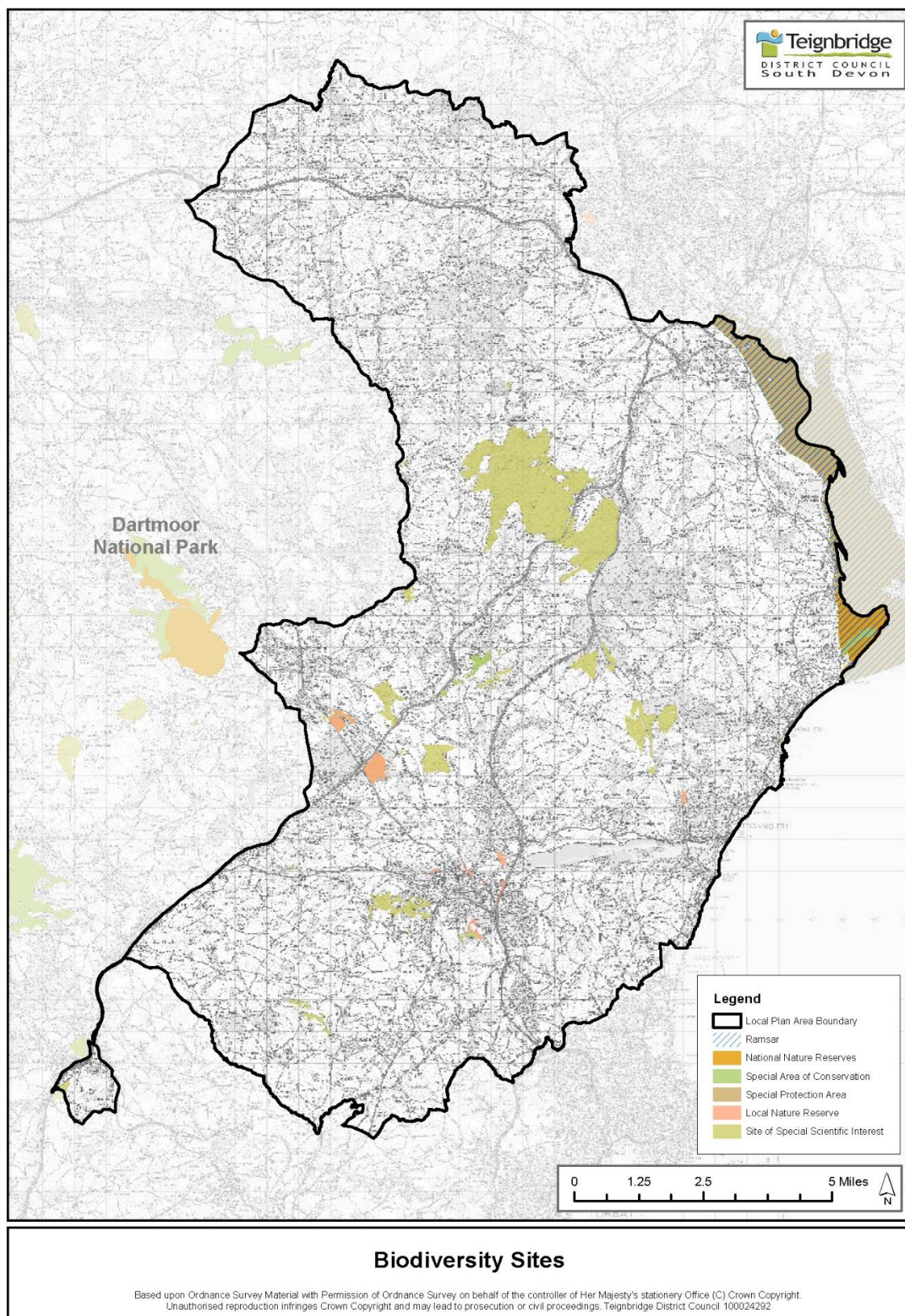
5.5 Planning policy documents will need to be 'screened' under another important piece of European legislation: Article 6(3) and (4) of the Habitats Directive 92/43/EEC. The Habitats Directive helps us to assess whether there is likely to be a significant adverse effect on a wildlife site of European importance. There are several protected European sites within the Teignbridge plan area as well as several outside which could be directly or indirectly affected by the proposals set out the plan as explained in Chapter 3.

Appendix 1: Satisfying the requirements of the SEA Directive

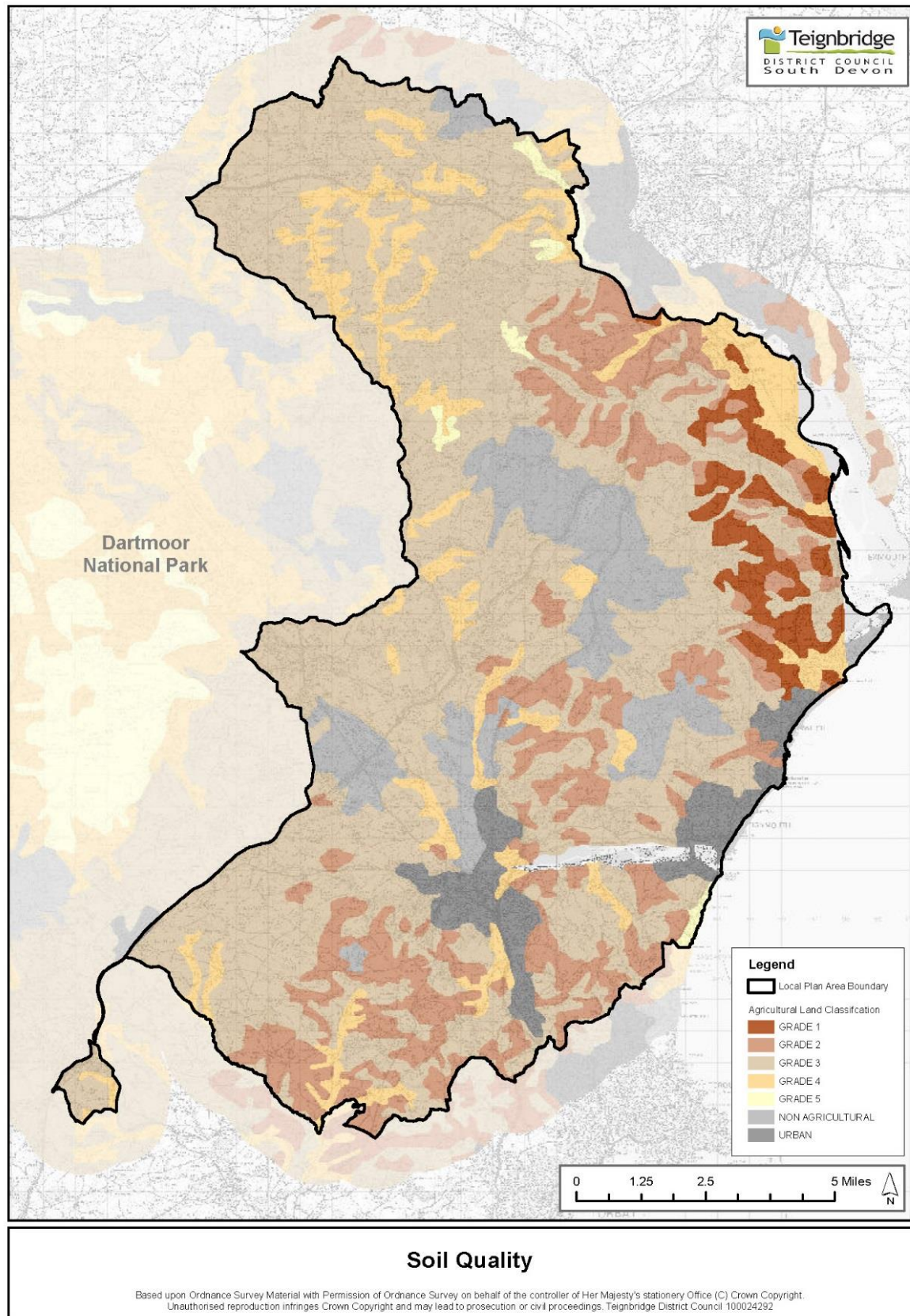
SEA Directive Requirement	Where covered
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes;	Chapter 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Chapter 3
c) The environmental characteristics of areas likely to be significantly affected;	Chapter 3
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Chapter 3
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and the environmental considerations have been taken into account during its preparation;	Chapter 2
SEA Directive Requirements f) to j) will be covered in subsequent SA reports	
Consultation: <ul style="list-style-type: none"> • Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4) • Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Article 6.1, 6.2) • Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7). 	This draft Scoping Report is being consulted on with the statutory consultees of the Environment Agency, Natural England and Historic England. The report is also available for neighbouring authorities and other consultees.

SEA Directive Requirement	Where covered
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	Detailed reports on the results of plan consultations, issues raised, and the changes arising will be provided.
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following must be made available to those so informed:</p> <ul style="list-style-type: none"> • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • The measures decided concerning monitoring (Article 9) 	This task cannot be completed at this stage.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This task cannot be completed at this stage.
Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive.	This self-assessment satisfies this requirement.

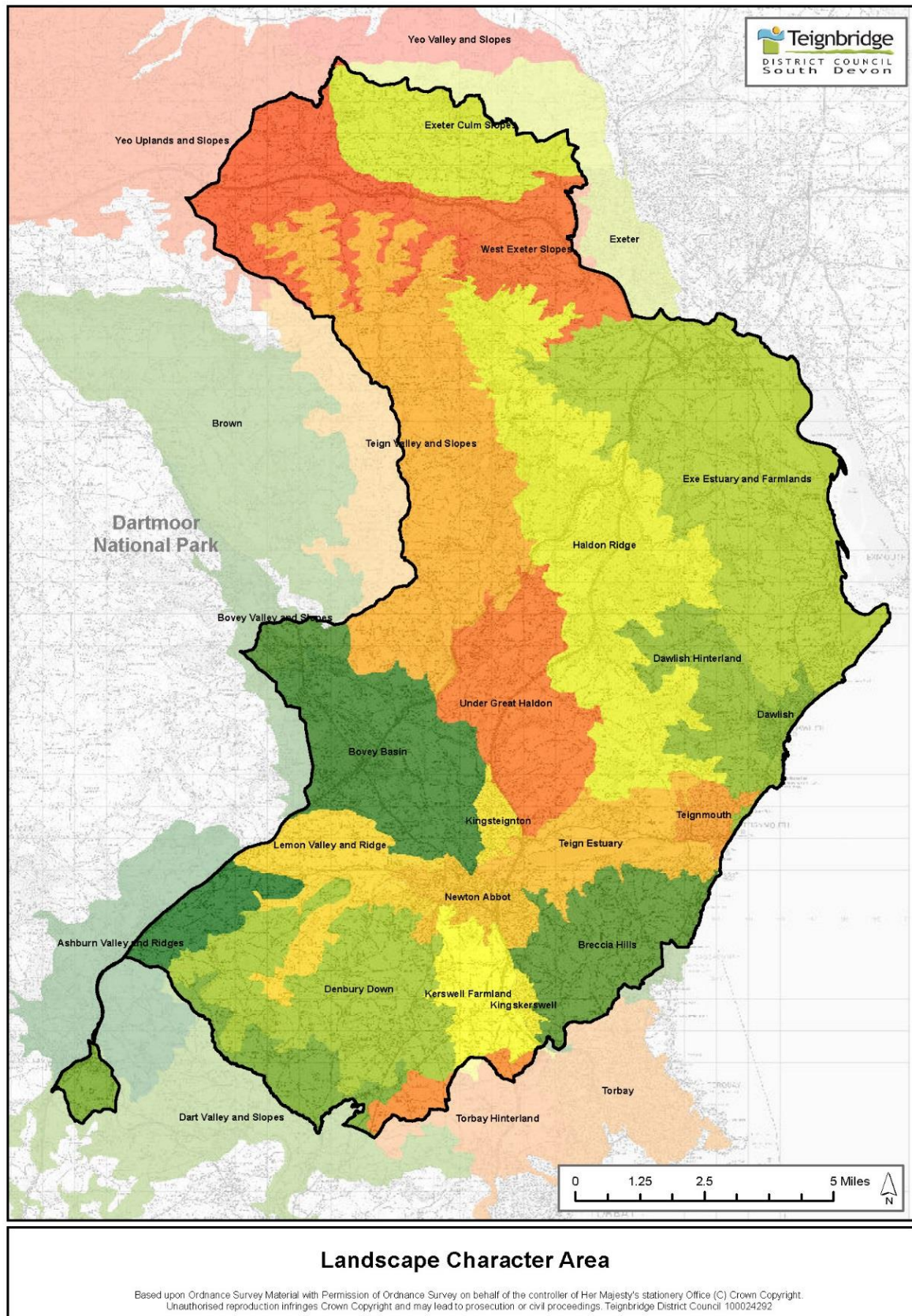
Appendix 2: Biodiversity Sites in Teignbridge



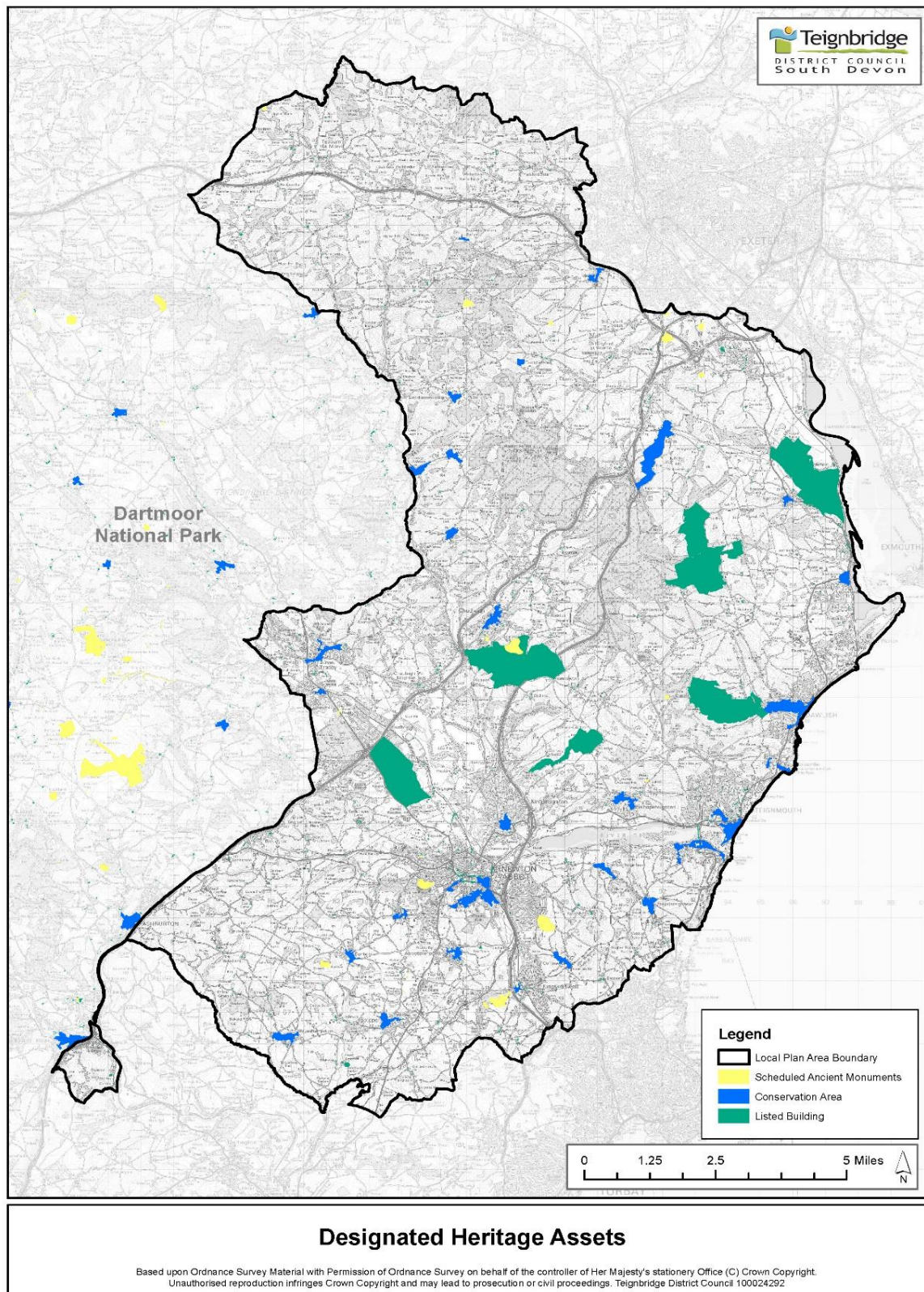
Appendix 3: Agricultural Land Classification in Teignbridge



Appendix 4: Landscape Character Areas in Teignbridge

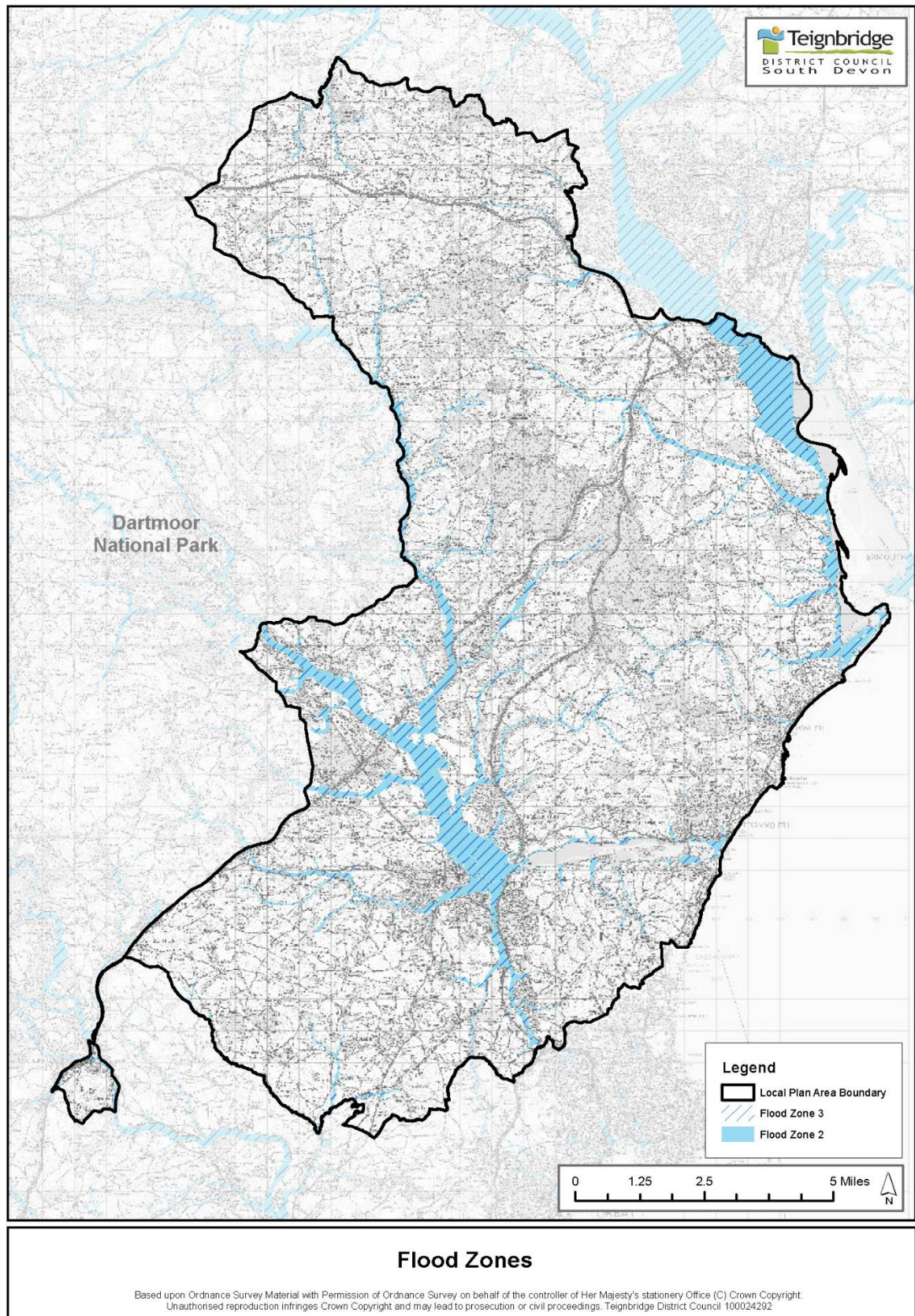


Appendix 5: Designated Heritage Assets in Teignbridge

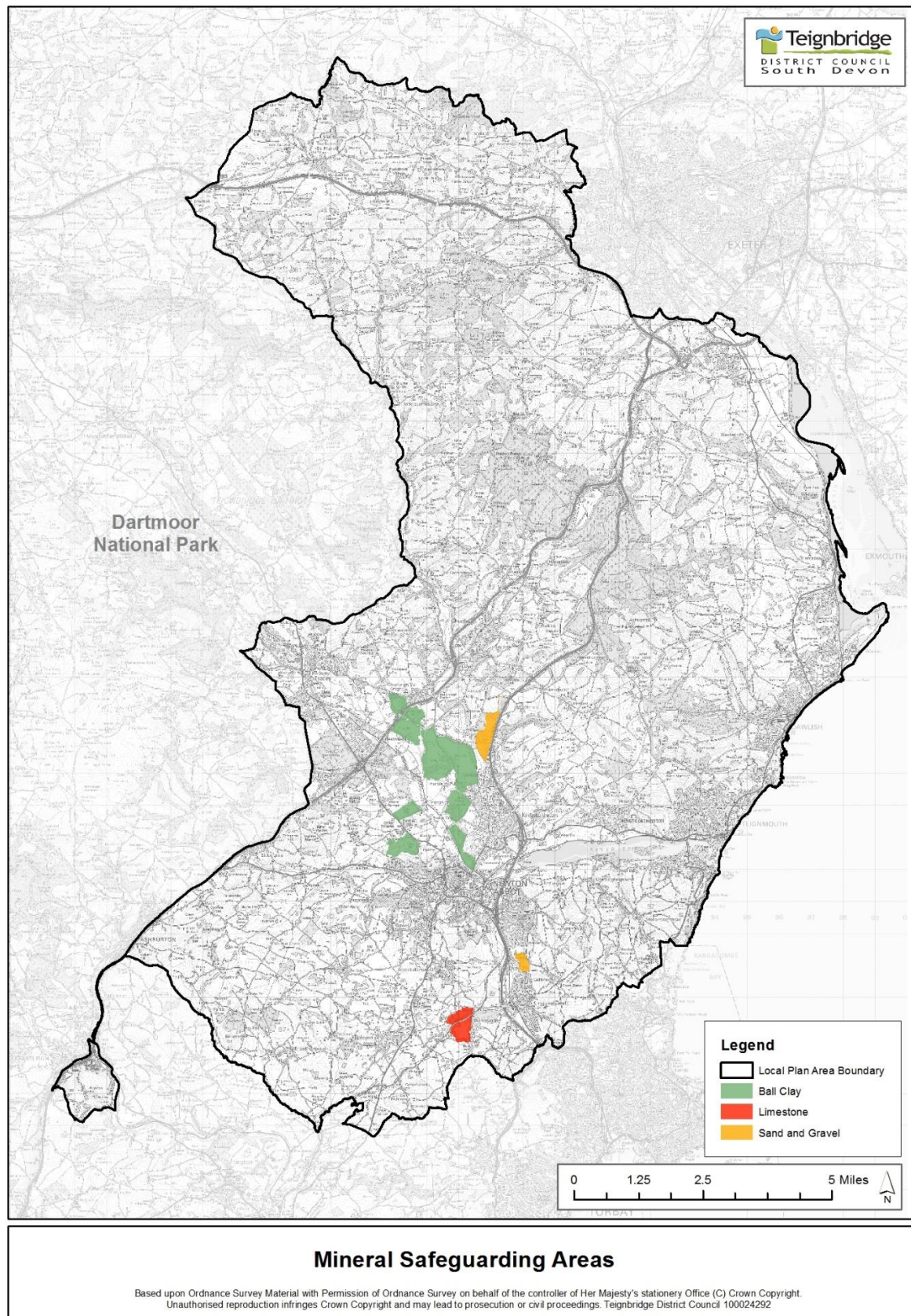


Source: *Historic Environment Records (HER); Exeter Urban Database; Historic England's National Heritage List of Designated Assets*

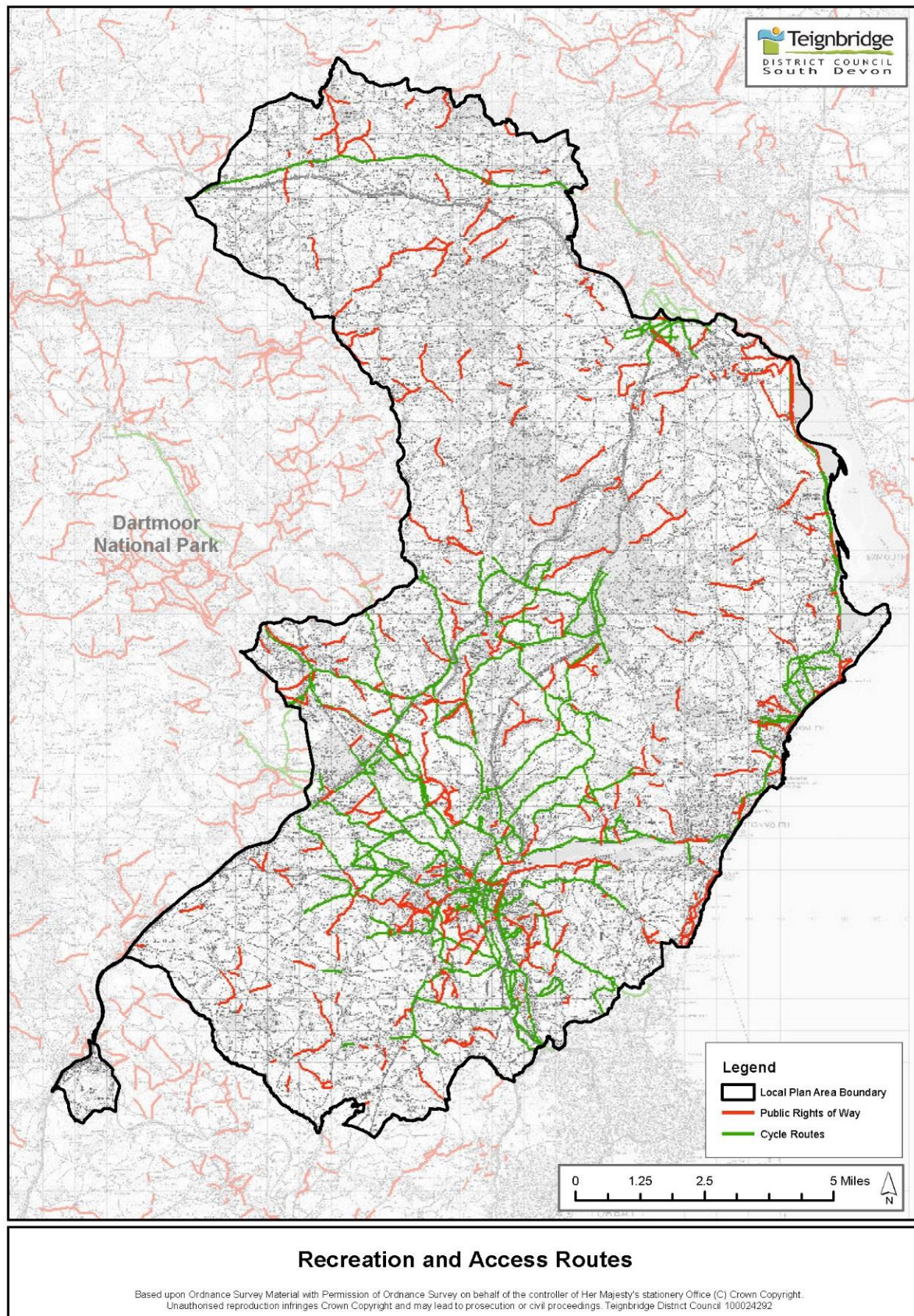
Appendix 6: Flood Zones in Teignbridge



Appendix 7: Minerals Safeguarding Areas in Teignbridge

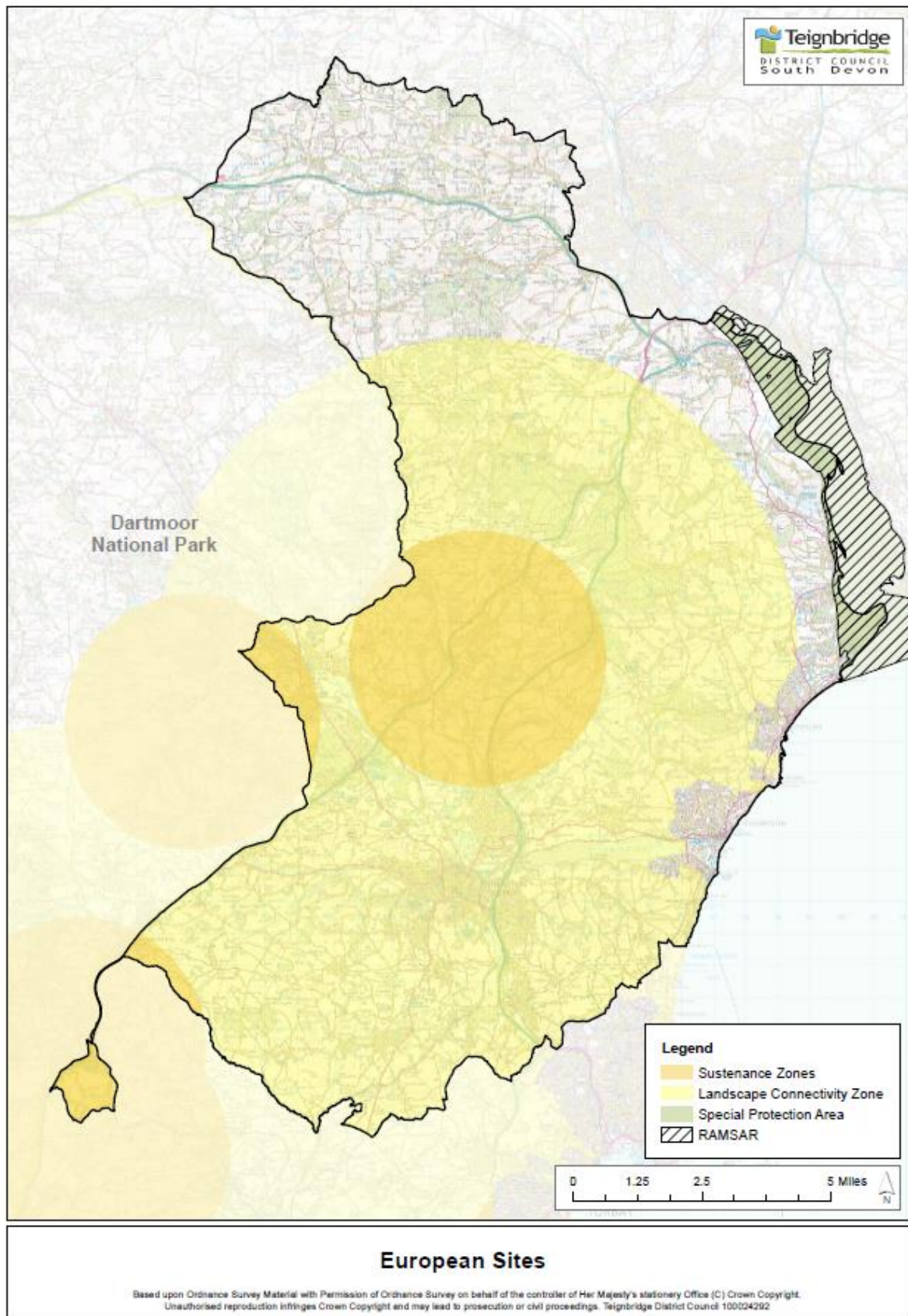


Appendix 8: Recreation and Access Routes in Teignbridge



Source: Devon State of the Environment Report (DNLP, 2016)

Appendix 9: European Nature Conservation Sites in Teignbridge



Appendix 10: Relevant Plans, Policies & Programmes

International

Table 25: International Plans, Policies and Procedures relevant to the Local Plan

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
EU Directive 2001/42/EC (the SEA Directive)	A high level of environmental protection; To promote sustainable development by integrating environmental considerations into plan preparation and adoption; sets out detailed requirements of environmental assessment required for plans	The Directive has been translated into UK law and plan-making requirements and requires that a SA (incorporating SEA) is undertaken for all development plan documents.
EU Ambient Air Quality Directive (2008/50/EC) & Directive 2004/107/EC	Limits & targets for pollutants in outdoor air set by the Air Quality (standards) Regulations 2010.	The SA framework must minimise the adverse environmental, social and economic effects of air pollution through specific objectives.
EU Water Framework Directive (2000/60/EC)	It provides an opportunity to plan and deliver a better water environment, focusing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.	The Directive highlights the need to protect ground and surface water from incidental, as well as accidental pollution.
EU Nitrates Directive	Aims to protect water quality across Europe by: <ul style="list-style-type: none"> preventing nitrates from agricultural sources polluting ground and surface waters; and promoting the use of good farming practices. The Directive states that Nitrate Vulnerable Zones must be designated where nitrate pollution is found or appears likely, and an Action Plan produced to ensure that these areas are protected.	Water pollution needs to be addressed through the SA Framework.
EU Directive (revised) on Bathing Water (2006/7/EC)	The overall objective is the protection of public health, but it also offers an opportunity to improve management practices at bathing waters.	Water pollution needs to be addressed through the SA Framework.
Drinking Water Directive (revision of technical annexes – II & III, (Oct 2015))	The amendments will provide an opportunity to monitor drinking water parameters at more appropriate frequencies. The new Annex II provides an option to perform the drinking water monitoring in around 100,000 water supply zones in Europe in a more flexible way, provided a risk assessment is performed ensuring full protection of public health. It follows the principle of ‘hazard analysis and critical control point’ (HACCP) used already in food legislation, and the water safety plan approach laid down in the WHO Guidelines for Drinking Water Quality. These amendments will allow a better and more problem-oriented monitoring of small water supplies.	SA Framework should consider water quality implications.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
EU Directive on the Conservation of Wild Birds (Birds Directive – 2009/147/EC)	To protect all naturally occurring wild bird species and their habitats with particular protection of rare species.	SA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Habitats Directive 92/43/EEC	The Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species. Some rare and characteristic habitat types are also targeted for conservation in their own right.	SA Framework should consider objectives to ensure the consideration and conservation of rare, threatened or endemic animal and plant species.
EU Waste Framework Directive (2008/98/EC)	Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery.	The Framework requirements should be incorporated into the Sustainability Appraisal.
EU Directive on Landfill (1999/31/EC)	Focuses on waste minimisation and increasing levels of recycling and recovery.	Ensure the implications of this directive are met through the SA.
EU Environmental Noise Directive (2002/49/EC)	Concerns noise from the road, rail and air traffic and from industry; sets standards for noise emissions from specific sources.	Noise pollution needs to be addressed through the SA Framework.
EU Floods Directive (2007/60/EC)	Aims to reduce and manage risks that floods pose to human health, environment, cultural heritage & economic activity; requires assessment of all water courses for flood risk, map flood extent and assets & people at risk, and take adequate and coordinated measures to reduce flood risk.	The SA Framework will include objectives to ensure that flood risk/climate change has been taken account of.
EU Renewable Energy Directive (2009/28/EC)	Encourages energy efficiency consumption from renewable sources and improvement of energy supplies; places requirement on UK to source 15% energy needs from renewable sources by 2020.	The SA must contain an objective to promote renewable energy whenever this is possible.
EU Directive on Energy Performance of Buildings (2010)	The main objective of the Directive is to promote the improvement of the energy performance of buildings within the community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness.	Energy matters need to be addressed through the SA Framework.
EU 7 th Environment Action Programme (Jan 2014)	Will be guiding European environment policy until 2020 and sets out a vision beyond that to 2050. It identifies three key objectives: <ul style="list-style-type: none"> to protect, conserve and enhance the Union's natural capital to turn the Union into a resource-efficient, green, and competitive low-carbon economy to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing 	Priorities for Sustainable Development and priority areas for action are set out in the Environmental Action Plan.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Ramsar Convention on Wetland of International Importance (1971)	Wetlands of international importance are designated as Ramsar Sites. Ramsar sites in England are protected as European sites. The majority are also classified as SPAs and all terrestrial Ramsar sites in England are notified as SSSIs.	Consider inclusion of objectives which aim to promote conservation and wise use of wetland areas.

National

Table 26: National Plans, Policies and Procedures relevant to the Local Plan

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Vol 2 (DEFRA, 2011)	<p>The Air Quality Strategy points to certain pollutants where national objectives are in some cases being met, and others not.</p> <p>Pollutants described include: lead, benzene, 1,3-butadiene, carbon monoxide, particulate matter, nitrogen dioxide, ozone, sulphur dioxide and polycyclic aromatic hydrocarbons.</p> <p>Levels for many of these emissions are closely related to transport use, which planning policies will need to consider means to reduce those reaching unacceptable levels.</p>	Potential impacts on air quality, noise and light pollution and congestion.
Air Quality (Standards) Regulations 2010.	It sets air quality standards for key pollutants and requires the UK to demonstrate how the standards will be achieved and maintained when compliance is breached. Particular attention is given to reducing particulate matter, a pollutant associated with transport emissions, exposure to which can exacerbate existing respiratory conditions.	Consider sustainability objectives to reduce pollution and protect and improve air quality.
The Groundwater (Water Framework Directive) (England) Direction 2016	This document sets out instructions on obligations to protect groundwater (water found below the surface). It updates requirements including: the monitoring and setting of thresholds for pollutants in groundwater; adding new pollutants to the list of pollutants to be monitored and changing the information to be reported to the European Commission.	The SA framework will include relevant objectives for water environment.
Natural Environment and Rural Communities Act 2006	The act places a duty on public authorities to have regard to biodiversity as far as is consistent with the proper exercise of their functions. The act also requires the government to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving biodiversity.	Ensure the implications of this Act are met through the SA.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Countryside and Rights of Way Act 2000	Places a duty on relevant authorities in exercising their functions, to have regard to the effect on land in an AONB, and to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.	SA objectives should seek to protect areas of landscape and wildlife importance.
Wildlife and Countryside Act 1981	The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.	The implications of this Act have to be met through the SA.
Climate Change Act 2008	Act aims to improve carbon management and help the transition towards a low carbon economy. It sets out legally binding targets for greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050.	Take full account of the requirement to ensure greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources.
Conservation of Habitats and Species Regulations 2010 (and Amendment 2012)	The regulations require land use plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.	Relevant habitats need to be identified in the Sustainability Appraisal and appropriate assessment is required to ensure the protection of species and habitats.
UK Post-2010 Biodiversity Framework. (DEFRA, 2012)	A framework of priorities for UK-level work for the Convention on Biological Diversity covers the period from 2011 to 2020.	An objective protecting biodiversity should be included in the SA framework.
England Biodiversity Strategy – Climate Change Adaptation Principles (DEFRA, 2008)	The principles include conserving existing biodiversity, conserving protected areas and all other high quality habitats, conserving the range and ecological variability of habitats and species, maintaining existing ecological networks, creating buffer zones and high quality habitats, understand change is inevitable, make space for the natural development of rivers and coasts and raise awareness of the benefits of the natural environment to society.	SA framework will include an objective relating to biodiversity and consider impacts on biodiversity in accordance with existing guidance.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
DCLG: Waste Priorities (2014)	<p>Objectives of government waste policy include:</p> <ul style="list-style-type: none"> • preparation of planning strategies by local authorities in which communities take more responsibility for their own waste; • handling waste safely, without endangering human health and without harming the environment, and disposing of waste on one of the nearest appropriate places; • assessing the suitability of waste sites, including the physical and environmental constraints on development and the cumulative effect of previous waste disposal facilities on the well-being of the local community. 	Include the relevant objectives within the SA framework.
DCLG: National Planning Policy for Waste (2014)	<p>Sets out detailed waste planning policies for local authorities.</p> <p>The policy stresses the importance of close co-operation between waste planning authorities, encourages the use of heat as an energy source where energy from waste development is being considered.</p>	The SA framework should consider objectives which relate to re-use, recycle and reduce.
Safeguarding Our Soils: A Strategy for England (DEFRA, 2009)	<p>Soils perform valuable functions including nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure.</p> <p>Planning decisions must take sufficient account of soil quality, particularly when significant areas of the best and most versatile agricultural land are involved. The document also considers the need for local authority officers to make proportionate and robust decisions regarding the remediation of contaminated land.</p>	The SA Framework should include an objective or guide relating to the effects of policies/proposals on soils.
National Character Areas (Natural England)	National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.	The SA will need to address landscape, geodiversity & economy considerations contained in the guide.
UK Renewable Energy Roadmap (DECC, 2013)	The UK has made very good progress against the 15% target introduced in the 2009 EU Renewable Energy Directive. This, alongside a healthy set of deployment pipelines, demonstrates the progress that is being made to decarbonise the economy and secure future electricity supply.	The Roadmap establishes a process of monitoring and evaluation that will enable the SA to be adjusted when appropriate.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Planning Practice Guidance – Renewable and Low Carbon Energy (DCLG, March 2014)	The guidance assists local councils in developing policies for renewable energy in their local plans, and identifies the planning considerations for a range of renewable sources such as hydropower, active solar technology, solar farms and wind turbines.	The SA framework will include objectives to ensure that renewable energy has been taken account of.
National Heritage Protection Plan (English Heritage, 2012)	The plan seeks to ensure that England's historic environment is not needlessly at risk of damage, erosion or loss; is experienced, understood and enjoyed by local communities; contributes to sustainable and distinctive places to live and work; and helps deliver positive and sustainable economic growth.	The SA framework will include an objective relating to the historic environment and will consider impacts on this in accordance with existing guidance.
The Historic Environment in Local Plans (Historic England, July 2015)	Provides information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).	The SA/SEA should investigate if and how the historic environment can add social, economic and environmental value to people and communities.
Rural Statement (DEFRA, 2012)	Rural areas are home to one-fifth of the English population, and 28% of England's businesses. The key priorities include wanting rural businesses to make a sustainable contribution to national growth; engaging directly with rural communities; wanting rural people to have fair access to public services and be actively engaged in shaping the places in which they live.	Include the relevant priorities within the SA framework.
Planning Practice Guidance – Rural Housing (DCLG, May 2016 update)	It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. Rural housing is essential to ensure viable use of local facilities.	Include the relevant objectives within the SA framework.
Planning Practice Guidance – Housing & Economic Development needs assessment (DCLG, 2014)	Provides a guide for councils on how to assess housing and economic development needs.	The guidance will help to inform the SA.
Planning policy for traveller sites (DCLG, August 2015)	Overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. There should be due regard to the protection of local amenity and local environment.	The aims of the document should be considered in policy making, which would help achieve the SA/SEA objectives

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Lifetime neighbourhoods (DCLG, Dec 2011)	Guidance on the design of neighbourhoods to make them inclusive regardless of age or disability. The components that make up lifetime neighbourhoods include good access (enabling residents to get out and about in the area they live), services and amenities (neighbourhoods with a mix of residential, retail and employment uses and access to services including health, post office, banking facilities or cash machines).	The SA framework will need to formulate objectives that address the built environment and design of neighbourhoods.
Technical housing standards – nationally described space standard (DCLG, March 2015, & amends May 2016)	The nationally described space standard replaced the previous different space standards used by local authorities. It is not a building regulation and remains solely within the planning system as a new form of technical planning standard.	The standard highlights the need to consider levels of space for new development.
Department for Transport Priorities (2014)	DfT priorities include: safe, secure and sustainable transport, develop a high speed rail network; improving existing rail network and creating new capacity; tackling congestion on roads; continuing to improve road safety; encouraging sustainable local transport; promoting lower carbon transport, such as walking and cycling.	The SA framework will need to formulate objectives that address a number of the transport priorities, including encouraging sustainable local transport and promoting lower carbon transport.
Door to Door: A strategy for improving sustainable transport integration (DfT, 2013)	The government wants more journeys to be made by public transport, cycling and walking. The vision is for an inclusive, integrated and innovative transport system where the use of sustainable transport is made more attractive for the entire door-to-door journey.	The SA framework will need to formulate objectives that address requirements for sustainable transport and related actions.
Creating Growth, Cutting Carbon: making sustainable local transport happen (White paper, DfT, 2011)	Contains a vision for a transport system that is an engine for economic growth, but is also greener and safer and improves quality of life. It notes that investment on its own is not enough, as people will need to make transport choices that are good for society as a whole. The report highlighted key areas which needed to be addressed to encourage more people to use sustainable travel options including: making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.	The SA framework will need to formulate objectives that address key areas, including encouraging sustainable travel options and promoting lower carbon transport.
Fixing the foundations: Creating a more prosperous nation (HM Treasury, July 2015)	Sets out a 15-point plan to boost the UK's productivity growth around two key pillars: encouraging long-term investment, and promoting a dynamic economy. There is a focus on building more homes that people can afford to buy and a zonal system for brown field land.	The plan will help to inform the SA.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
National Infrastructure Delivery Plan 2016 to 2021 (HM Treasury, Infrastructure & Projects Authority, March 2016)	The Plan brings together the government's plans for economic infrastructure with those to support delivery of housing and social infrastructure. Investment will lead to economic benefits of supporting growth and creating jobs and raising the productive capacity of the economy.	The delivery plan will help to inform the SA.
Gas Generation Strategy (DECC, 2012)	<p>The government expects gas will continue to play a major role in our electricity mix over the coming decades, alongside low-carbon technologies.</p> <p>Measures outlined in the plan are designed to ensure that: adequate gas generation capacity is available, including ensuring we maintain an appropriate capacity margin to maintain security of electricity supply; flexible plant is available to meet the intermittency associated with renewable sources.</p>	The Strategy highlights the need to ensure gas and other energy supplies are properly planned for.
Localism Act 2011	The aim is to devolve more decision making powers from central government to local communities. The act contains more rights for communities, including the community right to bid for assets of community value, community right to build, and neighbourhood planning.	Duty to co-operate in relation to planning of sustainable development.
National Planning Policy Framework (DCLG, 2012)	<p>Core planning principles include:</p> <p>Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.</p>	Ensure the priorities are the backbone of the SA: sustainable consumption and production, climate change and energy, protection of natural resources and sustainable communities.

Local

Table 27: Local Plans, Policies and Procedures relevant to the Local Plan

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Water Resources Strategy Regional Action Plan for the South West (Environment Agency 2009)	<p>The action plan shows how the South West region will meet the challenges posed by pressures on water resources over a 50 year period.</p> <p>Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.</p>	The action plan highlights the need to manage supply of water and catchments and protect water resources.
South West River Basin Management Plan (Environment Agency, 2009)	Priorities for local government include ensuring that local planning documents take into account the objectives of the SWRBMP.	The management plan emphasizes the importance of mitigation for development that affects water bodies.
Shoreline Management Plan (South Devon and Dorset Coastal Advisory Group, Dec 2010)	<p>The document is an assessment of shoreline and estuary processes. It outlines the approach to managing coastal change in the area.</p> <p>The objectives of SMPs are to:</p> <ul style="list-style-type: none"> • Improve our understanding of coastal processes. • Work in partnership with all interested organisations and the public. • Prepare a setting for the long term planning of coastal defences. • Set out a plan over a 50 year timescale. 	The SA framework should consider impacts on coastal resources in the plan area.
Managing Flood and Coastal Erosion Risk for the Exe Estuary – Final Strategy (Environment Agency, May 2014)	<p>The Strategy has reviewed the policies that are set out in the South Devon and Dorset Shoreline Management Plan (SMP) and covers a 100 year period. Key components are:</p> <ul style="list-style-type: none"> • maintaining, improving and constructing new coastal defence schemes; • providing flood warning systems; • working with local authority planners to restrict development in flood risk areas; • encouraging the use of flood resilience measures for existing properties in flood risk areas. 	The SA framework should consider impacts on coastal resources in the plan area, and consider objectives to ensure flood risk has been taken account of.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (DCC, 2009)	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning.	SA framework should ensure, as far as possible, biodiversity is supported and protected.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Devon Landscape Character Assessment (Devon Landscape Policy Group)	Devon's landscape character assessment describes the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Devon. It also set out strategies and guidelines for the protection, management and planning of the landscape.	SA framework should consider the impact on landscape.
Devon Landscape Policy Group Advice Note 2: Guidance on the siting, design & assessment of wind & solar PV developments in Devon. (DCC, June 2013)	<p>Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon's unique and valued landscape is a key challenge. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF.</p> <p>Devon has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon's landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.</p>	The advice note highlights the need to harness renewable energy development opportunities in landscape context.
Historic Seascape Characterisation South West Peninsula (English Heritage, Jan 2014)	The report allows an understanding of historic trends and processes to inform and frame the broader sustainable management of change through marine spatial planning, outreach and research projects. It is one of three projects commissioned to complete strategic-level HSC coverage of England's coasts.	SA framework should consider the impact on marine environment.
Heritage at Risk 2015 / South West (Historic England)	The Register provides an annual snapshot of historic sites known to be at risk from neglect, decay or inappropriate development. It records relevant listed buildings, places of worship, scheduled monuments, industrial sites, conservation areas, parks and gardens, protected wrecks and battlefields.	The SA should contain an objective for and consideration of the protection and enhancement of the historic environment.
Devon Minerals Plan (DCC, Feb 2017)	The plan contains the Council's vision and objectives for minerals planning and policy framework and site proposals to maintain the supply of minerals and limit the impacts of their working.	The SA framework should consider Mineral Safeguarding Areas recognised mineral areas and if possible avoid development of these areas.
Devon Waste Plan (DCC, Dec 2014)	There are six Objectives that identify how sustainable waste management will be achieved, including targets for recycling and energy recovery and measures for the provision of waste management capacity, addressing climate change, supporting communities and businesses, conserving and enhancing Devon's environment, and the transportation of waste.	SA framework should assess whether the Plan helps manage waste sustainability.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Devon Sustainable Community Strategy 2008 – 2018)	The Devon SCS identifies 7 key priorities for the County: Economy, Environment, Health and Wellbeing, Homes and Housing, A Safer Devon ,Strong and Inclusive Communities & Inspiring Young People.	SA framework should ensure the strategy objectives related to land-use planning are considered.
Devon Education Infrastructure Plan (2016 – 2033) (DCC)	The key aims of the plan are to provide: <ul style="list-style-type: none"> • schools with a clear understanding of how decisions are reached about • pupil planning, estate maintenance processes and capital investment; • Local Planning Authorities and housing developers with an understanding • of their role in supporting the future pattern of education provision; • • the wider community with an understanding of how education provision will be delivered to support the development of Devon over the next 20 years; 	SA should consider educational needs and identify any potential deficiencies.
Devon Partnership Gypsy and Traveller Accommodation Assessment Report 2015 (Devon Partnership of local & national park authorities)	The purpose of the assessment is to quantify the accommodation and housing related support needs of Gypsies and Travellers (including Travelling Showpeople) in terms of residential and transit/emergency sites, and bricks and mortar accommodation for the period 2014/15-2034/35.	The assessment will help to inform the SA.
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses.	The business plan will help to inform the SA.
Heart of the South West LEP Strategic Economic Plan 2014 – 2030	This approach has been translated into three core aims. Creating the conditions for growth by Infrastructure and services to underpin growth (transport infrastructure, broadband and mobile connectivity, skills infrastructure), Maximising Productivity and Employment by stimulating jobs and growth across the whole economy to benefit all sectors (including tourism, agriculture and food and drink) and Capitalising on our Distinctive Assets.	SA framework should reflect the main land-use planning related measures of the strategic economic plan.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Local Transport Plan 3, Devon & Torbay Strategy 2011 – 2026 (DCC, 2011) and Implementation Plan (DCC, 2011)	<p>The plan has five key objectives:</p> <ul style="list-style-type: none"> • Deliver and support new development and economic growth • Make best use of the transport network and protect the existing transport asset by prioritising maintenance • Work with communities to provide safe, sustainable and low carbon transport choices • Strengthen and improve the public transport network • Make Devon the 'place to be naturally active' 	SA should assess how the transport plan helps to deliver travel, transport and movement objectives.
State of Environment report (Devon Local Nature Partnership, up-dated March 2016)	The report considers trends which point to the future condition of the environment, as well as identifying current and likely future pressures that need to be considered in decision making. Such issues as Accessibility and Recreation, Land Use, Water Environment & Geology and Soil are covered.	The environment report will help to inform the SA.
Plymouth & South West Devon Joint Local Plan (pre-draft status July 2016)	<p>The Joint Local Plan will set out where potential development could take place and how the area will change through to 2034. It is based on the Plymouth Housing Market Area, which includes all of Plymouth, South Hams and West Devon (excluding those parts of South Hams and West Devon within the Dartmoor National Park).</p> <p>There is an overall housing requirement of 30,300 homes between 2014 and 2034, being distributed across the city, towns and villages. This assumes 21,000 homes being developed in and around the city; 8,700 homes being in the towns and villages.</p>	The joint local plan will help to inform the SA.
SWW Water Resources Management Plan 2015 – 2040 (South West Water, June 2014)	The Plan presents supply demand projections to 2039/40 which have been completed in accordance with Environment Agency guidelines. The supply appraisal includes a full assessment of Water Available For Use (WAFU) in each of the three Water Resource Zones (WRZs).	The SA framework will consider relevant objectives for water resources/ environment.
Devon Energy Policy and Action Plan (DCC, Oct 2015)	<p>Sets out responsible energy management through continuous improvement of energy performance in order to avoid unnecessary expenditure, reduce carbon emissions and protect the environment.</p> <p>Commits DCC to reduce its energy consumption from corporate buildings, street lighting and transport by at least 2% per year to achieve a 30% reduction from 2012/13 levels by 2030, together with providing 30% of remaining energy consumption from renewable sources by the same date. The total package will reduce carbon emissions by about 50%.</p>	The SA framework will include objectives to ensure that renewable energy has been taken account of.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Devon Green Infrastructure Strategy (DCC, 2012)	Nine guiding principles promote a joined-up approach to planning and delivery of green infrastructure across local authority boundaries as part of sustainable development delivery.	The SA framework will consider relevant objectives for biodiversity and green infrastructure.
Devon Local Flood Risk Management Strategy – 2014-2020 (DCC, June 2014)	It should act as a first point of call to provide guidance on any flood risk management issues in Devon and sets out principles that will balance the needs of communities, the economy and the environment through partnership working, with effective and sustainable risk management and prioritisation.	The SA framework will consider objectives to ensure flood risk has been taken fully into account.
Western Power Distribution Business Plan (R110-ED1) 2015-2023. (April 2014)	WPD is a Distribution Network Operator (DNO) and distributes electricity to 7.8 million customers across the Midlands, South Wales and the South West. The greatest challenge to be faced is adaptation of networks and business processes to the demand for a low carbon environment. The plan has used a 'best view' of the scale of low carbon technology and its impact on the network as informed by independent analysis. Alternative scenarios have been modelled to provide a range of potential outcomes.	The WPD business plan will help to inform the SA.
6 th Devon Local Aggregate Assessment 2007 – 2016. (DCC, July 2017)	Devon's diverse geology results in a wide range of land-won aggregate resources being available. The LAA is required to: <ul style="list-style-type: none"> • forecast the demand for aggregates based on average 10 year sales data and other relevant local information, • analyse all aggregate supply options and, • assess the balance between demand & supply. 	The Devon Assessment will help to inform the SA.
Devon Rural Housing Enabler Business Plan 2014 -2018 (Devon RHE Team, April 2015)	The main aims are to: <ul style="list-style-type: none"> • Continue to support delivery of affordable rural housing through partnership working, • Support partners in responding to changing external environment and developing new and innovative methods of delivering affordable rural housing, • Continue to evidence the need and make the case for affordable rural housing, • Build a long-term sustainable RHE programme along socially enterprising lines. 	SA should ensure affordable rural housing aims are taken into account.
Teignbridge Council Strategy 2016 – 2025	The strategy's key objectives are: more affordable housing, reducing carbon emissions, job creation, sustainable travel options, community-led planning, encouraging young people to stay & keeping the district clean, green and safe.	SA framework should be broadly compatible with the corporate objectives.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Teignbridge Local Plan 2013 – 2033	The plan sets out to: increase the self-sufficiency of the district as a whole and the settlements within it; focus the majority of housing, employment and other development at the Heart of Teignbridge (the settlements of Kingskerswell, Kingsteignton and Newton Abbot)	SA/SEA of the Local Plan has been carried out.
Teignbridge Community Infrastructure Levy – Charging Schedule (July 2014) & Regulation 123 List (Feb 2016)	TDC is the Charging Authority for the Teignbridge Local Plan Area. (i.e. excluding the Dartmoor National Park area of Teignbridge) The CIL raised will be spent within communities on improving and providing new infrastructure services, including roads, education, recreation, public transport etc. The latest Regulation 123 List has sixteen groups of project, including priority for Suitable Alternative Natural Green Space provision at Dawlish and SW Exeter.	SA may consider the economic, social and environmental benefits or costs resulting from the CIL.
Teignbridge Housing Strategy 2015 – 2020	The strategy is divided into the following themes: a place to live, access to services, healthy lives & money matters. It includes the following aims: <ul style="list-style-type: none"> • to maximise the delivery of affordable housing according to need • to make sure that local housing is in a good state of repair • to make best use of existing stock. 	SA framework should ensure that all relevant housing strategy objectives are considered.
Exminster Neighbourhood Development Plan (March 2015)	ENDP seeks to maximise the benefit to the whole neighbourhood area from the proposed Matford settlement development in terms of provision of accessible community, sports and leisure facilities. Maintaining the visual landscape quality and contribution of the rural setting of Exminster village by enhancing and protecting the quality and contribution of surrounding green space & maintaining a natural buffer zone between Exminster village and the settlement at Matford is a key objective.	The SA may consider how community aspirations have translated into the Strategic Plan.
Newton Abbot Neighbourhood Development Plan (June 2016)	NANDP states that the future of the town should be founded on the principles of creativity, accessibility and sustainability; seeking to ensure the highest possible standards in all forms of development. The plan seeks to promote a strong sense of community within and across the town. In particular, by supporting the health and well-being of its residents through the provision of improved sports, community and recreation facilities.	The SA may consider how community aspirations have translated into the Strategic Plan.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Abbotskerswell Neighbourhood Development Plan 2016-2033 (October 2017)	ANDP recognises that there are issues which need to be addressed such as affordable housing, traffic and improving access to the countryside, but in doing so it attempts to ensure that the unique environment, both natural and man-made, are not adversely affected but are enhanced. The Plan is about retaining a quality of life for residents when absorbing new economic, social and environmental change, which presents many risks to our residents' wellbeing.	The SA may consider how community aspirations have translated into the Strategic Plan.
Bishopsteignton Neighbourhood Development Plan 2013-2033 (October 2016)		The SA may consider how community aspirations have translated into the Strategic Plan.
Ogwell Neighbourhood Plan 2018-2033 (April 2018)	The ONPD has a sustainability focus not a development focus, building upon the Parish Plan, seeking to preserve and enhance transport links, the natural environment and community facilities. It is driven by the natural qualities of the area. The Plan's focus is to sustain the natural qualities of the Parish and conserve them for future generations to enjoy, by adopting safeguards to prevent ad hoc development, and to ensure that the Parish is able to provide new facilities to serve recent development.	The SA may consider how community aspirations have translated into the Strategic Plan.
Ide Neighbourhood Plan 2016-2033 (September 2018)	INDP seeks to protect and preserve the character of the Ide village, to provide local affordable housing if a site can be identified, to protect and enhance existing recreation areas and encourage community use, to ensure that local green spaces which make such a positive contribution to the environment of the village are valued, protected and enhanced, and to facilitate the provision of additional recreation areas to meet local demands	The SA may consider how community aspirations have translated into the Strategic Plan.
Dartmoor National Park Management Plan 2014 – 2019 (Nov 2013)	Central to the plan is the overall Vision and Ambitions, setting out where Dartmoor wants to be in 2034. There are 3 themes of Sustain, Enjoy and Prosper and within each a number of priorities for the first five years.	SA framework should be broadly compatible with the management plan priorities.

Relevant Plans/Guidance	Implications for Strategic Plan	Implications for SA
Dartmoor Core Strategy DPD 2006 – 2026 (June 2008)	<p>The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities.</p> <p>The document sets a settlement strategy, focusing development in 8 Local Centres with development for local needs in thirty-four Rural Settlements.</p> <p>The final draft of the Dartmoor Local Plan 2018-2036 was consulted on in late 2019 and is scheduled to be submitted to the Planning Inspectorate for examination in Spring 2020.</p>	SA of the Core Strategy has been carried out.
Dartmoor Affordable Housing SPD (May 2014)	<p>It aims to make clear the authority's expectations and provide guidance to support the delivery of affordable housing, from identifying need through to viability and legal agreements. The SPD is split into six topic areas; these aim to address the process of developing affordable housing, from identifying need through to viability and legal agreements.</p>	SA framework should ensure that all relevant affordable housing objectives are considered.
Dartmoor Development Management & Delivery Plan (July 2013)	<p>The plan sets out two main areas of planning policy:</p> <ul style="list-style-type: none"> • subject related policies (e.g. housing, employment, tourism) to advise and manage development. • site specific policies to set the planning framework for particular areas and land use. <p>Together with the Core Strategy its policies form the basis for decision making for development in Dartmoor National Park, to the period up to 2026.</p>	Ensure the implications of this document are met through the SA.

Appendix 11: Baseline information

Supplementary Environment Baseline Data

Air Quality

There are a total of 4 AQMA's in Teignbridge consisting of:

- Dawlish, Iddesleigh Terrace.
- Kingskerswell, A380
- Newton Abbot Town Centre & Kingsteignton (inc. Newton Road, Gestridge Road)
- Teignmouth, Bitton Park Road

The location of AQMA's shows that they are associated with vehicle emissions which cause levels of nitrogen dioxide that exceed the health based annual mean air quality objective for residential properties.

Air quality in the county (as taken from Defra's air quality monitoring station in Devon) has improved since 1988. Instances of moderate and high air pollution are generally attributable to high levels of ground level ozone which is a trans-boundary pollutant affected by factors beyond the Teignbridge area. Concentrations tend to be higher at the coast and high altitudes.

Advancements in vehicle efficiency and low emission engines are expected to contribute to future improvements although the emissions from new vehicles have not in practice fully delivered the predicted benefits. In addition, a reduction in air pollution even where levels are below the objectives will bring public health benefits. Air quality remains an important issue for some of the urban areas.

Sources: Teignbridge Air Quality Action Plan (2010), Teignbridge Air Quality Annual Status Report (2018).

Green Infrastructure

Green Infrastructure (GI) refers to the network of natural and semi-natural features within and around our villages, towns and cities and the links between these features. Features range in scale, from street trees, green roofs, allotments and private gardens through to parks, rivers, transport corridors and woodlands. At the larger scale, wetlands, forests and agricultural land are all captured by the term GI. This network can provide a vast array of benefits that support the health and wellbeing of communities.

The Teignbridge area exhibits a great wealth of natural green assets as measured by the diversity and value of wildlife, quality and character of the landscape. It also has a rich built and cultural heritage. The area's high quality natural environment is a major economic asset. It underpins the tourist economy and is a major factor in attracting and retaining employers. Prominent GI features in the area include the Exe and Teign Estuaries, and the Haldon Hills.

Green infrastructure is a holistic concept that interacts with many strands of the SA baseline data, particularly sections on biodiversity, landscape and walking and cycling networks.

Evidence from the Devon State of the Environment Report (2015) shows that over 20% of Teignbridge residents visit the natural environment at least every day and 30% of residents visit the natural environment several times a week. Less than 3% of residents in Teignbridge never visit the natural environment.

Source: Devon State of the Environment Report (DNLP, 2016)

Landscape

The landscapes within Teignbridge are varied and diverse with many distinct and recognisable areas. This includes the Haldon Ridge and Foothills with its steep wooded slopes, forested plateau and upper farmed and wooded valley slopes, the Teign Estuary with its surrounding coastal slopes and combes, and the Bovey Basin with its lowland plains and farmed valley floors much modified by past and current mineral and waste development. The central part of the district has more gentle landscape features comprising rolling farmland and settled valley floors and slopes.

The wooded ridges and hilltops in the south-west of the area provide the setting for Dartmoor National Park, its mass rising on western skylines beyond the planning area of Teignbridge. Sections of coast are valued for their undeveloped character, including areas around the Exe Estuary, the Teign Estuary and between Dawlish and Teignmouth.

The scenic quality and distinctive rural character of much of the eastern half of Teignbridge is locally valued and protected through local plan designation of Area of Great Landscape Value. Although once occurring throughout Devon, Teignbridge is the only District to retain this designation. In the other rural districts it was phased out in favour of landscape policies linked to landscape character assessments.

Water Quality

The main reasons for poor groundwater chemical status are high or rising nitrate concentrations, with some failures for pesticides and other chemicals. Parts of Teignbridge have been designated as Nitrate Vulnerable Zones (NVZs) (figure 9). Within these areas, farmers are required to follow mandatory rules to tackle nitrate loss from agriculture.

Many mine spoil tips, in parts of Teignbridge remain contaminated, although the level of contamination varies considerably. The abandoned mine workings adjacent to such tips, which often extend below the water table, may result in locally increased groundwater storage. Mine systems can cause rapid migration of pollutants, particularly through shafts and adit systems. Any proposal to rework, remove or disturb contaminated spoil tips could lead to the pollution of groundwater and underground water supplies

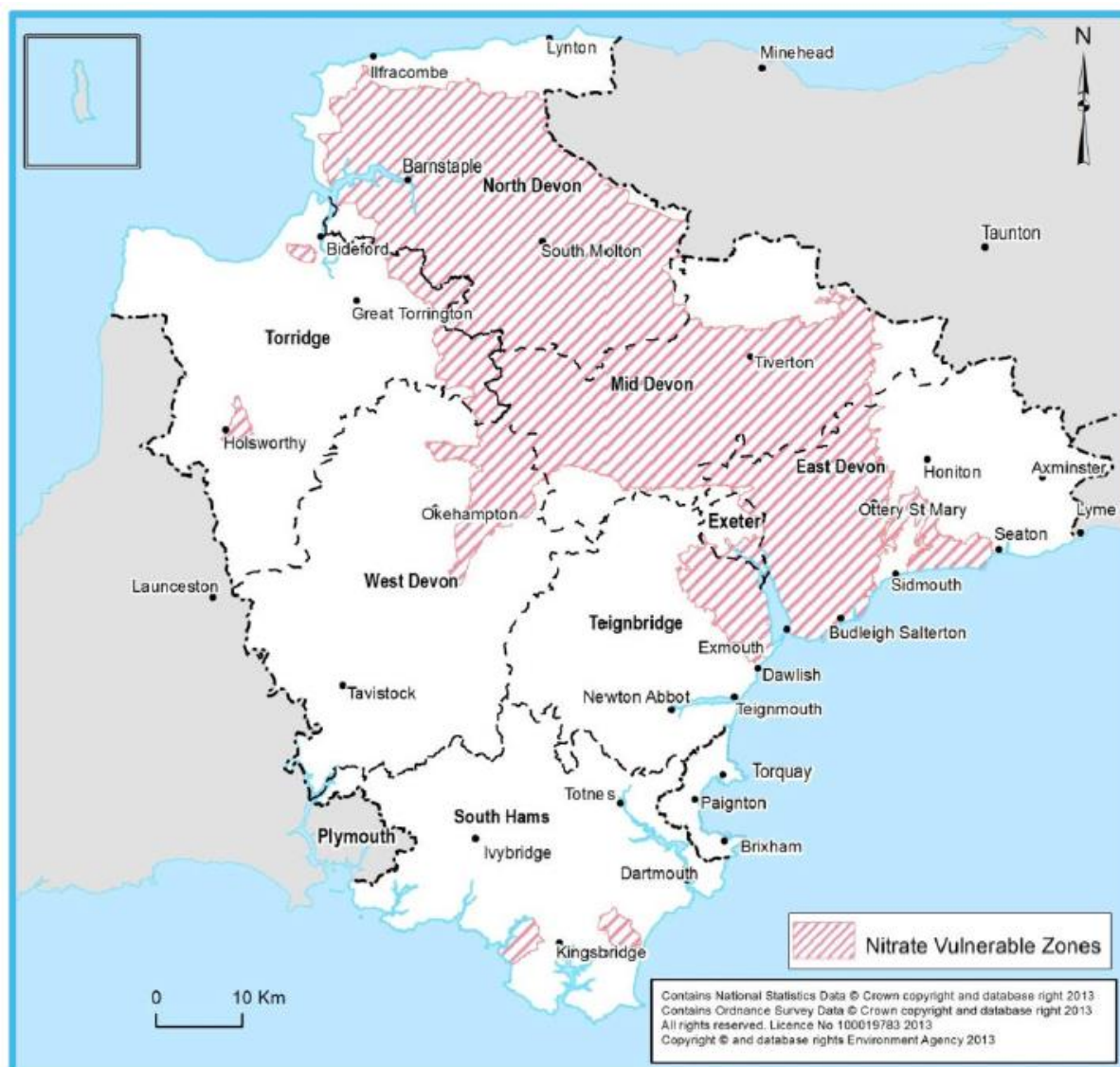


Figure 9: Nitrate Vulnerable Zones (State of the Environment Report 2015)

Historic Environment

There are approximately 1,069 Listed Buildings or structures in Teignbridge. The size, age, condition, appearance and use of these buildings vary enormously. The vast majority of Listed Buildings are of Grade II classification and are currently used as domestic residential dwellings and farmsteads. The area's Listed Buildings and structures are largely concentrated in district and local centres but are widely distributed throughout both urban and rural areas and make a very significant contribution to the quality of streetscape and countryside.

Listed buildings often have associated curtilage buildings or settings and designed landscapes and views. Apart from the statutorily listed buildings in the area it is also important to understand the historic and architectural significance of the hundreds of un-designated historic buildings that are recorded on the Devon County Historic

Environment Record or on formal or informal local lists maintained by the local planning authorities.

At present, there is a total of 35 Conservation Areas in Teignbridge. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. In similarity to the location of Listed Buildings, Conservation Areas are largely situated in and around central urban areas and the historic cores of village settlements comprising a patchwork of positive heritage assets. The majority of Conservation Areas in the sub-region have been established over the past 10-30 years. Teignbridge currently has appraisals for all Conservation Areas, but only has management plans in place for the highest priority designations. In addition to containing notable concentrations of designated and un-designated historic buildings, Conservation Areas frequently contain high archaeological potential relating to centuries of cumulative settlement activity.

A Registered Historic Park and Garden is a designed landscape considered to be of national importance and included on the national Register. There are 9 Registered Historic Parks and Gardens in Teignbridge. These include designed urban landscapes such as civic parks and cemeteries and the often extensive landscaped gardens and parkland of grand rural houses. The Devon Gardens Trust has also compiled a Devon Gazetteer of Historic Parks & Gardens to be considered for inclusion in the national Register. The gazetteer contains 2 designed landscapes in Teignbridge.

A Scheduled Monument is an historic (not currently in residential or ecclesiastical use) building or site considered to be of national importance which is included in the Schedule of Monuments. This Schedule includes archaeological sites and monuments, including upstanding buildings or ruins and also below ground evidence. Scheduled Monuments include Bronze Age burial mounds, Iron Age hillforts, Roman forts, villas and larger settlements, medieval castles, bridges, earthworks, the remains of deserted villages and more modern industrial sites. There are 28 Scheduled Monuments (SAMs) in Teignbridge. The area also contains a nationally designated Protected Wreck, the Church Rocks Wreck, which lies in shallow water off Teignmouth.

In addition to the designated sites listed above, there are a significant number of heritage assets across which do not benefit from statutory protection. These are archaeological sites and buildings of historic interest that are recorded on the Devon County Historic Environment Record (HER). There are 6,813 non-designated heritage assets in Teignbridge. These assets may range in date from Palaeolithic hand axes of up to a quarter of a million years ago, right up to defensive military structures of the later 20th century. They range in scale from find spots of single Roman coins, to extensive well-preserved examples of medieval field systems. Some of these heritage assets may be of equivalent significance to designated assets but have not yet been Listed, Registered or Scheduled. Others may be of regional, county or more local significance.

Historic landscape character mapping has been produced for the Greater Exeter area (including Teignbridge). This identifies the contribution that different historical eras have made to the evolution of the landscape that we see today. This influence is best considered alongside wider Landscape interest. However, the area includes discrete areas of particular historic landscape significance, such as intact medieval field systems, later reclamation landscapes and historic parkland that warrant particular consideration. The area formerly had much more extensive historic landscape features such as field boundaries, orchards and water meadows, which should be considered alongside planning for enhancement of the natural environment, green infrastructure provision and sustainable water management.

Collectively, Heritage Assets are a vitally important component of the environment and local distinctiveness across the plan area. These assets are highly valued and their conservation or development is guided by NPPF and appropriate local planning policies. In addition to commemorating cultural history the historic environment plays an important role in attracting tourism and investment to Teignbridge. There are potentially very significant synergies to be developed between heritage assets and access to and enjoyment of the wider environment. In particular heritage assets can also be green infrastructure assets and should also be considered alongside 'green play', health and wellbeing, and environmental education strategies.

Source: Teignbridge District Landscape Character Assessment (2009); Historic Environment Records (HER); Historic England's National Heritage List of Designated Assets

Brownfield Land

Teignbridge has not experienced the scales of past development and industrial activity that characterises some of the major urban areas of the United Kingdom and as a consequence it does not have the widespread legacy of underused brownfield land that exists in some areas. There are, however, localised concentrations and also smaller brownfield sites. The legacy of past industrial and commercial activity, leaving behind brownfield land, is most significant in respect of past mineral working sites (which include operational ball clay sites). The greatest concentration being Ball Clay extraction sites north of Newton Abbot (however many working minerals sites will have associated restorations plans in place and therefore fall outside the definition of brownfield / previously developed land).

There are, as well, many smaller areas of brownfield land, dotted across the district where businesses or past activities have ceased to operate or otherwise land has been left in a despoiled state. In villages and rural areas, however, the presence and frequently the negatives associated with brownfield land, diminish in number and scale.

Relatively high land values in the plan area mean that brownfield land, where suitable for redevelopment, will often be bought back into productive use quite quickly. However, where not suitably located for redevelopment or there are expensive reclamation costs or other constraints such as complex patterns of multiple land ownership, brownfield land can remain untouched for many years. It can also be the case that it may not suit an owner's interest to seek a new use for their brownfield land.

Teignbridge has pilot registers of brownfield sites that are seen as suitable for redevelopment. Details of site numbers and areas on the register are correct at December 2019.

It is stressed that the Brownfield Register is not and does not seek to be a definitive record of all Brownfield land in the plan area. An actual record of all brownfield sites does not exist and it would be an enormously long exercise to seek to identify and map out every area of brownfield land. If such an exercise were undertaken it would record vastly more brownfield land than the register shows.

The register does, however, give an overview of development potential of land in the plan area. The register indicates a range, albeit it is not huge, of sites that could come forward for residential development.

Minerals and Resources

The four main groups of minerals worked in the county/plan area comprise:

a. Nationally Important Industrial Minerals

One important industrial mineral found in the plan area is ball clay within the Bovey Basin in South Devon. It provides an important resource for the international ceramics industry, pharmaceuticals and fertilisers. 84% of Britain's ball clay is exported. Ball clay deposits in the Bovey Basin of Teignbridge contain the most important UK source of deposits and account for 50% of UK production in 2008.

b. Aggregates

Teignbridge has operational aggregate quarries as shown in Table 28 below. At the end of 2017, Devon had crushed rock reserves of 109.4 million tonnes, giving a land bank of 45.5 years. Sand and gravel reserves amounted to 6.2 million tonnes with a land bank of 12.1 years.

c. Building Stone

Only a small proportion of the wide range of stone quarries used in Devon are now being worked. There were nine active building stone quarries in the county (at 2017) one of which is in Teignbridge - Stoneycombe, Kingskerswell, for limestone.

The Devon Minerals Plan (Policy M15) will encourage the reopening or development of building stone quarries for small-scale extraction. These are likely to be in rural locations, 'small-scale' is regarded as annual production of up to 10,000 tonnes.

Table 28: 7th Devon Local Aggregate Assessment 2008–2017

(Source: Devon County Council, 2019)

Ref No.	Quarry	District	Mineral
2	Babcombe Copse	Teignbridge	Sand & Gravel
12	Stoneycombe	Teignbridge	Limestone
16	Whitecleaves	Teignbridge	Dolerite
17	Zig Zag	Teignbridge	Sand & Gravel

Climate Change

The provision of renewable energy is an important element of addressing climate change in the Teignbridge. Solar power represents the largest contributor to non-domestic renewable energy generation in the Teignbridge. There are only a small number of commercial renewable energy production schemes in the area.

The many highly valued and protected landscapes of Teignbridge act as constraints to the installation of large-scale energy infrastructure, such like wind turbines or ground-mounted solar panels.

Waste

The Exeter Energy from Waste Facility at Marsh Barton received its first consignment of waste in April 2014. It treats up to 60,000 tonnes of residual, non-recyclable waste from households across Exeter, East Devon and the northern part of Teignbridge. Household waste from the remainder of Teignbridge, along with other parts of South Devon is managed at the Devonport Energy from Waste (EfW) facility in Plymouth.

It is predicted that household and business waste will grow over the period to 2031. Recycling is expected to increase beyond present levels, and there is adequate existing capacity available for the sorting, bulking, composting and recycling of this waste.

The Devon Waste Plan (Policy W3) identifies Newton Abbot as one of three settlements in Devon for the development of strategic recycling, recovery and disposal facilities. Policy W6 of the waste Plan includes Heathfield as one of the six locations for new energy recovery capacity.

Supplementary Social Baseline Data

Age

The age profile of the population is significant as it has a direct effect on the local economy. An above average number of residents aged 65 and over and a below average number of working age population results in reduced labour force availability in comparison with other areas.

Table 29: Population Distribution by Age

(Source: Office for National Statistics, Mid Year Population Estimates, Mid-2018)

Ages	Teignbridge	Devon
Under 16	21,592 (16.25%)	130,131 (16.36%)
Age 16 - 64	76,331 (57.46%)	464,884 (58.46%)
Over 65+	34,921 (26.29%)	200,271 (25.18%)

Ethnicity

The majority of the Teignbridge population is white with 98.3% (122,163) of the population falling under this classification. Table 30 highlights ethnicity by district. Whilst these figures indicate that Teignbridge, much like the rest of Devon, is not particularly diverse in terms of ethnicity, there are still pockets of ethnic minorities, and issues associated with isolation experienced by some in rural areas.

Table 30: Ethnicity by District

(Source: Devon Facts and Figures Mid-Year Estimate, 2012)

Ethnicity	Teignbridge	Greater Exeter	Devon
White	122,163	438,796	728,073
Mixed	925	4,251	6,520
Asian	893	6,846	8,710
Black	117	1,024	1,413
Other	122	1,283	1,683

Deprivation

In terms of ranking, deprivation is measured across geographies known as Lower Layer Super Output Areas (LSOAs). Lower ranks determine higher levels of deprivation. Teignbridge is ranked 186 out of 317 (1=most deprived / 317=least deprived).

Source: Indices of Deprivation 2019 (DCC)

Health and Wellbeing

Teignbridge, much like the rest of Devon, has relatively good health. It has a significantly higher proportion of the population in very good health when compared to the rest of England. Some main challenges identified in terms of health and wellbeing across Teignbridge include:

- An ageing population which is also growing faster than the national average increasing demand for health and care services
- A sparse and predominantly rural population, creating additional challenges around access to health and care services and the need for sophisticated models of home-based care, outreach and work to reduce social isolation.
- Patterns of deprivation marked by isolated pockets and hidden need within communities and higher levels of rural deprivation, with groups experiencing health inequalities likely to be geographically dispersed.
- Average earnings below the national average and house prices and cost of living above the national average contribute to a number of issues including food poverty, homelessness, mental health and wellbeing, and fuel poverty.

Sources: *Self-Assessment of Health by District* (Office for National Statistics, 2015); *Joint Strategic Needs Assessment Devon Overview* (DCC and Public Health Devon 2010)

Table 31: Self-Assessment of Health by District

(Source: Office for National Statistics, 2015)

Health	Teignbridge	Devon	England
Very Good Health	55,819 (45%)	344,059 (46%)	34%
Good Health	43,342 (35%)	259,032 (35%)	43%
Fair Health	18,237 (15%)	104,498 (14%)	18%
Bad Health	5,268 (4%)	30,137 (4%)	5%
Very Bad Health	1,554 (1%)	8,673 (1%)	1%

Housing Delivery

Table 32: Housing Completions in Teignbridge

(Source: TDC Annual Monitoring Report (AMR) 2019)

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Number of completions	452	373	400	371	380	369	467	851	654	626	664	711	697

Housing Stock

The majority of properties in the Teignbridge are detached dwellings making up 37%. This larger stock exists largely in more rural parts of the plan area.

A large majority of this housing stock is privately owned with particular areas seeing high levels of private ownership. Of 40 local authority areas with the lowest proportion of social housing, Teignbridge is one of the lowest. Although it varies depending according to location, properties are more likely to be owned outright with certain areas, considerably higher than the national average

Table 33: Teignbridge Housing Stock

(Source: Devon County Council, 2011)

Stock	Teignbridge
Detached House	21,165 (37%)
Semi-Detached	13,883 (25%)
Terraced	13,082 (23%)
Purpose Built Flat	4,874 (9%)
Flat in Converted or Shared House	2,919 (5%)
Flat in Commercial Building	719 (1%)
Total	56,642

Housing Condition

With reference to the indices of deprivation, living environment is one of the indicators and takes into account the condition of both indoor and outdoor environment. Teignbridge is considered to have an above average living environment similar to the average figure for Devon.

Sources: Indices of Deprivation 2010 (DCC)

Affordability

There are a number of reasons as to why the housing market in is expensive and residents struggle to afford homes:

- A general imbalance between housing supply and demand results in a lack of affordability
- Limited supply of existing affordable homes creates an acute housing problem
- Significant in migration from older age people with financial ability to afford homes in Teignbridge reduces available stock
- Average earnings for Teignbridge residents is low when compared with the national average
- High proportion of larger houses = higher house prices

Teignbridge has worse affordability than the England average with the average house price being 10 times the average wage. Affordability in England has worsened somewhat over the period 2009–2019, a trend closely matched by changes in Teignbridge.

Sources: Department for Communities and Local Government and Stats Wales; Local Authority Monitoring Reports

Supplementary Economic Baseline Data

Wages

Average weekly wages in Teignbridge (£364.00) are above averages for Devon (£365.10), but are below the national average (£416.50).

Table 34: Average Wages

(Source: Annual Survey of Hours and Earnings; ONS; 2019)

	Teignbridge	Devon	UK
Average FT Weekly Resident Wages	£520.6	£522.4	£587.0
% of UK average	88.7%	89%	N/A
Total FT weekly workplace earnings	£464.0	£515.0	£586.5
% of UK average	79.1%	87.8%	N/A

Job Density

Job Density is the number of jobs in an area divided by the resident working age population. It is used to show the supply of jobs to an area relative to its population size, with more jobs reflective of a growing economy. A job density of 1.00 equates to one job for every person of working age. Table 35 shows the job density as at 2018:

Table 35: Job Density

(Source: Devonomics, Devon County Council, 2018)

	Teignbridge	Devon	England
Job Density	0.73	0.91	0.86

Business Density

Business density is the number of businesses per 1,000 working age residents in a defined area. The average business density for Teignbridge is 68. This figure is slightly above the Devon average of 67 and higher than the national average of 60.

Table 36: Business Density

(Source: ONS Business Demography 2009)

	Teignbridge	Devon	National
Business density per 1000 working age residents	68	67	60

Enterprise Births/Business Start-Up Rate

The number of enterprise births per 1,000 of the working age population provides an indication of the dynamism of the economy in terms of business creation. The business composition of an area impacts upon the number of newly born enterprises. In rural areas with more small businesses, numbers of enterprise births tend to be higher than in areas with larger employers, which are often located in urban areas. Teignbridge has a business start-up rate higher than both the Devon and UK figures.

Table 37: Business Start-Up Rate

(Source: Count of Births of New Enterprises for 2015-2018;
ONS Business Demography 2018)

Year	Teignbridge	Devon	UK
2018	6.8	6.5	5.7

Enterprise Survival Rate

In each year Teignbridge enterprise survival rates (i.e. the proportion of enterprises that are still trading 1-5 years after starting up) are broadly similar to the Devon rates, but in years 2-5 the District rates are notably higher than the UK rates.

Table 38: Enterprise Survival Rate (Percentage)

(Source: Survival of Newly Boprn Enterprises; ONS Business Demography; 2018)

Year	Teignbridge	Devon	UK
1-year survival	92.9%	93.5%	93.5%
2-year survival	78.8%	77.3%	75.1%
3-year survival	64.6%	64.0%	60.9%
4-year survival	55.8%	55.7%	51.2%
5-year survival	48.7%	47.9%	42.4%

Inactivity

Table 39: Inactivity Rate

(Source: National Population Survey; ONS; 2018)

	Teignbridge	Devon	South West	GB
Jul10 – Jun11	22.9%	23.8%	21.6%	23.9%
Jul11 – Jun12	20.2%	20.4%	21.3%	23.6%
Jul12 – Jun13	18.2%	20.5%	21.0%	22.9%
Jul13 – Jun14	20.9%	20.3%	20.5%	22.7%
Jul14 – Jun15	16.1%	20.1%	19.2%	22.5%
Jul15 – Jun16	16.5%	19.1%	19.4%	22.2%
Jul16 – Jun17	20.7%	20.2%	19.0%	22.0%
Jul17 – Jun18	18.1%	18.5%	19.1%	21.6%
Jul18 – Jun19	15.2%	15.8%	18.1%	21.1%

Inactivity is defined as people not in employment who have not been seeking work within the last 4 weeks and/or are unable to start work within the next 2 weeks.

Since 2010, Teignbridge's level of economic inactivity has been consistently lower than the British average.

The district has also demonstrated an overall significant fall in inactivity rate between July 2010 and June 2019, falling from 22.9% in 2010-11 to 15.2% in 2018-19.

Job Types and Distribution

Table 40: Percentage of District's employees employed as Managers, Directors, Senior Officials, Professional Occupations and Associate Professional and Technical (October 2018-September 2019)

Teignbridge	Devon	South West	GB
44.0%	44.6%	46.3%	47.4%

Table 41: Percentage of District's employees employed in Elementary Occupations

(Source: ONS Annual Population Survey 2018)

Teignbridge	Devon	South West	National
14.5%	12.3%	10.2%	10.2%

Full Time/Part Time Working

Average full time employment across the residents of Teignbridge (60.9%) is lower than the GB figure of 67.6%. Similarly, part time employment is higher at 39.1% than the GB figure of 32.4%.

These trends are likely to be reflective of the demographics of the population of Teignbridge, which includes a higher than average proportion of older residents, who are likely to work reduced hours. It may also be explained by the number of people wishing to have a healthy life/work balance. It may however, indicate underemployment, poor quality jobs that require workers to have more than one job, or seasonal work related to the tourism industry.

Table 42: Full time and part time employment split

(Source: Business Register and Employment Survey; ONS; 2018)

	Teignbridge	Devon	South West	GB
Full time	60.9%	62.2%	63.7%	67.6%
Part time	39.1%	37.8%	36.3%	32.4%

Travel to Work Areas (TTWAs)

Travel to Work Areas (TTWAs) reflect self-contained areas where the majority of an area's resident workforce work, and where the majority of the workforce live. The criteria used for defining TTWAs is that generally at least 75% of an area's resident workforce work in the area and at least 75% of the people who work in the area also live in the area. The TTWAs relate to working populations of at least 3,500.

As the TTWAs have been defined in a consistent manner, it is possible to make meaningful comparisons between the number of TTWAs over time, and geographically across the UK. What has been observed is a persistent reduction in the number of TTWAs over time. With the 1991 TTWAs, there were 308 TTWAs covering the UK, with the 2001 TTWAs there were 243 TTWAs, and there has been a further reduction to 228 with the latest 2011 TTWAs.

This reduction over time in the number of TTWAs reflects an increasing proportion of workers commuting longer distances to travel to work. More people commuting further means that most areas tend to become less self-contained, leading to a decrease in the number of TTWAs and hence an increase in the average land area and population size of TTWAs. The growth of longer distance commuting may be attributable to 1 or more of a number of different factors, including:

- sustained increase in car use, which allows access to more workplaces
- fewer jobs in traditional employment sectors, such as manufacturing and mining, where local working was common
- diffused job opportunities (such as employers de-centralising to city edges)
- more jobs at professional/managerial levels with higher pay levels allowing more costly travel
- more households with 2 earners who often cannot live near both workplaces
- more complex working patterns (such as people working part of the week at home)

Tourism

Teignbridge has the same proportion of people employed within tourism as the average for Devon largely due to coastal areas attracting more visitors.

Table 43: Tourism – Trips/Nights/Spend

(Source: Information on tourist accommodation based on SWRTB and Local Authority databases 2018)

	Teignbridge	Devon
UK trips	572,000	5,357,000
Overseas Trips	37,400	458,000
Total Trips	609,400	5,815,000
UK Nights	2,375,000	21,129,000
Overseas Nights	251,400	3,310,000
Total Nights	2,626,400	24,439,000
UK Spend	£117,878,000	£1,198,300,000
Overseas Spend	£12,504,000	£199,320,000
Total Spend	£130,382,000	£1,397,620,000
Tourism Day Visits	3,750,000	29,483,000
Tourism Day Visit Spend	£125,743,000	£1,155,388,000
Overall Spend	£256,125,000	£2,453,008,000

Table 44: Percentage employed in tourism

(Source: Information on tourist accommodation based on SWRTB and Local Authority databases 2014)

% Employed in tourism	Teignbridge	Devon
2014	5%	5%
2015	6%	7%
2016	6%	7%
2017	6%	7%
2018	6%	7%

Car Ownership

Although 76% of household nationally own at least one car, the percentage of households with no access to a car has steadily reduced over the past 20 years within Teignbridge. This increase should not, however, be taken as an indication of an increase in the use of the car.

Business Trips

a) Number of Business Trips

Business trip numbers have steadily fallen nationally over the past 20 years. It is unlikely that this represents a decrease in economic activity and more likely that this is a result of the use of enhanced digital connectivity, enabling people to work from home. This is demonstrated by a significant increase since 1991 in the proportion of people working from home (National Census Travel to Work Survey).

Table 45: Number of business trips

(Source: National Traffic Survey Data 2019)

Purpose	2014	2015	2016	2017	2018
Business	42	42	40	40	41
All Trips	280	259	276	256	256
Percentage	15%	16.2%	14.5%	15.6%	16.0%

b) Method of Travel to Work

Although as a nation the number of travel to work trips per person is falling, the proportion made by car has increased. Numbers by rail have also increased, although proportions for all other sustainable modes have either reduced or, for cycling, stayed constant.

In terms of gross numbers, between 1991 and 2011 the population of working age in Teignbridge has increased. Over this period cycling, rail and working from home have increased at a greater rate than the population increase. Car driving and

walking have largely followed the change in overall population (albeit increasing at a slightly slower rate). Whilst gross numbers have not decreased, bus usage has dropped proportionately.

Table 46: Modal split for travel to work
(Source: National Traffic Survey Data 2015)

	Teignbridge	National
Driving car or van	62.1%	59%
walking	10.1%	10%
Bus/Mini Bus/Coach	2.7%	6%
Work from home	14.6%	11%
Bicycle	1.6%	3%
Passenger in Car/Van	5.0%	5%
Train	2.2%	4%
Other	1.8%	n/a

Shopping Trips

Between 2014 and 2018, shopping trips were made by car/van, either travelling as the driver or as a passenger have reduced from 66% to 63.9%, and shopping trips made on foot have increased by 4.6%. However, trips made on public transport reduced by 2.5%.

Table 47: Modal split of shopping trips
(Source: National Traffic Survey Data 2019)

	Walk	Car/van driver	Car/van passenger	Public transport	Other	All modes
2014	22%	45%	21%	11%	2%	100%
2015	23.1%	44.5%	20.3%	10.4%	2%	100%
2016	25.1%	44.8%	19.1%	9.3%	2%	100%
2017	26.6%	45.0%	18.5%	9.0%	1%	100%
2018	26.6%	44.7%	19.2%	8.5%	1%	100%

Education Trips

Between 2014-2018, the modal methods used to access education have remained broadly constant. The one notable exception is public transport, where there has been a reduction of 22% (2.7%) of people using this method to access education.

Table 48: Education trips modal split

(Source: National Travel Survey Data 2019)

	Walk	Cycle	Car	Public Transport	Other
2015	40%	1.7%	43.5%	12.2%	2.6%
2016	42.7%	1.7%	43.6%	11.1%	0.9%
2017	42.6%	1.6%	42.6%	11.5%	1.7%
2018	42.1%	1.6%	44.4%	9.5%	2.4%

Leisure Trips

Like commuting and business trips, the number of leisure trips per person has also fallen at a rate consistent with the overall fall in total trips between 1995 and 2018 (taken from the National Travel Survey 2018).

The number of trips generated by visiting friends at private home has fallen by 35%, whilst the number of trips generated by visiting friends elsewhere has remained unchanged, although with the fall in total leisure trips, it accounts for a higher proportion.

The number of trips generated by entertainment/public activity has increased by 25-30% and having only accounted for less than 1 in 7 leisure trips in 1995, by 2018 it accounted for more than 1 in 5 of all leisure trips. There has been a decrease of over 40% in trips generated by sport/participation.

The breakdown in different categories casts an interesting light on how leisure related trips are changing. In particular, there are substantially fewer trips to see friends, either at home or elsewhere. This fall could be driven by enhanced social mobility through social media interaction and applications like Facetime and Skype.

Rail

The use of all stations within Teignbridge has increased significantly over a 19 year period, with the most marked increase at Dawlish Warren of 410%. This may be linked to its popularity with tourists.

The following table shows station usage (total entries and exits) summarised over the past 20 years.

Table 49: Percentage change in rail station use

(Source: Office of Rail Regulation 2015)

TEIGNBRIDGE	2000/1	2009/10	2018/19	% Increase since 2000
Dawlish	272,539	400,922	536,152	97%
Dawlish Warren	46,278	114,376	189,756	410%
Newton Abbot	569,090	940,862	1,234,672	217%
Starcross	50,332	83,066	116,170	231%
Teignmouth	291,219	451,154	705,732	242%

Bus Use

Over the past 7 years the use of public transport bus services in Devon has remained fairly constant, varying between the highest level of 37.5 passenger journeys per head of population during the year of 2014/15 and the lowest level of 30.0 during 2018/19. Devon bus use is slightly lower than the wider area of the South West, which has also remained fairly constant. Devon performs well in relation to the general year by year decrease over England.

Although bus use has remained fairly constant, public transport use in Devon is far lower than the English average. It has not been possible to source information relating to Teignbridge.

Table 50: Passenger journeys per head of population

(Source: Dept. for Public Transport Public Service Vehicle Survey 2016)

	Devon	South West	England
2009/10	34.5	38.7	88.8
2010/11	36.0	39.2	88.2
2011/12	35.9	39.5	87.8
2012/13	36.2	37.9	85.8
2013/14	37.1	39.1	86.7
2014/15	37.5	39.8	85.6
2015/16	34.1	39.7	82.7
2016/17	33.6	40.0	80.3
2017/18	31.0	38.9	78.2
2018/19	30.0	38.9	77.1

Walking and Cycling

Based on information collected from Census and the Annual Population Survey 2014/15, the proportion of full time workers who cycle to work across Teignbridge

(0.7%) is below the average levels across England (1.3%). The proportion of full time workers within Teignbridge who walk to work is also below the national average.

The low figures recorded for Teignbridge reflect the rural nature of the district where people travel longer distances to work and the limited public transport opportunities mean that car use is higher than it would be in an urban location.

Table 51: Full time workers who walk or cycle to work

(Source: 2011 Census and Annual Population Survey 2014/15)

	Teignbridge	Devon	England
% of adults in full time work who cycle to work	0.7%	1.1%	1.3%
% of adults in full time work who walk to work	2.7%	3.9%	3.1%